

Mobile World Investment Corporation

Separate financial statements

For the year ended 31 December 2024



Shape the future
with confidence

Mobile World Investment Corporation

Separate financial statements

For the year ended 31 December 2024



Mobile World Investment Corporation

CONTENTS

	<i>Pages</i>
General information	1
Report of management	2
Independent auditors' report	3 - 4
Separate balance sheet	5 - 6
Separate income statement	7
Separate cash flow statement	8 - 9
Notes to the separate financial statements	10 - 25

Mobile World Investment Corporation

GENERAL INFORMATION

THE COMPANY

Mobile World Investment Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate (“ERC”) No. 0306731335 issued by the Department of Planning and Investment (the “DPI”) of Binh Duong Province on 16 January 2009, and the latest amended 32nd ERC dated on 17 May 2024.

The Company’s shares were listed on the Ho Chi Minh City Stock Exchange (“HOSE”) with code “MWG” in accordance with the Decision No. 253/QD-SGDHCM issued by the HOSE on 7 July 2014.

The current principal activity of the Company is to manage investments in subsidiaries.

The Company’s head office is located at No. 222, Yersin Street, Phu Cuong Ward, Thu Dau Mot Town, Binh Duong Province, Vietnam and operating office is located at MWG Tower, Lot T2-1.2, D1 Street, Saigon Hi-tech Park, Thu Duc City, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors (“BOD”) during the year and at the date of this report are:

Mr Nguyen Duc Tai	Chairman
Mr Tran Huy Thanh Tung	Executive member
Mr Dang Minh Luom	Executive member
Mr Doan Van Hieu Em	Executive member
Mr Thomas Lanyi	Non-executive member
Mr Robert Willett	Non-executive member
Mr Dao The Vinh	Independence member
Mr Nguyen Tien Trung	Independence member
Mr Do Tien Si	Independence member

BOARD OF AUDIT COMMITTEE

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

Mr Nguyen Tien Trung	Chairman
Mr Dao The Vinh	Member

MANAGEMENT

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

Mr Tran Huy Thanh Tung	General Director
Mr Vu Dang Linh	Finance Director

LEGAL REPRESENTATIVE

Legal representative during the year and at the date of this report is Mr Tran Huy Thanh Tung.

AUDITORS

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

Mobile World Investment Corporation

REPORT OF MANAGEMENT

Management of Mobile World Investment Corporation (“the Company”) is pleased to present its report and the separate financial statements of the Company for the for the year ended 31 December 2024.

MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

Management is responsible for the separate financial statements of the Company which give a true and fair view of the separate financial position of the Company and of the separate results of its operations and its separate cash flows for the period. In preparing those separate 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 separate financial statements; and
- ▶ prepare the separate 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 separate 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 separate financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2024 and of the separate results of its operations and its separate 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 separate financial statements.

The Company has subsidiaries as disclosed in the separate financial statements. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 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 (“the Group”) for the year ended 31 December 2024 dated 24 March 2025.

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

For and on behalf of management:



Tran Huy Thanh Tung
General Director

Binh Duong Province, Vietnam

24 March 2025

Reference: 11660300/67758831

INDEPENDENT AUDITORS' REPORT

To: The Shareholders and Management of Mobile World Investment Corporation

We have audited the accompanying financial statements of Mobile World Investment Corporation ("the Company"), as prepared on 24 March 2025 and set out on page 5 to 25 which comprise the separate balance sheet as at 31 December 2024, and the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

Management's responsibility

The Company's management is responsible for the preparation and fair presentation of the separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the separate 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 separate 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 separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the separate 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 separate 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 separate financial statements.

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

2025/03/24

Opinion

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Company as at 31 December 2024, and of the separate results of its operations and its separate 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 separate financial statements.

Ernst & Young Vietnam Limited



Tran Nam Dung
Deputy General Director
Audit Practicing Registration Certificate
No. 3021-2024-004-1

Ly Hong My
Auditor
Audit Practicing Registration Certificate
No. 4175-2022-004-1

Ho Chi Minh City, Vietnam

24 March 2025

SEPARATE BALANCE SHEET
as at 31 December 2024

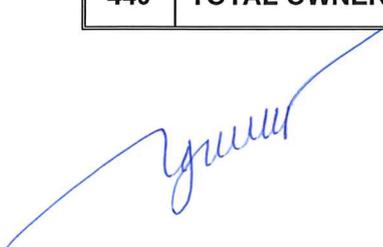
VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		6,159,541,372,542	2,440,488,766,880
110	I. Cash	4	10,166,536,777	286,884,379,540
111	1. Cash		10,166,536,777	286,884,379,540
120	II. Short-term investments		5,180,322,000,323	1,765,500,000,000
123	1. Held-to-maturity investments	5	5,180,322,000,323	1,765,500,000,000
130	III. Current accounts receivables		964,957,408,171	383,704,870,270
135	1. Short-term loan receivables	6	877,000,000,000	300,000,000,000
136	2. Other short-term receivables	7	87,957,408,171	83,704,870,270
150	IV. Other current assets		4,095,427,271	4,399,517,070
151	1. Short-term prepaid expenses		22,837,246	355,649,995
153	2. Tax and other receivables from the State	10	4,072,590,025	4,043,867,075
200	B. NON-CURRENT ASSET		20,002,876,222,422	22,013,726,111,979
210	I. Long-term receivables		-	1,889,450,000,000
215	1. Long-term loan receivable		-	1,889,450,000,000
250	II. Long-term investment		19,988,608,896,059	20,088,607,796,059
251	1. Investments in subsidiaries	9.1	20,136,758,211,707	20,236,757,111,707
254	2. Provision for diminution in value of long-term investment	9.1	(148,149,315,648)	(148,149,315,648)
260	III. Other long-term assets		14,267,326,363	35,668,315,920
261	1. Long-term prepaid expenses	8	14,267,326,363	35,668,315,920
270	TOTAL ASSETS		26,162,417,594,964	24,454,214,878,859

SEPARATE BALANCE SHEET (continued)
as at 31 December 2024

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		6,216,670,297,707	6,396,669,850,014
310	I. Current liabilities		6,216,670,297,707	411,419,850,014
315	1. Short-term accrued expenses	11	266,595,773,351	109,825,232,137
319	2. Other short-term payables		1,549,524,356	1,594,617,877
320	3. Short-term loans	12	5,948,525,000,000	300,000,000,000
330	II. Non-current liabilities		-	5,985,250,000,000
338	1. Long-term loans		-	5,985,250,000,000
400	D. OWNERS' EQUITY		19,945,747,297,257	18,057,545,028,845
410	I. Capital	13.1	19,945,747,297,257	18,057,545,028,845
411	1. Share capital		14,622,441,770,000	14,633,767,160,000
411a	- Shares with voting rights		14,622,441,770,000	14,633,767,160,000
412	2. Share premium		522,021,325,200	522,021,325,200
415	3. Treasury shares		(7,599,680,000)	(9,783,280,000)
421	4. Undistributed earnings		4,808,883,882,057	2,911,539,823,645
421a	- Undistributed earnings by the end of prior year		2,180,582,129,650	3,026,110,399,553
421b	- Undistributed earnings (losses) of current year		2,628,301,752,407	(114,570,575,908)
440	TOTAL OWNERS' EQUITY		26,162,417,594,964	24,454,214,878,859


Ly Tran Kim Ngan
Preparer


Vu Dang Linh
Finance Director


Tran Huy Thanh Tung
General Director



Binh Duong Province, Vietnam

24 March 2025

SEPARATE INCOME STATEMENT
For the year ended 31 December 2024

VND

Code	ITEMS	Notes	Current year	Previous year
21	1. Finance income	14	3,158,675,297,711	630,455,463,446
22	2. Finance expenses	15	(508,905,019,989)	(719,486,915,351)
23	- In which: Interest expenses		(460,482,509,459)	(465,580,674,706)
26	3. General and administrative expenses	16	(21,468,525,315)	(25,539,124,003)
30	4. Operating profit (loss)		2,628,301,752,407	(114,570,575,908)
50	5. Accounting profit (loss) before tax		2,628,301,752,407	(114,570,575,908)
51	6. Current corporate income tax expense	17.1	-	-
60	7. Net profit (loss) after tax		2,628,301,752,407	(114,570,575,908)



Ly Tran Kim Ngan
Preparer



Vu Dang Linh
Finance Director



Tran Huy Thanh Tung
General Director

Binh Duong Province, Vietnam

24 March 2025

SEPARATE CASH FLOW STATEMENT
For the year ended 31 December 2024

VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit (loss) before tax		2,628,301,752,407	(114,570,575,908)
	<i>Adjustments for:</i>			
03	Provisions		-	148,149,315,648
04	Foreign exchange losses arisen from revaluation of monetary accounts		25,793,714,496	84,000,000,000
05	Profit from investing activities		(3,158,675,297,711)	(627,908,674,980)
06	Interest expenses	15	460,482,509,459	465,580,674,706
08	Operating loss before changes in working capital		(44,097,321,349)	(44,749,260,534)
09	Increase (decrease) in receivables		31,495,441,507	(312,540)
11	Increase (decrease) in payables		101,680,001,558	(1,164,681,375)
12	Decrease in prepaid expenses		21,733,802,306	21,045,339,543
14	Interest paid		(467,955,777,820)	(414,311,452,007)
20	Net cash flows used in operating activities		(357,143,853,798)	(439,180,366,913)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
23	Loans to other entities and payments for purchase of debt instruments of other entities		(6,717,542,631,853)	(4,594,314,000,000)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		4,583,696,467,709	4,366,679,692,433
25	Payments for investments in other entities		-	(12,000,000,000)
26	Proceeds from sales of investments in other entities		99,998,900,000	-
27	Interest and dividends received		3,154,372,759,174	551,116,291,646
30	Net cash flows from investing activities		1,120,525,495,030	311,481,984,079
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
32	Capital redemption	13.1	(9,141,790,000)	(9,783,280,000)
33	Drawdown of borrowings	12.1	-	300,000,000,000
34	Repayment of borrowings	12.1	(300,000,000,000)	-
36	Dividends paid	13.1	(730,957,693,995)	(731,280,023,500)

SEPARATE CASH FLOW STATEMENT (continued)
For the year ended 31 December 2024

VND

Code	ITEMS	Notes	Current year	Previous year
40	Net cash flows used in financing activities		(1,040,099,483,995)	(441,063,303,500)
50	Net decrease in cash for the year		(276,717,842,763)	(568,761,686,334)
60	Cash and cash equivalents at beginning of year		286,884,379,540	855,646,065,874
70	Cash at end of year	4	10,166,536,777	286,884,379,540



Ly Tran Kim Ngan
Preparer



Vu Dang Linh
Finance Director



Tran Huy Thanh Tung
General Director

Binh Duong Province, Vietnam

24 March 2025

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

1. CORPORATE INFORMATION

Mobile World Investment Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate (“ERC”) No. 0306731335 issued by the Department of Planning and Investment (the “DPI”) of Binh Duong Province on 16 January 2009, and the latest amended 32nd ERC dated on 17 May 2024.

The Company’s shares were listed on the Ho Chi Minh City Stock Exchange (“HOSE”) with code “MWG” in accordance with the Decision No. 253/QD-SGDHCM issued by the HOSE on 7 July 2014.

The current principal activity of the Company is to manage investments in subsidiaries.

The Company’s head office is located at No. 222, Yersin Street, Phu Cuong Ward, Thu Dau Mot Town, Binh Duong Province, Vietnam and operating office is located at MWG Tower, Lot T2-1.2, D1 Street, Saigon Hi-tech Park, Thu Duc City, Ho Chi Minh City, Vietnam.

Corporate structure

As at 31 December 2024, the Company has seven (7) direct subsidiaries as follows:

<i>Name</i>	<i>Location</i>	<i>Principal activities</i>	<i>Percentage of ownership and voting rights (%)</i>	
			<i>Ending Balance</i>	<i>Beginning Balance</i>
<i>Name of subsidiaries</i>				
The Gioi Di Dong Joint Stock Company	Ho Chi Minh City, Vietnam	Trading of electronic products	99.95	99.95
Bach Hoa Xanh Technology and Investment Joint Stock Company	Ho Chi Minh City, Vietnam	Investment management	94.99	99.99
Tran Anh Digital World Joint Stock Company	Hanoi City, Vietnam	Trading of electronic products	99.33	99.33
The Gioi Di Dong Information Technology Limited Company	Ho Chi Minh City, Vietnam	Information Technology	100.00	100.00
4K Farm Joint Stock Company	Ba Ria – Vung Tau Province, Vietnam	Agriculture	99.99	99.99
Fully Trusted Logistics Joint Stock Company	Ho Chi Minh City, Vietnam	Logistics	-	99.99
Conscientious Installation - Repair – Maintenance Service Joint Stock Company	Ho Chi Minh City, Vietnam	Repair and maintenance services	99.99	99.99

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

2. BASIS OF PREPARATION

2.1 *Purpose of preparing the Interim separate financial statements*

The Company has subsidiaries as disclosed in Note 9.1. The Company prepared these separate 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 ("the Group") for the year ended 31 December 2024 dated 24 March 2025.

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

2.2 *Accounting standards and system*

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

- ▶ 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 separate 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 separate financial position and separate results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3 *Applied accounting documentation system*

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

2.4 *Fiscal year*

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

2.5 *Accounting currency*

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash*

Cash comprise cash in banks.

3.2 *Receivables*

Receivables are presented in the separate 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 balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the separate income statement.

3.3 *Borrowing costs*

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

3.4 *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 separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Held-to-maturity investment

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 consolidated financial statements and deducted against the value of such investments.

Provision for diminution in value investment

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 separate income statement.

3.5 *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 SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 *Foreign currency transactions*

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

- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and

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

- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

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

3.7 *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 profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.8 *Appropriation of net profits*

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, 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 subject to approval by shareholders at the annual general meeting.

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 separate balance sheet.

3.9 *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:

Interest

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognised when the Company's entitlement as an investor to receive the dividend is established.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and prior periods 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 separate balance sheet date.

Current income tax is charged or credited to the separate 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 offset 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 separate 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.

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.

The carrying amount of deferred tax assets is reviewed at each separate 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 separate 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 period when the assets is realised or the liability is settled based on tax rates and tax laws that have been enacted at the separate balance sheet date.

Deferred income tax is charged or credited to the separate 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 offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority.

3.11 *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.

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

4. CASH AND CASH EQUIVALENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash at banks	10,166,536,777	286,884,379,540
TOTAL	<u>10,166,536,777</u>	<u>286,884,379,540</u>

5. HELD-TO-MATURITY INVESTMENT

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Term deposit (i)	1,385,500,000,000	685,500,000,000
Others (ii)	3,794,822,000,323	1,080,000,000,000
TOTAL	<u>5,180,322,000,323</u>	<u>1,765,500,000,000</u>

(i) This represents term bank deposits with maturity terms of 1 year and earning interest at the applicable interest rate.

(ii) This represents investment in bonds and other investment with maturity terms from 6 months to 1 year and earning interest at the applicable interest rate.

6. LOAN RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	877,000,000,000	300,000,000,000
Securities companies (i)	877,000,000,000	300,000,000,000
Long-term	-	1,889,450,000,000
The Gioi Di Dong Joint Stock Company (Note 18)	-	1,889,450,000,000
TOTAL	<u>877,000,000,000</u>	<u>2,189,450,000,000</u>

(i) Loan receivables represent unsecured loans to third parties with the term of six months and earning interest at the applicable interest rate.

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

7. OTHER SHORT-TERM RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Bank interest receivables	32,318,547,082	45,550,309,582
Bond interest receivables	30,118,381,631	17,187,966,890
Lending interest receivables	25,520,479,458	4,975,342,467
Others	-	50,000,637
Due from related party (Note 18)	-	15,941,250,694
TOTAL	<u>87,957,408,171</u>	<u>83,704,870,270</u>

8. LONG-TERM PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Loan arrangement fee	<u>14,267,326,363</u>	<u>35,668,315,920</u>

9. LONG-TERM INVESTMENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in subsidiaries (Note 9.1)	20,136,758,211,707	20,236,757,111,707
Provision for long-term investments (Note 9.1)	<u>(148,149,315,648)</u>	<u>(148,149,315,648)</u>
TOTAL	<u>19,988,608,896,059</u>	<u>20,088,607,796,059</u>

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

9. LONG-TERM INVESTMENTS (continued)

9.1 Investments in subsidiaries

Details of investments in subsidiaries are as follows:

Name	Location	Principal activities	Ending balance		Beginning balance	
			% ownership	Cost (VND)	% ownership	Cost (VND)
Bach Hoa Xanh Technology and Investment Joint Stock Company (*)	Ho Chi Minh City, Vietnam	Management of investments	94.99	14,049,800,000,000	-	14,049,800,000,000
The Gioi Di Dong Joint Stock Company	Ho Chi Minh City, Vietnam	Trading of electronic products	99.95	4,426,023,111,000	-	4,426,023,111,000
Tran Anh Digital World Joint Stock Company	Hanoi City, Vietnam	Trading of electronic products	99.33	860,937,300,707	-	860,937,300,707
The Gioi Di Dong Information Technology Limited Company	Ho Chi Minh City, Vietnam	Information Technology	100.00	538,000,000,000	-	538,000,000,000
4K Farm Joint Stock Company	Ba Ria – Vung Tau Province, Vietnam	Agriculture	99.99	161,998,900,000	(148,149,315,648)	161,998,900,000 (148,149,315,648)
Conscientious Installation - Repair – Maintenance Service Joint Stock Company	Ho Chi Minh City, Vietnam	Repair and maintenance services	99.99	99,998,900,000	-	99,998,900,000
Fully Trusted Logistics Joint Stock Company (**)	Ho Chi Minh City, Vietnam	Logistics	-	-	-	99,998,900,000
TOTAL				20,136,758,211,707	(148,149,315,648)	20,236,757,111,707 (148,149,315,648)

(*) On 8 April 2024, Bach Hoa Xanh Technology and Investment Joint Stock Company (BHX Tech) has completely issued 73,947,368 new shares for a new investor, equivalent to 5% equity interest. Accordingly, the Company's interest in BHX Tech decreased from 99.99% to 94.99%.

(**) On 8 May 2024, Board of Directors approved dissolution Fully Trusted Logistics Joint Stock Company in accordance with to resolution No.07/NQ/HĐQT-2024.

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

10. TAX AND OTHER RECEIVABLES FROM THE STATE

	<i>Beginning balance</i>	<i>Increase during the year</i>	<i>Decrease during the year</i>	<i>VND Ending balance</i>
Receivables				
Corporate income tax	4,043,554,525	-	-	4,043,554,525
Value added tax	25,000	218,877,813	(189,867,313)	29,035,500
Others	287,550	-	(287,550)	-
TOTAL	<u>4,043,867,075</u>	<u>218,877,813</u>	<u>(190,154,863)</u>	<u>4,072,590,025</u>

11. SHORT-TERM ACCRUED EXPENSES

	<i>Ending balance</i>	<i>VND Beginning balance</i>
Cost of hedging exchange rate	251,015,319,915	87,461,604,847
Interest expense	14,706,793,433	22,180,061,794
Others	873,660,003	183,565,496
TOTAL	<u>266,595,773,351</u>	<u>109,825,232,137</u>

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

12. LOANS

	<i>Beginning balance</i>	<i>Decrease during the year</i>	<i>Reclassification</i>	<i>Ending balance</i>	<i>VND</i>
Short-term	300,000,000,000	(300,000,000,000)	5,948,525,000,000	5,948,525,000,000	
Short-term loan from a bank	300,000,000,000	(300,000,000,000)	-	-	
Loan current portion (Note 12.1)	-	-	5,948,525,000,000	5,948,525,000,000	
Long-term	5,985,250,000,000	(36,725,000,000)	(5,948,525,000,000)	-	
Long-term loan from a bank	5,985,250,000,000	(36,725,000,000)	(5,948,525,000,000)	-	
TOTAL	6,285,250,000,000	(336,725,000,000)	-	5,948,525,000,000	

In which:

Payable amount					
Short-term loan	300,000,000,000			5,948,525,000,000	
Long-term loan	5,985,250,000,000			-	

12.1 Loan from banks

The Company obtained these unsecured loans with floating rates to finance its working capital requirements, details are as follows:

	<i>Ending balance</i>		<i>Maturity date</i>
	<i>VND</i>	<i>Original USD</i>	
Bank loans			
Unsecured long-term bank loan – current portion	5,948,525,000,000	250,000,000	16 September 2025

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

13. OWNERS' EQUITY

13.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Undistributed earnings	VND Total
Previous year					
Beginning balance	14,638,792,800,000	522,021,325,200	(5,025,640,000)	3,757,390,423,053	18,913,178,908,253
Net loss for the year	-	-	-	(114,570,575,908)	(114,570,575,908)
Shares cancelation	(5,025,640,000)	-	5,025,640,000	-	-
Shares repurchase	-	-	(9,783,280,000)	-	(9,783,280,000)
Cash dividends	-	-	-	(731,280,023,500)	(731,280,023,500)
Ending balance	<u>14,633,767,160,000</u>	<u>522,021,325,200</u>	<u>(9,783,280,000)</u>	<u>2,911,539,823,645</u>	<u>18,057,545,028,845</u>
Current year					
Beginning balance	14,633,767,160,000	522,021,325,200	(9,783,280,000)	2,911,539,823,645	18,057,545,028,845
Profit for the year	-	-	-	2,628,301,752,407	2,628,301,752,407
Shares cancelation (i)	(11,325,390,000)	-	11,325,390,000	-	-
Shares repurchase	-	-	(9,141,790,000)	-	(9,141,790,000)
Cash dividends (ii)	-	-	-	(730,957,693,995)	(730,957,693,995)
Ending balance	<u>14,622,441,770,000</u>	<u>522,021,325,200</u>	<u>(7,599,680,000)</u>	<u>4,808,883,882,057</u>	<u>19,945,747,297,257</u>

(i) General Shareholder and Board of Director of the Company has approved to decrease the share capital by cancelation of 1,132,539 treasury shares which the Company repurchased shares from resigned employees in accordance with Shareholders' Resolution No.01/NQ/ĐHĐCĐ/2024 dated 13 April 2024. On 17 May 2024, the Company received the 32nd ERC issued by DPI of Binh Duong Province approving the decrease in share capital from VND 14,633,767,160,000 to VND 14,622,441,770,000 at this date.

(ii) In accordance with Shareholders' Resolution No.01/NQ/ĐHĐCĐ/2024 dated 13 April 2024 and Shareholders' Resolution No.08/NQ/HĐQT-2024 dated 11 June 2024, General Shareholder and Board of Director of the Company approved the payment of dividends of year 2023 in form of cash to existing Shareholders at 5% of par value of ordinary shares .

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

13. OWNERS' EQUITY (continued)

13.2 Capital transactions with owners

	VND	
	<i>Current year</i>	<i>Previous year</i>
Beginning balance	14,633,767,160,000	14,638,792,800,000
Cancellation treasury shares	<u>(11,325,390,000)</u>	<u>(5,025,640,000)</u>
Ending balance	<u>14,622,441,770,000</u>	<u>14,633,767,160,000</u>
<i>Dividends declared and paid during the year</i>		
Dividends declared	730,957,694,000	731,280,023,500
Dividends paid by cash	730,957,694,000	731,280,023,500

13.3 Shares – ordinary shares

	<i>Number of shares</i>	
	<i>Current year</i>	<i>Previous year</i>
Authorized shares	1,462,244,177	1,463,376,716
Issued and paid-up shares		
<i>Ordinary shares</i>	1,462,244,177	1,463,376,716
Treasury shares		
<i>Ordinary shares</i>	(759,968)	(978,328)
Shares in circulation		
<i>Ordinary shares</i>	1,461,484,209	1,462,398,388

The holders of the ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share with par value of VND 10,000 carries one vote per share without restriction.

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

14. FINANCE INCOME

	VND	
	<i>Current year</i>	<i>Previous year</i>
Dividends	2,771,476,165,927	199,899,193,902
Bond interest income	212,254,610,336	40,170,992,746
Loan interest income	126,476,651,752	245,015,430,022
Deposit interest income	48,467,869,696	142,823,058,310
Foreign exchange gains	-	2,546,788,466
TOTAL	<u>3,158,675,297,711</u>	<u>630,455,463,446</u>

15. FINANCE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Interest expenses	460,482,509,459	465,580,674,706
Foreign exchange losses	25,793,714,496	84,000,285,447
Loan arrangement fee	22,519,119,552	21,756,639,550
Provision for long-term investments	-	148,149,315,648
Others	109,676,482	-
TOTAL	<u>508,905,019,989</u>	<u>719,486,915,351</u>

16. GENERAL AND ADMINISTRATIVE EXPENSE

	VND	
	<i>Current year</i>	<i>Previous year</i>
Foreign withholding Tax	11,819,753,783	21,224,735,244
External expense	5,553,155,726	571,718,821
Consultant fee	2,825,671,476	2,674,010,660
Other	1,269,944,330	1,068,659,278
TOTAL	<u>21,468,525,315</u>	<u>25,539,124,003</u>

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

17. CORPORATE INCOME TAX

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

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

17.1 CIT expense

Reconciliation between CIT expense and the accounting profit (loss) before tax multiplied by CIT rate is presented below:

	VND	
	Current year	Previous year
Accounting profit (loss) before tax	2,628,301,752,407	(114,570,575,908)
At CIT rate of 20% applicable to the Company	525,660,350,481	(22,914,115,182)
<i>Adjustment:</i>		
Dividend income	(554,295,233,185)	(39,979,838,780)
Tax losses not yet recognised deferred tax	28,634,882,704	62,893,953,962
CIT expense	-	-

17.2 Current tax

The current tax payable is based on taxable profit (loss) for the year. The taxable profit (loss) of the Company for the year differs from the accounting profit as reported in the separate 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 at the balance sheet date.

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

18. 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 follows:

<i>Related parties</i>	<i>Relationship</i>
The Gioi Di Dong Joint Stock Company	Subsidiary
Bach Hoa Xanh Technology and Investment Joint Stock Company	Subsidiary
Tran Anh Digital World Joint Stock Company	Subsidiary
The Gioi Di Dong Information Technology Limited Company	Subsidiary
4K Farm Joint Stock Company	Subsidiary
Fully Trusted Logistics Joint Stock Company	Subsidiary
Conscientious Installation - Repair – Maintenance Service Joint Stock Company	Subsidiary
Bach Hoa Xanh Trading Joint Stock Company	Indirect subsidiary
An Khang Retail Joint Stock Company	Indirect subsidiary
MWG (Cambodia) Co., Ltd	Indirect subsidiary
PT Era Blu Elektronik	Jointly controlled entity
Mr Nguyen Duc Tai	Chairman of BOD
Mr Tran Huy Thanh Tung	Member of BOD and General Director
Mr Dang Minh Luom	Member of BOD
Mr Doan Van Hieu Em	Member of BOD
Mr Thomas Lanyi	Member of BOD
Mr Robert Willett	Member of BOD
Mr Dao The Vinh	Member of BOD and Member of the Board of Audit committee
Mr Nguyen Tien Trung	Member of BOD and Chairman of the Board of Audit committee
Mr Do Tien Si	Member of BOD
Mr Vu Dang Linh	Finance Director

Significant transactions with related parties during the current and previous years were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Current year</i>	<i>Previous year</i>
				<i>VND</i>
The Gioi Di Dong Joint Stock Company	Subsidiary	Dividend	2,748,476,418,927	199,899,193,902
		Collections from borrowers	2,181,850,000,000	-
		Lending	292,400,000,000	999,600,000,000
		Interest income	79,322,775,940	237,895,991,666
Fully Trusted Logistics Joint Stock Company	Subsidiary	Capital redemption	99,998,900,000	-
		Dividend	22,999,747,000	-
4K Farm Joint Stock Company	Subsidiary	Capital contribution	-	12,000,000,000
Mr Robert Willett	Member of the Board of Directors	Consultant fee	2,351,671,475	2,250,010,657

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

18. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to its related parties at the balance sheet date were as follows:
VND

Related parties	Relationship	Transactions	Current year	Previous year
Long-term loan receivable				
The Gioi Di Dong Joint Stock Company	Subsidiary	Loan receivables	-	1,889,450,000,000
Other short-term receivable				
The Gioi Di Dong Joint Stock Company	Subsidiary	Interest receivables	-	15,941,250,694

19. EVENTS AFTER THE BALANCE SHEET DATE

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



Ly Tran Kim Ngan
Preparer



Vu Dang Linh
Finance Director



Tran Huy Thanh Tung
General Director



Binh Duong Province, Vietnam

24 March 2025

