

**BECAMEX URBAN DEVELOPMENT JOINT- THE SOCIALIST REPUBLIC OF VIETNAM
STOCK COMPANY**

Independence - Freedom – Happiness

No: 12/UDJ/2025

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Binh Duong, February 26, 2025

Regarding: Disclosure of financial
statements of the year 2024

To: The Stock Exchange of Hanoi

Persuant to Circular No. 96/2020/TT/BTC issued on 16/11/2020 by the Financial Ministry guiding information disclosure on stock market, Becamex Urban Development Joint Stock Company performs information disclosure of financial Statements of the year 2024 to The Stock Exchange of Hanoi as follows:

1. Name of Company: **Becamex Urban Development Joint Stock Company**
 - Stock symbol: **UDJ**
 - Address of headoffice: **C1-2-3, DT6 street, Industry – Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province.**
 - Telephone: 0274.3816681 Fax: 0274.3816655
 - Email: **becamexudj@gmail.com** Website: **becamexudj.com.vn**
2. Content of disclosed information
 - Financial Statements of the year 2024
 - Particular Statements of Finance
 - Consolidated Statements of Finance
 - Synthetic Statements of Finance
 - Cases must explain causes:
 - + Audit Company showed opinion which unaccepted the whole financial statements (Audited financial statements ...):

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explained Text in case of ticking yes

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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 - + Profit after tax in this period has differences to before and after audited from 5% or more, tranfering from loss to Profit and vice versa.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explained Text in case of ticking yes

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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 - + Profit after tax at Statements of income has differences from 10% or more between the period of this year and the same period of last year:



Yes No

Explained Text in case of ticking yes

Yes No

+ Profit after tax in this period lossed, tranfering from profit in the same period of last year to loss in the period of this year and vice versa.

Yes No

Explained Text in case of ticking yes

Yes No

This information is disclosed on February 26, 2025 at website of company as follow www.becamexudj.com.vn

LEGAL REPRESENTATIVE
GENERAL DIRECTOR



Attached:

- Financial statements of the year 2024
- Text No. 11/CV-UDJ/2025 explained differences between profit after tax of the the year 2024 and profit after tax of the year 2023

HUYNH GIA DAT



**BECAMEX URBAN DEVELOPMENT
JOINT STOCK COMPANY**

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
☸☸☸☸☸☸

No: *M* /CV-UDJ/2025

(Regarding: Explanation of after-tax profit for
2024 compared to the same period in 2023)

Binh Duong, *26*. February 2025

**Dear: STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE**

Company name: Becamex Urban Development Joint Stock Company

Stock code : UDJ

Head office address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex,
Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

Phone: 0274. 3816661 - 3816681

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- Based on Circular 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance regarding the Guidance on Information Disclosure in the Securities Market;
- Based on the audited financial report for the year 2024 of the Becamex Urban Development Joint Stock Company, signed by A&C Audit and Consulting Company Limited on February 20, 2025.

The Becamex Urban Development Joint Stock Company would like to explain the decrease in after-tax profit for the year 2024 compared to the same period last year, as follows:

Financial Statements	Profit after tax			
	Financial Statements for the Year 2024	Financial Statements for the Year 2023	The after-tax profit value difference between 2024 and 2023	Difference rate (%)
	(1)	(2)	(3)=(1)-(2)	(4)=(3)/(2)
Annual Financial Statements	6.777.210.849	14.609.869.011	(7.832.658.162)	(54%)

Causes of the discrepancy:

The real estate market in 2024 has essentially overcome its most challenging phase and is beginning to show improvement from the second half of 2024 as many legal difficulties are gradually being resolved, investor confidence is increasingly improving, and the level of interest in the real estate market has increased compared to the previous year.

However, while the real estate market is recovering, it remains slow and uneven across different segments and regions. Additionally, ongoing legal obstacles need to be addressed, and a common issue faced by both businesses and investors is a lack of capital. Investors continue to adopt a cautious and observant approach when entering the market, thoroughly researching the legal aspects of projects and investing only when there is a genuine need, while limiting speculation and hoarding.

In this context, the company's real estate consumption has also faced many difficulties this year. Specifically, revenue during the period decreased by 49% compared to the same period last year, resulting in a profit after tax that differs from the previous year as mentioned above.

Respectfully!



BECAMEX URBAN DEVELOPMENT JOINT - STOCK COMPANY

STATEMENT OF THE GENERAL DIRECTOR (cont.)

The General Director

The Company's General Director during the year and as of the date of this statement is Mr. Huynh Gia Dat (appointed on 21 April 2022).

Legal Representative

The Company's legal representative during the year and as of the date of this statement is Mr. Huynh Gia Dat - General Director (appointed on 21 April 2022).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the audit on the Company's Financial Statements for the fiscal year ended 31 December 2024.

Responsibility of the General Director

The General Director of the Company is responsible for the preparation of the Financial Statements to give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the year. In order to prepare these Financial Statements, the General Director must:

- select the appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Company are followed or not, and all the material differences from these standards are disclosed and explained in the Financial Statements;
- prepare the Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- design and implement effectively the internal control system in order to ensure that the preparation and presentation of the Financial Statements are free from material misstatements due to frauds or errors.

The General Director hereby ensures that all the proper accounting books of the Company have been fully recorded and can fairly reflect the financial position of the Company at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The General Director is also responsible for managing the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The General Director hereby commits to the compliance with the aforementioned requirements in preparation of the Financial Statements.

Approval of the Financial Statements

The General Director hereby approves the accompanying Financial Statements, which give a true and fair view of the financial position as of 31 December 2024 of the Company, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

Date: 20 February 2025



Huynh Gia Dat
General Director

A&C AUDITING AND CONSULTING CO., LTD.

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Branch in Ha Noi : 40 Giang Vo St., Dong Da Dist., Ha Noi City, Vietnam

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A & C

www.a-c.com.vn

No. 1.0169/25/TC-AC

INDEPENDENT AUDITOR'S REPORT

**To: THE SHAREHOLDERS, THE BOARD OF MANAGEMENT AND THE GENERAL DIRECTOR
BECAMEX URBAN DEVELOPMENT JOINT - STOCK COMPANY**

We have audited the accompanying Financial Statements of Becamex Urban Development Joint - Stock Company (hereinafter referred to as "the Company"), which were prepared on 20 February 2025 (from page 05 to page 24) including the Balance Sheet as of 31 December 2024, the Income Statement, the Cash Flow Statement for the fiscal year then ended and the Notes to the Financial Statements.

Responsibility of the General Director

The Company's General Director is responsible for the preparation, true and fair presentation of the Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements; and responsible for the internal control as the Company's General Director determines necessary to enable the preparation and presentation of the Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

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

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

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

Opinion of Auditors

In our opinion, the Financial Statements give a true and fair view, in all material respects, of the financial position as of 31 December 2024 of Becamex Urban Development Joint - Stock Company, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Hoang Thai Vuong
Partner

Audit Practice Registration Certificate No. 2129-2023-008-1
Authorized Signatory

Nguyen Thi Ngoc Quynh
Auditor

Audit Practice Registration Certificate No. 0327-2023-008-1

Ho Chi Minh City, 20 February 2025

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

BALANCE SHEET

As of 31 December 2024

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		250.235.202.358	330.467.058.405
I. Cash and cash equivalents	110		1.700.024.705	2.267.250.435
1. Cash	111	V.1	1.700.024.705	2.267.250.435
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		85.876.534.741	136.725.609.277
1. Short-term trade receivables	131	V.2	83.223.520.924	131.032.278.860
2. Short-term prepayments to suppliers	132		-	1.000.000
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.3	2.653.013.817	5.692.330.417
7. Allowance for short-term doubtful debts	137		-	-
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		162.615.115.351	191.434.857.778
1. Inventories	141	V.4	162.615.115.351	191.434.857.778
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		43.527.561	39.340.915
1. Short-term prepaid expenses	151		-	-
2. Deductible VAT	152		-	-
3. Taxes and other receivables from the State	153	V.9	43.527.561	39.340.915
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		190.137.981.199	190.343.260.576
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216		-	-
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		5.836.052.824	6.048.877.576
1. Tangible fixed assets	221	V.5	5.836.052.824	6.048.877.576
- <i>Historical cost</i>	222		12.503.823.899	12.503.823.899
- <i>Accumulated depreciation</i>	223		(6.667.771.075)	(6.454.946.323)
2. Financial leased assets	224		-	-
- <i>Historical cost</i>	225		-	-
- <i>Accumulated depreciation</i>	226		-	-
3. Intangible fixed assets	227		-	-
- <i>Initial cost</i>	228		-	-
- <i>Accumulated amortization</i>	229		-	-
III. Investment property	230		-	-
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in process	240		184.294.383.000	184.294.383.000
1. Long-term work in process	241	V.6	184.294.383.000	184.294.383.000
2. Construction-in-progress	242		-	-
V. Long-term financial investments	250		-	-
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252		-	-
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		7.545.375	-
1. Long-term prepaid expenses	261		7.545.375	-
2. Deferred income tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		440.373.183.557	520.810.318.981

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		209.097.511.085	285.243.067.837
I. Current liabilities	310		130.793.997.874	149.594.670.837
1. Short-term trade payables	311	V.7a	84.087.427.385	54.213.534.175
2. Short-term advances from customers	312	V.8	36.303.174.430	74.490.799.430
3. Taxes and other obligations to the State Budget	313	V.9	493.327.823	4.865.797.865
4. Payables to employees	314		211.697.435	-
5. Short-term accrued expenses	315		50.000.000	50.000.000
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		-	-
9. Other short-term payables	319	V.10	7.710.997.158	13.800.899.175
10. Short-term borrowings and financial leases	320		-	-
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.11	1.937.373.643	2.173.640.192
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		78.303.513.211	135.648.397.000
1. Long-term trade payables	331	V.7b	78.303.513.211	135.648.397.000
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337		-	-
8. Long-term borrowings and financial leases	338		-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Balance Sheet (cont.)

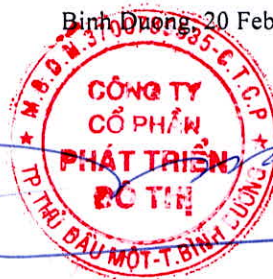
ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		231.275.672.472	235.567.251.144
I. Owner's equity	410		231.275.672.472	235.567.251.144
1. Owner's capital	411	V.12	165.000.000.000	165.000.000.000
- Ordinary shares carrying voting rights	411a		165.000.000.000	165.000.000.000
- Preferred shares	411b		-	-
2. Share premiums	412	V.12	9.946.177.034	9.946.177.034
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.12	42.457.145.138	39.535.171.336
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.12	13.872.350.300	21.085.902.774
- Retained earnings accumulated to the end of the previous period	421a		7.095.139.451	21.085.902.774
- Retained earnings of the current period	421b		6.777.210.849	-
12. Construction investment fund	422		-	-
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		440.373.183.557	520.810.318.981

Binh Duong, 20 February 2025

 Nguyen Xuan Hanh
 Preparer

 Nguyen Pham Van Khoa
 Chief Accountant

 Huynh Gia Dat
 General Director



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province


FINANCIAL STATEMENTS


For the fiscal year ended 31 December 2024


INCOME STATEMENT
For the fiscal year ended 31 December 2024

Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	42.732.464.207	83.767.107.212
2. Revenue deductions	02		-	-
3. Net revenue	10		42.732.464.207	83.767.107.212
4. Cost of sales	11	VI.2	29.002.166.281	60.256.270.855
5. Gross profit	20		13.730.297.926	23.510.836.357
6. Financial income	21	VI.3	83.648.924	97.323.777
7. Financial expenses	22	VI.4	249.154.125	188.554.438
In which: Loan interest expenses	23		-	-
8. Selling expenses	25		-	-
9. General and administration expenses	26	VI.5	4.882.065.792	4.957.771.932
10. Net operating profit	30		8.682.726.933	18.461.833.764
11. Other income	31		-	-
12. Other expenses	32		40.896.297	34.100.000
13. Other profit/(loss)	40		(40.896.297)	(34.100.000)
14. Total accounting profit before tax	50		8.641.830.636	18.427.733.764
15. Current income tax	51	V.9	1.864.619.787	3.817.864.753
16. Deferred income tax	52		-	-
17. Profit after tax	60		<u>6.777.210.849</u>	<u>14.609.869.011</u>
18. Basic earnings per share	70	VI.6	<u>378</u>	<u>841</u>
19. Diluted earnings per share	71	VI.6	<u>378</u>	<u>841</u>


Nguyen Xuan Hanh
Preparer


Nguyen Pham Van Khoa
Chief Accountant


Huynh Gia Dat
General Director



Binh Duong, 20 February 2025

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

CASH FLOW STATEMENT
(Indirect method)
For the fiscal year ended 31 December 2024

Unit: VND

ITEMS	Code	Note	<u>Current year</u>	<u>Previous year</u>
I. Cash flows from operating activities				
1. Profit before tax	01		8.641.830.636	18.427.733.764
2. Adjustments				
- Depreciation/Amortization of fixed assets and investment properties	02	V.5	212.824.752	212.824.752
- Provisions and allowances	03		-	-
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/(loss) from investing activities	05	VI.3	(81.171.232)	(95.121.913)
- Loan interest expenses	06		-	-
- Others	07		-	-
3. Operating profit before changes of working capital	08		8.773.484.156	18.545.436.603
- Increase/(decrease) of receivables	09		50.844.887.890	(20.787.808.205)
- Increase/(decrease) of inventories	10		28.819.742.427	46.089.713.274
- Increase/(decrease) of payables	11		(69.622.339.416)	(31.381.075.189)
- Increase/(decrease) of prepaid expenses	12		(7.545.375)	14.416.267
- Increase/(decrease) of trading securities	13		-	-
- Interests paid	14		-	-
- Corporate income tax paid	15	V.9	(1.994.470.574)	(4.448.546.276)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.11, V.12	(1.405.056.070)	(2.145.455.821)
Net cash flows from operating activities	20		<u>15.408.703.038</u>	<u>5.886.680.653</u>
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		-	-
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3. Cash outflow for lending, buying debt instruments of other entities	23		-	-
4. Cash recovered from lending, selling debt instruments of other entities	24		-	-
5. Investments in other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	VI.3	81.171.232	107.176.708
Net cash flows from investing activities	30		<u>81.171.232</u>	<u>107.176.708</u>

This statement should be read in conjunction with the Notes to the Financial Statements

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Cash Flow Statement (cont.)

ITEMS	Code	Note	Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayment for loan principal	34		-	-
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.10, V.12	(16.057.100.000)	(10.340.850.000)
<i>Net cash flows from financing activities</i>	<i>40</i>		<u><i>(16.057.100.000)</i></u>	<u><i>(10.340.850.000)</i></u>
Net cash flows during the year	50		(567.225.730)	(4.346.992.639)
Beginning cash and cash equivalents	60	V.1	2.267.250.435	6.614.243.074
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	<u>1.700.024.705</u>	<u>2.267.250.435</u>

Binh Duong, 20 February 2025



 Nguyen Xuan Hanh
 Preparer



 Nguyen Pham Van Khoa
 Chief Accountant



 Huynh Gia Dat
 General Director

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

I. GENERAL INFORMATION

1. Ownership form

Becamex Urban Development Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company.

2. Operating field

The Company’s operating fields are construction and trading real estate.

3. Principal business activities

The Company’s principal business activities are constructing and trading technical infrastructure for industrial parks, residential and urban areas; Trading real estate, leasing houses, apartments, factories and offices; Providing real estate brokerage services; Leveling ground service; Providing consultancy, design, supervision, construction, and trading interior decoration products.

4. Normal operating cycle

Normal operating cycle of the Company is within 12 months. Particularly, the operating cycle of real estate projects depends on each business plan.

5. Statement of information comparability on the Financial Statements

The corresponding figures of the previous year can be comparable with figures of the current year.

6. Headcount

As of the balance sheet date, the Company’s headcount is 14 (headcount at the beginning of the year: 15).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Company’s transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The General Director ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

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Notes to the Financial Statements (cont.)

IV. ACCOUNTING POLICIES

1. Accounting convention

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Cash and cash equivalents

Cash include cash on hand and demand deposits. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

3. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.

4. Inventories

Inventories are recognized at the lower of cost or net realizable value.

Cost of inventories is determined as follows:

- Work-in-process: Costs comprise costs of land use right, construction costs, direct costs and general costs arising for the property investment and construction.
- For finished real estate: Costs comprise all costs directly relevant to the investment and construction of real estate to make the real estate ready for sale.

Stock-out costs are determined in accordance with specific identification method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary year of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for devaluation of inventories as of the balance sheet date are recorded into costs of sales.

5. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several fiscal years. Prepaid expenses of the Company mainly include tools.

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 24 months.

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Notes to the Financial Statements (cont.)

6. Tangible fixed assets

Tangible fixed assets are determined by their historical costs 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. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the year.

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.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 - 40
Machinery and equipment	06 - 07
Vehicles	08
Office equipment	04 - 05

7. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining term as of the balance sheet date.

8. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amounts invested by shareholders.

Share premiums

Share premiums are 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 are recorded as a decrease in share premiums.

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Notes to the Financial Statements (cont.)

9. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders and Notice on dividend payment of the Board of Management.

10. Recognition of revenue and income

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as of the balance sheet date.

Revenue from sales of real estate

Revenue from sales of real estate that invested by the Company shall be recognized when all of the following conditions are satisfied:

- real estate are fully completed and handed over to the buyers, and the Company transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold.
- the amount of revenue can be measured reliably.
- the Company received or shall probably receive the economic benefits associated with the transaction.
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Company completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, revenues are recognized upon the completion and handover of the main construction works to customers.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

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11. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

12. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

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Notes to the Financial Statements (cont.)

13. 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 Company in case that party is under the same control or is subject to the same material effects.

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

14. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Financial Statements of the Company.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET

1. Cash

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	133.124.684	190.064.189
Demand deposits in banks	1.566.900.021	2.077.186.246
Total	<u>1.700.024.705</u>	<u>2.267.250.435</u>

2. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related party</i>	-	50.670.142.936
Investment and Industrial Development Joint Stock Corporation	-	50.670.142.936
<i>Receivables from other customers</i>	83.223.520.924	80.362.135.924
Ms. Tran Thi Tinh	15.657.313.174	15.657.313.174
Ms. Nguyen Thi Hue	10.947.000.000	10.947.000.000
Other customers	56.619.207.750	53.757.822.750
Total	<u>83.223.520.924</u>	<u>131.032.278.860</u>

3. Other short-term receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Value	Allowance	Value	Allowance
Corporate income tax provisionally paid for the amount received in advance from the sales of properties	393.543.177	-	743.510.785	-
Output VAT for the amount received in advance from the customer according to the payment schedule	2.103.027.347	-	4.718.728.208	-
Advance	3.000.000	-	-	-
Other short-term receivables	153.443.293	-	230.091.424	-
Total	<u>2.653.013.817</u>	<u>-</u>	<u>5.692.330.417</u>	<u>-</u>

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Notes to the Financial Statements (cont.)**4. Inventories**

This item reflects work-in-process.

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Green Pearl project	160.208.858.742	-	180.263.962.538	-
Workers' housing project – Bau Bang	2.406.256.609	-	11.170.895.240	-
Total	162.615.115.351	-	191.434.857.778	-

5. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical costs					
Beginning balance	8.799.523.183	1.919.549.712	1.231.372.845	553.378.159	12.503.823.899
Ending balance	8.799.523.183	1.919.549.712	1.231.372.845	553.378.159	12.503.823.899
<i>In which:</i>					
Assets fully depreciated but still in use	286.533.300	1.812.883.046	1.231.372.845	186.470.250	3.517.259.441
Assets waiting for liquidation	-	106.666.666	-	366.907.909	473.574.575
Depreciation					
Beginning balance	2.750.645.607	1.919.549.712	1.231.372.845	553.378.159	6.454.946.323
Depreciation during the year	212.824.752	-	-	-	212.824.752
Ending balance	2.963.470.359	1.919.549.712	1.231.372.845	553.378.159	6.667.771.075
Net book values					
Beginning balance	6.048.877.576	-	-	-	6.048.877.576
Ending balance	5.836.052.824	-	-	-	5.836.052.824
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

6. Long-term work-in-process

The work-in-process Hoa Loi Resettlement Area project has exceeded the normal production and business cycle. The project is temporarily suspended to reduce pressure on capital needs because the real estate market has not recovered well. In the future, the project's products will be sold after house construction according to State regulations.

7. Trade payables**7a. Short-term trade payables**

	Ending balance	Beginning balance
Payables to related parties	81.118.976.839	51.244.271.249
Investment and Industrial Development Joint Stock Corporation	69.314.371.517	39.469.487.728
Becamex Infrastructure Development Joint Stock Company	11.437.719.000	11.437.719.000
Viet Nam Technology & Telecommunication Joint Stock Company	366.886.322	337.064.521
Payables to other suppliers	2.968.450.546	2.969.262.926
Total	84.087.427.385	54.213.534.175

7b. Long-term trade payables

This item reflects payables for Investment and Industrial Development Joint Stock Corporation – the Parent company.

7c. Overdue debts

The Company has no overdue trade payables.

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8. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Mr. Nguyen The Anh	11.516.389.000	30.570.514.000
Ms. Tran Thi Tinh	7.094.910.230	6.994.910.230
Ms. Doan Thi Giap	10.359.000.200	10.359.000.200
Other customers	7.332.875.000	26.566.375.000
Total	<u>36.303.174.430</u>	<u>74.490.799.430</u>

9. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Increase during the year</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Amount payable</u>	<u>Amount paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on local sales	4.131.651.005	-	412.427.691	(4.305.079.338)	238.999.358	-
Corporate income tax (*)	729.546.271	-	1.509.702.633	(1.984.920.439)	254.328.465	-
Corporate income tax provisionally paid for the amount received in advance from the transfer of property	4.600.589	-	4.949.546	(9.550.135)	-	-
Personal income tax	-	39.340.915	509.134.124	(513.320.770)	-	43.527.561
Other taxes	-	-	3.000.000	(3.000.000)	-	-
Total	<u>4.865.797.865</u>	<u>39.340.915</u>	<u>2.439.213.994</u>	<u>(6.815.870.682)</u>	<u>493.327.823</u>	<u>43.527.561</u>

(*) Corporate income tax payable includes:

• Corporate income tax payable in 2024	1.864.619.787
• Offsetting corporate income tax provisionally paid of property which was recognized in revenue in 2024	(354.917.154)
Total	<u>1.509.702.633</u>

Value added tax (VAT)

The Company has paid VAT in accordance with the deduction method. The tax rates applied are as follows:

- Land use right	Not subject to tax
- Water charges	5%
- Other items	10%

Corporate income tax

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

Estimated corporate income tax payable during the year is as follows:

	<u>Current year</u>	<u>Previous year</u>
Total accounting profit before tax	8.641.830.636	18.427.733.764
Increases/(decreases) of accounting profit to determine profit subject to corporate income tax:		
- Increases	681.268.297	661.590.000
- Decreases	-	-
Taxable income	9.323.098.933	19.089.323.764
Corporate income tax rate	20%	20%
Corporate income tax payable	<u>1.864.619.787</u>	<u>3.817.864.753</u>

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

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Notes to the Financial Statements (cont.)***Corporate income tax provisionally paid for the amount received in advance from the transfer of property***

The Company has to pay provisionally corporate income tax at the rate of 1% on the amount received in advance from the transfer of property in accordance with regulations of the Circular No. 78/2014/TT-BTC dated 18 June 2014 of the Ministry of Finance. The Company will finalize the accounts of corporate income tax payable for this activity upon handing-over of property.

Other taxes

The Company has declared and paid these taxes in line with the prevailing regulations.

10. Other short-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	5.298.154.125	11.128.054.438
Investment and Industrial Development Joint Stock Corporation - dividends payable	5.049.000.000	10.939.500.000
Investment and Industrial Development Joint Stock Corporation - interest on late payment of dividend	249.154.125	188.554.438
<i>Payables to other organizations and individuals</i>	2.412.843.033	2.672.844.737
Trade Union's expenditure	42.121.794	42.743.498
Receipt of short-term deposits	438.500.000	441.500.000
Dividend payable	837.924.425	1.104.524.425
Other short-term payables	1.094.296.814	1.084.076.814
Total	<u>7.710.997.158</u>	<u>13.800.899.175</u>

The Company has no other overdue payables.

11. Bonus and welfare funds

The Company only has bonus fund. Details are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	2.173.640.192	1.825.673.824
Increase due to appropriation from profit	730.493.451	1.558.388.868
Disbursement	(966.760.000)	(1.210.422.500)
Ending balance	<u>1.937.373.643</u>	<u>2.173.640.192</u>

12. Owner's equity**12a. Statement of fluctuations in owner's equity**

	Owner's capital	Share premiums	Investment and development fund	Retained earnings	Total
Beginning balance of the previous year	165.000.000.000	9.946.177.034	34.860.004.732	35.094.622.556	244.900.804.322
Profit in the previous year	-	-	-	14.609.869.011	14.609.869.011
Appropriation for funds	-	-	4.675.166.604	(6.233.555.472)	(1.558.388.868)
Dividend distribution	-	-	-	(21.450.000.000)	(21.450.000.000)
Compensation of the Board of Management and bonus of the Executive Officers	-	-	-	(935.033.321)	(935.033.321)
Ending balance of the previous year	<u>165.000.000.000</u>	<u>9.946.177.034</u>	<u>39.535.171.336</u>	<u>21.085.902.774</u>	<u>235.567.251.144</u>
Beginning balance of the current year	165.000.000.000	9.946.177.034	39.535.171.336	21.085.902.774	235.567.251.144
Profit in the current year	-	-	-	6.777.210.849	6.777.210.849
Appropriation for funds	-	-	2.921.973.802	(3.652.467.253)	(730.493.451)
Dividend distribution	-	-	-	(9.900.000.000)	(9.900.000.000)
Compensation of the Board of Management and bonus of the Executive Officers	-	-	-	(438.296.070)	(438.296.070)
Ending balance of the current year	<u>165.000.000.000</u>	<u>9.946.177.034</u>	<u>42.457.145.138</u>	<u>13.872.350.300</u>	<u>231.275.672.472</u>

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12b. Details of owner's capital

	<u>Ending balance</u>	<u>Beginning balance</u>
Investment and Industrial Development Joint Stock Corporation	84.150.000.000	84.150.000.000
Other shareholders	80.850.000.000	80.850.000.000
Total	<u>165.000.000.000</u>	<u>165.000.000.000</u>

12c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	16.500.000	16.500.000
Number of shares sold to the public	16.500.000	16.500.000
- Common shares	16.500.000	16.500.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	16.500.000	16.500.000
- Common shares	16.500.000	16.500.000
- Preferred shares	-	-

Face value of outstanding shares: VND 10.000.

12d. Profit distribution

During the year, the Company distributed profit of 2023 according to the Resolution No. 01/NQ/ĐHĐCĐ/2024 dated 16 April 2024 of 2024 Annual General Meeting of Shareholders as follows:

	<u>Amount (VND)</u>
• Appropriation for investment and development fund	: 2.921.973.802
• Appropriation for bonus and welfare funds	: 730.493.451
• Compensation of the Board of Management, the Supervisory Board	: 292.197.380
• Bonus for the Executive Officers	: 146.098.690
• Dividend distributed to shareholders	: 9.900.000.000

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	<u>Current year</u>	<u>Previous year</u>
Revenue from real estate	42.675.736.934	37.635.340.907
Others	56.727.273	46.131.766.305
Total	<u>42.732.464.207</u>	<u>83.767.107.212</u>

1b. Revenue from sales of goods and provisions of services to related parties

During the year, the Company has no sales of goods and service provisions to related parties (there was transfer of the construction costs of Lake View project to Investment and Industrial Development Joint Stock Corporation for the amount of VND 46.063.766.305 in the previous year).

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Notes to the Financial Statements (cont.)**2. Costs of sales**

	<u>Current year</u>	<u>Previous year</u>
Costs of real estate sold	28.996.173.244	18.773.238.140
Others	5.993.037	41.483.032.715
Total	<u>29.002.166.281</u>	<u>60.256.270.855</u>

3. Financial income

	<u>Current year</u>	<u>Previous year</u>
Term deposit interest	81.171.232	95.121.913
Demand deposit interest	2.477.692	2.201.864
Total	<u>83.648.924</u>	<u>97.323.777</u>

4. Financial expenses

This item reflects interest charged on late payment of dividend to Investment and Industrial Development Joint Stock Corporation.

5. General and administration expenses

	<u>Current year</u>	<u>Previous year</u>
Expenses for employees	3.875.603.495	3.898.489.717
Office supplies	53.266.794	83.093.548
Depreciation of fixed assets	212.824.752	212.824.752
Taxes, fees and legal fees	11.979.546	10.474.000
Expenses for external services	380.410.666	358.495.291
Other expenses	347.980.539	394.394.624
Total	<u>4.882.065.792</u>	<u>4.957.771.932</u>

6. Earnings per share**6a. Basic/diluted earnings per share**

	<u>Current year</u>	<u>Previous year</u>
Accounting profit after corporate income tax	6.777.210.849	14.609.869.011
Appropriation for bonus and welfare funds	(338.861.000)	(730.493.000)
Compensation of the Board of Management, the Supervisory Board and bonuses for the Executive Officers	(203.316.000)	-
Profit used to calculate basic/diluted earnings per share	6.235.033.849	13.879.376.011
The average number of ordinary shares outstanding during the year	16.500.000	16.500.000
Basic/diluted earnings per share	<u>378</u>	<u>841</u>

6b. Other information

There is no transaction over the common share or potential common share from the balance sheet date until the date of these Financial Statements.

7. Operating costs by factors

	<u>Current year</u>	<u>Previous year</u>
Materials and supplies	53.266.794	83.093.548
Labor costs	3.883.193.495	3.922.249.717
Depreciation/(amortization) of fixed assets	212.824.752	212.824.752
External services rendered	549.251.483	14.498.188.248
Other expenses	359.960.085	404.868.624
Total	<u>5.058.496.609</u>	<u>19.121.224.889</u>

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

VII. OTHER DISCLOSURES

1. Transactions and balances with related parties

The Company's related parties include key managers, their related individuals and other related parties.

1a. Transactions and balances with the key managers and their related individuals

The Company's key managers include the Board of Management and the Executive Officers (the General Director and the Chief Accountant). The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

The Company has no sales of goods and service provisions and no other transactions with the key managers and their related individuals.

Receivables from and payables to the key managers and their related individuals

The Company has no receivables from and payables to the key managers and their related individuals.

Remuneration of the key managers and the Supervisory Board

	<u>Current year</u>	<u>Previous year</u>
Mr. Nguyen Minh Dong - Chairman	722.309.380	817.566.000
Mr. Huynh Gia Dat - General Director	672.956.000	761.599.000
Mr. Quang Van Viet Cuong - Vice Chairman	39.287.000	83.813.000
Ms. Pham Viet Yen – Board Member	34.376.000	73.336.000
Mr. Huynh Vinh Thanh - Board Member	34.376.000	73.336.000
Mr. Nguyen Khanh Quang - Board Member	34.376.000	-
Mr. Le Duc Thinh - Board Member	-	73.336.000
Mr. Nguyen Hai Hoang – Head of the Supervisory Board	34.376.000	73.336.000
Ms. Huynh Thi Que Anh - Supervisory Board Member	22.099.000	47.145.000
Ms. Le Thi Thuy Duong – Supervisory Board Member	22.099.000	47.145.000
Mr. Nguyen Pham Van Khoa - Chief Accountant	502.665.000	571.479.000
Total	<u>2.118.919.380</u>	<u>2.622.091.000</u>

1b. Transactions and balances with other related parties

Other related parties of the Company include:

<u>Other related parties</u>	<u>Relationship</u>
Investment and Industrial Development Joint Stock Corporation	Parent company
Binh Duong Trade and Development Joint Stock Company	Group company
Binh Duong Construction & Civil Engineering Joint Stock Company	Group company
My Phuoc Hospital Joint Stock Company	Group company
Eastern International University	Group company
Becamex International General Hospital Joint Stock Company	Group company
Becamex IDC- Block 71 Startup Support MTV Company Limited	Group company
Becamex Infrastructure Development Joint Stock Company	Associate of the Parent company
Binh Duong Rubber Joint Stock Company	Associate of the Parent company
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	Associate of the Parent company
Setia – Becamex Joint Stock Company	Associate of the Parent company
Savi Pharmaceutical Joint Stock Company	Associate of the Parent company
Vietnam Technology & Telecommunication Joint Stock Company	Associate of the Parent company
Becamex Tokyu Co., Ltd.	Associate of the Parent company
Eastern Educational Development Joint Stock Company	Associate of the Parent company
BW Industrial Development Joint Stock Company	Associate of the Parent company

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

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FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

Other related parties	Relationship
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Associate of the Parent company
Becamex Binh Dinh Joint Stock Company	Associate of the Parent company
Vietnam - Singapore Smart Energy Solutions Joint Stock Company	Associate of the Parent company
East Saigon Investment and Industrial Development Joint Stock Company	Associate of the Parent company
Becamex - VSIP Power Investment and Development Joint Stock Company	Associate of the Parent company
VSIP Can Tho Joint Stock Company	Associate of the Parent company

Transactions with other related parties

Apart from sales of goods and service provisions to Investment and Industrial Development Joint Stock Corporation (the Parent Company) presented in Note No. VI.1b, the Company also has other following transactions with other related parties:

	<u>Current year</u>	<u>Previous year</u>
<i>Investment and Industrial Development Joint Stock Corporation</i>		
Service fee	-	25.129.440
Dividend distribution	5.049.000.000	10.939.500.000
Interest charged on late payment of dividend	249.154.125	188.554.438
<i>Becamex International General Hospital Joint Stock Company</i>		
Service fee	49.208.000	58.637.000
<i>Vietnam Technology & Telecommunication Joint Stock Company</i>		
Service fee	18.773.132	23.939.676
Electrical equipment installation	27.245.000	-

The prices of services supplied to other related parties are mutually agreed prices. The purchases of merchandise and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties


Receivables from and payables to other related parties are presented in Notes No. V.2, V.7 and V.10.

2. Segment information

The Company operates in the main fields of construction and real estate trading. The Company's business activities are carried out mainly in Binh Duong Province.

3. Subsequent events


There are no material subsequent events which are required adjustments or disclosures in the Financial Statements.



 Nguyen Xuan Hanh
 Preparer



 Nguyen Pham Van Khoa
 Chief Accountant



 Huynh Gia Dat
 General Director

Binh Duong, 29 February 2025

