

Vinacontrol Group Corporation

Combined financial statements

For the year ended 31 December 2024



**Shape the future
with confidence**

Vinacontrol Group Corporation

Combined financial statements

For the year ended 31 December 2024



CONTENTS

	Pages
General information	1 - 2
Report of management	3 - 4
Independent auditors' report	5 - 6
Combined balance sheet	7 - 8
Combined income statement	9
Combined cash flow statement	10 - 11
Notes to the combined financial statements	12 - 39

Vinacontrol Group Corporation

GENERAL INFORMATION

THE COMPANY

Vinacontrol Group Corporation ("the Company") is a joint stock company transformed from a State-owned enterprise in accordance with the Decision No. 1758/2004/QĐ-BTM dated 29 November 2004 of the Ministry of Trade (now known as the Ministry of Industry and Trade) and operates under the Business Registration Certificate No. 0103008113 issued by the Hanoi Department of Planning and Investment on 1 June 2005. The Company subsequently received amended Enterprise Registration Certificates, with the latest being the 12th amendment issued by the Hanoi Department of Planning and Investment on 6 December 2024.

The current principal activities of the Company are:

- ▶ Commercial inspection: Inspection of specifications, quality, condition, weight, packing and marking of various kinds of goods and commodities; supervision of goods during production, delivery, receipt, preservation, transportation, loading and discharging, supervision of installation and assembly of equipment and production line; assessment, consultancy and supervision of construction projects; transportation vehicles and container; provision of maritime inspection services and ship safety inspection before loading, destructing or repairing services; damage assessment; agent for loss assessment, loss allocation service to domestic and foreign insurance companies;
- ▶ Provision of inspection services upon request to provide supporting documents for State management purposes in areas such as origin of goods; quality control; safety, hygiene of goods; investment project acceptance and final settlement, environment protection (inspection of industrial sanitation, inspection of water and sewage treatment); and customs clearance service;
- ▶ Provision of sampling, analysing and testing services;
- ▶ Product certification;
- ▶ Provision of services related to: sterilization, price appraisal; non-destructive testing; welding testing; testing of equipment and measuring devices; testing and tabulating capacity of tanks/lighters; tallying; sealing, lead sealing; auditing quality control system upon client's request;
- ▶ Consultancy, assessment and certification services on application of management system in accordance with international standards; provision of consultancy on goods quality; environmental consultancy and appraisal;
- ▶ Provision of technical inspection services on labour safety;
- ▶ Measurement and set up the capacity table for waterway transportation vehicles; provision of calibration and verification for measuring devices; and
- ▶ Other activities as registered in the Enterprise Registration Certificate.

The Company's head office is located at No. 54 Tran Nhan Tong street, Nguyen Du ward, Hai Ba Trung district, Hanoi, Vietnam. The Company has the following branches:

<i>Branch</i>	<i>Address</i>
Hanoi Branch	No. 96, Yet Kieu street, Nguyen Du ward, Hai Ba Trung district, Hanoi, Vietnam
Hai Phong Branch	No. 80, Pham Minh Duc street, May To ward, Ngo Quyen district, Hai Phong city
Quang Ninh Branch	No. 11, Hoang Long street, Ha Long city, Quang Ninh province
Da Nang Branch	Lot A6-A8, 30/4 street, Hoa Cuong Bac ward, Hai Chau district, Da Nang city

Vinacontrol Group Corporation

GENERAL INFORMATION (continued)

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr. Bui Duy Chinh	Chairman	
Mr. Mai Tien Dung	Member	
Mr. Phan Van Hung	Member	
Ms. Duong Thanh Huyen	Member	
Mr. Pham Ngoc Dung	Member	appointed on 23 April 2024
Mr. Le Ngoc Loi	Member	appointed on 23 April 2024
Mr. Phung Tan Phu	Member	appointed on 23 April 2024
Ms. Nguyen Thanh Huong	Member	resigned on 23 April 2024

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Ms. Nguyen Thi Thuy Ngan	Head	
Mr. Nguyen Quoc Minh	Member	
Mr. Cao Quy Lan	Member	appointed on 23 April 2024
Mr. Nguyen Trung Hieu	Member	resigned on 23 April 2024

MANAGEMENT

Members of the management during the year and at the date of this report are:

Mr. Mai Tien Dung	General Director
Mr. Phan Van Hung	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Mai Tien Dung, the Company's General Director.

AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited.

Vinacontrol Group Corporation

REPORT OF MANAGEMENT

Management of Vinacontrol Group Corporation ("the Company") is pleased to present this report and the combined financial statements for the year ended 31 December 2024.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE COMBINED FINANCIAL STATEMENTS

Management is responsible for the combined financial statements of each financial year which give a true and fair view of the combined financial position of the Company and of the combined results of its operations and its combined cash flows for the year. In preparing those combined financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the combined financial statements; and
- ▶ prepare the combined financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the combined financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying combined financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying combined financial statements give a true and fair view of the combined financial position of the Company as at 31 December 2024 and of the combined results of its operations and its combined cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and the presentation of the combined financial statements.

The Company has subsidiaries as disclosed in the combined financial statements. The Company prepared these combined financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the year ended 31 December 2024 dated 24 March 2025.

Vinacontrol Group Corporation

REPORT OF MANAGEMENT (continued)

STATEMENT BY MANAGEMENT (continued)

Users of the combined financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiaries.

For and on behalf of management:



Mai Tien Dung
General Director

Hanoi, Vietnam

24 March 2025

Reference: 11941048/68429480

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Vinacontrol Group Corporation

We have audited the accompanying combined financial statements of Vinacontrol Group Corporation ("the Company") as prepared on 24 March 2025 and set out on pages 7 to 39, which comprise the combined balance sheet as at 31 December 2024, and the combined income statement and the combined cash flow statement for the year then ended and the notes thereto.

Responsibility of the management

Management is responsible for the preparation and fair presentation of the combined financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the combined financial statements, and for such internal control as the management determines is necessary to enable the preparation and presentation of the combined financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on these combined 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 requirements and plan and perform the audit to obtain reasonable assurance about whether the combined financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the combined financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the combined financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the combined 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 management, as well as evaluating the overall presentation of the combined financial statements.

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

Opinion

In our opinion, the combined financial statements give a true and fair view, in all material respects, of the combined financial position of the Company as at 31 December 2024, and of the combined results of its operations and its combined cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the combined financial statements.

Ernst & Young Vietnam Limited



Phung Manh Phu
Deputy General Director
Audit Practising Registration
Certificate No. 2598-2023-004-1



Le Minh Tung
Auditor
Audit Practising Registration
Certificate No. 4656-2023-004-1

Hanoi, Vietnam

24 March 2025

COMBINED BALANCE SHEET
as at 31 December 2024

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		155,511,641,469	153,823,002,271
110	I. Cash and cash equivalents	4	64,413,210,711	72,516,519,219
111	1. Cash		62,413,210,711	42,733,786,351
112	2. Cash equivalents		2,000,000,000	29,782,732,868
120	II. Short-term investments		8,512,314,768	13,197,205,270
121	1. Held-for-trading securities	5.1	1,401,400,000	1,401,400,000
122	2. Provision for diminution in value of held-for-trading securities	5.1	(372,843,000)	(178,470,000)
123	3. Held-to-maturity investments	5.2	7,483,757,768	11,974,275,270
130	III. Current accounts receivable		81,484,224,610	67,252,915,570
131	1. Short-term trade receivables	6.1	62,650,505,172	46,670,956,615
132	2. Short-term advances to suppliers	6.2	1,325,376,568	438,020,471
136	3. Other short-term receivables	7	21,000,971,338	22,931,831,512
137	4. Provision for doubtful short-term receivables	8	(3,492,628,468)	(2,787,893,028)
140	IV. Inventories		618,133,045	648,013,282
141	1. Inventories		618,133,045	648,013,282
150	V. Other current assets		483,758,335	208,348,930
151	1. Short-term prepaid expenses	10	482,914,585	207,505,180
153	2. Tax and other receivables from the State		843,750	843,750
200	B. NON-CURRENT ASSETS		171,855,604,863	178,556,040,075
220	I. Fixed assets		79,949,974,572	84,840,485,570
221	1. Tangible fixed assets	11	66,616,249,092	71,451,777,659
222	Cost		173,954,154,309	167,839,520,372
223	Accumulated depreciation		(107,337,905,217)	(96,387,742,713)
227	2. Intangible fixed assets	12	13,333,725,480	13,388,707,911
228	Cost		15,398,110,878	14,798,110,878
229	Accumulated amortisation		(2,064,385,398)	(1,409,402,967)
240	II. Long-term assets in progress		266,597,996	300,000,000
242	1. Construction in progress		266,597,996	300,000,000
250	III. Long-term investments		72,830,000,000	73,530,000,000
251	1. Investments in subsidiaries	13.1	72,080,000,000	72,080,000,000
252	2. Investments in associate	13.2	1,050,000,000	1,050,000,000
254	3. Provision for diminution in value of long-term investments		(300,000,000)	-
255	4. Held-to-maturity investments		-	400,000,000
260	IV. Other long-term assets		18,809,032,295	19,885,554,505
261	1. Long-term prepaid expenses	10	18,809,032,295	19,885,554,505
270	TOTAL ASSETS		327,367,246,332	332,379,042,346

COMBINED BALANCE SHEET (continued)
as at 31 December 2024

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		49,503,214,296	38,582,797,804
310	I. Current liabilities		49,503,214,296	38,582,797,804
311	1. Short-term trade payables	14.1	3,074,316,707	2,965,855,401
312	2. Short-term advances from customers	14.2	1,603,701,483	977,004,176
313	3. Statutory obligations	15	16,346,113,654	5,777,035,604
314	4. Payables to employees		26,831,373,966	26,818,309,190
315	5. Short-term accrued expenses	16	1,039,671,820	1,394,941,579
319	6. Other short-term payables	17	562,516,666	384,011,577
322	8. Bonus and welfare fund	18	45,520,000	265,640,277
400	D. OWNERS' EQUITY		277,864,032,036	293,796,244,542
410	I. Capital	19	277,864,032,036	293,796,244,542
411	1. Issued share capital		104,999,550,000	104,999,550,000
411a	- Ordinary shares with voting rights		104,999,550,000	104,999,550,000
415	2. Treasury shares		(3,990,000)	(3,954,000)
418	3. Investment and development fund		148,855,445,173	148,855,445,173
421	4. Undistributed earnings		24,013,026,863	39,945,203,369
421a	- Undistributed earnings by the end of prior year		-	3,149,872,800
421b	- Undistributed earnings of current year		24,013,026,863	36,795,330,569
440	TOTAL LIABILITIES AND OWNERS' EQUITY		327,367,246,332	332,379,042,346

Hanoi, Vietnam

24 March 2025


Tran Thi Thu Thuy
Preparer


Luu Ngoc Hien
Chief Accountant


Mai Tien Dung
General Director


COMBINED INCOME STATEMENT
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from rendering services	21.1	434,589,708,108	365,103,659,932
02	2. Deductions	21.1	-	-
10	3. Net revenue from rendering services [10 = 01 - 02]	21.1	434,589,708,108	365,103,659,932
11	4. Cost of services rendered	22	341,987,674,418	287,654,551,638
20	5. Gross profit from rendering services [20 = 10 - 11]		92,602,033,690	77,449,108,294
21	6. Finance income	21.2	20,015,111,534	20,432,337,817
22	7. Finance expenses	23	787,670,710	160,366,894
23	In which: Interest expenses		-	-
25	8. Selling expenses	24	33,925,288,974	23,828,429,510
26	9. General and administrative expenses	24	38,383,476,717	32,778,105,481
30	10. Operating profit [30 = 20 + 21 - 22 - 25 - 26]		39,520,708,823	41,114,544,226
31	11. Other income		100,772,400	295,371,924
32	12. Other expenses		643,686,211	52,897,705
40	13. Other (loss)/profit [40 = 31 - 32]		(542,913,811)	242,474,219
50	14. Accounting profit before tax [50 = 30 + 40]		38,977,795,012	41,357,018,445
51	15. Current corporate income tax expense	26.1	4,465,212,151	4,561,687,876
60	16. Net profit after tax [60 = 50 - 51]		34,512,582,861	36,795,330,569



Tran Thi Thu Thuy
Preparer



Luu Ngoc Hien
Chief Accountant



Mai Tien Dung
General Director

Hanoi, Vietnam

24 March 2025

COMBINED CASH FLOW STATEMENT
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		38,977,795,012	41,357,018,445
	<i>Adjustments for:</i>			
02	Depreciation of fixed assets, amortisation of intangible fixed assets and allocation of land rental fee		12,200,600,431	12,326,212,847
03	Provisions		2,210,090,069	106,146,392
04	Foreign exchange gains arising from revaluation of monetary accounts denominated in foreign currency		(321,271,396)	(101,764,203)
05	Profits from investing activities		(19,557,005,967)	(19,835,433,091)
08	Operating profit before changes in working capital		33,510,208,149	33,852,180,390
09	Increase in receivables		(18,283,970,754)	(732,853,775)
10	Decrease/(increase) in inventories		29,880,237	(120,612,611)
11	Increase in payables		11,260,692,135	8,880,398,161
12	(Increase)/decrease in prepaid expenses		(60,940,687)	2,126,434,527
15	Corporate income tax paid	15	(4,631,256,052)	(4,581,601,383)
17	Other cash outflows for operating activities		(27,274,726,085)	(4,073,603,000)
20	Net cash flows (used in)/from operating activities		(5,450,113,057)	35,350,342,309
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(6,522,256,937)	(10,630,048,494)
22	Proceeds from disposals of fixed assets and other long-term assets		-	181,818,182
23	Loans to other entities and payments for purchase of debt instruments of other entities		-	(11,974,275,270)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		5,474,000,000	7,409,794,739
27	Interest and dividends received		24,302,875,967	16,594,414,909
30	Net cash flows from investing activities		23,254,619,030	1,581,704,066

COMBINED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
36	Dividends paid	19.3	(26,203,007,463)	(12,594,743,040)
40	Net cash flows used in financing activities		(26,203,007,463)	(12,594,743,040)
50	Net (decrease)/increase in cash for the year		(8,398,501,490)	24,337,303,335
60	Cash and cash equivalents at the beginning of the year		72,516,519,219	48,249,247,351
61	Impact of exchange rate fluctuation		295,192,982	(70,031,467)
70	Cash and cash equivalents at the end of the year	4	64,413,210,711	72,516,519,219

Hanoi, Vietnam

24 March 2025


Tran Thi Thu Thuy
Preparer


Luu Ngoc Hien
Chief Accountant


Mai Tien Dung
General Director



NOTES TO THE COMBINED FINANCIAL STATEMENTS
as at 31 December 2024 and for the year then ended

1. CORPORATE INFORMATION

Vinacontrol Group Corporation ("the Company") is a joint stock company transformed from a State-owned enterprise in accordance with the Decision No. 1758/2004/QĐ-BTM dated 29 November 2004 of the Ministry of Trade (now known as the Ministry of Industry and Trade) and operates under the Business Registration Certificate No. 0103008113 issued by the Hanoi Department of Planning and Investment on 1 June 2005. The Company subsequently also received the amended Enterprise Registration Certificates, with the latest being the 12th amendment issued by the Hanoi Department of Planning and Investment on 6 December 2024.

The current principal activities of the Company are:

- ▶ Commercial inspection: Inspection of specifications, quality, condition, weight, packing and marking of various kinds of goods and commodities; supervision of goods during production, delivery, receipt, preservation, transportation, loading and discharging, supervision of installation and assembly of equipment and production line; assessment, consultancy and supervision of construction projects; transportation vehicles and container; provision of maritime inspection services and ship safety inspection before loading, destructing or repairing services; damage assessment; agent for loss assessment, loss distribution to domestic and foreign insurance companies;
- ▶ Provision of inspection services upon request to provide supporting documents for State management purposes in areas such as origin of goods; quality control; safety, hygiene of goods; investment project acceptance and final settlement, environment protection (inspection of industrial sanitation, inspection of water and sewage treatment); and customs clearance service;
- ▶ Provision of sampling, analysing and testing services;
- ▶ Product certification;
- ▶ Provision of services related to: sterilization, price appraisal; non-destructive testing; welding testing; testing of equipment and measuring devices; testing and tabulating capacity of tanks/lighters; tallying; sealing, lead sealing; auditing quality control system upon client's request;
- ▶ Consultancy, assessment and certification services on application of management system in accordance with international standards; provision of consultancy on goods quality; environmental consultancy and appraisal;
- ▶ Provision of technical inspection services on labour safety;
- ▶ Measurement and set up the capacity table for waterway transportation vehicles; provision of calibration and verification for measuring devices; and
- ▶ Other activities as registered in the Enterprise Registration Certificate.

The Company's head office is located at No. 54 Tran Nhan Tong street, Nguyen Du ward, Hai Ba Trung district, Hanoi, Vietnam. The Company also has the following branches:

<i>Branches</i>	<i>Address</i>
Hanoi Branch	No. 96, Yet Kieu street, Nguyen Du ward, Hai Ba Trung district, Hanoi
Hai Phong Branch	No. 80, Pham Minh Duc street, May To ward, Ngo Quyen district, Hai Phong city
Quang Ninh Branch	No. 11, Hoang Long street, Ha Long City, Quang Ninh province
Da Nang Branch	Lot A6-A8, 30/4 street, Hoa Cuong Bac ward, Hai Chau district, Da Nang city

The normal business cycle of the Company is 12 months.

The number of the Company's employees as at 31 December 2024 is 467 (31 December 2023: 458).

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

1. CORPORATE INFORMATION (continued)

Corporate structure

As at 31 December 2024, the Company has 3 subsidiaries (31 December 2023: 3 subsidiaries) with details as follows:

<i>Name</i>	<i>Equity interest</i>	<i>Voting rights</i>	<i>Location</i>	<i>Principal activities</i>
Vinacontrol Ho Chi Minh City Inspection Company Limited	100%	100%	No. 80 Ba Huyen Thanh Quan street, ward 9, district 3, Ho Chi Minh city	To provide inspection and analysis services, sample testing
Vinacontrol Environmental Consultancy and Appraisal Joint Stock Company	51%	51%	No. 54 Tran Nhan Tong street, Nguyen Du ward, Hai Ba Trung district, Hanoi	To provide consulting services and environmental assessment
Vinacontrol Certification and Inspection Joint Stock Company	51%	51%	No. 41 Nguyen Thuong Hien street, Nguyen Du ward, Hai Ba Trung district, Hanoi	To provide services of inspection and certification for goods and products quality

2. BASIS OF PREPARATION

2.1 Basis of preparation of the combined financial statements of the Company

The Company has Head office and its independent units which are independent reporting units ("Branches") as presented in Note 1.

The combined financial statements of the Company are prepared based on the combination of the financial statements of the Company's Head office and its branches. The financial statements of the Company's Head office and its branches are prepared for the same reporting period and applying consistent accounting policies with the combined financial statements.

Items on the combined financial statements are presented by aggregating similar items in the financial statements of the Company's Head office and its branches.

For payment, receipt on behalf transactions and the related balances between the Company's Head office and its branches are eliminated in corresponding items in the combined financial statements.

2.2 The purpose of preparing combined financial statements

The Company has subsidiaries as disclosed in Note 1 and Note 13. The Company prepared these combined financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the year ended 31 December 2024 dated 24 March 2025.

Users of the combined financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiaries.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.3 Accounting standards and system

The combined financial statements of the Company, which are expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying combined financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the combined financial position and the combined results of operations and combined cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.4 Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal System.

2.5 Fiscal year

The Company's fiscal year applicable for the preparation of its combined financial statements starts on 1 January and ends on 31 December.

2.6 Accounting currency

The combined financial statements are prepared in VND which is also the Company's accounting currency.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Inventories*

Inventories are measured at their historical costs. The cost of inventories comprise costs of purchase, costs of processing (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Materials, tools and supplies - cost of purchase on a weighted average cost basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the combined balance sheet.

Increases or decreases to the provision balance are recorded into the cost of services rendered in the combined income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the combined income statement.

3.3 *Receivables*

Receivables are presented in the combined financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the combined balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the combined income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the combined income statement.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the combined income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the combined income statement.

3.5 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company is the lessee

Rentals under operating leases are charged to the combined income statement on a straight-line basis over the lease term.

Where the Company is the lessor

Assets subject to operating leases are included as the Company's fixed assets in the combined balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the income statement as incurred/added to the carrying value of the leased asset for amortisation to the combined income statement over the lease term.

Lease income from operating lease is recognised in the combined income statement on a straight-line basis over the lease term.

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the combined income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the combined income statement.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Intangible fixed assets (continued)

Land use rights

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate has been obtained, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

3.7 Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 50 years
Machinery and equipment	3 - 20 years
Means of transportation	6 - 10 years
Office equipment	3 - 10 years
Land use rights	20 - 32.5 years
Computer software	3 - 7 years

Indefinite land use rights are not amortized.

3.8 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets.

3.9 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the combined balance sheet and amortised over the year for which the amounts are paid or the year in which economic benefits are generated in relation to these expenses.

Prepaid land rentals

The prepaid land rental represents the unamortised balance of advance payment made in accordance with land lease contract with defined lease period. Such prepaid rental is classified as long-term prepaid expenses for allocation to the combined income statement over the remaining lease period, according to Circular 45.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Investments

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the combined income statement. Distributions from sources which are attributable to period before obtaining controls are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost. Generally, the Company is considered to have significant influence if it owns 20% or more of the voting rights in an entity.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the combined income statement. Distributions from sources which are attributable to period before having significant influence are considered a recovery of investment and are deducted to the cost of the investment.

Held-for-trading securities

Held-for-trading securities are stated at their acquisition costs.

Provision for diminution in value of held-for-trading securities and investments in capital

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date. Increases or decreases to the provision balance are recorded as finance expense in the combined income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the combined financial statements and deducted against the value of such investments.

3.11 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the year.

3.12 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the combined balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Company conduct transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conduct transactions regularly.

All foreign exchange differences incurred are taken to the combined income statement.

3.14 Share capital

Ordinary shares

Ordinary shares are recognised at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognised as a deduction from share premium.

Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in the combined income statement upon purchase, sale, issue or cancellation of the Company's own equity instruments

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval by the appropriate level of authority, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and approved at the annual shareholders' meeting.

Investment and development fund

This fund is set aside for use in the Company's expansion of its operations or in-depth investments.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the combined balance sheet.

3.16 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised.

Revenue from providing inspection and sample analysis services

Revenue is recognized when the service is completed and the Company issue the Certificate of inspection for the customer, and is confirmed by the customer.

Rendering of other services

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion. The level of contract completion is determined by the percentage of work accomplished based on a survey of work performed. If the contract cannot be reliably determined, revenue will only be recognised at the recoverable amount of the costs recognised.

Royalties

Revenue is recognised on an accrual basis in accordance with the terms of the royalty agreement.

Interest income

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

Dividend and profit distribution income

Dividend and profit distribution income are recognized when Company is entitled to receive dividends or when the Company are entitled to receive profits from its capital contributions.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the combined balance sheet date.

Current income tax is charged or credited to the combined income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the combined balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Taxation (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each combined balance sheet date 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 tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each combined balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the combined balance sheet date.

Deferred tax is charged or credited to the combined income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.18 Segment information

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Company's principal activities are to provide inspection and analysis services. In addition, these activities are mainly taking place within Vietnam. Therefore, the Company's risks and returns are not impacted by the Company's products that the Company is manufacturing or the locations where the Company is trading. As a result, the Company's management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Related parties

Parties are considered to be related parties of the Company 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, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

4. CASH AND CASH EQUIVALENTS

	Currency: VND	
	Ending balance	Beginning balance
Cash on hand	4,406,722,470	3,442,552,280
Cash at bank	58,006,488,241	39,291,234,071
Cash equivalents (*)	2,000,000,000	29,782,732,868
TOTAL	64,413,210,711	72,516,519,219

(*) These represent short-term deposits at Bank for Investment and Development of Vietnam - Quang Trung Branch with original term of 1 month and earn interest at rate of 1.6% per annum (31 December 2023: 0.5% to 3.75% per annum).

5. SHORT-TERM INVESTMENTS

5.1 Held-for-trading securities

	Currency: VND					
	Ending balance			Beginning balance		
	Quantity (shares)	Historical cost	Provision	Quantity (shares)	Historical cost	Provision
Danang Petro Machine - Equipment JSC Vietnam Valuation and Financial Consultancy JSC (*)	27,000	540,000,000	(372,843,000)	27,000	540,000,000	(178,470,000)
	33,000	861,400,000	-	33,000	861,400,000	-
TOTAL		1,401,400,000	(372,843,000)		1,401,400,000	(178,470,000)

(*) The Company has not been able to collect necessary information to determine the fair values of these investments, these shares have not yet been listed on the stock exchange.

5.2 Held-to-maturity investments

The short-term held-to-maturity investments represent deposits at commercial banks with terms or remaining period of under 12 months, earn interest at rates from 4.2% to 8% per annum (31 December 2023: 3.4% to 7.1% per annum).

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

6. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

6.1 Short-term trade receivables

	Currency: VND	
	Ending balance	Beginning balance
Trade receivables from related parties (Note 27)	4,762,833,035	4,388,036,470
Other customers	57,887,672,137	42,282,920,145
TOTAL	62,650,505,172	46,670,956,615
Provision for doubtful short-term receivables	(3,060,228,468)	(2,355,493,028)

6.2 Short-term advances to suppliers

	Currency: VND	
	Ending balance	Beginning balance
Alpha Plus Company Limited	407,000,000	-
Hoang Ha ScienceTechnology Company Limited	195,492,000	-
Tram An Travel Services and Trading Company Limited	199,736,000	129,736,000
Other advances to suppliers	523,148,568	308,284,471
TOTAL	1,325,376,568	438,020,471

7. OTHER SHORT-TERM RECEIVABLES

	Currency: VND			
	Ending balance		Beginning balance	
	Balance	Provision	Balance	Provision
Advances to employees	3,561,340,939	-	2,907,167,052	-
Deposits	263,588,000	-	811,932,727	-
Other short-term receivables	3,055,812,399	-	206,901,733	-
Other short-term receivables from related parties (Note 27)	14,120,230,000	(432,400,000)	19,005,830,000	(432,400,000)
TOTAL	21,000,971,338	(432,400,000)	22,931,831,512	(432,400,000)

8. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

	Currency: VND	
	Current year	Previous year
Beginning balance	2,787,893,028	3,375,820,169
Add: Provision created during the year	1,785,650,710	529,156,831
Less: Utilisation of provision during the year	(1,010,981,629)	(826,967,533)
Less: Reversal of provision during the year	(69,933,641)	(290,116,439)
Ending balance	3,492,628,468	2,787,893,028

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

9. BAD DEBTS

Currency: VND

<i>Debtor</i>	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Cost</i>	<i>Recoverable amount</i>	<i>Cost</i>	<i>Recoverable amount</i>
Thai Binh Thermal Power Company	6,652,684,980	5,917,321,488	2,922,482,866	2,922,482,866
Dong Duong Construction And Trading Joint Stock Company	775,820,686	387,910,342	770,714,554	770,714,554
Ha Duong Quang Production And Trading Limited Company	505,031,742	151,509,523	505,031,742	252,515,871
Hung Hai Construction Company Limited	151,928,902	-	351,928,902	-
Others	2,730,270,499	866,366,988	2,600,451,617	417,003,362
TOTAL	10,815,736,809	7,323,108,341	7,150,609,681	4,362,716,653

10. PREPAID EXPENSES

Currency: VND

	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Tools and supplies	439,914,585	207,505,180
Other short-term prepaid expenses	43,000,000	-
TOTAL	482,914,585	207,505,180
Long-term		
Prepaid land rental	16,665,644,028	17,261,099,524
Other long-term prepaid expenses	2,143,388,267	2,624,454,981
TOTAL	18,809,032,295	19,885,554,505

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

11. TANGIBLE FIXED ASSETS

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Total</i>
Cost:					
Beginning balance	62,302,581,551	79,005,313,710	23,327,155,885	3,204,469,226	167,839,520,372
- Newly purchase	372,461,738	5,515,365,022	160,000,000	66,807,177	6,114,633,937
Ending balance	62,675,043,289	84,520,678,732	23,487,155,885	3,271,276,403	173,954,154,309
<i>In which:</i>					
<i>Fully depreciated</i>	10,050,874,082	28,252,571,975	10,844,913,029	2,932,923,771	52,081,282,857
Accumulated depreciation:					
Beginning balance	29,676,363,783	48,401,839,793	15,230,452,908	3,079,086,229	96,387,742,713
- Disposal	2,379,317,959	6,783,948,682	1,717,369,383	69,526,480	10,950,162,504
Ending balance	32,055,681,742	55,185,788,475	16,947,822,291	3,148,612,709	107,337,905,217
Net carrying amount:					
Beginning balance	32,626,217,768	30,603,473,917	8,096,702,977	125,382,997	71,451,777,659
Ending balance	30,619,361,547	29,334,890,257	6,539,333,594	122,663,694	66,616,249,092

Currency: VND

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

12. INTANGIBLE FIXED ASSETS

	Currency: VND		
	<i>Land use rights</i>	<i>Computer software</i>	<i>Total</i>
Cost:			
Beginning balance	10,706,823,678	4,091,287,200	14,798,110,878
- Transfer from construction in progress	-	600,000,000	600,000,000
Ending balance	10,706,823,678	4,691,287,200	15,398,110,878
<i>In which:</i>			
<i>Fully amortised</i>	-	528,600,000	528,600,000
Accumulated amortisation:			
Beginning balance	79,769,378	1,329,633,589	1,409,402,967
- Amortisation for the year	18,305,784	636,676,647	654,982,431
Ending balance	98,075,162	1,966,310,236	2,064,385,398
Net carrying amount:			
Beginning balance	10,627,054,300	2,761,653,611	13,388,707,911
Ending balance	10,608,748,516	2,724,976,964	13,333,725,480

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

13. LONG-TERM INVESTMENTS

Currency: VND

	Ending balance			Beginning balance		
	Costs	Provision	Carrying value	Costs	Provision	Carrying value
Investments in subsidiaries	72,080,000,000	(300,000,000)	71,780,000,000	72,080,000,000	-	72,080,000,000
Vinacontrol Ho Chi Minh City Inspection Company	68,000,000,000	-	68,000,000,000	68,000,000,000	-	68,000,000,000
Vinacontrol Environmental Consultancy and Appraisal JSC	1,530,000,000	(300,000,000)	1,230,000,000	1,530,000,000	-	1,530,000,000
Vinacontrol Certification and Inspection JSC	2,550,000,000	-	2,550,000,000	2,550,000,000	-	2,550,000,000
Investment in associate	1,050,000,000	-	1,050,000,000	1,050,000,000	-	1,050,000,000
Vinacontrol Valuation Joint Stock Company	1,050,000,000	-	1,050,000,000	1,050,000,000	-	1,050,000,000
TOTAL	73,130,000,000	(300,000,000)	72,830,000,000	73,130,000,000	-	73,130,000,000

The Company has not been able to collect necessary information to determine the fair values of these investments in subsidiaries and associate, these shares have not yet been listed on the stock exchange.

13.1 Investments in subsidiaries

Details of investments in subsidiaries is disclosed in Note 1.

13.2 Investments in associate

Name	Ending balance		Beginning balance	
	Ownership (%)	Voting right (%)	Ownership (%)	Voting right (%)
Vinacontrol Valuation Joint Stock Company	35%	35%	35%	35%

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

13. LONG-TERM INVESTMENTS (continued)

13.2 Investments in associate (continued)

Vinacontrol Valuation Joint Stock Company is a joint stock company established under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0107010836 issued by the Department of Planning and Investment of Hanoi on 30 September 2015. The associate's head office is located at No. 54, Tran Nhan Tong street, Nguyen Du ward, Hai Ba Trung district, Hanoi, Vietnam. Its principal activities are to provide valuation and inspection services.

14. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

14.1 Short-term trade payables

	Currency: VND			
	Ending balance		Beginning balance	
	Amount	Payable amount	Amount	Payable amount
Trade payables	2,692,852,715	2,692,852,715	2,812,828,201	2,812,828,201
- Phat An Trading Company Limited	936,876,000	936,876,000	1,260,000,000	1,260,000,000
- Others	1,755,976,715	1,755,976,715	1,552,828,201	1,552,828,201
Trade payables to related parties (Note 27)	381,463,992	381,463,992	153,027,200	153,027,200
TOTAL	3,074,316,707	3,074,316,707	2,965,855,401	2,965,855,401

14.2 Short-term advances from customers

	Currency: VND	
	Ending balance	Beginning balance
Vietnam Oil and Gas Group	301,877,727	197,410,335
ITOCHU Pulp & Paper Corporation	204,363,000	-
Others	1,097,460,756	779,593,841
TOTAL	1,603,701,483	977,004,176

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

15. STATUTORY OBLIGATIONS

Currency: VND

	<i>Beginning balance</i>	<i>Payable for the year</i>	<i>Payment made in the year</i>	<i>Ending balance</i>
Value added tax	2,458,773,481	36,308,494,760	(35,614,791,906)	3,152,476,335
Corporate income tax	988,422,615	4,465,212,151	(4,631,256,052)	822,378,714
Personal income tax	2,329,839,508	18,743,885,948	(8,702,466,851)	12,371,258,605
Other taxes	-	142,468,029	(142,468,029)	-
TOTAL	5,777,035,604	59,660,060,888	-49,090,982,838	16,346,113,654

16. SHORT-TERM ACCRUED EXPENSES

Currency: VND

	<i>Ending balance</i>	<i>Beginning balance</i>
Office rental fee	-	999,683,879
Commission fee	486,482,000	150,257,700
Professional services fee	180,000,000	245,000,000
Transportation fee	272,800,000	-
Others	100,389,820	-
TOTAL	1,039,671,820	1,394,941,579

17. OTHER SHORT-TERM PAYABLES

Currency: VND

	<i>Ending balance</i>	<i>Beginning balance</i>
Social, health insurance and trade union fee	283,432,127	147,085,573
Others	279,084,539	236,926,004
TOTAL	562,516,666	384,011,577

18. BONUS AND WELFARE FUND

Currency: VND

	<i>Current year</i>	<i>Previous year</i>
Beginning balance	265,640,277	36,820,000
Appropriation during the year (Note 19)	24,195,863,369	5,475,423,277
Utilisation during the year	(24,415,983,646)	(5,246,603,000)
Ending balance	45,520,000	265,640,277

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

19. OWNERS' EQUITY

19.1 Increase and decrease in owners' equity

Currency: VND

	Issued share capital	Treasury shares	Investment and development fund	Undistributed earnings	Total
Previous year					
Beginning balance	104,999,550,000	(3,954,000)	133,577,386,605	36,502,821,845	275,075,804,450
- Net profit for the year	-	-	-	36,795,330,569	36,795,330,569
- Appropriation to investment and development fund	-	-	15,278,058,568	(15,278,058,568)	-
- Appropriation to bonus and welfare fund	-	-	-	(5,475,423,277)	(5,475,423,277)
- Dividends declared	-	-	-	(12,599,467,200)	(12,599,467,200)
Ending balance	104,999,550,000	(3,954,000)	148,855,445,173	39,945,203,369	293,796,244,542
Current year					
Beginning balance	104,999,550,000	(3,954,000)	148,855,445,173	39,945,203,369	293,796,244,542
- Net profit for the year	-	-	-	34,512,582,861	34,512,582,861
- Appropriation to bonus and welfare fund (*)	-	-	-	(24,195,863,369)	(24,195,863,369)
- Dividends declared (*)	-	-	-	(15,749,340,000)	(15,749,340,000)
- Dividends advance (**)	-	-	-	(10,499,555,998)	(10,499,555,998)
- Other decrease	-	(36,000)	-	-	(36,000)
Ending balance	104,999,550,000	(3,990,000)	148,855,445,173	24,013,026,863	277,864,032,036

(*) In accordance with Resolution No. 073/ĐHĐCĐ-NQ dated 23 April 2024, the General Meeting of Shareholders of the Company approved the appropriation of the bonus and welfare fund and dividend declaration by cash from the undistributed after-tax profits of 2023.

(**) In accordance with the dividend plan for the financial year 2024 approved by the General Meeting of Shareholders in Resolution No. 073/ĐHĐCĐ-NQ dated 23 April 2024 of the 2024 Annual General Meeting of Shareholders, the Board of Directors of the Company issued Resolution No. 170/NQ-HĐQT dated 20 September 2024, approving an 10% dividends advance from the undistributed after-tax profits of 2024 (each ordinary share will receive 1,000 VND).

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

19. OWNERS' EQUITY (continued)

19.2 Share capital

Currency: VND

	Ending balance			Beginning balance		
	Total	Ordinary shares	Preferred shares	Total	Ordinary shares	Preferred shares
State Capital Investment Corporation	-	-	-	31,500,000,000	31,500,000,000	-
Other shareholders	104,999,550,000	104,999,550,000	-	73,499,550,000	73,499,550,000	-
Treasury shares	(3,990,000)	(3,990,000)	-	(3,954,000)	(3,954,000)	-
TOTAL	104,995,560,000	104,995,560,000	-	104,995,596,000	104,995,596,000	-

19.3 Capital transactions with owners and distribution of dividend, profit

Currency: VND

	Current year	Previous year
Contributed capital		
Beginning and ending balance	104,999,550,000	104,999,550,000
Dividend declared	26,248,895,998	12,599,467,200
Dividends paid	26,203,007,463	12,594,743,040

19.4 Shares

Unit: share

	Ending balance	Beginning balance
Issued shares	10,499,955	10,499,955
Ordinary shares	10,499,955	10,499,955
Treasury shares	(399)	(399)
Ordinary shares	(399)	(399)
Shares in circulation	10,499,556	10,499,556
Ordinary shares	10,499,556	10,499,556

Par value of share in circulation as at 31 December 2024 is 10,000 VND per share (31 December 2023: VND 10,000 per share).

19.5 Dividends

Currency: VND

	Current year	Previous year
Dividends declared and paid during the year		
Dividends for 2022: VND 1,200 per share	-	12,599,467,200
Dividends for 2023: VND 1,500 per share	15,749,340,000	-
Interim dividends for 2024: VND 1,000 per share	10,499,555,998	-

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

20. OFF COMBINED BALANCE SHEET ITEMS

	<i>Current year</i>	<i>Previous year</i>
Foreign currency		
- United States Dollar (USD)	418,154	333,254
Bad debts have been written off (VND)	18,067,408,007	17,056,426,378

21. REVENUES

21.1 Revenue from rendering of services

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Gross revenue	434,589,708,108	365,103,659,932
<i>In which:</i>		
Revenue from rendering inspection services	391,842,016,287	322,423,317,331
Revenue from rendering sample analysis services	19,261,975,739	21,283,365,679
Royalty fees	21,222,754,228	19,637,295,558
Others	2,262,961,854	1,759,681,364
Deductions	-	-
Net revenue	434,589,708,108	365,103,659,932
<i>In which:</i>		
Revenue from third parties	394,467,208,959	330,170,042,084
Revenue from related parties (Note 27)	40,122,499,149	34,933,617,848

21.2 Finance income

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Interest income	1,745,055,967	984,014,909
Dividends earned	17,811,950,000	18,669,600,000
Foreign exchange gains	458,105,567	778,722,908
TOTAL	20,015,111,534	20,432,337,817

22. COST OF SERVICES RENDERED

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Raw materials	22,244,915,286	21,276,919,640
Labour costs	224,908,128,921	174,861,312,251
Depreciation and amortisation	11,299,487,020	11,122,554,572
Expenses for external services	47,077,776,207	40,124,448,000
Others	36,457,366,984	40,269,317,175
TOTAL	341,987,674,418	287,654,551,638

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

23. FINANCE EXPENSES

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Provision/(reversal of provision) in financial investment	494,373,000	(132,894,000)
Others	293,297,710	293,260,894
TOTAL	787,670,710	160,366,894

24. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Selling expenses		
Commission expenses	31,765,411,466	21,942,663,576
Others	2,159,877,508	1,885,765,934
	33,925,288,974	23,828,429,510
General and administrative expenses		
Labor costs	21,926,588,601	17,405,687,748
Provisions for bad debts	1,715,717,069	239,040,392
Depreciation and amortization	901,113,411	1,203,658,276
Expenses for external services	10,701,016,127	10,498,829,332
Others	3,139,041,509	3,430,889,733
	38,383,476,717	32,778,105,481
TOTAL	72,308,765,691	56,606,534,991

25. PRODUCTION AND OPERATING COSTS

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Raw materials	22,244,915,286	21,276,919,640
Labour costs	246,834,717,522	192,266,999,999
Depreciation, amortisation of fixed assets and allocation of land rental fee	12,200,600,431	12,326,212,847
Expenses for external services	89,544,203,800	72,565,940,908
Others	43,472,003,070	45,825,013,235
TOTAL	414,296,440,109	344,261,086,629

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

26. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company is 20% of taxable income.

The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the combined financial statements could change at a later date upon final determination by the tax authorities.

26.1 CIT expenses

	Currency: VND	
	Current year	Previous year
Current CIT expenses	4,465,212,151	4,561,687,876
TOTAL	4,465,212,151	4,561,687,876

The reconciliation between CIT expenses and the accounting profit multiplied by CIT rate is presented below:

	Currency: VND	
	Current year	Previous year
Accounting profit before tax	38,977,795,012	41,357,018,445
At CIT rate of 20%	7,795,559,002	8,271,403,689
<i>Adjustments:</i>		
Non-deductible expense	171,437,981	7,499,288
Adjustments for previous year CIT according to Tax inspection minutes	115,018,496	-
Income from declared dividends	(3,562,390,000)	(3,733,920,000)
Other increase	(54,413,328)	16,704,899
CIT expense	4,465,212,151	4,561,687,876

26.2 Current tax

The current CIT payable is based on taxable income for the current year. The taxable income of the Company for the year differs from the profit as reported in the combined income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the combined balance sheet date.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

27. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Company during the year and as at 31 December 2024 is as follow:

<i>Related parties</i>	<i>Relationship</i>
<i>Related individuals</i>	
Mr. Bui Duy Chinh	Chairman
Mr. Mai Tien Dung	General Director/Member of Board of Directors
Mr. Phan Van Hung	Deputy General Director/Member of Board of Directors
Ms. Duong Thanh Huyen	Member of Board of Directors
Ms. Nguyen Thanh Huong	Member of Board of Directors to 23 April 2024
Mr. Pham Ngoc Dung	Member of Board of Directors from 23 April 2024
Mr. Le Ngoc Loi	Member of Board of Directors from 23 April 2024
Mr. Phung Tan Phu	Member of Board of Directors from 23 April 2024
Ms. Nguyen Thi Thuy Ngan	Head of Board of Supervision
Mr. Cao Quy Lan	Member of Board of Supervision from 23 April 2024
Mr. Nguyen Quoc Minh	Member of Board of Supervision
Mr. Nguyen Trung Hieu	Member of Board of Supervision to 23 April 2024

Related companies with controlling relationship or significant influence

Vinacontrol Ho Chi Minh City Inspection Company Limited	Subsidiary
Vinacontrol Environmental Consultancy and Appraisal Joint Stock Company	Subsidiary
Vinacontrol Certification and Inspection Joint Stock Company	Subsidiary
Vinacontrol Valuation Joint Stock Company	Associate

Significant transactions of the Company with related parties during the current year and previous year were as follow:

		<i>Currency: VND</i>	
<i>Related parties</i>	<i>Transactions</i>	<i>Current year</i>	<i>Previous year</i>
Vinacontrol Ho Chi Minh City Inspection Company Limited	Revenue from rendering services	11,199,630,316	8,281,523,141
	Purchase of services	14,043,288,432	15,573,314,457
	Royalty fee	21,222,754,228	19,637,295,558
	Profit distributed	16,040,000,000	17,297,600,000
Vinacontrol Certification and Inspection Joint Stock Company	Revenue from rendering services	7,157,075,017	6,560,747,348
	Dividend receipt	1,581,000,000	1,224,000,000
	Purchase of services	630,210,200	694,524,033
	Capital contribution	-	510,000,000
Vinacontrol Valuation Joint Stock Company	Revenue from rendering services	543,039,588	454,051,801
	Dividend receipt	68,250,000	126,000,000
	Purchase of services	-	9,000,000
Mr. Phan Van Hung	Advance	42,624,400,000	-
	Payment of advance	42,624,400,000	-

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

27. TRANSACTIONS WITH RELATED PARTIES (continued)

The terms and conditions of transactions with related parties

The lending, rendering and purchases of services transactions with related parties are made based on contract negotiation.

Outstanding balances of payables and receivables at 31 December 2024 are unsecured, interest free and will be settled in cash. For the year ended 31 December 2024, the Company has made provision amounting to 432,400,000 VND for doubtful debts relating to a receivable with related parties at 31 December 2024 (31 December 2023: 432,400,000 VND). This assessment is undertaken for each financial year through the examination of the financial position of the related party.

Amounts due to and due from related parties at the combined balance sheet dates were as follows:

Currency: VND

<i>Related parties</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term trade receivables (Note 6.1)			
Vinacontrol Certification and Inspection Joint Stock Company	Services rendered	3,289,989,980	2,572,780,860
Vinacontrol Ho Chi Minh City Inspection Company Limited	Services rendered	1,410,203,055	1,689,477,891
Vinacontrol Valuation Joint Stock Company	Services rendered	62,640,000	125,777,719
TOTAL		4,762,833,035	4,388,036,470
Other short-term receivables (Note 7)			
Vinacontrol Certification and Inspection Joint Stock Company	Dividend receivable	1,581,000,000	1,224,000,000
	Payment on behalf	25,000,000	-
Vinacontrol Ho Chi Minh City Inspection Company Limited	Profit distributed	11,940,000,000	17,297,600,000
	Payment on behalf	65,000,000	-
Vinacontrol Environmental Consultancy and Appraisal Joint Stock Company	Dividend receivable	229,500,000	229,500,000
	Other receivables	254,730,000	254,730,000
	Payment on behalf	25,000,000	-
TOTAL		14,120,230,000	19,005,830,000
Short-term trade payables (Note 14.1)			
Vinacontrol Confirmation Evaluation Joint Stock Company	Purchases of services	41,338,944	128,187,200
Vinacontrol Ho Chi Minh City Inspection Company Limited	Purchases of services	315,285,048	-
Vinacontrol Valuation Joint Stock Company	Purchases of services	24,840,000	24,840,000
TOTAL		381,463,992	153,027,200

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

27. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors, Board of Supervision and management:

Name	Position	Currency: VND	
		Remuneration	
		Current year	Previous year
Mr. Bui Duy Chinh	Chairman	1,395,514,899	979,936,843
Mr. Mai Tien Dung	General Director	1,348,261,277	919,147,102
Mr. Phan Van Hung	Deputy General Director/ Member of Board of Directors	1,245,297,079	864,797,221
Ms. Duong Thanh Huyen	Member of Board of Directors	558,753,398	96,000,000
Mr. Pham Ngoc Dung	Member of Board of Directors from 23 April 2024	64,000,000	-
Mr. Le Ngoc Loi	Member of Board of Directors from 23 April 2024	48,000,000	-
Mr. Phung Tan Phu	Member of Board of Directors from 23 April 2024	1,653,086,447	-
Ms. Nguyen Thanh Huong	Member of Board of Directors to 23 April 2024	32,000,000	96,000,000
Ms. Nguyen Thi Thuy Ngan	Head of Board of Supervision	378,774,699	84,000,000
Mr. Cao Quy Lan	Member of Board of Supervision from 23 April 2024	30,000,000	-
Mr. Nguyen Quoc Minh	Member of Board of Supervision	30,000,000	60,000,000
Mr. Nguyen Trung Hieu	Member of Board of Supervision to 23 April 2024	20,000,000	60,000,000
TOTAL		6,803,687,799	3,159,881,166

28. COMMITMENTS

Site restoration obligation

The Company currently leases land in Ninh Hiep Industrial Zone, Gia Lam district, Hanoi with term of 41 years starting from 20 June 2016. Under this lease contract, the Company is obliged to return the land to the lessor in its original conditions when the land was initially handed over and the Company would bear all expenses incurred relating to site restoration.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

28. EVENTS AFTER THE COMBINED BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the combined financial statements of the Company.


Tran Thi Thu Thuy
Preparer


Luu Ngoc Hien
Chief Accountant


Mai Tien Dung
General Director

Hanoi, Vietnam
24 March 2025



EY | Building a better working world

EY is building a better working world by creating new value for clients, people, society and the planet, while building trust in capital markets.

Enabled by data, AI and advanced technology, EY teams help clients shape the future with confidence and develop answers for the most pressing issues of today and tomorrow.

EY teams work across a full spectrum of services in assurance, consulting, tax, strategy and transactions. Fueled by sector insights, a globally connected, multi-disciplinary network and diverse ecosystem partners, EY teams can provide services in more than 150 countries and territories.

All in to shape the future with confidence.

EY refers to the global organization, and may refer to one or more, of the member firms of Ernst & Young Global Limited, each of which is a separate legal entity. Ernst & Young Global Limited, a UK company limited by guarantee, does not provide services to clients. Information about how EY collects and uses personal data and a description of the rights individuals have under data protection legislation are available via ey.com/privacy. EY member firms do not practice law where prohibited by local laws. For more information about our organization, please visit ey.com.

© 2025 Ernst & Young Vietnam Limited. All Rights Reserved.

ey.com/en_vn