

CÔNG TY CỔ PHẦN TẬP ĐOÀN  
QUẢN LÝ TÀI SẢN TRÍ VIỆT  
TRI VIET ASSET MANAGEMENT  
CORPORATION JOINT STOCK  
COMPANY

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

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA  
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC,  
SỞ GIAO DỊCH CHỨNG KHOÁN  
*DISCLOSURE OF INFORMATION ON THE STATE SECURITIES  
COMMISSION'S PORTAL AND STOCK EXCHANGE'S PORTAL*

Kính gửi/To: - Ủy ban Chứng khoán Nhà nước/ *The State Securities Commission*  
- Sở Giao dịch Chứng khoán Hà Nội/ *Ha Noi Stock Exchange*

**Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt**  
***Tri Viet Asset Management Corporation Joint Stock Company***

Mã chứng khoán/*Stock Symbol*: TVC

Trụ sở chính/*Address*: Số 142 Đội Cấn, Phường Đội Cấn, Quận Ba Đình, Thành phố Hà Nội/  
*No. 142 Doi Can, Doi Can Ward, Ba Dinh District, Hanoi City*

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Thùy/ **Ms. Pham Thi Thuy**

Loại thông tin công bố:  24 giờ  72 giờ  bất thường  theo yêu cầu  định kỳ

*Information disclosure type*:  24 hours  72 hours  irregular  on demand  periodic

**Nội dung thông tin công bố/ *Content of information disclosure*:**

- Báo cáo tài chính riêng quý IV/2024 của Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt/ *The separate financial statement for the fourth quarter of 2024 of Tri Viet Asset Management Corporation Joint Stock Company.*
- Giải trình biến động lợi nhuận sau thuế TNDN quý IV/2024 trong Báo cáo tài chính riêng so với cùng kỳ năm ngoái/ *The explanation on the change of the profit after corporate tax between the separate financial statement for in the fourth quarter of 2024 and the previous period.*

This information is disclosed on company website on January 25, 2024 at  
<http://tcorp.vn/danh-muc-ghcd/bao-cao-tai-chinh/>.



We hereby declare to be responsible for the accuracy and completeness of the above information

**Người được ủy quyền CBTT**  
**Authorized person to disclose information**



**TRI VIET ASSET MANAGEMENT CORPORATION JOINT  
STOCK COMPANY  
QUARTERLY FINANCIAL STATEMENTS**

**Quarter IV of 2024**



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**SEPARATE BALANCE SHEET**

*As at 31 December 2024*

ASSET	Code	Note	31/12/2024	01/01/2024
			VND	VND
<b>CURRENT ASSETS</b>	<b>100</b>		<b>1.100.763.359.578</b>	<b>1.043.107.078.759</b>
<b>Cash and cash equivalents</b>	<b>110</b>	<b>5</b>	<b>62.420.941.047</b>	<b>93.324.812.641</b>
Cash	111		62.420.941.047	33.324.812.641
Cash equivalents	112		-	60.000.000.000
<b>Short-term financial investments</b>	<b>120</b>		<b>779.653.278.257</b>	<b>790.342.524.959</b>
Trading securities	121	12	785.958.483.592	808.925.305.031
Provision for the diminution in value	122		(6.305.205.335)	(18.582.780.072)
<b>Short-term receivables</b>	<b>130</b>		<b>256.693.767.124</b>	<b>157.376.276.078</b>
Short-term trade receivables	131	8	-	47.181.597
Short-term prepayments to suppliers	132	10	518.862.713	108.377.500
Short-term loans	135	9	157.500.000.000	-
Other short-term receivables	136	11	269.064.704.411	327.610.516.981
Provision for doubtful short-term receivables	137		(170.389.800.000)	(170.389.800.000)
<b>Other short-term assets</b>	<b>150</b>		<b>1.995.373.150</b>	<b>2.063.465.081</b>
Short-term prepaid expenses	151	6	13.395.599	81.487.530
Tax and other receivable from the State	153	14	1.981.977.551	1.981.977.551
<b>NON-CURRENT ASSETS</b>	<b>200</b>		<b>689.811.094.388</b>	<b>479.136.961.639</b>
<b>Long-term receivables</b>	<b>210</b>		<b>78.750.000</b>	<b>24.500.000</b>
Other long-term receivables	216		78.750.000	24.500.000
<b>Fixed assets</b>	<b>220</b>		<b>1.438.625.874</b>	<b>2.083.839.858</b>
Tangible fixed assets	221	7	1.438.625.874	2.083.839.858
- Cost	222		4.516.497.909	4.516.497.909
- Accumulated depreciation	223		(3.077.872.035)	(2.432.658.051)
<b>Long-term financial investments</b>	<b>250</b>		<b>688.167.360.594</b>	<b>476.998.320.589</b>
Investment in subsidiary company	251	13	688.167.360.594	554.324.106.686
Provision for devaluation of long-	254		-	(77.325.786.097)
<b>Other long-term assets</b>	<b>260</b>		<b>126.357.920</b>	<b>30.301.192</b>
Long-term prepaid expenses	261	6	126.357.920	30.301.192
<b>TOTAL ASSETS</b>	<b>270</b>		<b>1.790.574.453.966</b>	<b>1.522.244.040.398</b>



Form No. B01-DN

SEPARATE BALANCE SHEET (CONTINUED)

As at 31 December 2024

RESOURCES	Code	Note	31/12/2024 VND	01/01/2024 VND
<b>LIABILITIES</b>	<b>300</b>		<b>225.281.928.349</b>	<b>180.302.331.256</b>
<b>Current liabilities</b>	<b>310</b>		<b>225.281.928.349</b>	<b>180.302.331.256</b>
Short-term trade payables	311		-	80.387.369
Taxes and other payables to State Budget	313	16	1.333.885.037	4.229.586.843
Payables to employees	314		1.195.893.127	5.685.107.689
Short-term accrued expenses	315	14	35.287.366.873	736.318.413
Other short-term payables	319	15	737.761.296	736.487.296
Short-term borrowings and financial lease liabilities	320	17	163.260.348.648	145.367.770.278
Bonus and welfare fund	322		23.466.673.368	23.466.673.368
<b>OWNER'S EQUITY</b>	<b>400</b>		<b>1.565.292.525.617</b>	<b>1.341.941.709.142</b>
<b>Equity</b>	<b>410</b>	<b>18</b>	<b>1.565.292.525.617</b>	<b>1.341.941.709.142</b>
Contributed capital	411		1.186.106.700.000	1.186.106.700.000
Share premium	412		52.437.300.000	52.437.300.000
Cổ phiếu quỹ	415		(56.115.046.965)	-
Development and Investment Fund	418		23.716.973.549	23.716.973.549
Other funds belonging to owners' equity	420		23.522.719.055	23.522.719.055
Retained earnings	421		335.623.879.978	56.158.016.538
- Accumulated retained earnings brought forward	421a		56.158.016.538	(216.796.891.204)
- Retained earnings for the current year	421b		279.465.863.440	272.954.907.742
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>1.790.574.453.966</b>	<b>1.522.244.040.398</b>

Hanoi, 25 January 2025

Prepared by



Nguyen Anh Duc

Chief Accountant



Hoang Van Quan

Chairwoman



Nguyen Thi Hang

SEPARATE INCOME STATEMENT

Quarter IV of 2024

Items	Code	Quarter IV of 2024		Quarter IV of 2023		Year 2024		Year 2023	
		Note	VND	VND	VND	VND	VND	VND	VND
Revenue from sales of goods and rendering of services	01		-	2.777.778	-	-	2.777.778	-	2.777.778
Revenue deductions	02		-	-	-	-	-	-	-
Net revenue from sales of goods and rendering of services	10		-	2.777.778	-	-	2.777.778	-	2.777.778
Cost of goods sold and services rendered	11		-	1.086.000	-	-	1.086.000	-	1.086.000
Gross profit from sales of goods and rendering of services	20		-	1.691.778	-	-	1.691.778	-	1.691.778
Financial income	21	19	38.660.913.958	929.076.497	330.805.482.160	3.514.827.455			
Financial expenses	22	20	10.931.970.619	(3.169.932.309)	(16.577.699.489)	(290.362.899.560)			
In which: Interest expenses	23		6.057.103.436	3.873.550.819	29.804.736.854	6.635.047.293			
Selling expenses	25	22.a	34.650.418.502	-	46.400.418.502	277.820.441			
General and administrative expenses	26	22.b	6.999.132.717	10.013.889.647	23.061.656.915	19.877.777.198			
Net profit from operating activities	30		(13.920.607.880)	(5.913.189.063)	277.921.106.232	273.723.821.154			
Other income	31	23	10.000	-	1.632.115.270	51.907.193			
Other expenses	32	24	24.785.000	467.299	87.358.062	820.820.605			
Other profit	40		(24.775.000)	(467.299)	1.544.757.208	(768.913.412)			
Total net profit before tax	50		(13.945.382.880)	(5.913.656.362)	279.465.863.440	272.954.907.742			
Current corporate income tax expenses	51	25	-	-	-	-			
Profit after corporate income tax	60		(13.945.382.880)	(5.913.656.362)	279.465.863.440	272.954.907.742			
Lãi cơ bản trên cổ phiếu	70		(118)	(50)	2.356	2.301			

Prepared by



Nguyen Anh Duc

Chief Accountant



Hoang Van Quan

Hanoi, 25 January 2025



Chairwoman



Form No. B03-DN

**SEPARATE CASH FLOW STATEMENT**

(Under the indirect method)

*Quarter IV of 2024*

Items	Code Note	Year 2024	Year 2023
<b>Cash flow from business activities</b>			
<b>Profit before tax</b>	<b>01</b>	<b>279.465.863.440</b>	<b>272.954.907.742</b>
<b>Adjustments for</b>			-
Depreciation of fixed assets and investment property	02	645.213.984	645.213.984
Provisions	03	(89.603.360.834)	(315.857.109.590)
Gain from investing activities	05	(374.630.844)	306.986.169.045
Interest expense	06	29.804.736.854	2.181.166.284
<b>Operating profit before movements in working capit.</b>	<b>08</b>	<b>219.937.822.600</b>	<b>266.910.347.465</b>
Decrease/(Increase) in receivables	09	(99.371.741.046)	(813.920.308)
Increase/(Decrease) in payables (excluding interest payab	11	(27.087.018.723)	(6.797.068.144)
(Increase)/Decrease in prepaid expense	12	(27.964.797)	937.506.786
(Increase)/Decrease trading securities	13	22.966.821.439	-
Interest paid	14	(24.938.095.479)	-
Tiền chi khác từ hoạt động kinh doanh	17	136.179.479.950	-
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>227.659.303.944</b>	<b>260.236.865.799</b>
<b>Cash flow from investment activities</b>		-	-
Tiền thu thanh lý, nhượng bán TSCĐ và các tài sản dài hạn	22	-	-
Cash outflow for lending, buying debt instruments of other	23	(379.347.596.242)	-
Cash recovered from lending, selling debt instruments of o	24	221.847.596.242	-
Expenditures on investment contributions to other entities	25	(133.843.253.908)	(265.369.856.066)
Interest income, dividend and profit received	27	14.887.500.000	-
<b>Net cash flow from investment activities</b>	<b>30</b>	<b>(276.455.753.908)</b>	<b>(265.369.856.066)</b>



Form No. B03a-DN

**SEPARATE CASH FLOW STATEMENT (CONTINUED)**

(Under the indirect method)

Quarter IV of 2024

Items	Code	Note	Year 2024	Year 2023
			VND	VND
<b>Cash flows from financing activities</b>				
Proceeds from borrowings	33		3.230.527.617.895	347.292.671.322
Repayment of principal	34		(3.212.635.039.525)	(204.106.067.328)
Tiền chi trả nợ gốc thuê tài chính	35		-	(47.400.000.000)
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>17.892.578.370</b>	<b>95.786.603.994</b>
<b>Net (decrease) in cash and cash equivalents</b>	<b>50</b>		<b>(30.903.871.594)</b>	<b>90.653.613.727</b>
Cash and cash equivalents at the beginning of the pe	60	5	93.324.812.641	2.671.198.914
Cash and cash equivalents at the end of the period	70	5	62.420.941.047	93.324.812.641

Hanoi, 25 January 2025

Prepared by



Nguyen Anh Duc

Chief Accountant



Hoang Van Quan

Chairwoman



Nguyen Thi Hang

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**1. GENERAL INFORMATION**

**1.1 STRUCTURE OF OWNERSHIP**

Tri Viet Asset Management Corporation Joint Stock Company (hereinafter referred to as “the Company”) is incorporated and operates under Business Registration Certificate for Joint Stock Company No. 0106065776 dated 20 December 2012, amended for the 24th time on 17 June 2024 issued by Hanoi Department of Planning and Investment.

The international trading name of the Company is Tri Viet Asset Management Corporation Joint Stock Company. The abbreviated name of the Company is T - Corp.

The charter capital of the Company, according to the 24th Business Registration Certificate dated 17 June 2024, is VND 1,186,106,700,000, equivalent to 118,610,670 shares, with a par value of VND 10,000 per share.

The Corporation’s shares are listed on Hanoi City Stock Exchange with the stock symbol “TVC”.

The number of employees as at 31 December 2024 is 16 people (at 31 December 2023 was 18).

The Company's head office is located at 142 Doi Can, Doi Can Ward, Ba Dinh District, Hanoi City, Vietnam.

**1.2 BUSINESS LINES**

The company operates in the field of financial investment

**1.3 PRINCIPAL BUSINESS ACTIVITIES**

The Company's business activities include:

- Financial services support activities not elsewhere classified, investment consulting;
- Auction brokerage;
- Market research and public opinion polling;
- Management consulting activities;
- Office leasing services; Real estate business;
- Construction of housing projects, offices, hotels, commercial centers, supermarkets, new urban areas, industrial parks, economic zones, high-tech zones, high-end entertainment areas, golf courses, construction of civil and industrial works;
- Real estate brokerage services; Real estate valuation services; Real estate trading floor services; Real estate consulting services; Real estate advertising services; Real estate management services.

**1.4 NORMAL BUSINESS CYCLE**

The normal business cycle of the Company is 12 months the year ended follows the calendar year, starting from 01 January to 31 December annually.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**1.5 THE CORPORATION'S STRUCTURE**

The Company has the following investments in Subsidiaries:

No.	Name	Address	Business Line
1	Tri Viet Securities Joint Stock Company	No. 142 Doi Can, Doi Can Ward, Ba Dinh District, Hanoi City	Operating in the Securities industry

**1.6 STATEMENT OF COMPARABILITY IN THE Separate FINANCIAL STATEMENTS**

The Company consistently applies accounting policies, accounting estimates, complies with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime and legal regulations related to the preparation and presentation of Financial Statements, ensuring the comparability of information on the Financial Statements.

Comparative figures on the Separate Financial Statements for the fiscal year ending 31 December 2024 are figures on the Separate Financial Statements for the fiscal year ending 31 December 2023 that have been audited and are completely comparable.

**2. FINANCIAL YEAR AND ACCOUNTING CURRENCY**

**2.1 FINANCIAL YEAR**

The financial year of the Company begins on 1 January and ends on 31 December of the calendar year. The financial statements have been prepared for the year ended 31 December 2024.

**2.2 ACCOUNTING CURRENCY**

The separate financial statements are presented in Vietnamese Dong (VND), accounted for under the historical cost principle, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime and legal regulations related to the preparation and presentation of separate financial statements.

**3. ADOPTION OF ACCOUNTING STANDARDS AND SYSTEMS**

The accompanying financial statements are prepared in accordance with Vietnamese Accounting Standards and Vietnam Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the Corporate Accounting System (Circular 200) and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and supplementing a number of articles of Circular 200 ("Circular 53")

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies, which have been adopted by the Company in the preparation of these separate financial statements, are as follows:

**4.1 BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES AND NOTES**

The financial statements have been prepared on the accrual basis (except for those related to cash flows).

**4.2 ACCOUNTING ESTIMATES**



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

The preparation of financial statements in conformity with Vietnamese Accounting Standards requires the Board of Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the reporting date and the reported amounts of revenues and expenses during the financial year. Actual results could differ from those estimates.

**4.3 CASH AND CASH EQUIVALENTS**

Cash and cash equivalents comprise cash on hand, cash at bank and short-term, highly liquid investments with an original maturity term not exceeding 3 months that are readily convertible to known amounts of cash, and which are subject to an insignificant risk of changes in value.

**4.4 FINANCIAL INVESTMENTS**

*Held to maturity investments*

Held to maturity investments comprise investments that the Corporation has the positive intent or ability to hold to maturity, including term deposits at banks held to maturity to earn periodic interest.

*Trading Securities*

Reflects the value of securities (stocks, bonds) and other financial instruments (fund certificates, share purchase rights, warrants, call options, put options, forward contracts, swap contracts, commercial paper, bills of exchange, etc.) held for trading purposes at the reporting date (held with the intention of selling to earn a profit from price increases).

Trading securities are recorded in the accounting books at cost. The cost of trading securities is determined based on the fair value of payments at the time of transaction plus costs related to the purchase of trading securities, including purchase price plus purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and bank fees.

- Listed securities are recorded at the time of order matching (T+0);
- Unlisted securities are recognized at the time of official ownership according to legal regulations.



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4.4 FINANCIAL INVESTMENT (CONTINUED)**

Dividends from periods prior to the purchase of trading securities are recorded as a reduction in the value of the investment. Dividends distributed for periods after the date of purchase of trading securities are recorded in financial income, except for dividends received in shares due to the joint stock company using capital surplus, funds belonging to owners' equity and undistributed profits after tax to issue additional shares (dividends in shares). The Company only monitors the number of additional shares on the financial statement notes, does not record the value of shares received, does not record financial income and the value of the investment in the joint stock company.

***Provision for Decline in Value of Trading Securities:*** This is the greater difference between the original cost (book value) and the market value of the securities held by the enterprise for trading purposes, established in accordance with the current Enterprise Accounting Regime.

When liquidating or selling trading securities (calculated by type of securities), the cost price of trading securities is determined by the weighted average method.

***Investment in subsidiaries***

Reflects investments in which the Company holds more than 50% of voting rights and has the right to control and govern the financial and operating policies of the investee (subsidiary) to obtain economic benefits from the activities of that enterprise or the Company holds less than 50% of voting rights but has other agreements:

- Other investors agree to give the Company more than 50% of the voting rights;
- The Company has the power to control the financial and operating policies according to the agreement;
- The Company has the power to appoint or remove the majority of the members of the Board of Directors or equivalent management level;
- The Company has the power to cast the majority of votes at meetings of the Board of Directors or equivalent management level.

Capital investments in other entities are initially recorded at cost, including the purchase price or capital contribution plus costs directly related to the investment (if any) such as brokerage, transaction, consulting, auditing, fees, taxes and banking fees... In case of investment in non-monetary assets, the cost of the investment is recorded at the fair value of the non-monetary assets at the time of occurrence.

Dividends and profits of periods before the investment is purchased are accounted for as a reduction in the value of that investment. Dividends and profits of periods after the investment is purchased are recorded as financial income at the fair value at the date of receipt. For dividends received in shares, the Company only tracks the number of shares increased on the financial statement notes, does not record an increase in the value of the investment and financial income.

Provision for losses on investments in subsidiaries is the greater difference between the original cost and the Company's share in the actual equity of the investee (subsidiary), in accordance with the current corporate accounting regime.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4.5 RECEIVABLES**

Receivables are monitored in detail by original term, remaining term at the reporting time, receivable entity, original currency of receivable and other factors according to the Company's management requirements. The classification of receivables as receivables from customers and other receivables is carried out according to the principle:

- Receivables from customers include commercial receivables arising from purchase-sale transactions, including receivables from export sales entrusted to other entities;
- Other receivables include non-commercial receivables not related to purchase-sale transactions, including: Receivables from loan interest, deposit interest; amounts paid on behalf; receivables from investment cooperation contracts; receivables from fines, compensation; advances; pledges, bets, deposits, etc.

The Company classifies receivables as long-term or short-term receivables based on the remaining term at the reporting date.

Receivables are recognized at no more than their recoverable amount. A provision for doubtful debts is made for receivables that are overdue by six months or more, or for receivables where the debtor is unlikely to pay due to dissolution, bankruptcy, or similar difficulties, in accordance with the regulations of the Corporate Accounting System.

**4.6 PREPAYMENTS**

Prepaid expenses include actual expenses incurred including office repair costs, value of tools and equipment issued for use and other prepaid expenses serving business operations of many accounting periods. In which:

- Office repair costs are allocated by the Company for a period not exceeding 03 years;
- The value of tools and equipment used by the Company is allocated for a period not exceeding 03 years (long term) and not exceeding 01 year (short term);

The Company classifies prepaid expenses as short-term or long-term based on the allocation time of each type of expense and does not reclassify them at the time of reporting.

**4.7 TANGIBLE FIXED ASSETS**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets acquired through purchase and construction transfer includes the purchase price and all other costs directly related to bringing the asset to a state ready for use.

The cost of tangible fixed assets made by self-made or self-constructed includes the construction cost, actual production cost incurred plus installation and testing cost.

Expenditures incurred after initial recognition are recorded as an increase in the cost of the asset if they actually improve the current state compared to the original standard state of that asset, such as:



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4.7 TANGIBLE FIXED ASSETS (CONTINUED)**

- Changing parts of tangible fixed assets to increase their useful life or increase their capacity; or
- Improving parts of tangible fixed assets to significantly increase the quality of manufactured products; or
- Applying new production technology processes to reduce the operating costs of the assets compared to before.

Expenses incurred for repair and maintenance for the purpose of restoring or maintaining the economic benefits of assets in their original standard operating condition, which do not satisfy one of the above conditions, are recorded in production and business expenses in the year. The specific depreciation periods of fixed assets are as follows:

<i>Type of assets</i>	<i>Time of use (year)</i>
- Transportation & transmit instrument	07
- Office equipment	07

**4.8 PAYABLES AND ACCRUALS**

Liabilities and accrued expenses are recognized for amounts to be paid in the future for goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts to be paid.

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

- Trade payables reflect commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity from the Company.
- Payable expenses reflect payables for goods and services received from sellers or provided to buyers but not yet paid due to lack of invoices or insufficient accounting records and documents, and payables to employees for vacation pay, production and business expenses that must be accrued in advance.
- Other payables reflect payables that are not commercial in nature and not related to the purchase, sale, or provision of goods and services.

**4.9 BORROWINGS AND FINANCE LEASE LIABILITIES**

The Company's loans and financial leasing debts include loans and borrowings in the form of issuing bonds at par value (issuing bonds at a price equal to the face value of the bonds).

Loans and financial leasing debts are monitored in detail for each lending and debtor, each loan agreement; by the repayment period of loans and financial leasing debts and in the original currency (if any). Amounts with a remaining repayment period of more than 12 months from the reporting date are presented as long-term loans and financial leasing debts. Amounts due within the next 12 months from the reporting date are presented as short-term loans and financial leasing debts.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4.10 BORROWINGS COST**

Borrowing costs include interest and other costs incurred in connection with borrowings.

Borrowing costs are recognized as operating expenses in the period in which they are incurred, except for borrowing costs that are directly attributable to the acquisition, construction or production of an asset that takes a substantial period of time (over 12 months) to get ready for its intended use or sale, which are included in the cost of that asset (capitalized) when all the conditions specified in Vietnamese Accounting Standard No. 16 - Borrowing costs are met.

In the fiscal year ending 31 December 2024, all borrowing costs are recognized as operating expenses in the period.

**4.11 OWNER'S EQUITY**

*Owner's investment capital*

Owner's investment capital is recorded according to the actual capital contribution of shareholders.

*Other capital of owners*

Other capital of owners is formed by supplementing from business results, revaluation of assets and the remaining value between the fair value of donated, donated, and sponsored assets after deducting taxes payable (if any) related to these assets.

**4.12 PROFIT DISTRIBUTION**

Profit after tax is distributed to shareholders after setting aside funds in accordance with the Company's Charter and the provisions of law and approved by the General Meeting of Shareholders..

Profit distribution to shareholders takes into account non-cash items in undistributed profit after tax that may affect cash flow and the ability to pay dividends such as interest from revaluation of assets contributed as capital, interest from revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and there is a Resolution of the Board of Directors on the payment period.



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4.13 REVENUE & OTHER INCOME**

Revenue is recognized when the outcome of a transaction can be reliably measured and the Company is likely to obtain economic benefits from the transaction.

**Revenue from service transactions** is recognized when the outcome of the transaction can be reliably measured. The outcome of a service transaction is determined when all four (4) conditions are satisfied:

- The amount of revenue can be measured reliably; When a contract stipulates that the buyer has the right to return the purchased services under specific conditions, the Company shall recognize revenue only when those specific conditions are no longer present and the buyer does not have the right to return the services provided;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

**Financial revenue** arises from interest on deposits, interest on sales of trading securities, interest on investment cooperation contracts and deposits to buy OTC stocks, dividends, distributed profits, bond interest, interest on share transfers and other financial revenue, specifically as follows:

- Interest is recorded on an accrual basis, determined on the balance of deposit accounts and the actual interest rate for each period;
- Interest from the sale of trading securities is recorded daily and by each stock exchange as the difference between the total value of securities sold during the day higher than the corresponding cost price; in which the cost price is the book value determined by the weighted average method, the selling price is the matching price in the securities sale order transaction.
- Interest from investment cooperation contracts, OTC stock purchase deposit contracts are determined on the basis of fixed interest rates in each contract and the investment cooperation/deposit period. These interests may change when the two parties have other agreements.
- Dividends and distributed profits are recorded when the Company is entitled to receive dividends or profits from capital contributions. Dividends received in shares are only tracked by the number of shares increased, not recording the value of shares received.

**Other income** reflects income arising from events or transactions separate from the Company's normal business operations, other than the above revenues.

**4.14 COST OF GOODS SOLD**

Cost of goods sold is recorded at the time the transaction occurs or when it is relatively certain that it will occur in the future, regardless of whether cash has been paid or not. Cost of goods sold and revenue are recorded simultaneously according to the matching principle. Expenses exceeding normal consumption are recorded immediately in cost of goods sold according to the prudence principle.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4.15 TAX**

Corporate income tax expenses include current corporate income tax and deferred corporate income tax.

***Current Income Tax***

Current income tax is the tax that is calculated on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses as well as adjustments for non-taxable income and losses carried forward.

***Deferred Income Tax***

Deferred income tax is the income tax payable or recoverable in respect of temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax basis. Deferred income tax liabilities are recognised for all taxable temporary differences. Deferred income tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

The carrying amount of deferred income tax assets is reviewed at the end of each financial year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Previously unrecognised deferred income tax assets are reviewed at the end of each financial year and recognised to the extent that it is probable that sufficient taxable profit will be available against which the deferred income tax assets can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability settled, based on tax rates enacted at the balance sheet date. Deferred tax is recognised in the income statement and is denominated in equity, except when it relates to items charged or credited directly to equity.

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

**4.16 RELATED PARTIES**

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering a related party relationship, attention is paid to the substance of the relationship rather than the legal form.



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**5. CASH & CASH EQUIVALENTS**

	31/12/2024	01/01/2024
	VND	VND
Cash on hand	-	-
Cash at bank	17.050.016.047	33.324.812.641
Cash in transit	45.370.925.000	-
Cash equivalents (*)	-	60.000.000.000
	<u>62.420.941.047</u>	<u>93.324.812.641</u>

**6. PREPAYMENTS**

	31/12/2024	01/01/2024
	VND	VND
<b>a) Short-term</b>	<b>126.357.917</b>	<b>81.487.530</b>
- Tools and supplies waiting for allocation	57.409.512	17.048.554
- Prepayment	68.948.405	-
- Others expenses	-	64.438.976
<b>b) Long-term</b>	<b>13.395.602</b>	<b>30.301.192</b>
- Tools and supplies waiting for allocation	4.387.882	14.741.952
- Prepayment	9.007.720	12.469.454
- Others expenses	-	3.089.786
	<u>139.753.519</u>	<u>111.788.722</u>

**7. TANGIBLE FIXED ASSETS**

	Motor vehicles, transmission	Machinery, equipment	Total
	VND	VND	VND
<b>HISTORICAL COST</b>			
01/01/2024	4.440.152.455	76.345.454	4.516.497.909
31/12/2024	<u>4.440.152.455</u>	<u>76.345.454</u>	<u>4.516.497.909</u>
<b>ACCUMULATED DEPRECIATION</b>			
01/01/2024	(2.412.662.823)	(19.995.228)	(2.432.658.051)
- Depreciated during	(634.307.496)	(10.906.488)	(645.213.984)
31/12/2024	<u>(3.046.970.319)</u>	<u>(30.901.716)</u>	<u>(3.077.872.035)</u>
<b>NET BOOK VALUE</b>			
01/01/2024	2.027.489.632	56.350.226	2.083.839.858
31/12/2024	<u>1.393.182.136</u>	<u>45.443.738</u>	<u>1.438.625.874</u>

**8. SHORT – TERM TRADE RECEIVABLES**

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term	-	-	47.181.597	-
	-	-	47.181.597	-

**9. SHORT – TERM LOAN RECEIVABLES**

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term	157.500.000.000	-	-	-
b) Long-term	-	-	-	-
Total	157.500.000.000	-	-	-

**10. PAY IN ADVANCE TO THE SELLER**

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term	518.862.713	-	108.377.500	-
	518.862.713	-	108.377.500	-



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**11. OTHER RECEIVABLES**

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Short-term</b>	<b>269.064.704.411</b>	<b>(170.389.800.000)</b>	<b>327.610.516.981</b>	<b>(170.389.800.000)</b>
- Advances	11.792.812.345	-	7.177.776.600	-
Ms Vu Thi Thu Thuy	-	-	50.160.849.315	-
- Receivables from Investment Cooperation Contracts (*)	256.859.000.000	(170.389.800.000)	269.859.000.000	(170.389.800.000)
+ Rong Viet Construction and Investment Joint Stock Company	63.920.000.000	(48.244.000.000)	67.920.000.000	(48.244.000.000)
+ Gio Moi Trading Investment Joint Stock Company	120.369.000.000	(87.145.800.000)	123.869.000.000	(87.145.800.000)
+ Tcapital Joint Stock Company	46.170.000.000	(35.000.000.000)	48.670.000.000	(35.000.000.000)
+ Others	26.400.000.000	-	29.400.000.000	-
- Profits receivable from Business Cooperation Contracts	412.641.066	-	412.641.066	-
- Collateral & deposit	250.000	-	250.000	-
- Receivables from other entities	1.000	-	-	-
<b>b) Long-term</b>			<b>24.500.000</b>	
- Collateral & deposit	-	-	24.500.000	-
	<b>269.064.704.411</b>	<b>(170.389.800.000)</b>	<b>327.635.016.981</b>	<b>(170.389.800.000)</b>

(\*) Receivables under the Contract signed between the Company and its partners, the purpose of transferring investment cooperation money, the Company is entitled to a fixed profit according to each contract, regardless of the investment results of the investee, the cooperation term does not exceed 365 days from the date the Company transfers investment cooperation money. Up to now, these receivables are all overdue according to the terms of the contract. The negotiation and signing of contracts with these partners are directly carried out by individuals in the Company's former Board of Directors.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**12. TRADING SECURITIES**

	31/12/2024				01/01/2024					
	Cost		Fair value		Cost		Fair value		Provision	
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
Share	785.958.483.592	793.000.139.000	(6.305.205.335) <sup>r</sup>	808.925.305.031 <sup>r</sup>	825.793.289.250 <sup>r</sup>	(18.582.780.072)				
+ DGW	23.776.143.125	21.989.400.000	(1.786.743.125)	-	-	-				
+ FPT	-	-	-	95.021.528.714	130.463.149.700	-				
+ SSI	721.800.000	3.760.578.000	-	-	-	-				
+ HPG	7.136.935.296	7.376.720.000	-	587.980.697.259	585.162.010.550	(2.818.686.709)				
+ MWG	745.862.001.961	755.930.300.000	-	117.438.494.933	103.790.000.000	(13.648.494.933)				
+ TDH	8.300.794.495	3.839.836.000	(4.460.958.495)	8.300.794.495	6.229.664.000	(2.071.130.495)				
+ Other	160.808.715	103.305.000	(57.503.715)	183.789.630	148.465.000	(44.467.935)				
<b>Total</b>	<b>785.958.483.592</b>	<b>793.000.139.000</b>	<b>(6.305.205.335)</b>	<b>808.925.305.031</b>	<b>825.793.289.250</b>	<b>(18.582.780.072)</b>				

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**13. OTHER LONG-TERM INVESTMENTS**

	31/12/2024		01/01/2024	
	Cost VND	Fair value VND	Provision VND	Fair value VND
Investment in equity of subsidiaries	688.167.360.594	-	688.167.360.594	554.324.106.686
Tri Viet Securities Joint Stock Company	688.167.360.594	-	688.167.360.594	(77.325.786.097)
	<u>688.167.360.594</u>	<u>-</u>	<u>688.167.360.594</u>	<u>(77.325.786.097)</u>
				<u>476.998.320.589</u>

	31/12/2024		01/01/2024	
	Cost VND	Ownership ratio	Cost VND	Ownership ratio
Investment in equity of subsidiaries	688.167.360.594	64,04%	554.324.106.686	50,47%
Tri Viet Securities Joint Stock Company	<u>688.167.360.594</u>	<u>64,04%</u>	<u>554.324.106.686</u>	<u>50,47%</u>



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**14. ACCRUALS**

	31/12/2024	01/01/2024
	VND	VND
<b>a) Short-term</b>	35.287.366.873	736.318.413
- Interest expenses	566.496.035	736.318.413
- Others expenses	34.720.870.838	-
	<u>35.287.366.873</u>	<u>736.318.413</u>

**15. OTHER PAYABLES, LIABILITIES**

	31/12/2024	01/01/2024
	VND	VND
<b>a) Short-term</b>	737.761.296	736.487.296
- Trade Union fees	123.799.406	135.571.406
- Board of Directors' Bonus Exceeding Plan in 2024	177.455.203	177.455.203
- Dividends of Non-Depository Shareholders	132.518.920	132.518.920
- Other payables	291.471.767	290.941.767
	<u>737.761.296</u>	<u>736.487.296</u>

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

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

**16. TAX**

	31/12/2024	Amount payable in the period	Amount paid in the period	01/01/2024
	VND	VND	VND	VND
<b>Tax and payables</b>				
- Personal income tax	1.333.885.037	8.142.863.450	9.408.892.543	2.599.914.130
- Other taxes	-	-	1.629.672.713	1.629.672.713
- Fees, charges and other payables	-	3.000.000	3.000.000	-
	<b>1.333.885.037</b>	<b>8.145.863.450</b>	<b>11.041.565.256</b>	<b>4.229.586.843</b>

**Tax receivables**

	31/12/2024	Amount payable in the period	Amount paid in the period	01/01/2024
	VND	VND	VND	VND
- Corporate income tax	1.981.977.551	-	-	1.981.977.551
	<b>1.981.977.551</b>	<b>-</b>	<b>-</b>	<b>1.981.977.551</b>

**17. LOAN AND PAYABLE FOR FINANCE LEASING**

	31/12/2024		During the period		01/01/2024	
	Value	Amount can be paid	Increase	Decrease	Value	Amount can be paid
Term borrowings	163.260.348.648	163.260.348.648	3.212.617.895	3.212.635.039.525	145.367.770.278	145.367.770.278
- Margin borrowings at securities companies	163.260.348.648	163.260.348.648	3.230.527.617.895	3.212.635.039.525	145.367.770.278	145.367.770.278
<b>Total</b>	<b>163.260.348.648</b>	<b>163.260.348.648</b>	<b>3.212.617.895</b>	<b>3.212.635.039.525</b>	<b>145.367.770.278</b>	<b>145.367.770.278</b>

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**18. OWNERS' EQUITY**

**18.1 CHANGE IN EQUITY**

Item	Equity		Share premium	Investment & development funds		Other funds	Retained earnings after tax	Total
	VND	VND		VND	VND			
01/01/2023	1.186.106.700.000	52.437.300.000	23.716.973.549	23.522.719.055	(216.796.891.204)	1.068.986.801.400		
- Profit for the year	-	-	-	-	272.954.907.742	272.954.907.742		
- Appropriate funds	-	-	-	-	-	-		
31/12/2023	1.186.106.700.000	52.437.300.000	23.716.973.549	23.522.719.055	56.158.016.538	1.341.941.709.142		
01/01/2024	1.186.106.700.000	52.437.300.000	23.716.973.549	23.522.719.055	56.158.016.538	1.341.941.709.142		
- Profit for the year	-	-	-	-	279.465.863.440	279.465.863.440		
- her Discount	-	-	-	-	-	(56.115.046.965)		
31/12/2024	1.186.106.700.000	52.437.300.000	23.716.973.549	23.522.719.055	335.623.879.978	1.565.292.525.617		



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**18.2 DETAILS OF OWNERS' EQUITY**

	31/12/2024	01/01/2024
	VND	VND
Tung Tri Viet One Member Company Limited	160.214.630.000	160.214.630.000
Mr. Pham Thanh Tung	83.901.340.000	83.901.340.000
Other Shareholders	941.990.730.000	941.990.730.000
	<u><b>1.186.106.700.000</b></u>	<u><b>1.186.106.700.000</b></u>

**18.3 CAPITAL TRANSACTIONS WITH OWNERS AND DISTRIBUTION, DIVIDENDS, PROFITS**

	31/12/2024	01/01/2024
	VND	VND
Legal capital	-	-
+ Starting capital	1.186.106.700.000	1.186.106.700.000
+ Arising capital	-	-
+ Loss capital	-	-
+ Final capital	1.186.106.700.000	1.186.106.700.000
- Profits, dividends paid	-	-

**18.4 SHARES**

	31/12/2024	01/01/2024
	Share	Share
Quantity shares registered for issuance	118.610.670	118.610.670
Quantity of issued shares	118.610.670	118.610.670
+ <i>Common shares</i>	118.610.670	118.610.670
Quantity of circulated shares	118.610.670	118.610.670
+ <i>Common shares</i>	113.251.770	118.610.670
	5.358.900	-
Par value per share (VND/share)	10.000	10.000

**18.5 FUNDS**

	31/12/2024	01/01/2024
	VND	VND
Investment & development funds	23.716.973.549	23.716.973.549
	<u><b>23.716.973.549</b></u>	<u><b>23.716.973.549</b></u>

Enterprise Arrangement Support Funds

	31/12/2024	01/01/2024
	VND	VND
Other Funds Belonging to Owner's Equity	23.522.719.055	23.522.719.055
	<u><b>23.522.719.055</b></u>	<u><b>23.522.719.055</b></u>

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**19. FINANCIAL INCOME**

	Quarter IV of 2024	Quarter IV of 2023
	<u>VND</u>	<u>VND</u>
- Interest on deposits	2.949.335	633.755.097
- Profit from trading securities	37.679.763.116	295.226.000
- Dividends and distributed profits	11.350.000	95.400
- Interest on loans	966.851.507	-

**20. FINANCIAL EXPENSES**

	Quarter IV of 2024	Quarter IV of 2023
	<u>VND</u>	<u>VND</u>
- Interest expenses	6.057.103.436	3.873.550.819
	-	-
	-	-
- Loss on securities trading	2.903.389.863	5.252.233.650
- Provision/(Reversal) for investment loss in subsidiaries	-	-
	-	-
- Provision/(Reversal) for decline in value of trading securities	1.364.957.322	(23.744.708.434)
	-	-
- Other financial expenses	606.519.998	11.448.991.656
	<u>10.931.970.619</u>	<u>(3.169.932.309)</u>

**21. COST BY FACTOR**

	Quarter IV of 2024	Quarter IV of 2023
	<u>VND</u>	<u>VND</u>
- Raw materials	19.915.321	7.001.710
- Labor cost	40.277.812.263	9.560.307.350
- Fixed asset depreciation and amortization	161.303.496	161.303.496
- Fees, charges and other payables	65.274.015	19.722.930
	-	-
- Outsource service	1.104.444.578	214.460.251
- Other expenses in cash	20.801.546	52.179.910
	-	-
	<u>41.649.551.219</u>	<u>10.014.975.647</u>

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**22. SELLING AND GENERAL AND ADMINISTRATIVE EXPENSE**

	Quarter IV of 2024	Quarter IV of 2023
	<b>VND</b>	<b>VND</b>
<b>a) Selling expenses</b>	<b>34.650.418.502</b>	<b>1.086.000</b>
- Management staff expense	34.650.418.502	-
- Outsourced services expenses		1.086.000
<b>b) General and administrative expenses</b>	<b>6.999.132.717</b>	<b>10.013.889.647</b>
- Management staff expense	5.627.393.761	9.560.307.350
- Cost of management materials	19.915.321	7.001.710
- Depreciation of fixed assets	161.303.496	161.303.496
- Taxes, fees and charges	65.274.015	19.722.930
- Outsourced services expenses	1.104.444.578	213.374.251
- Other expenses in cash	20.801.546	52.179.910
	<b>41.649.551.219</b>	<b>10.014.975.647</b>

**23. OTHER INCOME**

	Quarter IV of 2024	Quarter IV of 2023
	<b>VND</b>	<b>VND</b>
- Other income	125.600	497.850
	<b>125.600</b>	<b>497.850</b>

**24. OTHER EXPENSE**

	Quarter IV of 2024	Quarter IV of 2023
	<b>VND</b>	<b>VND</b>
- Other expenses	24.785.000	467.299
	<b>24.785.000</b>	<b>467.299</b>

**25. CURRENT CORPORATE INCOME TAX EXPENSE**

	Year 2024	Year 2023
	<b>VND</b>	<b>VND</b>
<b>Profit before tax</b>	<b>279.465.863.440</b>	<b>272.954.907.742</b>
<b>Increasing adjustments</b>	<b>662.867.020</b>	<b>2.141.088.805</b>
- Non-deductible expenses	462.867.026	2.141.088.805
- Remuneration of non-executive board mem	199.999.994	-
<b>Decreasing adjustments</b>	<b>(123.879.110.000)</b>	<b>(536.694.657.607)</b>
- Non-taxable income (cash dividends)	(14.887.500.000)	(2.543.569.000)
- Non-taxable income (stock dividends)	(23.796.700.000)	(1.171.110.000)
- Provision expenses recovery	(85.194.900.000)	-
- Other adjusted income	(10.000)	-
<b>Accumulated losses are carried forward</b>	<b>(255.568.735.265)</b>	<b>(532.979.978.607)</b>
<b>Total taxable income for the year</b>	<b>(99.319.114.805)</b>	<b>(261.598.661.060)</b>
Current corporate income tax rate	20%	20%
<b>Estimated corporate income tax payable</b>	<b>-</b>	<b>-</b>
<b>Current corporate income tax expense</b>	<b>-</b>	<b>-</b>



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

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

**26. LOSS CARRYFORWARD**

<u>Year of occurrence</u>	<u>Hole transfer to year</u>	<u>Tax calculation hole</u>	<u>Moved hole to 31/12/2024</u>	<u>Unclosed loss</u>
		VND	VND	VND
2022	2027	(532.979.978.607)	(277.411.243.342)	(255.568.735.265)
<b>Total</b>			<b>(277.411.243.342)</b>	<b>(255.568.735.265)</b>

**27. RELATED PARTIES**

**27.1 LIST OF RELATED PARTIES**

No	Name of Company, Individual	Relationship
1	Tri Viet Securities Joint Stock Company	Company subsidiary
2	Tung Tri Viet One Member Company Limited	Major shareholder
3	Mr. Pham Thanh Tung	Major shareholder

**27.2 TRANSACTIONS OF RELATED PARTIES**

<u>Securities trading deposits</u>	<u>Quarter IV of 2024</u>	<u>Quarter IV of 2023</u>
	VND	VND
Tri Viet Securities Joint Stock Company	9.122.682.978	33.288.181

<u>Transactions with related parties</u>	<u>Quarter IV of 2024</u>	<u>Quarter IV of 2023</u>
	VND	VND
- Tri Viet Securities Joint Stock Company	27.686.269	199.712.197
Including:		
Custody fee	4.623.445	7.396.680
Securities trading fees, transfer fees	21.909.522	180.639.402
Investor deposit interest	1.153.302	11.676.115
- Total value of securities trading transactions on accounts opened at Subsidiary	81.064.092.000	

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**Income of Board of Management, General Director and Chief Accountant**

	Quarter IV of 2024	Quarter IV of 2023
Ms. Pham Thi Thanh Huyen Chairwoman (appointed from 16/03/2023, dismissed from 29/03/2024)	-	310.600.000
Ms. Nguyen Thi Hang General Director (appointed from 30/01/2023, dismissed from 29/03/2024)	-	332.266.667
Ms. Nguyen Thi Hang Chairwoman (appointed from 29/03/2024)	310.600.000	
Ms. Nguyen Thi Hang Nga Independent Member (appointed from 15/03/2023)	38.888.885	66.666.666
Mr. Chu Van Tuong Independent Member (appointed from 08/06/2024)	33.333.330	
Mr Ngo Long Giang General Director (appointed from 15/11/2024, dismissed from 16/01/2025)	309.761.905	

**28. COMPARATIVE FIGURES**

The comparative figures are those in the Separate Financial Statements for the year ended 31 December 2023 audited by UHY Auditing and Consulting Co., Ltd.

Comparative figures on the Separate Income Statement and Cash Flow Statement are figures on the Separate Financial Statements prepared independently for the operating period from October 1, 2024 to December 31, 2024 of Tri Viet Asset Management Group Joint Stock Company.

Hanoi, ... January 2025

Prepared by



Nguyen Anh Duc

Chief Accountant



Hoang Van Quan

Chairwoman



Nguyen Thi Hang