

**CÔNG TY CỔ PHẦN
TẬP ĐOÀN ĐẠI DƯƠNG
OCEAN GROUP
JOINT STOCK COMPANY**

Số: 03/2025/CBTT- OGC
No: 03/2025/CBTT-OGC

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independent – Freedom - Happiness**

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Hà Nội, ngày 3 tháng 2 năm 2025
HaNoi, day 3 month 2 year 2025

CÔNG BỐ THÔNG TIN

INFORMATION DISCLOSURE

Kính gửi: Ủy ban Chứng khoán Nhà nước
Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh
To: State Securities Commission of Vietnam
Ho Chi Minh City Stock Exchange

Công ty Cổ phần Tập đoàn Đại Dương/ Ocean Group Joint Stock Company

Mã chứng khoán/Stock code: **OGC**

Địa chỉ/Address: Tầng 23, Tòa nhà Leadvisors Tower, Số 643 Phạm Văn Đồng, Phường Cổ Nhuế 1, Quận Bắc Từ Liêm, Thành phố Hà Nội, Việt Nam/23rd Floor, Leadvisors Tower, No. 643 Pham Van Dong Street, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi

Điện thoại/Tel: 0398 618 018

Fax:

Người thực hiện công bố thông tin/ Information discloser: Phạm Hùng Việt

Điện thoại (di động, cơ quan, nhà riêng)/Tel:

Fax:

Loại thông tin công bố/Type of disclosed information:

<input type="checkbox"/> 24 giờ	<input type="checkbox"/> Bất thường	<input type="checkbox"/> Theo yêu cầu	<input checked="" type="checkbox"/> Định kỳ
/ 24h	/Extraordinary	/ As requested	/Periodic

Nội dung thông tin công bố/ Contents of disclosure:

+ Công bố Báo cáo tài chính riêng và hợp nhất tự lập quý IV năm 2024 của Công ty Cổ phần Tập đoàn Đại Dương/ Announcement of the Separate and Consolidated financial statements for the fourth quarter of 2024 of Ocean Group Joint Stock Company.

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 3/2/2025 tại đường dẫn: http://oceangroup.vn/?page_id=55./ This information was published on the company's website on 3 February 2025, as in the link: http://oceangroup.vn/?page_id=55.

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

Nơi nhận/ Recipients:

- Như trên/ *As above;*
- Lưu VP/ *Archived: Office;*

Đại diện tổ chức

Organization representative

Người đại diện theo pháp luật/

Legal representative



Phạm Hùng Việt

OCEAN GROUP JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

**For the period from 01 October 2024
to 31 December 2024**



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CONSOLIDATED BALANCE SHEET

As at 31 December 2024

Form B01a-DN/HN

Unit: VND

ASSETS	Codes	Notes	31/12/2024	01/01/2024
A. CURRENT ASSETS	100		677,701,511,973	614,489,696,098
I. Cash and cash equivalents	110	5	190,735,461,868	197,951,313,504
1. Cash	111		73,435,461,868	60,198,469,684
2. Cash equivalents	112		117,300,000,000	137,752,843,820
II. Short-term financial investments	120		32,738,333,738	50,611,780,230
1. Trading securities	121	6	21,755,664,092	21,755,664,092
2. Provision for impairment of trading securities	122		(15,052,229,225)	(15,476,895,892)
3. Held-to-maturity investments	123	6	26,034,898,871	44,333,012,030
III. Short-term receivables	130		197,462,036,924	99,384,724,280
1. Short-term trade receivables	131	7	28,657,690,753	20,875,916,647
2. Short-term advances to suppliers	132	8	66,907,514,960	63,825,106,297
3. Short-term loan receivables	135	9	5,900,000,000	6,000,000,000
4. Other short-term receivables	136	10	274,114,055,166	180,564,863,496
5. Provision for short-term doubtful debts	137		(179,910,647,934)	(173,868,891,664)
6. Deficits in assets awaiting solution	139		1,793,423,979	1,987,729,504
IV. Inventories	140	11	233,418,766,758	238,774,111,966
1. Inventories	141		335,671,993,531	341,027,338,739
2. Provision for devaluation of inventories	149		(102,253,226,773)	(102,253,226,773)
V. Other short-term assets	150		23,346,912,685	27,767,766,118
1. Short-term prepayments	151		4,033,067,935	3,215,357,661
2. Value added tax deductibles	152		9,929,016,934	15,167,580,641
3. Taxes and other receivables from the State budget	153		9,384,827,816	9,384,827,816
B. NON-CURRENT ASSETS	200		3,830,030,821,207	4,153,344,786,159
I. Long-term receivables	210		323,836,126,954	648,752,261,270
1. Other long-term receivables	216	10	323,836,126,954	693,135,508,950
2. Provision for long-term doubtful debts	219		-	(44,383,247,680)
II. Fixed assets	220		482,879,574,297	512,672,371,098
1. Tangible fixed assets	221	12	427,216,525,131	454,592,094,558
- Cost	222		830,822,741,015	827,626,391,147
- Accumulated depreciation	223		(403,606,215,884)	(373,034,296,589)
2. Intangible assets	227		55,663,049,166	58,080,276,540
- Cost	228		75,516,700,065	75,452,223,786
- Accumulated depreciation	229		(19,853,650,899)	(17,371,947,246)
III. Investment property	230		21,178,712,553	22,383,906,237
1. Cost	231		36,155,810,460	36,155,810,460
2. Accumulated depreciation	232		(14,977,097,907)	(13,771,904,223)
III. Long-term assets in progress	240		214,306,763,029	210,947,648,528
1. Long-term construction in progress	242	13	214,306,763,029	210,947,648,528
IV. Long-term financial investments	250		2,293,104,224,006	2,257,159,474,745
1. Investments in joint-ventures, associates	252	6	208,104,224,006	2,257,159,474,745
2. Equity investments in other entities	253	6	2,101,423,700,000	18,423,700,000
3. Provision for impairment of long-term financial	254		(16,423,700,000)	(18,423,700,000)
V. Other long-term assets	260		494,725,420,368	501,429,124,281
1. Long-term prepayments	261	14	463,767,909,355	462,647,977,447
2. Deferred tax assets	262		266,725,134	407,547,919
3. Goodwill	269	15	30,690,785,879	38,373,598,915
TOTAL ASSETS (270 = 100+200)	270		4,507,732,333,180	4,767,834,482,257

CONSOLIDATED BALANCE SHEET

(Continued)

As at 31 December 2024

Form B01a-DN/HN

Unit: VND

RESOURCES	Codes	Notes	31/12/2024	01/01/2024
A. LIABILITIES	300		2,774,686,824,096	3,210,735,650,988
I. Current liabilities	310		724,807,187,276	712,586,425,247
1. Short-term trade payables	311		28,825,722,414	23,356,489,631
2. Short-term advances from customers	312	16	15,677,297,836	19,196,896,999
3. Taxes and amounts payable to the State budget	313	17	229,010,358,406	230,542,597,721
4. Payables to employees	314		7,974,658,546	21,056,865,704
5. Short-term accrued expenses	315	18	17,926,917,486	11,410,550,150
6. Short-term unearned revenue	318	19	5,882,416,957	5,769,716,978
7. Other current payables	319	20	249,380,070,849	247,472,745,992
8. Short-term loans and obligations under finance leases	320	21	155,296,663,881	140,288,028,779
9. Short-term provisions	321		3,386,672,199	4,383,521,053
10. Bonus and welfare funds	322		11,446,408,702	9,109,012,240
II. Long-term liabilities	330		2,049,879,636,820	2,498,149,225,741
1. Long-term trade payables	331		2,625,664,458	3,363,621,314
2. Long-term unearned revenue	336	19	196,864,333,355	202,857,730,781
3. Other long-term payables	337	20	540,883,756,898	719,745,961,537
4. Long-term loans and obligations under finance leases	338	21	1,270,000,000,000	1,532,331,166,911
5. Deferred tax liabilities	341		39,505,882,109	39,850,745,198
B. EQUITY	400		1,733,045,509,084	1,557,098,831,269
I. Owner's equity	410	22	1,733,045,509,084	1,557,098,831,269
1. Owner's contributed capital	411		3,000,000,000,000	3,000,000,000,000
- Ordinary shares carrying voting rights	411a		3,000,000,000,000	3,000,000,000,000
2. Other owner's capital	414		6,269,828,101	6,269,828,101
3. Treasury shares	415		(10,000)	(10,000)
4. Investment and development fund	418		105,490,784,620	105,490,784,620
5. Other reserves	420		14,345,072,839	14,345,072,839
6. Retained earnings	421		(2,450,907,216,247)	(2,576,832,511,589)
- Retained earnings/(losses) accumulated to the prior year end	421a		(2,573,677,415,791)	(2,663,070,975,657)
- Retained earnings/(losses) of the current year	421b		122,770,199,544	86,238,464,068
7. Non-controlling interest	429		1,057,847,049,771	1,007,825,667,298
TOTAL RESOURCES (440=300+400)	440		4,507,732,333,180	4,767,834,482,257

Prepare
Nguyen Thi Na
Hanoi, day 03 month 02 year 2025

Chief Accountant
Vu Xuan Duong

General Director
Le Vu Hai



OCEAN GROUP JOINT STOCK COMPANY

23rd Floor, Leadvisors Tower, No. 643 Pham Van Dong, Co Nhue 1 Ward,
Bac Tu Liem District, Hanoi

Consolidated Financial Statements

For the period from 01 October 2024
to 31 December 2024

CONSOLIDATED INCOME STATEMENT

Form B02a-DN/HN

Unit: VND

ITEMS	Codes	Notes	Form 01/10/2024 to 31/12/2024	Form 01/10/2023 to 31/12/2023	Accumulated from the beginning of the year to the end of this period	
					Current year	Previous year
1. Gross revenue from goods sold and services rendered	01		145.252.358.090	136.203.781.643	1.041.967.566.805	999.175.492.396
2. Deductions	02		4.983.399.718	1.971.691.090	35.578.336.268	14.490.636.911
3. Net revenue from goods sold and services rendered (10=01-02)	10	23	140.268.958.372	134.232.090.553	1.006.389.230.537	984.684.855.485
4. Cost of sales	11	24	96.466.674.590	96.177.425.236	528.405.888.053	528.378.396.863
5. Gross profit from goods sold and services rendered (20=10-11)	20		43.802.283.782	38.054.665.317	477.983.342.484	456.306.458.622
6. Financial income	21	25	4.938.079.131	5.657.916.274	22.499.704.998	52.696.089.818
7. Financial expenses	22	26	26.981.353.650	8.003.779.180	201.437.410.903	26.540.960.509
- In which: Interest expense	23		27.660.873.802	7.514.267.113	107.460.171.210	20.207.091.779
8. Gain or loss from joint ventures and associates	24		12.446.909.923	7.627.741.817	35.944.749.261	20.031.731.328
9. Selling expenses	25		28.166.391.222	25.498.522.495	181.878.022.797	171.669.932.077
10. General and administration expenses	26		(2.701.197.069)	44.350.631.467	89.666.478.204	148.002.936.933
11. Operating profit (30 = 20+(21-22+24)-(25+26))	30		8.740.725.033	(26.512.609.734)	66.158.030.007	182.820.450.249
12. Other income	31		100.233.596.904	11.038.203.517	179.146.056.370	16.014.616.299
13. Other expenses	32		6.112.643.788	6.752.398.505	15.247.137.032	35.782.837.103
14. Profit from other activities (40=31-32)	40	27	94.120.953.116	4.285.805.012	161.186.774.170	(19.768.220.804)
15. Accounting profit before tax (50=30+40)	50		102.861.678.149	(22.226.804.722)	227.344.804.177	163.052.229.445
16. Current corporate income tax expense	51		7.655.034.541	(8.142.145.945)	32.058.895.495	45.354.601.617
17. Deferred corporate tax (income)/expense	52		(133.162.272)	(454.823.622)	(204.040.301)	(23.563.308.460)
18. Net profit after corporate income tax (60=50-51-52)	60		95.339.805.880	(13.629.835.155)	195.489.948.983	141.260.936.288
19. Profit after tax of Company's shareholder	61		89.913.346.409	(920.453.837)	122.770.199.544	94.080.442.324
20. Profit after tax of non-controlling interest	62		5.426.459.471	(12.709.381.818)	72.719.749.439	47.108.493.964
21. Basic earnings per share	70		300	(3)	409	309

Prepare
Nguyen Thi Na
Hanoi, day 03 month 02 year 2025

Chief Accountant
Vu Xuan Duong

General Director
Le Vu Hai

CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

Form B03a-DN/HN
Unit: VND

ITEMS	Codes	Accumulated from the beginning of the year to the end of this period	
		Current year	Previous year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. (Loss)/Profit before tax	01	227,344,804,177	163,052,229,445
2. <i>Adjustments for:</i>			
Depreciation and amortisation of fixed assets and investment properties	02	47,827,777,722	53,989,794,366
Provisions	03	(40,766,158,077)	18,673,449,074
Foreign exchange (gain)/ loss arising from translating foreign	04	-	(10,337,502)
(Gain)/loss from investing activities	05	(20,752,955,508)	(73,827,293,882)
Other adjustments	06	107,677,564,994	20,207,091,779
3. Operating profit before movements in working capital	08	321,331,033,308	182,084,933,280
(Increase)/Decrease in receivables	09	261,258,585,211	128,008,169,514
(Increase)/Decrease in inventories	10	5,355,345,208	13,400,672,044
(Increase)/Decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(337,177,848,413)	(201,328,642,422)
(Increase)/Decrease in prepaid expenses	12	(2,986,481,008)	16,053,025,116
(Increase)/Decrease in trading securities	13	-	-
Interest paid	14	(114,505,745,228)	(5,614,935,552)
Corporate income tax paid	15	(46,271,537,511)	(23,440,453,436)
Other cash inflows	16	1,948,462,443	-
Other cash outflows	17	(1,000,000)	(1,712,032,566)
Net cash generated by/(used in) operating activities	20	88,950,814,010	107,450,735,978
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(10,147,980,018)	(16,066,140,722)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	208,767,675	1,340,965,339
3. Cash outflow for lending, buying debt instruments of other entities	23	(21,771,886,841)	(636,601,542,030)
4. Cash recovered from lending, selling debt instruments of other entities	24	-	197,600,000,000
5. Equity investments in other entities	25	-	(2,085,000,000,000)
6. Cash recovered from investments in other entities	26	6,705,000,000	1,710,000,000
7. Interest earned, dividends and profits received	27	24,929,791,050	51,552,077,857
Net cash generated by/(used in) investing activities	30	(76,308,134)	(2,485,464,639,556)

CONSOLIDATED CASH FLOW STATEMENT
(Under indirect method)
(Continued)

Form B03a-DN/HN
Unit: VND

ITEMS	Codes	Accumulated from the beginning of the year to the end of this period	
		Current year	Previous year
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from share issue and owners' contributed capital	31	1,007,386	320,000,000,000
2. Proceeds from borrowings	33	375,730,636,096	1,533,911,411,696
3. Repayment of borrowings	34	(471,822,000,994)	(12,523,382,917)
4. Dividends and profits paid	36	-	(8,918,104)
Net cash generated by /(used in) financing activities	40	(96,090,357,512)	1,841,379,110,675
Net increase/(decrease) in cash (50=20+30+40)	50	(7,215,851,636)	(536,634,792,903)
Cash and cash equivalents at the beginning of the year	60	197,951,313,504	734,575,768,905
Effects of changes in foreign exchange rates	61	-	10,337,502
Cash and cash equivalents at the end of the period (70=50+60)	70	190,735,461,868	197,951,313,504

Prepare
Nguyen Thi Na
Hanoi, day 03 month 02 year 2025

Chief Accountant
Vu Xuan Duong

General Director
Le Vu Hai



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Ownership form: Joint Stock Company.

Ocean Group Joint Stock Company ("the Company") was incorporated under the first Business Registration Certificate No. 0103017634 dated 31 May 2007 and the 21th amendment of the Business Registration Certificate No. 0102278484 dated 01 July 2024 issued by Hanoi Department of Planning and Investment with the charter capital of VND 3,000,000,000,000. Shares of the Company are listed at Ho Chi Minh City Stock Exchange with the code of OGC.

The Company's head office is located at 23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi, Vietnam.

Operating industry and principal activities

- Real estate business;
- Business in real estate exchange (excluding real estate valuation);
- Business in trading center.
- Business in hotel and services;
- Producing and trading confectioneries.

Regular manufacturing and business cycle

The Company's regular manufacturing and business cycle is not exceeding 12 months.

Business structure

List of direct subsidiaries at the end of the accounting period includes:

Name of subsidiary	Place of incorporation	Proportion of ownership Interest at the end of the period (%)	Proportion of voting power held		Principal activity
			Closing balance (%)	Opening balance (%)	
One Capital Hospitality Joint Stock Company (*)	Hanoi	55.60%	55.60%	55.60%	Travel, Restaurants and Hotels
Ocean Natural Resources Development Joint Stock Company (**)	Hanoi	75.05%	75.05%	75.05%	Reforestation, forest care and forest exploitation
INFO Commodity Exchange Joint Stock Company (**)	Hanoi	100%	100%	100%	Commodity exchange
Viet Nam TKD Real Estate Business Investment CO.,LTD (**)	Hanoi	100%	100%	100%	Real estate business

Notes to Consolidated Financial Statements

FORM B 09a-DN/HN

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

(*) One Capital Hospitality Joint Stock Company (OCH) has Subsidiaries at the end of the accounting period includes:

Name of subsidiary	Place of incorporation	Proportion of ownership Interest at the end of the period (%)	Proportion of voting power held		Principal activity
			Closing balance (%)	Opening balance (%)	
Tan Viet Corporation	Nha Trang	51.42%	51.42%	51.42%	Hotel business
Givral Bakery Joint Stock Company	Ho Chi Minh	50.77%	50.77%	50.77%	Manufacturing and trading all kinds of cakes
Viptour – Togi Joint Stock Company	Ha Noi	86.13%	86.13%	86.13%	Investment and project implementation
Evening Star Nha Trang JSC.	Nha Trang	99.99%	99.99%	100%	Hotel business
Trang Tien Icecream Joint Stock Company	Ha Noi	99.81%	99.98%	99.98%	Manufacturing and trading all kinds of cakes and ice cream
Binh Hung Manufacturing Company Limited	Bac Ninh	50.77%	100%	100%	Industrial park factory rental
Leadvisors Special Opportunity Fund	Ha Noi	99.51%	100%	100%	The Fund invests in stocks and bonds
Tin Phat Ice Cream Joint Stock Company	Ha Noi	99.68%	99.87%	99.87%	Manufacturing and trading all kinds of cakes and ice cream
JP Good Food Limited Company	Son La	100%	100%	100%	Processing and preserving meat and products from meat and seafood

(**): Companies that have stopped operating and have no production or business activities during the year. On 16 August 2019, the Company's Board of Directors announced a resolution approving the dissolution policy and assigned capital representatives at these companies to propose dissolution plans to the Shareholders in accordance with the order and accordance with the law.

List of associates at the end of the accounting period includes:

Name of associates	Place of incorporation	Proportion of ownership Interest at the end of the period (%)	Proportion of voting power held		Principal activity
			Closing balance (%)	Opening balance (%)	
Ha Noi - Bac Giang BOT Investment Joint Stock Company (***)	Bac Giang	21.00%	21.00%	21.00%	Construction and collection of road service fees

(***) On 16 September 2019, the Company's Board of Directors announced a Resolution approving the policy of divesting all of the Company's investment capital in this company.

Notes to Consolidated Financial Statements

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

2. FISCAL YEAR AND ACCOUNTING CURRENCY

Fiscal year: The Corporation's fiscal year applicable for the preparation of its financial statements starts on 1st January and ends on 31st December of solar year.

Accounting currency: The accompanying separate financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

Accounting System

The Company applied to Vietnamese Accounting System promulgated under Circular No. 200/2014/TT-BTC dated 22nd December 2014 issued by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21st, 2016 amending and supplementing a number of articles of Circular 200/2014/TT-BTC dated December 22nd, 2014.

Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the main accounting policies applied by the Corporation in preparing separate financial statements:

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests in the net assets of consolidated subsidiaries are identified separately from the parent's ownership interests in them. Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting. Interests in associates are carried in the balance sheet at cost as adjusted by post-acquisition changes in the Company's share of the net assets of the associate. Losses of an associate in excess of the Company's interest in that associate (which includes any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognised.

Where a group entity transacts with an associate of the Company, unrealised profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

Goodwill

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition. Goodwill is recognised as an asset and is amortised on the straight-line basis over its estimated period of benefit of 10 years.

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. Goodwill arising on the acquisition of subsidiaries is presented separately as an intangible asset in the consolidated balance sheet.

On disposal of a subsidiary, associate or jointly controlled entity, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on disposal.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial investments**Trading securities**

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less provision for impairment of such investments.

Provision for impairment of investments in trading securities is made in accordance with prevailing accounting regulations.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits (commercial bills), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts.

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Provision for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less provision for impairment.

With regard to investments held long-term (other than trading securities) without significant influence on the investee: If the investment is made in listed shares or the fair value of the investment is determined reliably, the provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, the provision shall be made based on the Financial Statements at the provision date of the investee.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions. Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution

The value of inventory is determined using the weighted average cost method.

Inventory is accounted for using the periodic inventory system.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	2024
	Years
Buildings and structures	05 - 50
Machinery and equipment	03 - 15
Motor vehicles	06 - 10
Office equipment	03 - 08
Others	03 - 08

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Intangible fixed assets and Amortization

Intangible assets represent land use rights that are stated at cost less accumulated amortisation. Land use rights are amortised using the straight-line method over the duration of the right to use the land (for illustration purpose only). Software and other intangible fixed assets are allocated to the income statement using the straight-line method over their estimated useful lives.

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Investment properties

Investment properties are composed of land use rights, buildings and structures held by the Company to earn rentals or for capital appreciation. Investment properties held to earn rentals are stated at cost less accumulated depreciation while investment properties held for capital appreciation are stated at cost less impairment loss. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives as follows:

	2024
	Years
Buildings and structures	50
Machinery and equipment	10

No depreciation is recorded for investment properties held for capital appreciation.

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Company's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's prepaid expenses includes:

Tools and supplies

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 3 years.

Fixed assets major repairs expenses

Fixed assets major repairs expenses which have significant value incurring one time which are recorded to expenses and amortized on a straight-line basis over 3 years.

Prepaid expenses for renting offices and shopping centers

Rent for offices and shopping centers shows the amount of rent that has been paid in advance. Prepaid expenses are allocated gradually into operating expenses on the straight-line method over the duration of each lease.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: includes commercial payables arising from the purchase of goods, services and assets between the Company and the seller (independent entity with the Company, including amounts payable between the Company and its subsidiaries, associates).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

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Unrealized revenues

Unrealized revenue includes: advance receipts (e.g., prepayments from customers over multiple accounting periods for leased assets, infrastructure); excluding: advances from customers for which the Company has not provided products, goods, or services; uncollected revenue from leasing assets, providing services over multiple periods.

Revenue received in advance is allocated using the straight-line method based on the number of periods in which payment has been collected in advance.

Loans and finance lease liabilities

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Company monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of Borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Owners' equity

Capital is recorded according to the actual amounts invested by owner.

Capital surplus is recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue, or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares.

Undistributed profits are determined on the basis of business results after corporate income tax and profit distribution.

The post-tax profit of the Company is distributed as dividends to shareholders after being approved by the Shareholders' Council at the Annual General Meeting of the Company and after provisions have been made for reserves as stipulated in the Company's Charter.

Dividends are recognized as accounts payable when approved by the Shareholders' Council.

Revenue and other income

Revenue from sale of goods

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- (a) The Company has transferred to the buyer the significant risks and reward of ownership of the goods;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) Costs related to transactions can be determined.

Revenue from services

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the

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transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) Identify the completed work as at the balance sheet date; and
- (d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

For interest, dividends, and profits shared and other income: Revenue is recognized when the Company has the ability to receive economic benefits from the activity and it is reliably determinable.

Cost of goods sold

Cost of goods sold or services rendered including the cost of products, goods, services, investment property, production cost of construction products sold during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

Financial expenses

Borrowing costs: Recognized monthly based on the loan amount, loan interest rate, and actual number of days borrowed.

Current corporate income tax expense

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

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

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

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5. CASH AND CASH EQUIVALENTS

	31/12/2024	01/01/2024
	VND	VND
Cash on hand and cash in bank	73,435,461,868	60,198,469,684
- Cash on hand	7,820,457,480	14,242,044,181
- Cash in bank	65,573,358,711	45,674,704,331
- Cash in transit	41,645,677	281,721,172
Cash equivalents	117,300,000,000	137,752,843,820
	190,735,461,868	197,951,313,504

6. FINANCIAL INVESTMENTS

	31/12/2024	01/01/2024
	VND	VND
a. Trading securities	21,755,664,092	21,755,664,092
Hanoi PVR Investment JSC.	18,184,066,533	18,184,066,533
Fafilm Ho Chi Minh City JSC.	3,571,425,000	3,571,425,000
Other trading securities	172,559	172,559
b. Held-to-maturity investment	26,034,898,871	44,333,012,030
Deposits with terms under 12 months	26,034,898,871	44,333,012,030
c. Investments in other entities	2,101,423,700,000	18,423,700,000
Technical Construction and Building Materials JSC.	4,423,700,000	4,423,700,000
Vneco Hanoi Trading and Investment JSC.	12,000,000,000	12,000,000,000
Song Da Construction and Investment JSC.	-	2,000,000,000
IDS Equity Holdings JSC.	2,085,000,000,000	-
d. Investment in associates and joint-venture companies	208,104,224,006	2,257,159,474,745
Ha Noi - Bac Giang BOT Investment JSC.	208,104,224,006	172,159,474,745
IDS Equity Holdings JSC.	-	2,085,000,000,000

7. SHORT-TERM TRADE RECEIVABLES

	31/12/2024	01/01/2024
	VND	VND
Mika Trading JSC.	6,647,496,885	6,647,496,885
Receivable from customers purchasing apartments	5,202,283,037	5,497,243,103
Others	16,807,910,831	8,731,176,659
	28,657,690,753	20,875,916,647

8. ADVANCES TO SUPPLIERS

	31/12/2024	01/01/2024
	VND	VND
a. Short-term prepayments to suppliers		
Song Da Construction and Investment JSC.	43,284,161,557	43,284,161,557
Viet Nam Investment Promotion and Tourism JSC.	18,267,900,000	18,267,900,000
Others	5,355,453,403	2,273,044,740
	66,907,514,960	63,825,106,297

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9. SHORT-TERM LOAN RECEIBALES

	31/12/2024	01/01/2024
	VND	VND
Tosy Robotics JSC.	5,900,000,000	6,000,000,000
	5,900,000,000	6,000,000,000

10. OTHER RECEIVABLES

	31/12/2024	01/01/2024
	VND	VND
a. Short-term		
Ms. Nguyen Thi Dung	53,200,000,000	53,200,000,000
Receivable advances for individuals at Viptour – Togi JSC.	46,240,000,000	46,240,000,000
Investment Organization Corporation - IOC	14,663,642,060	14,663,642,060
Others	160,010,413,106	66,461,221,436
	274,114,055,166	180,564,863,496
b. Long-term		
Long-term mortgages, collateral	144,360,403,774	441,661,958,770
VNT Co., Ltd	78,027,802,500	150,027,802,500
Licogi 19 JSC.	57,000,000,000	57,000,000,000
Leather Footwear and Garment Making Exporting Corporation	44,383,247,680	44,383,247,680
Others	64,673,000	62,500,000
	323,836,126,954	693,135,508,950

11. INVENTORIES

	31/12/2024	01/01/2024
	VND	VND
Raw materials	24,817,190,952	24,406,795,424
Tools and supplies	1,211,667,024	1,337,344,182
Work in progress	297,785,661,701	305,688,156,514
Finished goods	6,026,608,801	4,357,311,774
Merchandise	5,830,865,053	5,237,730,845
	335,671,993,531	341,027,338,739
Provision for devaluation of inventories	(102,253,226,773)	(102,253,226,773)
	(102,253,226,773)	(102,253,226,773)

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12. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
HISTORICAL COST						
As at 01/01/2024	530,861,285,744	248,059,308,617	36,522,734,323	1,779,941,923	10,403,120,540	827,626,391,147
Additions	-	7,889,457,390	795,684,000	36,560,000	219,151,400	8,940,852,790
Liquidation, transfer	-	(3,147,284,589)	-	-	-	(3,147,284,589)
Reclassified	(1,924,193,000)	1,924,193,000	-	-	-	-
Other increase/(decrease)	(83,571,974)	(1,501,739,228)	(964,002,498)	(34,774,841)	(13,129,792)	(2,597,218,333)
As at 31/12/2024	528,853,520,770	253,223,935,190	36,354,415,825	1,781,727,082	10,609,142,148	830,822,741,015
ACCUMULATED DEPRECIATION						
As at 01/01/2024	195,154,112,618	142,955,375,179	24,789,603,579	1,164,439,770	8,970,765,443	373,034,296,589
Charge for the period	18,309,009,420	14,406,701,403	2,865,004,142	202,981,675	502,534,819	36,286,231,459
Liquidation, transfer	-	(3,117,093,831)	-	-	-	(3,117,093,831)
Reclassified	(1,132,410,800)	1,132,410,800	-	-	-	-
Other increase/(decrease)	(83,571,974)	(1,501,739,228)	(964,002,498)	(34,774,841)	(13,129,792)	(2,597,218,333)
As at 31/12/2024	212,247,139,264	153,875,654,323	26,690,605,223	1,332,646,604	9,460,170,470	403,606,215,884
NET BOOK VALUE						
As at 01/01/2024	335,707,173,126	105,103,933,438	11,733,130,744	615,502,153	1,432,355,097	454,592,094,558
As at 31/12/2024	316,606,381,506	99,348,280,867	9,663,810,602	449,080,478	1,148,971,678	427,216,525,131

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13. CONSTRUCTION INPROGRESS

	31/12/2024	01/01/2024
	VND	VND
Starcity Westlake Hanoi project	178,743,429,593	178,659,544,802
Licogi 19 project	13,786,820,216	13,786,820,216
25 Tran Khanh Du project	16,468,231,409	16,468,231,409
Other projects	5,308,281,811	2,033,052,101
	214,306,763,029	210,947,648,528

14. LONG-TERM PREPAYMENTS

	31/12/2024	01/01/2024
	VND	VND
Long-term rental expenses in Thang Long International Village	139,884,449,946	143,872,727,881
Business rights for 12 Villas at Sunrise Hoi An Hotel	134,560,868,085	139,122,253,449
Long-term rental expenses in VNT Tower 19 Nguyen Trai	90,345,569,456	71,799,311,865
Long-term rental expenses in Ninh Binh Plaza Commercial Center	40,908,493,354	42,307,094,746
Cost of renting land in Industrial Park - VSIP Bac Ninh	13,677,007,697	14,103,104,465
Long-term rental expenses in Starcity Le Van Luong	12,278,063,012	12,623,517,560
Cost of renting land in Industrial Tan Binh	3,657,910,073	3,820,483,853
Other long-term prepaid expenses	28,455,547,732	34,999,483,628
	463,767,909,355	462,647,977,447

15. GOODWILL

	31/12/2024	01/01/2024
	VND	VND
Residual value at the beginning of the year	38,373,598,915	51,829,566,337
Increase during the year	171,835,890	377,977,886
Reduced due to allocation to costs	(7,854,648,926)	(13,731,398,602)
Other decrease	-	(102,546,706)
Residual value at the end of the year	30,690,785,879	38,373,598,915

16. ADVANCES FROM CUSTOMERS

	31/12/2024	01/01/2024
	VND	VND
Customers purchase apartments pay in advance	9,281,642,601	14,365,733,510
Others	6,395,655,235	4,831,163,489
	15,677,297,836	19,196,896,999

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17. TAXES AND AMOUNTS PAYABLES TO THE STAGE BUDGET

	31/12/2024	01/01/2024
	VND	VND
Value-added tax	1,525,365,323	1,330,810,976
Corporate income tax	26,490,650,083	38,224,674,238
Property tax, land rent	100,461,578,805	100,461,578,805
Personal income tax	554,259,692	1,075,263,582
Fees, charges and others	99,978,504,503	89,450,270,120
	229,010,358,406	230,542,597,721

18. SHORT-TERM ACCURED EXPENSES

	31/12/2024	01/01/2024
	VND	VND
Short-term		
Accrued interest	2,213,300,040	3,041,260,274
Other accruals	15,713,617,446	8,369,289,876
	17,926,917,486	11,410,550,150

19. UNEARNED REVENUE

	31/12/2024	01/01/2024
	VND	VND
a. Short-term		
Revenue from leasing premises	5,882,416,957	5,745,449,299
Other pre-received revenue	-	24,267,679
	5,882,416,957	5,769,716,978
b. Long-term		
Wincommerce General Commercial Services JSC.	188,279,146,707	193,953,152,529
An Thinh Services and Investment JSC.	4,154,135,359	4,266,917,311
Son Duong Medical Equipment Co.,Ltd	4,431,051,289	4,637,660,941
	196,864,333,355	202,857,730,781

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20. OTHER PAYABLES

	31/12/2024	01/01/2024
	VND	VND
a. Short-term		
Pegasus Thang Long Co., Ltd.	116,042,770,800	116,042,770,800
Than Dong International Education JSC.	36,008,500,000	36,008,500,000
Gio Hat Co., Ltd	36,090,811,985	36,090,811,985
Manh Ha Investment and Trading JSC.	28,373,788,160	28,373,788,160
National Citizen Commercial Joint Stock Bank	6,000,000,000	6,000,220,000
BSC Vietnam JSC.	6,131,655,786	6,131,655,786
Dividends on profits payable	4,232,450	2,080,702,000
Other payables	20,728,311,668	16,744,297,261
	249,380,070,849	247,472,745,992
b. Long-term		
Hanoi Hitech Agriculture Investment JSC.	220,500,000,000	220,500,000,000
Than Dong International Education JSC.	200,000,000,000	200,000,000,000
Ocean Commercial One Member Limited Liability Bank	29,819,176,739	29,894,176,739
to individuals who buy debts from Ocean bank	-	172,991,310,737
Gio Hat Co., Ltd	70,067,483,056	70,067,483,056
National Citizen Commercial Joint Stock Bank	12,393,653,218	18,393,653,218
Other payables	8,103,443,885	7,899,337,787
	540,883,756,898	719,745,961,537

21. LOAN AND OBLIGATIONS UNDER FINANCE LEASES

	31/12/2024	01/01/2024
	VND	VND
a) Short-term	155,296,663,881	140,288,028,779
Vietcombank - Khanh Hoa Branch	25,296,663,881	21,388,028,779
Viettinbank - Ba Dinh Branch	130,000,000,000	100,000,000,000
Individuals buying debts from Oceanbank	-	18,900,000,000
b) Long-term	1,270,000,000,000	1,532,331,166,911
Individuals buying debts from Oceanbank	-	132,331,166,911
Viettinbank - Ba Dinh Branch	1,270,000,000,000	1,400,000,000,000
	1,425,296,663,881	1,672,619,195,690

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22. OWNER'S EQUITY

	Owner's contributed capital	Other owner's capital	Treasury shares	Investment and development fund	Other reserves	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND
Balance as at 01/01/2023	3,000,000,000,000	6,269,828,101	(10,000)	110,849,900,972	14,345,072,839	(2,656,756,452,297)	624,912,004,176	1,099,620,343,791
Capital increase	-	-	-	-	-	-	320,000,000,000	320,000,000,000
Profit/(loss) for previous year	-	-	-	-	-	94,080,442,324	47,180,493,964	141,260,936,288
Distribution of profits at companies	-	-	-	-	-	(3,970,637,365)	(2,805,455,869)	(6,776,093,234)
Increase due to liquidation of OCH subsidiaries	-	-	-	-	-	-	1,402,823,380	1,402,823,380
Increase/(decrease) due to change in benefit ratio at Subsidiaries	-	-	-	(5,359,116,352)	-	(7,841,978,256)	14,949,077,201	1,747,982,593
Other Increases/(Decreases)	-	-	-	-	-	(2,343,885,995)	2,186,724,446	(157,161,549)
Balance as at 31/12/2023	3,000,000,000,000	6,269,828,101	(10,000)	105,490,784,620	14,345,072,839	(2,576,832,511,589)	1,007,825,667,298	1,557,098,831,269
Profit for the period	-	-	-	-	-	122,770,199,544	72,719,749,439	195,489,948,983
Distribution of profits at companies	-	-	-	-	-	(1,374,671,287)	(1,991,713,241)	(3,366,384,528)
Increase/(decrease) due to change in benefit ratio at Subsidiaries	-	-	-	-	-	4,529,767,085	(20,706,653,725)	(16,176,886,640)
Balance as at 31/12/2024	3,000,000,000,000	6,269,828,101	(10,000)	105,490,784,620	14,345,072,839	(2,450,907,216,247)	1,057,847,049,771	1,733,045,509,084

Notes to Consolidated Financial Statements

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These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

23. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	From 01/10/2024 to 31/12/2024	From 01/10/2023 to 31/12/2023
	VND	VND
Gross revenue from goods sold and services rendered		
Sales of finished goods/merchandise	117,789,419,705	110,701,063,517
Sales of services	26,842,866,040	23,502,718,126
Other revenue	620,072,345	2,000,000,000
	145,252,358,090	136,203,781,643
Deductions		
Sales discount	4,981,008,144	1,801,945,677
Sales rebates	-	21,355,236
Sales return	2,391,574	148,390,177
	4,983,399,718	1,971,691,090

24. COST OF SALES

	From 01/10/2024 to 31/12/2024	From 01/10/2023 to 31/12/2023
	VND	VND
Cost of finished goods/merchandise sold	73,234,339,196	71,745,656,018
Cost of services rendered	22,751,039,462	24,076,270,868
Cost of real estate transfer	-	355,498,350
Giá vốn khác	481,295,932	-
	96,466,674,590	96,177,425,236

25. FINANCIAL INCOME

	From 01/10/2024 to 31/12/2024	From 01/10/2023 to 31/12/2023
	VND	VND
Interest income	4,906,532,708	5,577,125,757
Dividends and profits received	-	80,790,517
Foreign exchange gain	31,546,423	-
	4,938,079,131	5,657,916,274

26. FINANCIAL EXPENSES

	From 01/10/2024 to 31/12/2024	From 01/10/2023 to 31/12/2023
	VND	VND
Interest expense	27,660,873,802	7,514,267,113
Provision for impairment of investments	(832,572,988)	1,687,774,393
Other financial expenses	153,052,836	(1,198,262,326)
	26,981,353,650	8,003,779,180

27. PROFIT FROM OTHER ACTIVITIES

	From 01/10/2024 to 31/12/2024	From 01/10/2023 to 31/12/2023
	VND	VND
Other income	100,233,596,904	11,038,203,517
Bad debt recovery, debt handling, not payable	100,075,330,453	9,108,298,807
Others	158,266,451	1,929,904,710
Other expenses	6,112,643,788	6,752,398,505
Penalties for late payment of land rent are exempted (at Viptour-Togi JSC.)	2,772,739,575	2,772,739,575
Debt handling	89,006,515	2,297,307,835
Others	3,250,897,698	1,682,351,095
	94,120,953,116	4,285,805,012

Notes to Consolidated Financial Statements

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28. BAD DEBTS HANDLED OFF THE BALANCE SHEET

	Handling year	31/12/2024	Unit: VND 01/01/2024
AT OCEAN GROUP JSC.		2.562.742.041.308	2.583.167.950.399
Short-term loan receivables		1.143.933.229.981	1.143.933.229.981
Manh Ha Investment and Trading JSC.	2021	480.782.169.169	480.782.169.169
VNECO Hanoi Trading and Investment JSC.	2021	370.150.060.812	370.150.060.812
Gio Hat Co., Ltd	2021	199.001.000.000	199.001.000.000
Bao Linh JSC.	2021	75.000.000.000	75.000.000.000
Phu Nguyen Investment Development JSC.	2021	19.000.000.000	19.000.000.000
Short-term trade receivables		81.273.856.974	81.273.856.974
Tosy Robotics JSC.	2021	27.823.311.313	27.823.311.313
Song Da Construction and Investment JSC.	2021	20.635.963.722	20.635.963.722
North Phi Kha Trading-Service and Manufacturing Co.,Ltd	2021	5.344.267.999	5.344.267.999
Vinafacade JSC.	2021	5.522.659.768	5.522.659.768
Van Phu - Building Investment JSC.	2021	5.707.549.314	5.707.549.314
Hung Yen Material And Metal Co., Ltd	2021	5.096.125.835	5.096.125.835
TVshopping Media JSC.	2021	2.337.931.029	2.337.931.029
Ocean Retail & Assets Management JSC.	2021	3.492.500.351	3.492.500.351
Ms. Nguyen Thi Tuyet	2021	2.500.000.000	2.500.000.000
Others	2021	2.813.547.643	2.813.547.643
Other short-term receivables		899.375.408.667	919.801.317.758
Ms. Nguyen Thi Dung	2023	5.365.828.037	5.365.828.037
Others	2023	1.412.400.136	1.412.400.136
Binh Duong Xanh JSC.	2021	270.150.000.000	270.150.000.000
VNT Co., Ltd	2021	161.545.208.763	181.971.117.854
Viet Nam Development of Trade and Investment Co., Ltd	2021	56.768.170.073	56.768.170.073
Vneco Hanoi Trading and Investment JSC.	2021	58.929.396.402	58.929.396.402
Manh Ha Investment and Trading JSC.	2021	40.928.235.832	40.928.235.832
Gio Hat Co., Ltd	2021	22.866.062.385	22.866.062.385
Bao Linh JSC.	2021	7.236.369.444	7.236.369.444
Phu Nguyen Investment Development JSC.	2021	7.085.149.998	7.085.149.998
BMC Ha Noi Investment Construction and Trading JSC.	2021	28.002.299.999	28.002.299.999
Invest in Project 317 Truong Chinh of BMC JSC.	2021	904.349.500	904.349.500
Lam Hong Investment JSC.	2021	35.515.056.108	35.515.056.108
Project 25 Tran Khanh Du - Border Guard Command	2021	2.132.720.000	2.132.720.000
Mr. Nguyen Khoa Dien	2021	45.620.165.000	45.620.165.000
Ms. Nguyen Trinh Minh Ha	2021	35.300.000.000	35.300.000.000
Ms. Dao Thi Diep Huong	2021	27.470.959.196	27.470.959.196
Ms. Nguyen Thi Xuyen	2021	6.737.500.000	6.737.500.000
Mr. Dao Vu Nguyen	2021	6.095.864.000	6.095.864.000
Ms. Tran Thi Thu Huong	2021	2.081.000.000	2.081.000.000
Mr. Le Tien Ngoc	2021	2.679.720.105	2.679.720.105
Others	2021	29.533.550.110	29.533.550.110
Expenses to support the construction of An Ha Pagoda	2020	7.691.868.657	7.691.868.657
Mr. Ha Van Tham	2020	9.750.800.000	9.750.800.000
Mr. Hoang Van Tuyen	2020	18.500.000.000	18.500.000.000
Others	2020	9.072.734.922	9.072.734.922

OCEAN GROUP JOINT STOCK COMPANY

23rd Floor, Leadvisors Tower, No. 643 Pham Van Dong,
Co Nhue 1 Ward, Bac Tu Liem District, Hanoi

Consolidated Financial Statements

For the period from 01 October 2024
to 31 December 2024

Notes to Consolidated Financial Statements
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These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

	Handling year	31/12/2024	Unit: VND 01/01/2024
Deficits in assets awaiting solution	2021	3,508,248,253	3,508,248,253
Short-term advances to suppliers		176,637,298,868	176,637,298,868
Song Da Construction And Investment JSC.	2023	8,289,079,493	8,289,079,493
Others	2023	201,651,041	201,651,041
Thanh An Investment JSC.	2021	144,000,000,000	144,000,000,000
Key Vietnam Law Co., Ltd	2021	10,000,000,000	10,000,000,000
Topcare Investment and Trading Co., Ltd	2021	10,000,000,000	10,000,000,000
Thanh Dong Investment, Construction and Commercial JSC.	2021	1,835,234,949	1,835,234,949
Others	2021	2,311,333,385	2,311,333,385
Long-term trade receivables		258,013,998,565	258,013,998,565
BMC Ha Noi Investment Construction and Trading JSC.	2021	66,000,000,000	66,000,000,000
Lien Viet Consultancy and Investment JSC.	2021	145,000,000,000	145,000,000,000
BSC Vietnam JSC.	2021	4,850,000,000	4,850,000,000
Gia Dinh Development Corporation	2021	2,146,109,684	2,146,109,684
Hanoi PVR Investment JSC.	2021	40,017,888,881	40,017,888,881
AT OCEAN THANG LONG INVESTMENT JSC.			724,244,431,445
Short-term trade and other receivables			724,244,431,445
Mr. Quach Tuan Anh	2021		103,800,000
Mr. Le Tien Ngoc	2021		7,011,231,770
Ms. Nguyen Thi Dung	2021		2,165,900,000
Song Da Construction And Investment JSC.	2021		672,814,500,000
Mr. Ha Van Tham	2021		2,148,999,675
Lien Viet Consultancy and Investment JSC.	2021		40,000,000,000
AT ONE CAPITAL HOSPITALITY JSC.		852,773,369,625	852,773,369,625
Short-term trade receivables		2,061,673,687	2,061,673,687
INFO Commodity Exchange JSC.	2022	471,500,857	471,500,857
TVshopping Media JSC.	2022	557,377,711	557,377,711
Ocean Retail & Assets Management JSC.	2022	328,289,387	328,289,387
Hoang Gia Viet Nam Co., Ltd	2023	14,400,000	14,400,000
Others	2022	690,105,732	690,105,732
Other short-term receivables		844,370,612,374	844,370,612,374
Mr. Ha Trong Nam	2022	586,131,347,928	586,131,347,928
Ms. Hua Thi Bich Hanh	2022	56,794,444,446	56,794,444,446
VNT Co., Ltd	2022	201,200,820,000	201,200,820,000
Others	2022	244,000,000	244,000,000
Other long-term receivables		6,255,083,564	6,255,083,564
Ms. Dinh Thi Chang Nhung	2022	2,868,400,000	2,868,400,000
Mr. Nguyen Khoa Dien	2022	3,189,855,564	3,189,855,564
Ms. Dang Minh Le	2022	196,828,000	196,828,000
Short-term advances to suppliers		86,000,000	86,000,000
		3,415,515,410,933	4,160,185,751,469

Prepare
Nguyen Thi Na
Hanoi, day 03 month 02 year 2025

Chief Accountant
Vu Xuan Duong

General Director
Le Vu Hai