

Chi Linh, March 20, 2025

No.: 40/BC-HDQT

2024 ANNUAL REPORT

(Issued with Circular No. 96 /2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market)


Dear:

- State Securities Commission;
- Hanoi Stock Exchange.

I. General information:

1. General information:

❖ General information:

Name	Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company
Business Registration Certificate No.	0800300443
Charter Capital	258.948.680.000 VND
Contributed Capital	258.948.680.000 VND
Address	Cong Hoa Industrial Park, Cong Hoa Ward, Chi Linh City, Hai Duong Province, Vietnam
Phone	(0220) 3838025
Fax	(0220) 3838024
Website	http://vrg-vn.com
Stock code	VRG
Logo	

Slogan	
---------------	--

❖ **Formation and development process:**

Time/Phase	Event
2005	GERUCO Urban and Industrial Zone Development Joint Stock Company was established by member companies of Vietnam Rubber Corporation (now Vietnam Rubber Industry Group) with the goal of investing in Industrial Zone Projects in the Northern provinces. The charter capital at the time of establishment was 80 billion VND with 04 founding shareholders.
2007	The company changed its name from GERUCO Urban and Industrial Park Development Joint Stock Company to Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company and established the following affiliated departments: - Representative office - Board of Directors at address: No. 56 Nguyen Du, Nguyen Du ward, Hai Ba Trung district, Hanoi city; - Project Management Board No. 1 at address: Km40+900, National Highway 18, Cong Hoa, Chi Linh, Hai Duong.
2009	The company completes the registration documents as a public company with the State Securities Commission.
2012	The Company's headquarters moved to: No. 12 Nguyen An Street, Hai Tan Ward (now Le Thanh Nghi Ward), Hai Duong City, Hai Duong Province.
2014	VRG shares are officially traded on UPCOM.
01/2020	The company received Investment Registration Certificate No. 022755375 issued by the Management Board of Industrial Parks of Hai Duong province, first certified on April 9, 2008, fifth change on January 13, 2020.
June 28, 2023	The Company's headquarters moved to the address: Cong Hoa Industrial Park, Cong Hoa Ward, Chi Linh City, Hai Duong Province.
2024	The Company received Investment Registration Certificate No. 022755375 issued by the Management Board of Industrial Parks of Hai Duong province, first certified on April 9, 2008, sixth change on August 20, 2024.

2. Business lines and locations:

❖ **Business lines :**

- Investment in infrastructure construction and business of Industrial Parks;
- Construction of traffic works, irrigation works;
- Exploitation and processing of minerals;
- Land, warehouse, office, housing, parking lot rental;
- Transportation services, customs declaration and customs procedures; bonded warehouse services;
- Import-export business and import-export entrustment;
- Buying and selling maintenance of motor vehicles, gasoline, oil, grease;
- Trading and agency (except motor vehicles and motorcycles);
- Buying and selling raw rubber products and natural rubber;
- Buying and selling construction equipment and materials;
- Installation of urban and public lighting systems;
- Electrical construction of civil and industrial works;
- Infrastructure business of Chi Linh Industrial Park and Urban Area, services after the Industrial Park and Urban Area come into operation;
- Advertising rental and other forms in accordance with the provisions of law.

❖ **Main business products:**

- Infrastructure business of Industrial Parks, Industrial Clusters and Urban Areas;
- Business related services after Industrial Parks, Industrial Clusters and Urban Areas come into operation.

❖ **Business location:**

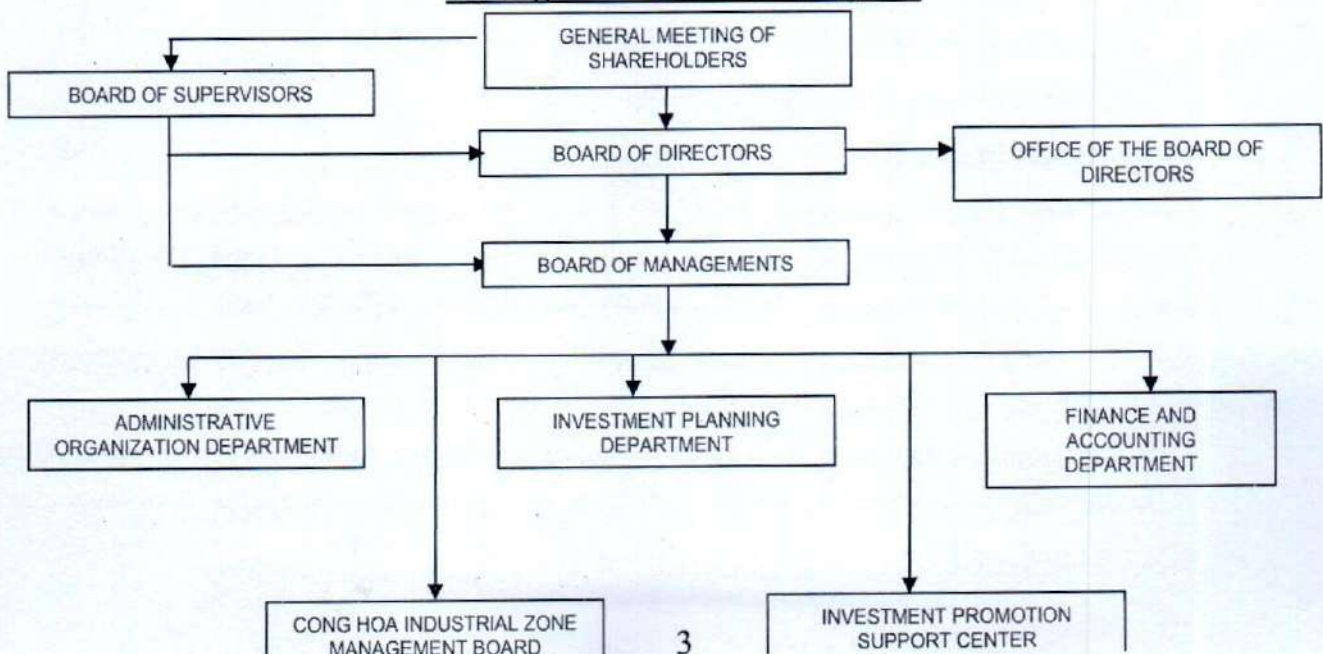
- Nationwide.

3. Information on governance model, business organization and management apparatus

❖ **Governance model:** According to the provisions of Point a, Clause 1, Article 137 of the Law on Enterprises.

❖ **Management structure:**

Management structure diagram



***. General meeting of shareholders:**

The General Meeting of Shareholders is the highest authority of the Company, comprising all shareholders with voting rights or persons legally authorized to vote. The General Meeting of Shareholders has the following rights:

- Approve amendments and supplements to the Charter;
- Approve the Company's development plan, approve the annual Financial Statements, reports of the Board of Supervisors, the Board of Directors and the auditors;
- Approve the number of members of the Board of Directors and Board of Supervisors;
- Elect, dismiss members of the Board of Directors and the Board of Supervisors;
- Other rights are specified in the Charter.

***. Board of Directors:**

The Board of Directors is the department with full authority to exercise all rights on behalf of the Company except for matters under the authority of the General Meeting of Shareholders. The Board of Directors has the following rights:

- Approve the organizational structure and apparatus of the Company;
- Approve the Company's investment and development strategy based on strategic goals approved by the General Meeting of Shareholders;
- Appoint, dismiss and supervise the activities of the Board of Managements and the Company's management staff;
- Propose amendments to the Charter; annual business performance reports, financial statements, annual financial statements; profit distribution and usage plans and development directions, production and business development plans and the Company's annual budget to be submitted to the General Meeting of Shareholders for approval;
- Convene and direct the preparation of content and agenda for the General Meeting of Shareholders;
- Proposing restructuring or dissolution of the Company;
- Other rights specified in the Charter.

***. Board of Supervisors:**

The Board of Supervisors is elected by the General Meeting of Shareholders to supervise the activities of the Board of Directors and the Board of Managements in the management and operation of the Company. The Board of Supervisors is responsible under the General Meeting of Shareholders and the law for the performance of assigned tasks, including:

- Check the accounting books and financial statements of the Company; check the reasonableness and legality of the Company's production, business and financial

activities; check the implementation of resolutions and decisions of the Board of Directors;

- Submit to the General Meeting of Shareholders a report on the audit of the Company's financial statements, and have the right to present opinions on the Company's production, business and financial activities at the General Meeting of Shareholders.

***. Board of Managements:**

The Board of Managements is appointed by the Board of Directors after approval by the General Meeting of Shareholders. The General Director is responsible to the Board of Directors and the General Meeting of Shareholders for the operation and management of all daily production and business activities of the Company. The Deputy General Directors are responsible for assisting the General Director in operating the production and business activities of the Company. The General Director has the following duties:

- Organize, operate and manage all production and business activities of the Company in accordance with resolutions and decisions of the Board of Directors, resolutions of the General Meeting of Shareholders, the Company Charter and in compliance with the law.

- Develop and submit to the Board of Directors for approval internal management regulations, annual and long-term production and business plans and financial plans of the Company.

- Propose the Board of Directors to decide on the appointment, dismissal, reward and discipline of Deputy General Director, Chief Accountant, Department Head, and Representative Office Head.

- Sign and execute economic contracts and civil contracts under the authorization of the Board of Directors and current legal regulations.

- Report to the Board of Directors on the operation situation, production and business results, be responsible to the Board of Directors, General Meeting of Shareholders and the law for violations causing losses to the Company.

- Implement the Resolutions of the Board of Directors and the General Meeting of Shareholders, the business plan and investment plan of the Company approved by the Board of Directors and the General Meeting of Shareholders.

***. Board of Directors Office:**

- Receive and issue documents, decisions, and resolutions under the authority of the Board of Directors; Prepare agendas for Board of Directors meetings, annual and extraordinary General Meetings of Shareholders of the Company; Manage the Company's Website, publish internal information on the Company's Website.

***. Administrative Department:**

- Develop a plan to improve the organizational structure of the Company; Manage human resources; Perform administrative work, salary and bonus for Company officers and employees; Manage seals, receive and circulate incoming and outgoing documents; Archive Company records.

***. Finance and Accounting Department:**

- Being the focal point for solving the fields of finance, accounting, organizing the accounting system; with the main tasks: Making financial plans, capital plans, financial supervision; monitoring all production and business activities of the Company in monetary form; accounting for expenses to determine business results... at the same time providing timely information on production and business activities to the General Director, helping the General Director make accurate decisions; Working with the auditing unit to prepare quarterly, semi-annual and annual financial reports to submit to State agencies according to regulations; Declare and settle taxes according to the provisions of the Tax Law; Distribute profits according to the Resolution of the Board of Directors, General Meeting of Shareholders, pay dividends to shareholders of the Company; Announce information on the stock market according to regulations; Prepare and submit to the Board of Directors for approval the Financial Statements, finalize the salary fund for the fiscal year; Be a standing member of the Asset Inventory Council at 00:00 on January 1 every year.

***. Planning and Investment Department:**

- Functions as a focal point for handling planning, business, and bidding for technical infrastructure projects and has the main tasks of: Developing production and business plans, investment promotion plans, and bidding plans for approval by the Board of Directors;

- In addition, the Department is also the focal point for resolving technical issues related to construction works; taking the lead in organizing the implementation of acceptance work, preparing complete acceptance records and preparing project acceptance records and project completion records.

***. Cong Hoa Industrial Park Management Board:**

Carry out tasks related to the management and operation of technical infrastructure works of the Industrial Park; Hand over clean land for domestic and foreign investors to lease land in the Industrial Park.

***. Investment Promotion Support Center:**

The Investment Promotion Support Center has the function of advising and assisting the Board of Directors and the General Director in researching, developing market development strategies and implementing plans, options and solutions for investment promotion in projects in which the Company is the investor or projects in

which the Company participates in joint ventures and partnerships. The Investment Promotion Support Center performs the following specific tasks:

- Search, contact and work with domestic and foreign investors who have the need to invest in investment and business projects in which the Company is the investor or in joint ventures or associations with other partners.

- Organize the search, analysis and evaluation of feasible investment projects that can bring efficiency to the Company to advise and propose to the Board of Directors and General Director to consider and decide on the implementation of investment in those projects.

- Coordinate with the Company's specialized Departments and Offices, contact and work with competent authorities to perform a number of tasks related to the Company's investment, business and capital mobilization activities.

- Be the focal point for establishing and maintaining relationships with the Industrial Park Investors Club of the Vietnam Rubber Industry Group.

4. Subsidiaries, Affiliates: None

5. Development orientation:

***. Main objectives:**

Continue to invest in construction of project items according to plan to complete the technical infrastructure of Cong Hoa Industrial Park (scale of 201,43ha) that has been built by the Company to meet the requirements of handing over technical infrastructure to investors.

Continue to implement projects approved by the 2023 General Meeting of Shareholders, including: Cong Hoa Industrial Park Project (expansion) with a scale of 190 hectares; Hoang Tan Industrial Cluster Project; Industrial Cluster in Duc Hoa district (scale of 75 hectares).

Deploying new projects: Truong Hai International Industrial Park Project, Duc Hue District, Long An Province (scale 162 hectares).

Continue to update information and data of the Projects to report to the Board of Directors in accordance with the provisions of law and the Company's Charter on the basis of efficiency, preservation and development of the Company's investment capital, bringing efficiency to Shareholders.

Implementing Industrial Clusters in Chi Linh city, Long An province and other specific locations as follows:

- Promote the comprehensive completion of infrastructure: traffic system; water supply and drainage system; wastewater and waste treatment, communications... to best meet the needs of investors.

- Implement solutions to enhance investment promotion activities in industrial parks to quickly fill up phase one of Cong Hoa Industrial Park, specifically as follows:

+ Establish working groups to promote investment in countries with investment trends in Vietnam (Taiwan, China, Korea, etc.).

+ Design and release documents, publications, tapes and discs to promote and introduce Cong Hoa Industrial Park through investment promotion channels.

+ Continue to improve and enhance the capacity of the staff of the Investment Promotion Support Center to improve the quality and effectiveness of investment attraction work in the coming time.

+ Continue to promote brokerage activities and apply brokerage commissions to organizations and individuals supporting the Company in attracting investment in Cong Hoa Industrial Park.

***. Long term development strategy :**

The Company's development orientation is based on human resources, improving the Company's management capacity. Implementing the consolidation, arrangement, organization, and supplementation of personnel of specialized Departments and Offices to ensure that each individual maximizes their own capacity and strengths, thereby improving work efficiency.

Focus financial and human resources to implement medium and long-term strategies on core business areas like real estate business such as investing in the construction of industrial parks, urban areas, and residential areas not only in Hai Duong province but also in many other provinces and cities nationwide when conditions are favorable.

***. Sustainable development goals:**

With the goal of developing the enterprise to become increasingly strong and sustainable, striving to turn Cong Hoa Industrial Park into a Green - Modern - Safe industrial park, the Company always focuses on and pays attention to issues related to energy saving and environmental protection activities. Right from the time of establishing the Investment Project, the Company has proactively researched and planned effective solutions to solve the above problems, specifically: Investing in the construction and installation of the entire electrical system and equipment in the Industrial Park and the Central Area with modern, energy-saving equipment; Investing in the construction of a centralized wastewater treatment facility for the modern Industrial Park, ensuring safety; Treating wastewater and waste sources in the Industrial Park in accordance with technical processes, ensuring safety according to regulations.

In addition, attracting investment into the Industrial Park not only brings economic benefits to enterprises but also contributes greatly to the task of creating jobs, developing careers and improving income for local workers, while contributing to the budget revenue of Hai Duong province. In addition to the development goals of the enterprise, the Company always fulfills its responsibilities to society and the locality, while always

complying with the provisions of the law related to the environment as well as fully performing tax obligations to State agencies.

6. Risks:

6.1. Economic risks:

Economic risk is a type of systematic risk through fluctuations such as economic growth rate, inflation, interest rates, etc. that have a direct or indirect impact on the production and business activities of enterprises in the economy in general and the Company's field of operation in particular. Therefore, analyzing the macroeconomic factors of the economy will clarify the level of impact of this type of risk as well as propose measures to limit and overcome the impact on the Company's operations.

***. How to manage:**

Actively monitor closely the fluctuations of domestic and international markets to quickly take measures to resolve risks when they occur. Control costs, optimize resources, ensure a safe capital structure. Regularly update fluctuations in interest rates and exchange rates.

6.2. Competitive risks:

Vietnam is one of the countries that benefited from the US-China trade war, so in recent times, Vietnam has attracted many large corporations in the world to lease land to invest in building factories. This is an advantage that makes industrial real estate investors increasingly increase. On the other hand, the Government also focuses on developing industrial parks and industrial clusters nationwide, which leads to an increasing number of industrial real estate enterprises. Therefore, the competition to attract investment capital among enterprises in this segment is increasing.

***. How to manage:**

The company actively researches the market, focuses on investment resources to quickly meet the needs of investors. Take advantage of the company's advantages in terms of geographical location and quality of infrastructure of the Industrial Park. Regularly contact existing customers to promptly update and best meet customers' needs. Enhance the reputation of the company and improve the quality of services provided.

6.3. Legal risks:

The policies of the State and Government on the fields in which the Company operates also affect the Company's production and business. The legal system of Vietnam is in the process of completion, so there are still many amendments and supplements that may affect the Company's production and business activities as well as investment attraction.

***. How to manage:**

To limit the risks arising from legal factors during the operation process. The Company always monitors, researches and updates legal documents related to the field of operation to adjust the production and business plan accordingly. At the same time, it grasps and strictly complies with the provisions of current laws.

6.4. Environmental risks:

As a business operating mainly in the real estate sector, the Company must ensure compliance with environmental laws. Attracting investors from different industries and production sectors will lead to relatively difficult and costly collection and treatment of wastewater and waste. In addition, the construction and completion of infrastructure activities of the Company as well as investors will also affect the surrounding environment.

***. How to manage:**

Recognizing the importance of environmental protection issues for sustainable development, the Company has taken into account the factors causing pollution in the process of planning and implementing the project. The Company has also built and put into operation a centralized wastewater treatment plant. Selecting investment projects that are suitable for development orientation, technology and fully comply with regulations related to the environment.

6.5. Other risks:

In addition to the risks presented above, the Company's operations may be affected by natural disasters such as earthquakes, floods, epidemics, etc., which, when occurring, may cause damage to assets as well as affect the Company's project construction progress, especially the process of organizing investment implementation and production deployment of Investors in Cong Hoa Industrial Park.

***. How to manage:**

To minimize losses from the above-mentioned force majeure causes, the Company regularly monitors and promptly grasps information to quickly take measures to achieve the highest efficiency. Specifically:

- Adjust planning, build drainage ditch systems and pumping stations to increase the ability to drain water quickly and create a temporary water reserve buffer zone during the flood season of the Industrial Park, taking into account possible extreme climate change;

- Always comply with regulations and perform fire prevention and fighting work well; Periodically coordinate with local fire prevention and fighting forces to conduct drills to accumulate experience for on-site fire prevention and fighting forces of the Industrial Park;

- Strictly implement the direction of central and local agencies on response and prevention measures when an epidemic similar to the Covid-19 epidemic breaks out

widely to minimize the spread of the epidemic in the Industrial Park as well as the surrounding local community. Proactively develop solutions, response plans and arrange human resources to coordinate quickly and effectively with competent authorities and specialized agencies in disease prevention and control. Fully participate in insurance for employees in the Company.

II. Operational situation in 2024:

1. Production and business situation:

- General information:

In 2024, the industrial park real estate industry continued to grow based on strong FDI inflows, supply chain shifts and the need to expand production. However, challenges still exist, including rising land costs, lengthy legal procedures and competitive pressure. Despite many difficulties, VRG's production and business activities have still achieved many improvements, investment promotion activities have been strongly implemented, bringing high profits and distributing dividends to shareholders.

- Production and business results compared to plan:

At the end of 2024, pre-tax profit was recorded at VND 81.777 million, reaching 75,82% of the plan set by the General Meeting of Shareholders. After-tax profit was recorded at VND 58.690 million, reaching 70,83% of the plan, specifically as summarized in the table below:

Table: Implementation status of the 2024 plan

Items	Unit	2024 Shareholders Meeting Plan	Implementation in 2024	Implement the plan (%)
Profit before tax	Million VND	107.859	81.777	75,82
Profit after tax	Million VND	82.859	58.690	70,83

- Business results over the years:

Table: Business performance indicators for the period from 2022 to 2024

Items	Unit	2022	2023	2024
Total Revenue	Million VND	129.233,74	551.503,78	122.558,19
Total cost	Million VND	66.330,94	312.074,77	40.780,31
Profit before tax	Million VND	62.902,81	239.428,99	81.777,88

Profit after tax	Million VND	49.923,25	186.587,91	58.690,54
------------------	-------------	-----------	------------	-----------

Based on the business performance indicators from 2022 - 2024, it shows that the Company's revenue and profit still have good growth. Although revenue in 2024 decreased slightly by -5,17% compared to 2022, Profit before tax and Profit after tax both grew by 30,0% and 17,56% respectively. Total costs in 2024 also decreased significantly compared to 2022 (38,52%), demonstrating cost optimization without affecting quality and performance.

- Revenue and profit structure by product

No.	Items	2022		2023		2024	
		Value (Billion VND)	Proportion (%)	Value (Billion VND)	Proportion (%)	Value (Billion VND)	Proportion (%)
1	Revenue rendered from sales and service	122,83	94,98	548,84	99,5161	113,58	92,6836
2	Financial revenue	6,39	4,94	2,66	0,4823	8,96	7,3115
3	Other revenue	0,096	0,07	0,0085	0,0015	0,006	0,0049
	Total	129,32	100,00	551,51	100,00	122,55	100,00

In the revenue structure by product, revenue from sales and service provision from real estate business still plays the role of the main revenue, usually accounting for a large proportion of net revenue, but is showing a slight downward trend. In 2022 it was 94,98 %, in 2023 it was 99,51%, in 2024 it is 92,68%. Besides, revenue from financial activities accounts for a low proportion and other revenue accounts for an insignificant proportion in the Company's revenue structure.

2. Organization and personnel:

- Board of Directors members:

No.	Full name	Position	Date of appointment	Date of dismissal	Percentage of individual share ownership in the Company
1	Mr. Pham Trung Thai	Chairman	2005		0%

2	Mr. Dang Van Thieu	Board member	April 22, 2022		0%
3	Mr. Nguyen Trong Hung	Board member	2020		0%
4	Mr. Le Van Chanh	Board member	2011	June 28, 2024	0%
5	Mr. Nguyen The Nghia	Board member	2019	June 28, 2024	0%
6	Mr. Nguyen Xuan Thanh	Board member	2014	June 28, 2024	0%
7	Mrs. Tran Thi Thanh Binh	Board member	June 30, 2021		0%
8	Mrs. Pham Thi Tuyet	Board member	June 28, 2024		0,0057%
9	Mr. Nguyen Duc Huynh	Board member	June 28, 2024		0%
10	Mr. Nguyen Hong Thai	Board member	June 28, 2024		0%

- **Board of Supervisors:**

No.	Full name	Position	Date of appointment	Date of dismissal	Professional qualifications
1	Ms. Vu Thi Thu Ha	Head of Board of Supervisors	June 24, 2020	June 28, 2024	Master of Finance and Accounting
2	Mr. Nguyen Duc Huynh	Member of Board of Supervisors	June 23, 2016	June 28, 2024	Bachelor Accountant
3	Mr. Nguyen Dinh Duc	Member of Board of Supervisors	June 28, 2024		Master Environment
4	Do Phu Hong Quan	Member of Board of Supervisors	June 23, 2023		Bachelor Accountant
5	Tran Duc Nam	Member of Board of Supervisors	June 28, 2024		Bachelor Economy

3. Board of Managements:

No.	Full name	Position	Date of birth	Professional qualifications	Date of appointment	Percentage of individual share ownership in the Company
1	Dang Van Thieu	General Director	March 4, 1968	Master of Finance and Accounting	June 24, 2020	0%
2	Bui Gia Hung	Deputy General Director	September 14, 1972	Bachelor Economy	October 25, 2005	0%
3	Luong Van Duc	Deputy General Director	August 14, 1977	Building Engineer	01/02/2021	0%
4	Mai The Thu	Chief Accountant	October 20, 1966	Bachelor of Finance and Accounting	June 24, 2020	0%

4. Human resources and human resources policy :

- Labor quantity: Total number of employees as of December 31, 2023 is: 57 people.

In which: + Male: 44, accounting for 77,2%.
+ Female: 13 accounts for 22,8%.

- Labor quality:

In which: + Master: 02 accounts for 3,5%.
+ University: 35 accounts for 61,4%.
+ Intermediate: 03 accounts for 5,2%.
+ Technical workers, General labor: 17, accounting for 29,8%.

- Human resources structure as summarized in the table below:

No.	Interpretation	2022	2023	2024
I	By labor level	35	46	57
1	University and post-graduate	27	25	37
2	College, intermediate professional	2	2	3
3	Primary and Technical Workers, General labor	6	19	17
II	By labor object	35	46	57
1	Direct labor	0	0	0
2	Indirect labor	35	46	57

III	By gender	35	46	57
1	Male	27	35	44
2	Female	8	13	13

- Employees policy: Comply with the State's policies related to Employees.

- Social policy: The company fully implements social insurance, health insurance and unemployment insurance for employees in accordance with the provisions of law .

4. Investment and project implementation status

*. Project implementation progress:

- The project to invest in construction and business of infrastructure of Cong Hoa Industrial Park, Chi Linh town, Hai Duong province is implemented according to Investment Registration Certificate No. 0227553775 issued by the Management Board of Industrial Parks of Hai Duong province, first certified on April 9, 2008, sixth change on August 29, 2024 with a total investment capital of more than 834 billion VND.

- Currently, the Company has put the project into operation and is still completing the technical infrastructure works of the Industrial Park. The investment value by the end of 2024 is estimated at 573,61 billion VND, the disbursement value is 556,594 billion VND.

- Currently, the Company has attracted 11 domestic and foreign investors with a total leased area of 113,0 hectares (reaching 78,0% occupancy rate). Details of investors who have leased the infrastructure of the Industrial Park are listed as follows:

No.	Investor Name	Leased area (m2)	Total investment of the project (million USD)	Project name
I	Domestic investors	525.529,17	84,797	
1	Nice Ceramic Co., Ltd.	525.529,17	84,797	Production of high-quality tiles
I	Foreign investors	604.614,95	259,037	
1	Vietnam Diamond Consumer Goods Co., Ltd.	34.992	9,9	Production, processing and trading of household items from plastic beads
2	POYUN Electronics Vietnam Co., Ltd.	50.067,5	8,081	Factory for manufacturing and processing machinery and components related to audio amplifier equipment
3	EASTECH Vietnam Co., Ltd.	41.227,5	5,556	Production, processing of speakers and speaker components

No.	Investor Name	Leased area (m2)	Total investment of the project (million USD)	Project name
4	DAINTY&GEMMY Vietnam Technology Co., Ltd.	50.067,5	6,061	Factory manufacturing and processing Amplifiers, speakers and components Amplifiers, speakers
5	ACOUSTIC VINA Co., Ltd.	41.227,5	13,739	Production and processing of speaker drivers, crossovers, and finished speakers
6	Jung Shing Industrial Electric Wire Joint Stock Company	36.335	8,2	Production and processing of electrical wires
7	Achim Vietnam Co., Ltd.	10.000	2,5	Processing and preserving sea cucumber, shark fin, scallop and foods from sweet potatoes, corn and chicken
8	Thang Long Hai Duong Biotechnology Co., Ltd.	51.651	35	Production of aquatic feed, seed feed, shrimp feed, fish feed, supplementary feed
9	Boviet Hai Duong Solar Energy Science Company Limited	200.000	120	Production of photovoltaic cells and solar energy conversion modules
10	Waffer technology (Vietnam) Co., Ltd.	89.046,95	50	Production of auto parts and accessories, production of automobiles and other motor vehicles, production of other specialized machines...
Total:		1.130.144,12	343,834	

5. Financial situation:

No.	Items	2022	2023	2024	Increase or decrease (%)
		(Unit: VND)	(Unit: VND)	(Unit: VND)	

1	Total asset	699.880.318.534	1.169.943.800.504	1.028.545.763.435	46,96%
2	Net revenue	122.832.198.418	548.836.250.142	113.587.777.352	-7,53%
3	Profit from business activities	62.924.505.274	239.976.852.041	82.544.497.812	31,18%
4	Other profits	(21.696.960)	(547.858.643)	(766.616.065)	
5	Profit before tax	62.902.808.314	239.428.993.398	81.777.881.747	30,01%
6	Profit after tax	49.923.257.233	186.587.914.737	58.690.542.841	17,56%

- Financial situation:

2023 is a year of remarkable growth for the Company, therefore, comparing the Company's financial situation in 2024 with 2023 will make the comparison difficult and unreasonable. Looking at the summary table above, most of the financial indicators in 2024 still have good growth compared to 2022: Total asset value increased by 46,96% compared to 2022, Net revenue decreased slightly by -7,53% compared to 2022, but Profit before tax and after tax both increased compared to 2022. In the past year, the Company has done a good job of promoting investment attraction, so the Company's business results still have certain growth.

- Key financial indicators

Target	2023	2024
Solvency ratio		
Current ratio: Current Assets/Current Liabilities	3,610	4,588
Quick ratio: (Current Assets – Inventory)/ Current Liabilities	3,610	4,588
Capital structure ratio		
Debt/Total Assets Ratio	0,609	0,604
Debt/Equity Ratio	1,554	1,525
Performance ratio		
Total asset turnover: Net Revenue / Average Total Assets	0,587	0,103
Profitability ratio		
Profit after tax/Net revenue ratio	0,340	0,517
Profit after tax/Equity ratio	0,407	0,144
Profit after tax/Total assets ratio	0,159	0,057

Profit from business activities/ Net revenue Ratio	0,437	0,727
--	-------	-------

Looking at the basic financial indicators such as Solvency ratio, Performance indicators and Profitability ratios, it shows that the Company's ability to pay debts is very high, profitability is good and growth is good. This shows that the Company's financial situation is very healthy, capital is used effectively.

6. Shareholder structure, changes in owner's capital

- Shares:

As of December 31, 2024, Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company has issued 25.894.868 shares trading on UPCOM. Of which:

- Number of common shares : 25.894.868 shares
- Number of preferred shares : 0 shares
- Number of outstanding shares : 25.894.868 shares
- Number of treasury shares : 0 shares
- Par value of shares : 10.000 VND/share

- Shareholder structure

Table: Shareholder structure

No.	Shareholder name	Number of shares	Rate (%)
1	Major shareholder	14.402.080	55,62
2	Minority shareholder	11.492.788	44,38
3	Treasury stock	-	-
	Total	<u>25.894.868</u>	<u>100</u>
1	Institutional shareholders	20.442.428	78,94
2	Individual shareholders	5.452.440	21,06
3	Treasury stock	-	-
	Total	<u>25.894.868</u>	<u>100</u>

Table: List of major shareholders

Name of institutional /individual	ID card number/Passport number/Business registration number	Number of shares	Ratio/Chartered Capital
1. Vietnam Rubber Industry Group	0301266564	3.907.880	15,09
2. Dong Nai Rubber Corporation Single Member Limited Company	3600259465	1.432.600	5,53
3. Tay Ninh Rubber Joint Stock Company	3900242776	1.766.000	6,82
4. Incotec Construction Joint Stock Company	0313685048	5.165.000	19,95
5. An Loc Urban Development and Investment Joint Stock Company	0305016371	2.130.600	8,23

- Changes in owner's capital:

+ Capital increase during the year: None

+ Capital increase history: In 2012, the Company's actual contributed capital reached VND 258.948.680.000, equivalent to 25.894.868 shares. From 2012 to present, the Company has not changed its Charter Capital.

- Transactions in treasury stocks and other securities: None

7. Report on the Company's environmental and social impacts

- Environmental impact:

The Company always ensures full and correct compliance with legal regulations related to environmental protection in Industrial Parks. Environmental protection work is always focused on and implemented regularly, specifically: Not attracting investment for enterprises operating in production and business fields with high risk of pollution; Managing, supervising, consulting and supporting enterprises to comply with environmental protection regulations during the basic construction and production process. Implementing environmental sanitation management well through supporting and controlling the amount of wastewater, waste and emissions of enterprises. Actively coordinating and supporting competent authorities in the process of licensing and periodically checking the discharge activities into the environment.

- Energy consumption:

With the Company's current main business being investment in construction and infrastructure business of Industrial Parks, from the time of project planning to the time of construction investment implementation, the Company always focuses on researching solutions to save energy in an optimal way such as:

+ Design, invest in construction and installation of the entire lighting system of traffic routes, booster pump system... in the Industrial Park and central area using modern, energy-saving equipment.

+ Strengthen propaganda and education to raise awareness of energy saving for all officers and employees of the Company such as: Turn off all air conditioning systems and lighting in the office after work.

- Water consumption:

The Company develops regulations to regularly maintain the inspection and assessment of the quality of water sources used in the Industrial Park; Develop criteria to assess the impact of wastewater and waste on the surrounding environment through strict control of input water sources and output wastewater sources (emissions from office and industrial production operations of Investors). Wastewater and waste sources in the Industrial Park are always treated by the Company according to technical procedures, ensuring safety and compliance with environmental protection laws.

- Policy related to Employees:

The company always pays attention to the health and safety of employees, fully equips them with labor protection equipment, organizes annual health check-ups, and implements labor safety and hygiene in accordance with regulations. Takes care of the health and mental life of employees, organizes collective activities to enhance solidarity and unity among the Company's officers and employees.

- Report on responsibility to local communities:

With the orientation of sustainable development in the future, the Company not only focuses on the interests of the enterprise but also cares about the interests of the social community, especially the local community around Cong Hoa Industrial Park such as supporting funding for social activities, preventing and overcoming the consequences of natural disasters, epidemics, etc.

III. Report and assessment of the Board of Managements:

1. Evaluation of production and business performance

Items	Plan 2024 (Unit: million VND)	Implementation (Unit: Million VND)		Ratio (%)	
		2023	2024	Implementat ion 2024/Plan 2024	Implementat ion 2024/Implem entation 2023
Profit before tax	107.859	239.428	81.777	75,82	34,16
Profit after tax	82.859	186.587	58.690	70,83	31,45

After a year of outstanding development in 2023, in 2024, although the Company's business activities decreased, we still recorded positive results with pre-tax profit reaching ~81,777 billion VND and after-tax profit reaching ~58,690 billion VND.

2. Financial situation:

- Asset situation:

Items	2023	2024	Difference	
	(Unit: VND)	(Unit: VND)	Amount (VND)	Rate (%)
A. Current assets	583.708.820.610	405.188.890.643	(178.519.929.967)	69,42
I. Cash and cash equivalents	196.312.944.765	126.784.068.194	(69.528.876.571)	64,58
II. Short-term financial investments	220.018.633.929	150.018.633.929	(70.000.000.000)	68,18
III. Short-term receivables	166.544.221.956	103.539.911.060	(63.004.310.896)	62,17
IV. Inventory	-	159.675.000	159.675.000	
V. Other current assets	833.019.960	24.686.602.460	23.853.582.500	2.963,51
B. Non-current assets	586.234.979.894	623.356.872.792	37.121.892.898	106,33
I. Long-term receivables	89.838.355.128	89.861.655.128	23.300.000	100,03
II. Fixed assets	99.524.271.116	89.829.313.154	(9.694.957.962)	90,26
III. Real estate investment	90.562.424.754	87.885.170.106	(2.677.254.648)	97,04
IV. Long-term assets in progress	281.326.669.424	330.272.494.504	48.945.825.080	117,40
V. Long-term financial investments	24.913.859.856	25.300.000.000	386.140.144	101,55
VI. Other long-term assets	69.399.616	208.239.900	138.840.284	300,06
Total assets	1.169.943.800.504	1.028.545.763.435	(141.398.037.069)	87,91

Looking at the summary table above, it can be seen that the Company's asset situation in 2024 did not fluctuate much compared to 2023. Total assets in 2024

decreased by VND 141.398.037.069. Of which, short-term assets decreased by VND 178.519.929.967 and long-term assets increased by VND 37.121.892.898.

- Liability situation:

Items	2023	2024	Difference	
	Unit: Dong)	(Unit: Dong)	Amount (VND)	Rate (%)
I. Current liability	161.676.214.203	88.313.792.475	(73.362.421.728)	54,62
1. Short-term supplier payables	23.060.828.914	17.129.321.996	(5.931.506.918)	74,28
2. Prepayments from customers	0	0	-	
3. Taxes and other payables to the State	75.192.521.279	16.193.429.690	(58.999.091.589)	21,54
4. Payables to employees	31.535.924.520	26.333.477.380	(5.202.447.140)	83,50
5. Expenses payable	19.010.549.705	5.231.675.971	(13.778.873.734)	27,52
6. Other short-term payables	3.653.017.135	5.295.514.788	1.642.497.653	144,96
8. Short-term unearned revenues	8.305.864.296	8.305.864.296	-	100,00
9. Bonus and welfare fund	917.508.354	9.824.508.354	8.907.000.000	1.070,78
II. Non-current liability	550.245.573.520	532.919.913.738	(17.325.659.782)	96,85

The liability situation in 2024 decreased compared to 2023. Of which, current liability decreased by 45,38% and non-current liability decreased by 3,15% compared to 2022.

3. Improvements in organizational structure, policies and management:

In addition to using experts with many years of experience in a number of fields that the Company has been investing in, the Company's Board of Managements is implementing a plan to rejuvenate the leadership and management staff by recruiting young, professionally qualified staff for training and development, thereby building the Company to develop more and more sustainably.

Continue to research to supplement and perfect the Rules, Regulations, Functions and Duties of the departments to maximize the positivity, dynamism and creativity of each officer and employee in the Company.

IV. Board of Directors' assessment of the Company's operations:

1. Board of Directors' assessment of all aspects of the Company's operations

Items	Plan 2024 (Unit: million VND)	Implementation (Unit: Million VND)		Ratio (%)	
		2023	2024	Implementation 2024/Plan 2024	Implementation 2024/Implementat ion 2023
Profit before tax	107.859	239.428	81.777	75,82	34,16
Profit after tax	82.859	186.587	58.690	70,83	31,45

The Board of Directors of the Company assessed that in 2024, the Company's Executive Board made great efforts to help the Company operate effectively and achieve high profits. Although it did not complete the plan set by the 2024 Annual General Meeting of Shareholders, this is still an extremely positive result in the context of the economy facing many difficulties and challenges.

2. Board of Directors' assessment of the management performance of the Board of Managements:

In 2024, through inspection and supervision, the Board of Directors found that:

- Right from the beginning of the year, the Board of Managements of the Company has proactively and tried to promote investment attraction activities in the Industrial Park, perfecting the infrastructure of Cong Hoa Industrial Park to become more and more spacious.

- The Board of Managements has made many efforts to implement foreign affairs activities with local authorities to enhance the Company's reputation and position in the long-term development orientation (expanding the Industrial Park phase 2; Adjusting the planning of the Industrial Park phase 1, construction ...).

3. Plan and orientation of the Board of Directors:

- Medium and long-term orientation

The Board of Directors will actively propose policies, guidelines, and solutions to increase investment attraction in Cong Hoa Industrial Park; Expand Cong Hoa Industrial Park Phase 2; Invest in the construction of urban area, industrial park, and industrial cluster projects in favorable locations; Develop scenarios to submit to the General Meeting of Shareholders for approval as a basis for directing the Board of Directors to implement.

- Implementation direction:

+ Focus on inspecting and supervising the activities of the Board of Directors and management staff on the basis of strict compliance with the provisions of law and the Company's charter.

+ Use labor appropriately and effectively. Continue to improve the qualifications and professional quality of the staff. Take care of the material and spiritual life of staff and workers, gradually increase the income of workers.

+ Develop plans to promote investment in Industrial Parks.

***. Plan targets for 2025:**

Items	Implementation in 2024 (Unit: Million VND)	Plan 2025 (Unit: Million VND)
Total revenue	122.558,19	358.488,00
Profit before tax	81.777,88	133.451,00
Profit after tax	58.690,54	101.451,00

V. Corporate Governance:

1. Board of Directors:

*** List of Board of Directors members is as follows:**

No.	Full name	Position	Date of commencement of membership in the Board of Directors (Date of appointment)	Date of ceasing to be a member of the Board of Directors (Resignation date)
1	Mr. Pham Trung Thai	Chairman	2005	
2	Mr. Dang Van Thieu	Board member	April 22, 2022	
3	Mr. Nguyen Trong Hung	Board member	2020	
4	Mr. Le Van Chanh	Board member	2011	June 28, 2024
5	Mr. Nguyen The Nghia	Board member	2019	June 28, 2024
6	Mr. Nguyen Xuan Thanh	Board member	2014	June 28, 2024
7	Mrs. Tran Thi Thanh Binh	Board member	June 30, 2021	
8	Mrs. Pham Thi Tuyet	Board member	June 28, 2024	
9	Mr. Nguyen Duc Huynh	Board member	June 28, 2024	
10	Mr. Nguyen Hong Thai	Board member	June 28, 2024	

*** Board of Directors meetings:**

- 1st meeting: February 3, 2024, the Company's Board of Directors held the 1st regular meeting of 2024.

- 2nd meeting: April 12, 2024, meeting of the Company's Board of Directors (By written opinion collection method) on the time to organize the 2024 Annual General Meeting of Shareholders.

- 3rd meeting: June 27, 2024, the Company's Board of Directors holds the 2nd regular meeting of 2024.

- 4th meeting: July 8, 2024, the 3rd regular meeting of the Board of Directors of the Company in 2024.

- 5th meeting: August 8, 2024, the 4th regular meeting of the Board of Directors of the Company in 2024.

- 6th meeting: September 12, 2024, the 5th regular meeting of the Board of Directors of the Company in 2024.

No.	Full name	Position	Number of meetings	Meeting attendance rate (%)	Reason for not attending
1	Mr. Pham Trung Thai	Chairman	6	100%	
2	Mr. Dang Van Thieu	Board member	6	100%	
3	Mr. Nguyen Trong Hung	Board member	6	100%	
4	Mrs. Tran Thi Thanh Binh	Board member	6	100%	
5	Mrs. Pham Thi Tuyet	Board member	3	100%	
6	Mr. Nguyen Duc Huynh	Board member	3	100%	
7	Mr. Nguyen Hong Thai	Board member	0	0%	Absent 03 sessions with reason and authorization

2. Board of Supervisors:

*** List of members of the Board of Supervisors is as follows:**

No.	Full name	Position	Appointment Date	Dismissal date	Professional qualifications
-----	-----------	----------	------------------	----------------	-----------------------------

1	Ms. Vu Thi Thu Ha	Head of the Board of Supervisors	June 24, 2020	June 28, 2024	Master of Finance and Accounting
2	Mr. Nguyen Duc Huynh	Member of the Board of Supervisors	June 23, 2016	June 28, 2024	Bachelor Accountant
3	Mr. Nguyen Dinh Duc	Head of the Board of Supervisors	June 28, 2024		Master Environment
4	Mr. Do Phu Hong Quan	Member of the Board of Supervisors	June 23, 2023		Bachelor Accountant
5	Mr. Tran Duc Nam	Member of the Board of Supervisors	June 28, 2024		Bachelor Economy

*** Activities of the Board of Supervisors**

In 2024, the Company's Board of Supervisors held 04 meetings in the form of written opinion collection method, including:

- Approve the Board of Supervisors' 2023 performance report and the Board of Supervisors' 2024 performance plan.
- Approve the audited financial statements of 2023 of the Company.
- Approve the draft Reports and Proposals at the 2024 Annual General Meeting of Shareholders.
- Approve the election of the Head of the Board of Supervisors.

No.	Full name	Position	Number of meetings	Meeting attendance rate	Voting percentage (%)	Reason for not attending
1	Ms. Vu Thi Thu Ha	Head of the Board of Supervisors	3	100%	100%	
2	Mr. Do Phu Hong Quan	Member of the Board of Supervisors	4	100%	100%	
3	Mr. Nguyen Duc Huynh	Member of the Board of Supervisors	3	100%	100%	

4	Mr. Nguyen Dinh Duc	Head of the Board of Supervisors	1	100%	100%	Joined on 28/06/2024
5	Mr. Tran Duc Nam	Member of the Board of Supervisors	1	100%	100%	Joined on 28/06/2024

The Company's Board of Supervisors has 03 members (01 Head and 02 Members). The members of the Board of Supervisors are assigned specific tasks in supervision and control, regularly exchange information with each other and fully participate in meetings of the Board of Directors when invited to attend.

In 2024, the Board of Supervisors monitored and inspected compliance with the provisions of the Enterprise Law, the Company's Charter, the implementation of the Resolutions of the General Meeting of Shareholders and the Resolutions of the Company's Board of Directors, specifically as follows:

- Supervise the implementation of basic construction investment projects, investment promotion,...
- Examine the implementation of financial indicators;
- Examine the implementation of salary fund and employee policies and regimes.
- Review the Company's 2024 Financial Statements (audited) to ensure that material errors in financial data are limited, and that the Company's financial statements honestly and reasonably reflect the Company's assets and capital situation.
- Inspect and supervise information disclosure activities of public companies according to current laws.

In 2024, the Board of Supervisors did not receive any requests from Shareholders or groups of Shareholders holding 5% or more of shares to review the Company's operations or the management of the Board of Directors or the Company's Executive Board.

3. Internal persons transactions and remuneration of the Board of Directors and the Board of Supervisors of the Company

*. **Stock transactions of internal persons and persons related to internal persons of the Company:** None

*. **Transactions and contracts of the company with related persons:** None

*. **Salary, bonus, remuneration, benefits:**

No.	Full name	Position	2024
1	Mr. Pham Trung Thai	Chairman of the Board	1.116.239.000

2	Mr. Nguyen Xuan Thanh	Board of Directors' member	60.000.000
3	Mr. Nguyen Trong Hung	Board of Directors' member	60.000.000
4	Mrs. Tran Thi Thanh Binh	Board of Directors' member	60.000.000
5	Mr. Dang Van Thieu	Board of Directors' member/ General Director	657.831.000
6	Mr. Nguyen Duc Huynh	Board of Directors' member	60.000.000
7	Mr. Bui Gia Hung	Deputy General Director	646.384.000
8	Mr. Luong Van Duc	Deputy General Director	647.351.000
9	Mr. Nguyen Dinh Duc	Head of Board of Supervisors	348.133.000
10	Mr. Do Phu Hong Quan	Board of Board of Supervisors	60.000.000
11	Mr. Tran Duc Nam	Board of Board of Supervisors	60.000.000
Total			3.775.938.000

VI. Financial Statements: Attached is the audited 2024 Financial Statement issued on March 10, 2025.

Recipient:

- As sent;
- Company Board of Supervisors (For information);
- Company Board of Managements (For information);
- Company Secretary (For information);
- Company Website (For posting);
- Archived: Office, BoD's Office.

**LEGAL REPRESENTATIVE
CHAIRMAN OF THE BOARD OF
DIRECTORS**



Pham Trung Thai

AUDITED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

**VIETNAM RUBBER INDUSTRIAL ZONE AND
URBAN DEVELOPMENT JOINT STOCK
COMPANY**



TABLE OF CONTENTS

---- oOo ----

	Pages
1. REPORT OF THE BOARD OF DIRECTORS AND BOARD OF GENERAL DIRECTORS	01 - 03
2. INDEPENDENT AUDITOR'S REPORT	04 - 06
3. BALANCE SHEET	07 - 09
4. INCOME STATEMENT	10
5. CASH FLOW STATEMENT	11
6. NOTES TO THE FINANCIAL STATEMENTS	12 - 45

VIỆT NAM
C
VÀ
HAI B

REPORT OF THE BOARD OF DIRECTORS AND BOARD OF GENERAL DIRECTORS

For the financial year ended 31 December 2024

The Board of Directors and the Board of General Directors have the honor of submitting this Report together with the audited financial statements for the financial year ended 31 December 2024.

1. Business highlights

Establishment:

The Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company (referred to as the "Company") is a joint stock company operating under Business Registration Certificate No. 0800300443, initially registered on October 4, 2023, and issued by the Department of Planning and Investment of Hai Duong Province, with its 10th amendment dated June 28, 2023.

Form of ownership:

Joint Stock Company

The Company's business activities:

Trading in real estate, land use rights of owners, users or lessees

Details: Investing in the construction of infrastructure and operating industrial zones; leasing land, warehouses, offices, residential houses, and parking lots; trading infrastructure of industrial parks and urban areas, and services after industrial parks and urban areas come into operation.

Transaction name in English: VIET NAM RUBBER INDUSTRIAL ZONE AND URBAN DEVELOPMENT JOINT STOCK COMPANY

In short: VRG.VN

Listing code: VRG

Head office: Cong Hoa Industrial Zone, Cong Hoa Ward, Chi Linh City, Hai Duong Province

2. Financial position and operating results:

The Company's financial position and the results of its operation are presented in the accompanying financial statements.

3. Members of the Board of Directors, Board of General Directors and Chief Accountant:

Members of the Board of Directors, Board of General Directors and Chief Accountant during the year and to the date of the financial statements are:

Board of Directors

Mr.	Pham Trung Thai	Chairman of the Board of Directors
Mr.	Nguyen Xuan Thanh	Member
Mr.	Le Van Chanh	Member (Resigned on June 28, 2024)
Mr.	Nguyen The Nghia	Member (Resigned on June 28, 2024)
Mr.	Nguyen Trong Hung	Member
Mrs.	Tran Thi Thanh Binh	Member
Mr.	Dang Van Thieu	Member
Mr.	Nguyen Duc Huynh	Member (Appointed on June 28, 2024)
Mr.	Nguyen Hong Thai	Member (Appointed on June 28, 2024)
Mrs.	Pham Thi Tuyet	Member (Appointed on June 28, 2024)

REPORT OF THE BOARD OF DIRECTORS AND BOARD OF GENERAL DIRECTORS

For the financial year ended 31 December 2024

Supervisory Board

Mr.	Nguyen Dinh Duc	Head of the Supervisory Board (Appointed on November 29, 2024)
Mrs.	Vu Thi Thu Ha	Head of the Supervisory Board (Resigned on June 28, 2024)
Mr.	Nguyen Duc Huynh	Member
Mr.	Do Phu Hong Quan	Member
Mr.	Tran Duc Nam	Member

Board of General Directors and Chief Accountant

Mr.	Dang Van Thieu	General Director
Mr.	Bui Gia Hung	Deputy General Director
Mr.	Luong Van Duc	Deputy General Director
Mr.	Mai The Thu	Chief Accountant

The legal representative of the Company during the period and up to the date of the financial report is as follows:

Mr.	Pham Trung Thai	Chairman of the Board of Directors
-----	-----------------	------------------------------------

Mr. Pham Trung Thai has authorized Mr. Dang Van Thieu to sign the financial statements for the fiscal year ended December 31, 2024, according to the Power of Attorney No. 292/GUQ-HDQT dated December 12, 2023.

4. Independent Auditor

Branch of MOORE AISC Auditing and Informatics Services Company Limited has been appointed as an independent auditor for the financial year ended 31 December 2024.

5. Commitment of the Board of Directors and Board of General Directors

The Board of Directors and Board of General Directors are responsible for the preparation of the Financial Statements which give a true and fair view of the financial position of the Company as at 31 December 2024, its results of operation and cash flows for the financial year ended 31 December 2024. In order to prepare these Financial Statements, the Board of Directors and Board of General Directors have considered and complied with the following matters:

- Selected appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- Prepared the Financial Statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Directors and Board of General Directors are responsible for ensuring that proper accounting records are kept and maintained, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Financial Statements are prepared in compliance with the accounting regime stated in Notes to the Financial Statements. The Board of Directors and Board of General Directors are also responsible for safeguarding the Company's assets, and hence taking reasonable steps for the prevention and detection of frauds and other irregularities.

REPORT OF THE BOARD OF DIRECTORS AND BOARD OF GENERAL DIRECTORS

For the financial year ended 31 December 2024

6. Confirmation

The Board of Directors and Board of General Directors, in their opinion, confirmed that the Financial Statements including the Balance Sheet as at 31 December 2024, the Income Statement, the Cash Flow Statement and accompanying Notes, which expressed a true and fair view of the financial position of the Company as well as its operating results and cash flows for the financial year ended 31 December 2024.

The Financial Statements are prepared in accordance with Vietnamese Accounting Standards and System.

Hai Duong, March 10, 2025

For and on behalf of the Board of Directors and Board of General Directors



Dang Van Thieu

General Director

102-
VH
NHH
ÁN
IN HC
.SC
TP.

No. A0724088 /MOOREAISHN-TC

INDEPENDENT AUDITOR'S REPORT

**To: Shareholders, Board of Directors and Board of General Directors
Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company**

We have audited the accompanying Financial Statements of Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company (referred to as the "Company"), as prepared on March 10, 2025, form pages 07 to 45, which comprise the Balance Sheet as at December 31, 2024, the Income Statement, the Cash Flow Statement for the financial year then ended and the Notes to the Financial Statements.

Responsibility of the Board of Directors and Board of General Directors

The Board of Directors and Board of General Directors are responsible for the preparation and fair presentation of the Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and prevailing regulations applicable to the preparation and presentation of the Financial Statements and also for the internal control which the Board of Directors and Board of General Directors consider necessary for the preparation and fair presentation of the Financial Statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

Our responsibility is to express an opinion on the 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 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 an 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 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 Board of Directors and Board of General Directors 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.

Auditor's opinion

In our opinion, the Financial Statements give a true and fair view, in all material respects, of the financial position of Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company as at December 31, 2024 as well as the results of its operation and its cash flows for the financial year ended December 31, 2024 in compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other statutory requirements related to the preparation and presentation of the Financial Statements.

Emphasise of Matter

We would like to draw the readers' attention to Note 3. Trade receivables - Notes to the financial statements for the accounting period ended December 31, 2024. The Company's receivable from Nice Ceramic Co., Ltd as at December 31, 2024 is VND 29,122,954,114 , which arises from the land lease agreement signed between Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company and Nice Ceramic Co., Ltd on February 8, 2014 (including land rental fee and infrastructure management, maintenance, and repair fees accrued from 2016 to present). Nice Ceramic Company Limited submitted Official Letter No. 01/CV-NICE on January 2, 2019, to the People's Committee of Hai Duong Province, requesting exemption and reduction of land rental fees and infrastructure management, maintenance, and repair fees. In response, the Hai Duong Tax Department issued Official Letter No. 356/CT-QLCKTTD on January 23, 2019, denying the request. Consequently, the Company annually sends debt confirmation letters to Nice Ceramic Company Limited but has yet to receive a response.

Due to the fact that this receivable has been outstanding for a long time and remains uncollectable due to the reasons mentioned above, the Company has made provisions for this receivable in accordance with regulations and will continue to require Nice Ceramic Co., Ltd. to make payments as per the signed contract. The total provision made as at December 31, 2024, is VND 24,348,832,256. The entire provision expense is excluded when determining Corporate Income Tax.

On December 19, 2023, Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company signed a legal service contract with Herman, Henry & Dominic (EZLAW) Law Firm for legal consultation and support for debt recovery from Nice Ceramic Co., Ltd. On January 11, 2024, the Company filed a lawsuit against Nice Ceramic Co., Ltd. to the People's Court of Chi Linh City, Hai Duong Province, to recover the debt.

On July 3, 2024, the People's Court of Chi Linh City issued an Invitation No. 05/TB-TA for Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company and Nice Ceramic Co., Ltd. to attend a mediation session at 8:00 a.m. on July 11, 2024, at the People's Court of Chi Linh City, address: Bich Dong - Tan Tien residential area, Cong Hoa Ward, Chi Linh City, Hai Duong Province. On July 8, 2024, Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company received the above invitation and issued Official Letter No. 202/CV-VRGdated July 8, 2024, in reply to the invitation to attend the mediation session No. 05/TB-TA dated July 3, 2024 from the People's Court of Chi Linh City, Hai Duong Province, requesting to postpone the mediation session to August 1, 2024.

Our auditor's opinion is not related to this matter.

Other matter

The financial statements for the fiscal year ended December 31, 2023, was audited by TTP Audit Company Limited. The auditor expressed an unqualified opinion on this financial statements on March 22, 2024.

The Independent Auditor's Report is prepared in Vietnamese and English. In the event of any discrepancies or inconsistencies between the Vietnamese and English versions, the Vietnamese version shall prevail.

Hanoi, March 10, 2025

Branch of MOORE AISC Auditing and Informatics Services Co., Ltd



Nguyen Thi Phuong
Deputy Director
Audit Practising Registration Certificate
No. 4945-2024-005-1

A blue ink signature, likely of Phan Cong Van, written in a cursive style.

Phan Cong Van
Auditor
Audit Practising Registration Certificate
No. 5298-2021-005-1

BALANCE SHEET

As at 31 December 2024

Unit: VND

ASSETS	Code	Notes	31/12/2024	01/01/2024
A. CURRENT ASSETS	100		405,188,890,643	583,708,820,610
I. Cash and cash equivalents	110	V.1	126,784,068,194	196,312,944,765
1. Cash	111		13,384,068,194	31,312,944,765
2. Cash equivalents	112		113,400,000,000	165,000,000,000
II. Short-term financial investments	120	V.2	150,018,633,929	220,018,633,929
1. Trading securities	121		18,633,929	18,633,929
2. Held-to-maturity investments	123		150,000,000,000	220,000,000,000
III. Short-term receivables	130		103,539,911,060	166,544,221,956
1. Short-term trade receivables	131	V.3	70,015,966,148	29,323,476,146
2. Short-term prepayments to suppliers	132	V.4	29,950,052,241	30,462,530,101
3. Other short-term receivables	136	V.5a	28,653,232,149	128,849,568,760
4. Provision for short-term doubtful receivables	137	V.3, V.5	(25,079,339,478)	(22,091,353,051)
IV. Inventories	140		159,675,000	-
1. Inventories	141	V.7	159,675,000	-
IV. Other current assets	150		24,686,602,460	833,019,960
1. Short-term prepaid expenses	151	V.8a	152,937,733	174,955,091
2. Deductible value added tax	152		711,394,681	-
3. Taxes and other receivables from the State	153		23,822,270,046	658,064,869

BALANCE SHEET

As at 31 December 2024

Unit: VND

ASSETS	Code	Notes	31/12/2024	01/01/2024
B. LONG-TERM ASSETS	200		623,356,872,792	586,234,979,894
I. Long-term receivables	210		89,861,655,128	89,838,355,128
1. Other long-term receivables	216	V.5b	89,861,655,128	89,838,355,128
II. Fixed assets	220		89,829,313,154	99,524,271,116
1. Tangible fixed assets	221	V.10	89,829,313,154	99,524,271,116
- Cost	222		147,579,258,109	147,450,366,410
- Accumulated depreciation	223		(57,749,944,955)	(47,926,095,294)
2. Intangible fixed assets	227	V.11	-	-
- Cost	228		30,000,000	30,000,000
- Accumulated amortization	229		(30,000,000)	(30,000,000)
III. Investment properties	230	V.12	87,885,170,106	90,562,424,754
- Cost	231		102,695,821,943	102,695,821,943
- Accumulated amortization	232		(14,810,651,837)	(12,133,397,189)
IV. Long-term assets in progress	240		330,272,494,504	281,326,669,424
1. Construction in progress	242	V.9	330,272,494,504	281,326,669,424
V. Long-term-financial investments	250	V.2	25,300,000,000	24,913,859,856
1. Investments in other entities	253		25,799,950,000	25,799,950,000
2. Provision for long-term financial investments	254		(499,950,000)	(886,090,144)
VI. Other long term assets	260		208,239,900	69,399,616
1. Long-term prepaid expenses	261	V.8b	208,239,900	69,399,616
TOTAL ASSETS	270		1,028,545,763,435	1,169,943,800,504

BALANCE SHEET

As at 31 December 2024

Unit: VND

RESOURCES	Code	Notes	31/12/2024	01/01/2024
C. LIABILITIES	300		621,233,706,213	711,921,787,723
I. Current liabilities	310		88,313,792,475	161,676,214,203
1. Short-term trade payables	311	V.13	17,129,321,996	23,060,828,914
2. Taxes and other payables to the State	313	V.14	16,193,429,690	75,192,521,279
3. Payables to employees	314		26,333,477,380	31,535,924,520
4. Short-term accrued expenses	315	V.15	5,231,675,971	19,010,549,705
5. Short-term unearned revenue	318	V.16	8,305,864,296	8,305,864,296
6. Other short-term payables	319	V.17	5,295,514,788	3,653,017,135
7. Bonus and welfare fund	322		9,824,508,354	917,508,354
II. Long-term liabilities	330		532,919,913,738	550,245,573,520
1. Long-term accrued expense	333	V.15	265,090,384,022	274,110,179,508
2. Long-term unearned revenue	336	V.16	267,812,504,827	276,118,369,123
3. Others long term payables	337	V.17	17,024,889	17,024,889
D. OWNERS' EQUITY	400	V.18	407,312,057,222	458,022,012,781
I. Owners' equity	410		407,312,057,222	458,022,012,781
1. Owners' contributed capital	411		258,948,680,000	258,948,680,000
- Common shares with voting rights	411a		258,948,680,000	258,948,680,000
2. Share premium	412		2,180,000,000	2,180,000,000
3. Investment and Development Fund	418		14,721,675,544	7,221,675,544
4. Undistributed profit after tax	421		131,461,701,678	189,671,657,237
- Undistributed profit after tax accumulated to the end of the previous period	421a		72,771,158,837	3,083,742,500
- Undistributed profit after tax in the current period	421b		58,690,542,841	186,587,914,737
TOTAL RESOURCES	440		1,028,545,763,435	1,169,943,800,504

Hai Duong, March 10, 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Hoang Thi Nham



Mai The Thu



Dang Van Thieu

INCOME STATEMENT

For the financial year ended 31 December 2024

Unit: VND

ITEMS	Code	Notes	Year 2024	Year 2023
1. Revenue from goods sold and services rendered	01	VI.1	113,587,777,352	548,836,250,142
2. Revenue deductions	02		-	-
3. Net revenue from goods sold and services rendered	10		113,587,777,352	548,836,250,142
4. Cost of goods sold	11	VI.2	8,464,771,157	227,619,795,351
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		105,123,006,195	321,216,454,791
6. Financial income	21	VI.3	8,964,416,728	2,659,057,034
7. Financial expenses	22	VI.4	816,185,611	858,140,135
<i>In which: Interest expense</i>	23		-	-
8. Selling expense	25	VI.5	2,689,937,503	22,809,624,915
9. General and administrative expenses	26	VI.6	28,036,801,997	60,230,894,734
10. Net profit from operating activities (30 = 20 + (21 - 22) - (25 + 26))	30		82,544,497,812	239,976,852,041
11. Other income	31	VI.6	6,000,000	8,470,466
12. Other expenses	32	VI.7	772,616,065	556,329,109
13. Other profit (40 = 31 - 32)	40		(766,616,065)	(547,858,643)
14. Total accounting profit before tax (50 = 30 + 40)	50		81,777,881,747	239,428,993,398
15. Current Corporate income tax expense	51	VI.10	23,087,338,906	52,841,078,661
17. Profit after Corporate income tax (60 = 50 - 51 - 52)	60		58,690,542,841	186,587,914,737
18. Basic earnings per share	70		2,266	6,781

Hai Duong, March 10, 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Hoang Thi Nham



Mai The Thu



Dang Van Thieu

CASH FLOW STATEMENT

(Under direct method)

For the financial year ended 31 December 2024

Unit: VND

ITEMS	Code	Notes	Year 2024	Year 2023
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Revenue from goods sold and services rendered and other revenues	01		163,823,290,495	513,963,259,809
2. Cash paid to suppliers	02		(48,620,511,569)	(30,858,663,968)
3. Cash paid to employees	03		(14,497,151,742)	(7,914,884,492)
4. Corporate income tax paid	05		(57,300,379,997)	(13,521,410,531)
5. Other income from operating activities	06		11,232,901,946	105,563,820,048
6. Other payments for operating activities	07		(48,037,452,310)	(71,451,275,796)
Net cash flows from operating activities	20		6,600,696,823	495,780,845,070
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets and other long-term assets	21		(59,138,429,325)	(128,078,614,688)
2. Loans granted, purchases of debt instruments of other entities	23		-	(220,000,000,000)
3. Collection of loans, proceeds from sales of debt instruments of other entities	24		70,000,000,000	55,000,000,000
4. Proceeds from interests, dividends and profits received	27		9,209,529,499	3,068,060,793
Net cash flows from investing activities	30		20,071,100,174	(290,010,553,895)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Dividends, profits paid to owners	36		(96,201,348,747)	(45,759,171,733)
Net cash flows from financing activities	40		(96,201,348,747)	(45,759,171,733)
Net cash flows for the year (50 = 20+30+40)	50		(69,529,551,750)	160,011,119,442
Cash and cash equivalents at beginning of the year	60		196,312,944,765	36,301,825,323
Effect of exchange rate fluctuations	61		675,179	-
Cash and cash equivalents at end of the year (70 = 50+60+61)	70	V.1	126,784,068,194	196,312,944,765

Hai Duong, March 10, 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Hoang Thi Nham



Mai The Thu



Dang Van Thieu

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

I. BUSINESS HIGHLIGHTS

1. Establishments

The Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company (referred to as the "Company") is a joint stock company operating under Business Registration Certificate No. 0800300443, initially registered on October 4, 2023, and issued by the Department of Planning and Investment of Hai Duong Province, with its 10th amendment dated June 28, 2023.

Form of ownership

Joint Stock Company

Transaction name in English:

VIET NAM RUBBER INDUSTRIAL ZONE AND URBAN DEVELOPMENT JOINT
STOCK COMPANY

In short:

VRG.VN

Listing code:

VRG

Head office:

Cong Hoa Industrial Zone, Cong Hoa Ward, Chi Linh City, Hai Duong Province

2. Business sector

Industrial park infrastructure investment.

3. Main business lines

Trading in real estate, land use rights of owners, users or lessees

Details: Investing in the construction of infrastructure and operating industrial zones; leasing land, warehouses, offices, residential houses, and parking lots; trading infrastructure of industrial parks and urban areas, and services after industrial parks and urban areas come into operation.

4. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning on 01 January and ending on 31 December.

5. Total employees as at 31 December 2024: 54 persons. (As at 31 December 2023: 46 persons)

6. Disclosure of the comparability of information in the Financial Statements

The selection of figures and information needs to be presented in the Financial Statements based on the principles of comparability among corresponding accounting periods.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

II. FINANCIAL YEAR AND REPORTING CURRENCY

1. Financial year

The Company's financial year begins on 01 January and ends on 31 December annually.

2. Reporting currency

Vietnamese Dong (VND) is used as a currency unit for accounting records.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIMES

1. Applicable accounting regime

The company applies the accounting standards and the Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular 53/2016/TT-BTC dated March 21, 2016, amending and supplementing certain provisions of Circular 200/2014/TT-BTC, and other circulars guiding the implementation of accounting standards by the Ministry of Finance in the preparation and presentation of financial statements.

2. Disclosure of compliance with Vietnamese Accounting Standards and system

The Board of General Directors ensures compliance with the requirements of Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 on amending, supplementing a number of articles of No. 200/2014/TT-BTC, and circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis for preparation of the financial statements

Financial statements are prepared based on an accrual accounting basis (except for information related to cash flows).

The financial statements in Vietnamese are the Company's official statutory financial statements. The English version is a translation thereof.

2. Foreign currency transactions

The Company translated foreign currencies into Vietnamese Dong at the actual rate and book rate.

Principles for determining the actual rate

- The actual transaction exchange rate is the rate specified in the foreign exchange purchase and sale contract between the Company and the commercial bank;
- The exchange rate for recognizing receivables is the buying rate of the commercial bank where the Company designates the customer to make payment at the time of transaction;
- The exchange rate for recognizing payables is the selling rate of the commercial bank where the Company plans to conduct the transaction at the time of transaction;
- The exchange rate for acquiring assets or making immediate payments in foreign currency is the buying rate of the commercial bank where the Company makes the payment.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

2. Foreign currency transactions (continued)

Principles for determining exchange rates at the end of the accounting period

The year-end balances of monetary items (cash, cash equivalents, receivables, and payables, excluding prepayments to suppliers, advances from customers, prepaid expenses, deposits, and unearned revenues) denominated in foreign currency are revalued at the actual transaction exchange rate quoted at the balance sheet date:

- The actual transaction exchange rate when revaluing monetary items denominated in foreign currency classified as assets: apply the buying exchange rate;
- The actual transaction exchange rate when revaluing monetary items denominated in foreign currency classified as liabilities: apply the selling exchange rate;

Exchange differences arising during the year from foreign currency transactions are recognized in the operating results. Exchange differences resulting from the revaluation of monetary items denominated in foreign currencies at the end of the financial year, after offsetting increases and decreases, are recognized in the operating results."

Principles for determining book rate

When recovering receivables, deposits, collaterals or payments for payables in foreign currencies, the Company uses a specific identification book rate.

When making payments in foreign currencies, the Company uses a moving weighted average rate.

3. Principles for recording cash and cash equivalents

Cash includes cash on hand, demand deposits.

Cash equivalents comprise term deposits, short-term investments with an original maturity of three months or less since investment date, high liquidity and are able to convert to a known amount of cash and subject to an insignificant risk of changes in value.

4. Principle for accounting financial investments

Principle for accounting trading securities

Trading securities include stocks and bonds listed on the stock market; securities and other financial instruments held for trading purposes (including securities with a maturity of more than 12 months purchased and sold for profit).

Trading securities are recorded at cost, including purchase price plus (+) purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees, and banking charges. The original cost of trading securities is determined based on the fair value of the payments at the time of transactions. The time to recognize trading securities is the time when investors have ownership rights, specifically as follows:

- Listed securities are recorded at the time of order matching (T+0);
- Unlisted securities are recognized at the time of official ownership in accordance with the law.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

4. Principle for accounting financial investments (continued)

Provision for devaluation of trading securities is made for a possible loss in value when there is firm evidence that the market value of securities held by the Company for trading purposes is impaired from book value. Provision is made based on the market value of trading securities at the time of preparation of the financial statements.

Principles for accounting held-to-maturity investments

Held-to-maturity investments include term deposits to earn periodic interest.

Held-to-maturity investments are initially recognized at cost, including the purchase price and costs associated with the acquisition of the investments. After initial recognition, if provisions for doubtful debts have not been made as required by law, these investments are evaluated at their recoverable values. When there is firm evidence that part or all of the investment may not be recovered, the loss is recognized as financial expenses during the year and a decrease in the investment value.

Principles of recording financial investments in subsidiaries, joint ventures, associates

The investments in subsidiaries are recognized when the Corporation holds more than 50% of voting rights and has the power to govern the financial and operating policies in order to obtain economic benefits from the subsidiaries' operation. When the Company ceases to control the subsidiaries, the investment in the subsidiaries will be written down.

The investment in Joint-ventures is recorded when the Company holds joint control over these entities' financial and operating policies. When the Company ceases to control these entities, the investment will be written down.

The investments in associates are recognized when the Corporation holds from 20% to less than 50% of voting rights of those companies and has considerable influence over their decisions on the financial and operating policies.

Investments in subsidiaries, joint-venture, associates are initially recognized under original cost and will not be adjusted thereafter for changes in investors' share of net assets of the investee. Original cost comprises purchase cost and directly attributable expenses to the investment. In a case the investment is by non-monetary investment, the investment fee is recognized under the fair value of these assets at the date of occurrence.

Principles for recording equity investments in other entities

Equity investments in other entities are the investments in other entities' equity instruments but the Company has no control or joint control and has significant influence over the investee.

The investments are stated at the original cost including the purchase price and costs directly attributable to the investment. In case of the investments in non-monetary assets, the investment fee should be recorded at the fair value of the non-monetary assets at the date of occurrence.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

5. Principle for recording trade receivables and other receivables

Principle for recording receivables: At cost less provision for doubtful receivables.

The classification of the receivables as trade receivables and other receivables depends on the nature of the transaction or relationship between the company and the debtor.

Method of making provision for doubtful receivables: Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankruptcy, making procedures for dissolution, go missing or run away, etc.

6. Principle of recording inventories

Principle of recording inventories: Inventories are stated at cost less (-) the provision for the devaluation of obsolete and deteriorated inventories.

Original costs are determined as follows:

- **Materials and merchandise:** consists of purchase cost and other directly attributable costs in bringing the inventories to their present location and condition.

Method of calculating inventories' value: Weighted average method

Method of accounting for the inventories: Perpetual method

Method of making provision for the devaluation of inventories: Provision for the devaluation of inventories is made when the net realizable value of inventories is lower than their original cost. Net realizable value is the estimated selling price less the estimated costs of completion and selling expenses. Provision for the devaluation of inventories is the difference between the cost of inventories greater than their net realizable value. Provision for the devaluation of inventories is made for each inventory with the cost greater than the net realizable value.

7. Principle for recording and depreciating fixed assets

7.1. Principle of recording tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The original cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition for its intended use. The expenditures incurred beyond their originally assessed standard of performance are capitalized as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the period.

When the assets are sold or disposed of, their original costs and the accumulated depreciation which have been written off and any gain or loss on disposal of assets are recorded as income or expenses in the period.

The original cost of purchased tangible fixed assets shall consist of the purchase price (less (-) trade discounts or reduction), taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

The original cost of a tangible fixed asset formed from capital construction under the mode of tendering shall be the finalization price of the construction project, other relevant fees plus registration fee (if any).

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

7. Principle for recording and depreciating fixed assets (continued)

7.2. Principles for recording intangible fixed assets:

Intangible fixed assets are stated at cost less accumulated amortization. The original cost of an intangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. Costs related to intangible fixed assets incurred after initial recognition are recorded as operating costs in the period unless these costs are associated with a specific intangible fixed asset and increase economic benefits from these assets.

When the intangible fixed assets are sold or disposed of, their original costs and the accumulated depreciation which have been written off, and any gain or loss from the disposal of assets are recorded as income or expense during the year.

Computer software

Computer software is the total cost incurred by the Company up to the time the software is put into use and is amortized on a straight-line basis over its useful life.

7.3. Method of depreciating fixed assets

Fixed assets are depreciated on a straight-line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful lives of the fixed assets are as follows:

<i>Factory buildings, structures</i>	<i>10 - 15 years</i>
<i>Machinery and equipment</i>	<i>05 - 08 years</i>
<i>Transportation and facilities</i>	<i>06 years</i>
<i>Management equipment, tool</i>	<i>03 - 05 years</i>
<i>Intangible fixed assets</i>	<i>3 years</i>

8. Principles for recording construction in progress

Construction in progress is stated at the original cost. These are all necessary costs for new purchasing fixed assets, building, or repairing, improving, extending or equipping the works such as expenses of construction, equipment, compensation, support and re-residence, project management, consultancy on construction investment and other expenses.

These costs are capitalized as an additional cost of the asset when the works have been completed. After the works have been finalized, the asset will be handed over and put into ready use.

9. Principles for recognition and depreciation in investment property

Principles for recognition in investment property: initially recognized at cost.

The cost of investment property: Includes all costs incurred by the Company or the fair value of the consideration given to acquire the investment property up to the date of purchase or complete construction of the investment property.

Investment property held for rental: depreciation is recognized using the straight-line method based on the estimated useful life of the investment property.

The estimated useful life of investment properties held for rental is as follows:

<i>Factory buildings, structures</i>	<i>48 years</i>
<i>Land use rights</i>	<i>48 years</i>

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

10. Principles for recording prepaid expenses

Prepaid expenses at the Company include actual costs that have been incurred but are related to the business operations of multiple accounting periods.

Prepaid expense allocation method: Prepaid expenses are calculated and allocated to business operating expenses for each period using the straight-line method. Based on the nature and extent of each type of expense, the allocation period is as follows: short-term prepaid expenses are allocated within 12 months; long-term prepaid expenses are allocated over 12 months.

11. Principles for recording liabilities

Liabilities are recorded at the original cost and not lower than the payment obligation.

The Company classifies liabilities into trade payables, internal payables and other payables depending on the nature of transactions and the relationship between the Company and debtors.

Liabilities must be recorded in detail according to the payment schedule, creditor, original currency (including the revaluation of liabilities that meet the definition of monetary items denominated in foreign currencies) and other factors as per the Company's management

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable will be immediately recorded under prudent principles.

12. Principles for recording accrued expenses

Accrued expenses reflect amounts owed for goods or services received from suppliers or provided to customers but not yet paid due to the absence of invoices or insufficient accounting documents, as well as payables to employees for annual leave, and production and business expenses that must be accrued in advance..

The accounting of accrued expenses into production and business expenses for the period must follow the matching principle between revenue and expenses incurred in the period. Actual expenses incurred must be settled against the accrued expenses that were previously recognized, and any differences will be reversed or further recorded as expenses.

13. Principles for recording unearned revenue

Unearned revenue is revenue that will be recognized in accordance with the obligations the Company must fulfill in one or more future accounting periods.

Unearned revenue includes advances from customers in advance for one or more accounting periods related to property rentals; prepaid interest on loans or purchasing debt instruments; the difference between installment sales price and cash sales price; revenue corresponding to the value of goods, services or discounts granted to customers through loyalty programs...

The method of allocating unearned revenue is based on the matching principle, which matches the revenue with the obligations that the Company will fulfill in one or more subsequent accounting periods.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

14. Principles for recording owner's equity

Owner's contributed capital

The owner's contributed capital is the amount that is initially contributed by members and supplemented from the shareholders. The owners' equity will be recorded at the actually contributed capital by cash or assets in the early establishment period or additional mobilization to expand the operation.

Share Premium: Represents the positive difference between the issue price of shares and their par value when shares are first issued or when additional shares are issued. It also reflects the difference between the actual amount received and the repurchase price when treasury shares are reissued. In case of repurchasing for immediate cancellation on the purchase date, the value of the shares is recorded as a reduction in business capital at the actual repurchase price and this reduction must be detailed by par value and the share premium of the repurchased shares.

Principles for recording undistributed profit:

Undistributed after-tax profit reflects the operating results (profit, loss) after corporate income tax and the distribution or handling of profits or losses by the Company. In the case of paying dividends or distributing profits to shareholders exceeding the undistributed after-tax profit, this is recognized as a reduction in contributed capital. Undistributed after-tax profit may be distributed to investors based on their capital contribution ratio, after being approved by the General Meeting of Shareholders/Board of Directors and after allocating funds according to the Company's Charter and the regulations of Vietnamese law.

Dividends payable to shareholders are recognized as a liability in the Company's Balance Sheet after the Board of Directors' announcement of dividend distribution and the announcement of the record date for dividend entitlement by the Vietnam Securities Depository.

15. Principles and methods for recording revenues and other income

Principles and methods for recording revenue from services rendered

Revenue from a service rendered is recognized when the transaction results can be measured reliably. In a case where the services are rendered in several periods, the revenue will be recorded by the part of completed works at the end of the accounting period.

Revenue from services rendered is recognized when all four (4) of the following conditions are satisfied simultaneously: 1. The revenue is determined firmly. When the contract specifies that buyers are entitled to return the service they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have the right to return service; 2. The economic benefits associated with the transaction have flown or will flow from the supply of the provided service; 3. Part of completed works can be determined at the balance sheet date; 4. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Principles for recording lease industrial park infrastructure

Revenue from leasing industrial park infrastructure is recognized on a straight-line basis over the lease term. Rent received in advance for multiple years is allocated to revenue in accordance with the lease term.

In cases where the lease term exceeds 90% of the asset's useful life, the Company applies the one-time revenue recognition method for the entire advance rent received, provided that all of the following conditions are met: 1. The lessee has no right to terminate the lease contract, and the Company has no obligation to return the advance rent under any circumstances or in any form; 2. The advance rent received from the lease is no less than 90% of the total rent expected to be collected under the lease contract over the entire lease term, and the lessee must pay the entire lease amount within 12 months from the start date of the lease; 3. Almost all risks and benefits associated with ownership of the leased asset have been transferred to the lessee.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

15. Principles and methods for recording revenues and other income (continued)

Principles and methods for recording financial income

Interest income is recognized when two conditions are satisfied simultaneously: 1. It is possible to obtain economic benefits from the concerned transactions; 2. Income is determined with relative certainty.

Distributed dividends and profits are recognized when the Company is entitled to receive dividends or profits from capital contributions. Dividends received in shares are only tracked by the number of additional shares rather than their value at par.

16. Principles and methods of recording cost of goods sold

The cost of goods sold reflects the costs of goods, products and services, investment properties; the production cost of construction products (for construction companies) sold in the period; Costs related to real estate business activities, and other costs recorded in the cost of goods sold or recorded as a decrease in the cost of goods sold in the reporting period. The cost of goods sold is recorded at the date the transaction incurs or is likely to incur in the future regardless of whether payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on the matching principle. Expenses exceeding normal consumption levels are recorded immediately to the cost of goods sold on a prudent principle.

17. Principles and methods for recording financial expenses

Financial expenses include expenses or losses related to the financial investment, lending and borrowing cost, equity investments in joint ventures, associates, loss from the transfer of short-term securities, expenses for trading securities...; Provision for the devaluation of financial investment, loss from selling foreign currencies, foreign exchange loss, and other financial expenses.

Financial expenses are recorded in detail by their content of actual expenses incurred in the period and determined reliably when there is reliable evidence of these expenses.

18. Principles and methods for recording current Corporate income tax expense

Current Corporate income tax expense sets a basis for determining operating results after tax of the Company in the current fiscal year.

Current Corporate tax expense is the tax payable on the taxable income and tax rate enacted in the current year.

Taxes payable to the state budget will be finalized with the tax authorities. The difference between the tax payables on the books and those under finalization will be adjusted when having official finalization with the tax authorities.

19. Principles for recording earnings per share

Earnings Per Share (EPS) is calculated by dividing the profit or loss attributable to common shareholders, after deducting the Bonus and Welfare Fund established during the period, by the weighted-average number of common shares outstanding during that period.

Diluted earnings per share is calculated by dividing the after-tax profit or loss allocated to shareholders holding common shares of the Company (after adjusting for dividends on convertible preferred shares) by the weighted average number of common shares outstanding during the period, and the weighted average number of common shares that would be issued if all potential dilutive common shares were converted into common shares.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

20. Financial instrument

Initial recognition

Financial assets

According to Circular No. 210/2009/TT-BTC dated November 6, 2009 ("Circular 210"), financial assets are appropriately classified, for the purpose of disclosure in financial statements, into financial assets measured at fair value through profit or loss, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The company decides to classify these financial assets at the time of initial recognition

At the time of initial recognition, financial assets are determined at cost plus directly attributable transaction costs.

The Company's financial assets include cash and short-term deposits, receivables from customers and other receivables, loans, listed and unlisted financial instruments, and derivative financial instruments.

Financial liabilities

Financial liabilities, as per the scope of Circular 210, for the purpose of disclosure in financial statements, are appropriately classified into financial liabilities recognized through profit or loss and financial liabilities measured at amortized cost. The company determines the classification of these financial liabilities at the time of initial recognition.

All financial liabilities are initially recognized at cost plus any directly attributable transaction costs.

The Company's financial liabilities include accounts payable to suppliers, other payables, debts and loans, and derivative financial instruments.

Value after initial recognition

Currently, there is no requirement to remeasure the value of financial instruments after initial recognition.

21. Related parties

Related parties are businesses or individuals, directly or indirectly through one or more intermediaries, who have control over or are controlled by the company. Related parties also include those individuals who directly or indirectly hold voting rights and have significant influence over the company, key management positions such as the Board of General Directors, Board of Directors, close family members of these individuals, or associated entities with these individuals. When considering the relationship between related parties, the nature of the relationship is emphasized, not just the legal form.

22. Principles for presenting assets, revenue, and business results by segment

A business segment includes segments based on business activities and geographic areas

A business segment based on business activities is a distinguishable part of the company engaged in the production or provision of individual products, services, or a group of related products or services, where this segment has different economic risks and benefits compared to other business segments.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

V. ADDITIONAL INFORMATION FOR ITEMS IN THE BALANCE SHEET

1. Cash and cash equivalents	31/12/2024	01/01/2024
Cash	13,384,068,194	31,312,944,765
Cash on hand	8,556,742,147	12,039,045,723
Demand deposits	4,827,326,047	19,273,899,042
Cash equivalents	113,400,000,000	165,000,000,000
Term deposits of 3 months or less (*)	113,400,000,000	165,000,000,000
Total	126,784,068,194	196,312,944,765

(*) Details:

Contract	Deposit date	Balance	Interest rate	Term
At Vietnam Joint Stock Commercial Bank for Industry and Trade				
25/2024/HDTG/BIDV-KCNCS	02/12/2024	30,000,000,000	3.20%	3 months
26/2024/HDTG/BIDV-KCNCS	02/12/2024	20,000,000,000	2.90%	1 month
27/2024/HDTG/BIDV-KCNCS	02/12/2024	10,000,000,000	2.90%	1 month
28/2024/HDTG/BIDV-KCNCS	02/12/2024	10,000,000,000	2.90%	1 month
03/2024/HDTG/1001772/HDTG	06/04/2024	5,000,000,000	1.60%	1 month
04/2024/HDTG/1001772/HDTG	06/03/2024	5,500,000,000	2.40%	3 months
06/2024/HDTG/1001772/HDTG	16/4/2024	5,000,000,000	1.60%	1 month
08/2024/HDTG/1001772/HDTG	15/5/2024	2,000,000,000	2.30%	1 month
10/2024/HDTG/1001772/HDTG	30/09/2024	1,500,000,000	3.20%	3 months
11/2024/HDTG/1001772/HDTG	05/11/2024	5,000,000,000	3.20%	3 months
12/2024/HDTG/1001772/HDTG	05/11/2024	5,000,000,000	3.20%	3 months
13/2024/HDTG/1001772/HDTG	13/11/2024	3,000,000,000	2.90%	1 month
14/2024/HDTG/1001772/HDTG	13/11/2024	3,000,000,000	2.90%	1 month
15/2024/HDTG/1001772/HDTG	24/12/2024	1,400,000,000	3.20%	3 months
At Vietnam Joint Stock Commercial Bank for Foreign Trade				
03-2024/VCB.CLI-VRG	04/07/2024	7,000,000,000	3.60%	3 months
Total		113,400,000,000		

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

V.2. Financial investments

	31/12/2024			01/01/2024		
	Cost	Fair value	Provision	Cost	Fair value	Provision
a. Trading securities						
a1. Total value of shares	18,633,929	27,161,600	-	18,633,929	40,105,800	-
Trading securities (SHS shares)	18,633,929	27,161,600	-	18,633,929	40,105,800	-
Total	18,633,929	27,161,600	-	18,633,929	40,105,800	-

The closing price of SHS stock on the HNX exchange on December 31, 2024, was 12,800 VND per share, with a total of 2,122 shares.

b. Held-to-maturity investments

	31/12/2024			01/01/2024		
	Cost	Book value	Cost	Book value	Cost	Book value
b1. Short-term						
- Fixed-term deposits (*)	150,000,000,000	150,000,000,000	150,000,000,000	220,000,000,000	220,000,000,000	220,000,000,000
Total	150,000,000,000	150,000,000,000	150,000,000,000	220,000,000,000	220,000,000,000	220,000,000,000

(*): Details of bank deposits:

Contract	Deposit date	Balance	Interest rate	Term
Joint Stock Commercial Bank for Investment and Development - Bac Hai Duong Branch:				
18/2023/HDTG/BIDV-KCNCS	28/12/2023	50,000,000,000	3.6%	6 months
19/2023/HDTG/BIDV-KCNCS	28/12/2023	50,000,000,000	3.6%	6 months
20/2023/HDTG/BIDV-KCNCS	28/12/2023	50,000,000,000	3.6%	6 months

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

V.2. Financial investments (continued)**b. Equity investment in other entities**

	31/12/2024		01/01/2024	
	Cost	Provision	Fair value (*)	Cost
- Capital investment in other entities	25,799,950,000	(499,950,000)		25,799,950,000
MB Land Corporation (1)	300,000,000	-	(*)	300,000,000
Vietnam Rubber Industrial Zone and Urban Construction Consulting Joint Stock Company (2)	499,950,000	(499,950,000)	(*)	499,950,000
Nghe An Rubber Investment and Development Joint Stock Company (3)	25,000,000,000	-	(*)	25,000,000,000
Total	25,799,950,000	(499,950,000)	-	25,799,950,000

(1): As of December 31, 2024, the Company owns 31,050 shares of MB Land Corporation (formerly MB Real Estate Joint Stock Company), representing 0.046% of the charter capital.

(2): The Vietnam Rubber Industrial Zone and Urban Construction Consulting Joint Stock Company ceased operations in 2018 but has not yet completed the procedures to close its tax code.

(3): As of December 31, 2024, the Company owns 2,500,000 shares of Nghe An Rubber Investment and Development Joint Stock Company, equivalent to 3.73% of its charter capital.

(*) As of the reporting date, the Company has not determined the fair value of these financial instruments for disclosure in the financial statements because there are no market quotations available for these instruments, and the Vietnamese Accounting Standards and Enterprise Accounting System do not provide guidance on calculating fair value using valuation techniques. The fair value of these financial instruments may differ from their carrying amounts.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

3. Trade receivables	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
a. Short-term	70,015,966,148	(24,566,583,447)	29,323,476,146	(21,578,597,020)
Nice Ceramic Company Limited (*)	29,122,954,114	(24,348,832,250)	27,061,540,256	(21,250,774,731)
Boviet Hai Duong Solar Energy Science and Technology Company Limited	39,361,180,900	-	-	-
Others	1,531,831,134	(217,751,197)	2,261,935,890	(327,822,289)
Total	70,015,966,148	(24,566,583,447)	29,323,476,146	(21,578,597,020)

(*): The Company's receivables from Nice Ceramic Co., Ltd as at December 31, 2024 is VND 29,122,954,114 , which arises from the land lease agreement signed between Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company and Nice Ceramic Co., Ltd on February 8, 2014 (including land rental fee and Infrastructure management, maintenance, and repair fees accrued from 2016 to present). Nice Ceramic Company Limited submitted Official Letter No. 01/CV-NICE on January 2, 2019, to the People's Committee of Hai Duong Province, requesting exemption and reduction of land rental fees and infrastructure management, maintenance, and repair fees. In response, the Hai Duong Tax Department issued Official Letter No. 356/CT-QLCKTTD on January 23, 2019, denying the request. Consequently, the Company annually sends debt confirmation letters to Nice Ceramic Company Limited but has yet to receive a response.

4. Prepayments to suppliers	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
a. Short-term	29,950,052,241	-	30,462,530,101	-
MD Vietnam Construction and Trading Joint Stock Company	11,000,000,000	-	18,000,000,000	-
Phuong Hoang Construction and Trading Joint Stock Company.	5,620,115,100	-	5,620,115,100	-
Hoanh Son Manufacturing, Service, and Trading Co., Ltd.	4,118,202,000	-	-	-
Truong Thanh Limited Liability Company.	2,102,775,400	-	5,326,162,400	-
Minh Hai Limited Liability Company	1,325,502,600	-	1,325,502,600	-
Enteso Vietnam Environmental Solutions and Technology Limited Liability Company	2,120,000,000	-	-	-
Others	3,663,457,141	-	190,750,001	-
Total	29,950,052,241	-	30,462,530,101	-

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

5. Other receivables	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
a. Short-term	28,653,232,149	(512,756,031)	128,849,568,760	(512,756,031)
Advance payment	25,115,287,031	-	8,678,271,207	-
- Mr. Bui Gia Hung	3,532,355,000	-	47,692,000	-
- Mr. Pham Trung Phong	5,482,026,000	-	372,526,000	-
- Mr. Nguyen Tien Hung	5,731,140,000	-	3,580,795,000	-
- Mr. Nguyen Trong Anh	3,662,125,000	-	3,947,000,000	-
- Mr. Pham Van Ha	3,500,000,000	-	-	-
- Others	3,207,641,031	-	730,258,207	-
Other receivables	3,537,945,118	(512,756,031)	120,171,297,553	(512,756,031)
Boviet Hai Duong Solar Energy Science and Technology Company Limited	-	-	117,030,000,000	-
- Other short-term receivables	3,537,945,118	(512,756,031)	3,141,297,553	(512,756,031)
b. Long-term	89,861,655,128	-	89,838,355,128	-
Pledge, mortgage, deposits, collaterals	23,300,000	-	-	-
Other receivables (*)	89,838,355,128	-	89,838,355,128	-
Total	118,514,887,277	(512,756,031)	218,687,923,888	(512,756,031)
c. Other receivables are related parties				
Mr. Pham Trung Thai	40,541,406	-	20,787,151	-
Mr. Dang Van Thieu	8,499,682	-	17,576,145	-
Mr. Bui Gia Hung	3,540,557,552	-	53,901,195	-
Mr. Luong Van Duc	165,199,683	-	19,655,088	-
Total	3,754,798,323	-	111,919,579	-

(*): Other long-term receivables include compensation and site clearance costs for the Cong Hoa Industrial Park, which have been advanced by the investor and will be deducted from the annual land rent payable to the state budget. Specifically:

	Closing balance	Opening balance
Long-term	89,838,355,128	89,838,355,128
Area of 699,999 m ²	38,981,678,851	38,981,678,851
Area of 747,271.11 m ²	41,614,177,198	41,614,177,198
Area of 1,450 m ²	80,747,879	80,747,879
Other compensation for site clearance	9,161,751,200	9,161,751,200

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

	31/12/2024		01/01/2024	
	Cost	Recoverable value	Overdue time	Overdue time
V.6. Bad debts				
Other organizations and individuals				
Short-term				
Short-term trade receivables	28,875,833,893	3,796,494,415		5,014,246,146
- Nice Ceramic Company Limited	28,363,077,862	3,796,494,415	From more than 6 months to 3 years.	5,014,246,146
- Kim Duong Vietnam Consumer Goods Company Limited	27,786,455,192	3,437,622,936	From more than 6 months to 2 years.	4,475,395,908
- Sun Acoustic Vina Company Limited	576,622,670	358,871,479	From more than 6 months to 1 years.	422,234,338
Other receivables	512,756,031	-		116,615,900
- Mr. Vu Hong Nam	512,756,031	-	More than 3 years	-
Long-term				
Total	28,875,833,893	3,796,494,415		5,014,246,146

Changes in provisions for receivables are as follows:

	Short-term receivables	Long-term receivables	Total
Opening balance	(22,091,353,051)	-	(22,091,353,051)
Provision for additional reserves	(3,221,680,671)	-	(3,221,680,671)
Reversal of provision	233,694,244	-	233,694,244
Closing balance	(25,079,339,478)	-	(25,079,339,478)

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

7. Inventories	31/12/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
Raw materials	158,475,000	-	-	-
Tools and instruments	1,200,000	-	-	-
Total	159,675,000	-	-	-

8. Prepaid expenses	31/12/2024	01/01/2024
	a. Short-term prepaid expenses	152,937,733
Tools and instruments used	32,229,398	174,955,091
Others	120,708,335	-
b. Long-term prepaid expenses	208,239,900	69,399,616
Tools and instruments used	-	69,399,616
Others	208,239,900	-
Total	361,177,633	244,354,707

9. Long-term assets in progress	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
Construction in progress	330,272,494,504	-	281,326,669,424	-
Purchases	-	-	130,991,699	-
Capital Construction (*)	330,272,494,504	-	281,195,677,725	-
Total	330,272,494,504	-	281,326,669,424	-

(*): The construction in progress costs for the Cong Hoa Industrial Park project.

Project Information:

The investment project for the construction and infrastructure business of Cong Hoa Industrial Park, Cong Hoa Ward, Chi Linh City, Hai Duong Province, is implemented under Investment Registration Certificate No. 0227553775 issued by the Management Board of Hai Duong Industrial Zones, first granted on April 9, 2008, and amended for the sixth time on August 29, 2024, with a total investment of over VND 834 billion. The implementation schedule is divided into three phases: Phase 1 from the date of the first Investment Certificate (April 9, 2008) to 2024, Phase 2 from 2024 to 2025, and Phase 3 from 2025 to 2026.

According to the Resolution of the 2024 Annual General Meeting of Shareholders on June 28, 2024, which approved Proposal No. 154/TTr-HDQT dated June 27, 2024, regarding the adjustment of the investment capital for the Cong Hoa Industrial Park infrastructure construction and business project, the total investment amount was adjusted to more than VND 1,250 billion. The implementation schedule was revised as follows: Phase 1 from Q2/2008 to Q2/2024, and Phase 2 from Q3/2024 to Q4/2025.

The company has put part of the project into operation and is continuing to construct technical infrastructure. The total investment for the Cong Hoa Industrial Park infrastructure construction and business project, located in Cong Hoa Ward, Chi Linh City, Hai Duong Province, was approved by the Board of Directors under Decision No. 89/QD-HDQT dated November 19, 2015, and adjusted according to the Resolution of the 2024 Annual General Meeting of Shareholders on June 28, 2024, to over VND 1,250 billion. Of this amount, more than VND 1,169 billion is funded by the project investor, Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

V.10. Tangible fixed assets	Items	Buildings and structures	Machinery, equipment	Means of transportation	Management equipment, tools	Other tangible fixed assets	Total
Original cost							
Opening balance	140,788,680,049	860,626,262	5,088,521,983	712,538,116	-	147,450,366,410	
<i>Purchased during the year</i>	-	-	-	-	-	128,891,699	
Closing balance	140,788,680,049	860,626,262	5,088,521,983	712,538,116	128,891,699	147,579,258,109	
Accumulated depreciation							
Opening balance	43,490,690,081	202,350,803	4,041,624,536	191,429,874	-	47,926,095,294	
<i>Depreciated for the year</i>	9,463,201,200	86,805,564	107,078,880	166,764,017	-	9,823,849,661	
Closing balance	52,953,891,281	289,156,367	4,148,703,416	358,193,891	-	57,749,944,955	
Net book value							
Opening balance	97,297,989,968	658,275,459	1,046,897,447	521,108,242	-	99,524,271,116	
Closing balance	87,834,788,768	571,469,895	939,818,567	354,344,225	128,891,699	89,829,313,154	

* The remaining value of tangible fixed assets used as collateral or pledged to secure loans: 0 VND.

* The original cost of tangible fixed assets at the end of the year that have been fully depreciated but are still in use: VND 5,744,144,155.

* The original cost of tangible fixed assets at the end of the year awaiting liquidation: 0 VND.

* There are no commitments regarding the purchase or sale of significant tangible fixed assets in the future.

* There are no other changes regarding tangible fixed assets.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

11. Intangible fixed assets

Items	Computer software	Total
Original cost		
Opening balance	30,000,000	30,000,000
Closing balance	30,000,000	30,000,000
Accumulated amortization		
Opening balance	30,000,000	30,000,000
Amortization for the year	-	-
Closing balance	30,000,000	30,000,000
Net book value		
Opening balance	-	-
Closing balance	-	-

* The remaining value of tangible fixed assets used as collateral for loans: 0 VND.

* The original cost of intangible fixed assets at the end of the year, fully amortized but still in use: VND 30,000,000.

* There are no commitments for the purchase or sale of intangible fixed assets with significant value in the future.

* There are no other changes to intangible fixed assets.

* Explanatory notes and other explanations: None.

12. Increase, decrease in investment properties

Items	Opening Balance	Increase during the year	Decrease during the year	Closing Balance
Investment properties for lease				
Original cost	102,695,821,943	-	-	102,695,821,943
Infrastructure	102,695,821,943			102,695,821,943
Accumulated depreciation	12,133,397,189	2,677,254,648	-	14,810,651,837
Infrastructure	12,133,397,189	2,677,254,648		14,810,651,837
Net book value	90,562,424,754	(2,677,254,648)	-	87,885,170,106
Infrastructure	90,562,424,754	(2,677,254,648)		87,885,170,106

* The remaining value at the end of the period of investment properties used as collateral to secure loans: VND 0.

* The original value of investment properties that have been fully depreciated but are still being leased or held for appreciation: VND 0.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

13. Trade payables	31/12/2024		01/01/2024	
	Value	Recoverable amount	Value	Recoverable amount
a. Short-term	17,129,321,996	17,129,321,996	23,060,828,914	23,060,828,914
Viet Hoa Construction and Trading Joint Stock Company	7,046,324,000	7,046,324,000	13,155,207,000	13,155,207,000
Anco Technology and Consulting Joint Stock Company	3,633,727,800	3,633,727,800	3,633,727,800	3,633,727,800
Hoan Hao Company Limited	1,847,733,600	1,847,733,600	1,847,733,600	1,847,733,600
Nam A Construction and Investment Services Company Limited	1,375,377,500	1,375,377,500	1,375,377,500	1,375,377,500
A Chau Technology and Construction Joint Stock Company	418,686,200	418,686,200	801,977,200	801,977,200
HTD Automation Technology Company Limited	1,887,237,500	1,887,237,500	-	-
Others	920,235,396	920,235,396	2,246,805,814	2,246,805,814
Total	17,129,321,996	17,129,321,996	23,060,828,914	23,060,828,914

14. Taxes and payables to the State

	01/01/2024	Payables in the year	Paid in the year	31/12/2024
a. Payables				
Value added tax	25,177,310,322	-	25,177,310,322	-
Corporate income tax	50,015,210,957	23,087,338,906	57,300,379,997	15,802,169,866
Personal income tax	-	391,259,824	-	391,259,824
Fees, Charges, and Other Payables	-	6,000,000	6,000,000	-
Total	75,192,521,279	23,484,598,730	82,483,690,319	16,193,429,690
b. Receivables				
Value added tax (*)	-	-	23,406,000,000	23,406,000,000
Personal income tax	241,794,823	1,357,910,587	1,116,115,764	-
Housing tax and land rental fee	416,270,046	-	-	416,270,046
Total	658,064,869	1,357,910,587	24,522,115,764	23,822,270,046

(*): This represents the VAT receivable due to the adjustment of the VAT rate from 10% to 0% on land rental payments by BOVIET Hai Duong Solar Energy Science and Technology Co., Ltd.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

	31/12/2024	01/01/2024
15. Accrued expense		
a. Short-term	5,231,675,971	19,010,549,705
Accrued expenses on electricity, water, brokerage,...	5,231,675,971	19,010,549,705
b. Long-term	265,090,384,022	274,110,179,508
Cost of infrastructure of the industrial park	265,090,384,022	274,110,179,508
Total	<u>270,322,059,993</u>	<u>293,120,729,213</u>
16. Unearned revenue	31/12/2024	01/01/2024
a. Short-term		
Unearned revenue from leasing infrastructure	8,305,864,296	8,305,864,296
Total	<u>8,305,864,296</u>	<u>8,305,864,296</u>
b. Long-term		
Unearned revenue from leasing infrastructure	267,812,504,827	276,118,369,123
Total	<u>267,812,504,827</u>	<u>276,118,369,123</u>
17. Other payables	31/12/2024	01/01/2024
a. Short-term		
Short-term deposits, collaterals	159,400,000	659,400,000
Other Payables	5,136,114,788	2,993,617,135
- Dividends and Profit Payable	4,603,817,073	2,404,667,420
- Board of Directors and Supervisory Board's Remuneration	480,000,000	540,000,000
- Other Payables	52,297,715	48,949,715
Total	<u>5,295,514,788</u>	<u>3,653,017,135</u>
b. Long-term		
Other payables	17,024,889	17,024,889
Total	<u>17,024,889</u>	<u>17,024,889</u>

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

V.18. Owner's equity**1. Comparison table for changes in owner's equity**

Items	Owner's contributed capital	Share premium	Investment and Development Fund	Undistributed profit	Total
Previous year opening balance	258,948,680,000	2,180,000,000	4,533,675,544	53,763,504,900	319,425,860,444
Profit	-	-	-	186,587,914,737	186,587,914,737
Appropriation of funds	-	-	2,688,000,000	(4,069,000,000)	(1,381,000,000)
Dividends	-	-	-	(46,610,762,400)	(46,610,762,400)
Previous year closing balance	258,948,680,000	2,180,000,000	7,221,675,544	189,671,657,237	458,022,012,781
Current year opening balance	258,948,680,000	2,180,000,000	7,221,675,544	189,671,657,237	458,022,012,781
Profit	-	-	-	58,690,542,841	58,690,542,841
Appropriation of funds (*)	-	-	7,500,000,000	(18,500,000,000)	(11,000,000,000)
Dividends (*)	-	-	-	(98,400,498,400)	(98,400,498,400)
Current year closing balance	258,948,680,000	2,180,000,000	14,721,675,544	131,461,701,678	407,312,057,222

(*): The appropriation of funds and dividend distribution according to Resolution No. 167/2024/NQ-ĐHĐCĐ dated June 28, 2024, regarding the approval of profit distribution for 2023 is as follows: Appropriate to Investment and Development Fund of VND 7,500,000,000, Bonus and Welfare Fund of VND 11,000,000,000, and pay dividends of VND 98,400,498,400.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

18. Owners' equity (continued)

2. Owners' equity in detail	Contribution ratio	31/12/2024	01/01/2024
Vietnam Rubber Group	15.09%	39,084,800,000	39,084,800,000
Contributions from other investors	84.91%	219,863,880,000	219,863,880,000
Total	100.00%	258,948,680,000	258,948,680,000

3. Capital transactions with owners and distribution of dividends, profits	Year 2024	Year 2023
Owner's contributed capital		
<i>At the beginning of the year</i>	258,948,680,000	258,948,680,000
<i>Increase in capital during the year</i>	-	-
<i>At the end of the year</i>	258,948,680,000	258,948,680,000
Dividends and profits distributed	98,400,498,400	46,610,762,400

4. Shares	31/12/2024	01/01/2024
Number of registered shares	25,894,868	25,894,868
Number of registered shares sold out to public	25,894,868	25,894,868
<i>Common shares</i>	25,894,868	25,894,868
Number of shares in circulation	25,894,868	25,894,868
<i>Common shares</i>	25,894,868	25,894,868
<i>Par value of share in circulation: VND per share</i>	10,000	10,000

5. Enterprise's funds	31/12/2024	01/01/2024
Investment and Development Fund	14,721,675,544	7,221,675,544
Total	14,721,675,544	7,221,675,544

* Purpose of creating and utilizing funds

Investment and development fund is appropriated from the Company's profit after tax and used for expanding scale of production and business activities or in-depth investment of the Company.

19. Off-balance sheet items

a. Foreign currencies

	31/12/2024	01/01/2024
USD	937.21	990.01
Total	937.21	990.01

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

	Year 2024	Year 2023
1. Revenue from goods sold and services rendered		
a. Revenue		
Revenue from trading investment properties	107,547,803,128	541,882,489,748
Revenue from goods sold and services rendered	6,039,974,224	6,953,760,394
Total	113,587,777,352	548,836,250,142
2. Cost of goods sold	Year 2024	Year 2023
Cost of sales for investment properties	3,049,232,270	223,544,428,855
- Cost of goods sold in current year	38,244,811,480	223,544,428,855
- Adjustments to the cost of goods sold of previous years (*)	(35,195,579,210)	-
Cost of goods sold and services provided	5,415,538,887	4,075,366,496
Total	8,464,771,157	227,619,795,351
<p>(*): The total approved investment for the project in 2024 decreased by VND 186,658,173,000 compared to 2023, reducing the cost of infrastructure leasing corresponding to the previously leased infrastructure area by VND 35,195,579,210.</p>		
3. Financial income	Year 2024	Year 2023
Interest from loans, deposits	8,963,741,549	2,497,882,715
Exchange rate gain	675,179	139,319
Foreign exchange gain	-	161,035,000
Total	8,964,416,728	2,659,057,034
4. Financial expenses	Year 2024	Year 2023
Foreign exchange loss during the period	20,001,015	644,960,000
Foreign exchange loss due to revaluation of monetary items in foreign currency	116,311,635	-
Provision/(Reversal of provision) for impairment of trading securities and investment losses	(386,140,144)	213,159,862
Others	1,066,013,105	20,273
Total	816,185,611	858,140,135

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

5. General and administrative expenses	Year 2024	Year 2023
Employee cost	227,129,775	1,859,239,957
- Employee cost in current year	343,969,775	1,859,239,957
- Refund of salary expense (*)	(116,840,000)	-
Cost of materials, packaging, and tools	4,866,668	27,094,443
External services	2,292,645,265	18,212,390,700
Other costs in cash	164,873,795	2,710,899,815
Total	2,689,515,503	22,809,624,915

(*): Adjustment of salary expense accrued in the Previous year but not incurred in the Current year.

6. Enterprise management expenses	Year 2024	Year 2023
Salaries and Wages	10,884,131,315	35,952,469,678
- Employee expenses for the year	14,603,000,835	35,952,469,678
- Reversal of salary expenses (*)	(3,718,869,520)	-
Management materials, tools and instruments	1,581,973,160	2,442,559,171
Fixed asset depreciation	432,076,553	218,458,031
Taxes, Fees, and Charges	6,000,000	6,000,000
Provision/(Reversal of) Provision for Doubtful Receivables	2,987,986,427	3,500,079,807
External services	1,560,656,910	1,081,561,263
Other costs in cash	10,583,977,632	17,029,766,784
Total	28,036,801,997	60,230,894,734

(*): Adjustment of salary expense accrued in the Previous year but not incurred in the Current year.

7. Other income	Year 2024	Year 2023
Others	6,000,000	8,470,466
Total	6,000,000	8,470,466

8. Other expenses	Year 2024	Year 2023
Administrative penalties, late tax payment penalties	712,520,065	556,157,329
Invalid expenses	60,096,000	-
Others	-	171,780
Total	772,616,065	556,329,109

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

9. Business costs by factors	Year 2024	Year 2023
Raw materials, tools and supplies	1,588,464,828	2,469,653,614
Labor costs	14,946,970,610	37,811,709,635
Fixed asset depreciation	12,501,104,309	12,242,690,068
Taxes, Fees, and Charges	6,000,000	6,000,000
Provision/(Reversal of) Provision for Doubtful Receivables	2,987,986,427	3,500,079,807
External services	35,342,773,552	36,136,282,418
Other costs in cash	10,849,499,661	5,413,105,340
Total	78,222,799,387	97,579,520,882

10. Current Corporate income tax expense

Corporate income tax payable during the year is estimated as follows:

	Year 2024	Year 2023
1. Total accounting profit before tax	81,777,881,747	239,428,993,398
2. Adjustments to increase, decrease the accounting profit when determining the taxable corporate income tax	7,225,745,135	11,863,761,726
2.1. Adjustment to increase	7,225,745,135	11,863,761,726
Non-deductible expenses	7,225,745,135	11,863,761,726
3. Taxable income	89,003,626,882	251,292,755,124
4. Assessable income	89,003,626,882	251,292,755,124
5. Corporate income tax rate	20%	20%
6. Corporate income tax payable at the standard tax rate.	17,800,725,377	50,258,551,025
7. Corporate income tax payable	17,800,725,377	50,258,551,025
8. Adjustment of corporate income tax payable for previous years	5,286,613,529	2,582,527,636
9. Total current corporate income tax expense	23,087,338,906	52,841,078,661

14. Basic earnings per share

	Year 2024	Year 2023
Accounting profit after corporate income tax	58,690,542,841	186,587,914,737
Adjustments to increases or decreases	-	(11,000,000,000)
- Adjustments to decrease	-	(11,000,000,000)
Provision for bonus and welfare fund	-	(11,000,000,000)
Profit allocated to common shareholders	58,690,542,841	175,587,914,737
Average common shares outstanding during the period	25,894,868	25,894,868
Basic earnings per share	2,266	6,781

(*) The basic earnings per share at the beginning of the year is restated because the Company appropriated the bonus and welfare fund from the undistributed profit after tax in 2023 according to Resolution No. 167/2024/NQ-DHDCD dated June 28, 2024 on approving the distribution of profits in 2023.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

VII. FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES

The risks from the financial instruments include market risk, credit risk, and liquidity risk.

The Board of Directors and Board of Management consider the application of management policies for the above risks as follows:

1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks such as the risk of the stock price. Financial instruments affected by the market risks include borrowings and liabilities, deposits, available-for-sale investments.

1.1. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risks due to change in the interest rate of the Company mainly relate to the borrowings and liabilities, cash and short-term deposits.

The Company manages the interest rate risk by analyzing the competition status in the market in order to apply the interest rate that brings benefits to the Company and still within the limit of its risk management.

1.2. Foreign exchange risk

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in the exchange rate. The Company bears risks due to changes in the exchange rate of currencies other than VND related directly to the Company's business.

The Company manages foreign exchange risk by considering current and expected market status when it outlines plans for future transactions in foreign currencies. The Company does not use any derivative instruments to prevent foreign exchange risks.

2. Credit risk

Credit risk is the risk due to the uncertainty in a counterparty's ability to meet its obligations causing the financial loss. The Company does not bear credit risks from production and doing business activities but only from its financial activities including deposits, foreign exchange transactions and other financial instruments.

Trade receivables

The Company minimizes the credit risk by only doing business with entities that have good financial capacity and closely keeping track of the liabilities to speed up the recovery of debts. On the basis of this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

Bank deposits

The Company mainly maintains deposits in big and prestigious banks in Vietnam. The Company realized that the concentration level of credit exposure to deposits is low.

The Board of Directors and the Board of Management assess that most of the financial assets are mature and not impaired because these financial assets are related to reputable customers with good payment ability.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

VII. FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES (CONTINUED)

3. Liquidity risk

Liquidity risk is the risk that arises from the difficulty in fulfilling financial obligations due to lack of capital. The liquidity risk of the Company mainly arises from difference in maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of General Directors considers as sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

The following table summarizes liquidity deadline of the Company's financial liabilities on the basis of estimated payments in accordance with the contract which are not discounted:

As at 31 December 2024	<i>Less than 1 year</i>	<i>From 1-5 years</i>	<i>Over 5 years</i>	<i>Total</i>
Trade payables	17,129,321,996	-	-	17,129,321,996
Other payables	5,295,514,788	17,024,889	-	5,312,539,677
Accrued expenses	5,231,675,971	265,090,384,022	-	270,322,059,993
Total	27,656,512,755	265,107,408,911	-	292,763,921,666
As at 31 December 2023				
Trade payables	23,060,828,914	-	-	23,060,828,914
Other payables	3,653,017,135	17,024,889	-	3,670,042,024
Accrued expenses	19,010,549,705	274,110,179,508	-	293,120,729,213
Total	45,724,395,754	274,127,204,397	-	319,851,600,151

The Company has the ability to access capital sources and loans that are due within 12 months can be renewed with existing lenders.

4. Secured assets

The Company does not hold any secured assets of the third party as at 31 December 2024 and 31 December 2023.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

VIII. FINANCIAL ASSETS AND LIABILITIES

The fair value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Company uses the following methods and assumptions to estimate the fair value:

The fair value of cash on hand and short-term deposits, trade receivables, payables to suppliers and other short-term liabilities is equivalent to the book value of these items because these instruments are in short term.

Except for the above-mentioned items, the fair value of financial assets and financial liabilities has not been valuated and determined officially as at 31 December 2024 and 31 December 2023. However, the Board of Directors and Board of Management have assessed that the fair value of financial assets and liabilities is not significantly different from the book value at the financial year end.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

VIII. Financial assets and liabilities:

The following table specifies book value and fair value of the financial instruments presented in the financial statements.

	Book value		Fair value	
	31/12/2024	31/12/2023	31/12/2024	31/12/2023
	Value	Provision	Value	Provision
Financial assets				
- Cash and cash equivalents	126,784,068,194	-	196,312,944,765	-
- Trade receivables	70,015,966,148	(24,566,583,447)	29,323,476,146	(21,578,597,020)
- Other receivables	93,399,600,246	(512,756,031)	210,009,652,681	(512,756,031)
- Short-term investments	150,018,633,929	-	220,018,633,929	-
- Long-term investments	25,799,950,000	(499,950,000)	25,799,950,000	(886,090,144)
TOTAL	466,018,218,517	(25,579,289,478)	681,464,657,521	(22,977,443,195)
Financial liabilities				
- Trade payables	17,129,321,996	-	23,060,828,914	-
- Other payables	5,312,539,677	-	3,670,042,024	-
- Accrued expenses	270,322,059,993	-	293,120,729,213	-
TOTAL	292,763,921,666	-	319,851,600,151	-
			292,763,921,666	319,851,600,151

(*): Financial assets and financial liabilities have not been assessed at fair value at the end of the accounting period, as Circular 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosures for financial instruments, but do not provide detail guidance for assessing and recognizing the fair value of financial assets and financial liabilities, except for provisions for doubtful receivables and provisions for impairment of securities investments, which are stated in the relevant notes.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

IX. OTHER INFORMATION

1. Events occurred after the balance sheet date

There are no significant events occurring after the balance sheet date that require adjustment and presentation in the financial statements.

2. Transactions and balances with related parties

Parties related to the Company include: key management members, individuals related to key management members and other related parties.

2a. *Transactions and balances with key management members and individuals related to key management members*

Key management members include the Board of Directors and the Board of Management (Board of Management, chief accountant). Individuals related to key management members are their close family members.

2a.1. Transaction on goods sold and services rendered

The Company did not have transactions related to goods sold and services rendered to key management members and individuals related to them.

2a.2. Liabilities to key management members and individuals related to key management members

Liabilities to key management personnel and individuals related to key management personnel are presented in the disclosures in Section V.5.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

2a.3. Income of key management members

Name	Position	Nature of income	Year 2024	Year 2023
- Mr. Pham Trung Thai	Chairman of the Board of Directors	Salary and remuneration	1,116,239,000	325,455,892
- Mr. Nguyen Xuan Thanh	Member of the Board of Directors	Remuneration	60,000,000	60,000,000
- Mr. Nguyen Trong Hung	Member of the Board of Directors	Remuneration	60,000,000	60,000,000
- Ms. Tran Thi Thanh Binh	Member of the Board of Directors	Remuneration	60,000,000	60,000,000
- Mr. Dang Van Thieu	Member of the Board of Directors/ General Director	Salary and remuneration	657,831,000	382,626,303
- Mr. Nguyen Duc Huynh	Member of the Board of Directors	Remuneration	60,000,000	-
- Mr. Bui Gia Hung	Deputy General Director	Salary and allowances	646,384,000	299,478,946
- Mr. Luong Van Duc	Deputy General Director	Salary and allowances	647,351,000	353,347,920
- Mr. Nguyen Dinh Duc	Chairman of the Supervisory Board	Salary and remuneration	348,133,000	-
- Mr. Do Phu Hong Quan	Member of the Supervisory Board	Remuneration of the Supervisory Board	60,000,000	-
- Mr. Tran Duc Nam	Member of the Supervisory Board	Remuneration of the Supervisory Board	60,000,000	-
Total			3,775,938,000	1,540,909,061

2b. Transactions and balances with other related parties

Other related parties to the Company include subsidiaries, jointly controlled companies, individuals with direct or indirect voting rights in the company, close family members, companies managed by key management personnel, and individuals with direct or indirect voting rights in the company and their close family members.

2b.1. Transaction with other related parties

The company has not engaged in transactions with subsidiaries, joint ventures, associates, and other entities.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

3. Presentation of Assets, Revenue, and Operating Results by Segment

The Board of Directors of the Company has determined that the Company's management decisions are primarily based on the types of products and services the Company provides, rather than the geographical areas in which the Company operates. Therefore, the Company's primary reporting is based on business sectors.

Primary segment reporting: based on business sectors

As at December 31, 2024, the Company provides a detailed analysis of the indicators by segment as follows:

Items	Real estate business activities	Other service activities	Total	Exclusion	Total
1. Net revenue	107,547,803,128	6,039,974,224	113,587,777,352	-	113,587,777,352
- Net revenue from external sales	107,547,803,128	6,039,974,224	113,587,777,352	-	113,587,777,352
2. Expenses	32,142,092,502	7,049,418,155	39,191,510,657	-	39,191,510,657
- Cost of goods sold	3,049,232,270	5,415,538,887	8,464,771,157	-	8,464,771,157
- Allocated expenses	29,092,860,232	1,633,879,268	30,726,739,500	-	30,726,739,500
3. Profit from operating activities	75,405,710,626	(1,009,443,931)	74,396,266,695	-	74,396,266,695
4. Total costs incurred to purchase fixed assets	122,037,946	6,853,753	128,891,699	-	128,891,699
5. Segment assets	973,853,348,070	54,692,415,365	1,028,545,763,435	-	1,028,545,763,435
6. Unallocated assets	-	-	-	-	-
Total assets	973,853,348,070	54,692,415,365	1,028,545,763,435	-	1,028,545,763,435
7. Liabilities by segment	588,199,909,267	33,033,796,946	621,233,706,213	-	621,233,706,213
8. Unallocated liabilities	-	-	-	-	-
Total liabilities	588,199,909,267	33,033,796,946	621,233,706,213	-	621,233,706,213

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

Unit: VND

4. Comparative information

Comparative figures on the Balance Sheet and on the Income Statement, and the Cash Flow Statement and related notes are figures on the financial statements for the year ended 31 December 2023 were audited by TTP Auditing Company Limited

5. Information on the going-concern operation: The Company will continue to operate in the future.

Hai Duong, March 10, 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR

Hoang Thi Nham

Mai The Thu



Đang Van Thieu

**VIET NAM RUBBER INDUSTRIAL ZONE AND
URBAN DEVELOPMENT
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 87/GT - VRG

“Re: Explanation of profit difference in 2024
Financial Statements compared to 2023 ”

Hai Duong, March 10, 2025

To: - State Securities Commission;
- Hanoi Stock Exchange;
- Shareholders of the Company.

Pursuant to Securities Law No. 54/2019/QH14 dated November 26, 2019;

Pursuant to Decree 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Securities Law;

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market;

Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company would like to send our sincere greetings and thanks to the State Securities Commission, Hanoi Stock Exchange and Shareholders for your attention and support during the past time.

The company would like to explain the difference in after-tax profit changing by 10% or more in the 2024 Financial Statements compared to the same period last year as follows:

Profit after tax in 2023 is: **186.587.914.737 VND.**

Profit after tax in 2024 is: **58.690.542.841 VND**

The 2024 after-tax profit result differs by more than 10% compared to 2023 due to the following main reasons:

- In 2023: The Company recorded the remaining 10% of the value of 01 contract with an area of 5,16 hectares and recorded 90% of the value of 02 contracts with an area of 28,6 hectares according to the one-time revenue accounting method of the Land Sublease Contracts attached to infrastructure at Cong Hoa Industrial Park, Chi Linh.

- In 2024, the Company only signed 01 Land Sublease Contract associated with Industrial Park infrastructure with an area of 1,25 hectares and recorded revenue once. At the same time, the remaining 10% of the value of 02 contracts signed in 2023 with an area of 28,6 hectares was recorded according to the one-time revenue accounting method, so the lower revenue led to lower profit after tax.



Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company would like to explain to the State Securities Commission, Hanoi Stock Exchange and Shareholders.

Best regards!

Recipient :

- As above;
- Archived: Office, Board of Directors' Office.



GENERAL DIRECTOR

Dang Van Thieu

