

DRH HOLDINGS JOINT STOCK COMPANY

REVIEWED INTERIM FINANCIAL STATEMENTS

For the period from 01 January 2024 to 30 June 2024

Ho Chi Minh, January 2025

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of DRH Holdings Joint Stock Company ("the Company") presents this report together with the Company's reviewed interim financial statements for the period from 01 January 2024 to 30 June 2024.

BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT

The members of the Board of Directors and the Board of Management who executed the Company during the period from 01 January 2024 to 30 June 2024 and to the date of this report are as follows:

Board of Directors

| | |
|---------------------|---|
| Mr. Phan Tan Dat | Chairman (Legal representative) |
| Mr. Ho Ngoc Bach | Independent member (resigned on 05 November 2024) |
| Mr. Nguyen Lam Tung | Independent member |
| Mr. Tran Hoang Anh | Member |
| Mr. Ngo Duc Son | Member |

The Board of Management

| | |
|--------------------|-------------------------|
| Mr. Ngo Duc Son | General Director |
| Mr. Tran Hoang Anh | Deputy General Director |

THE BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management is responsible for preparing the interim financial statements, which give a true and fair view of the financial position, business results, and cash flows of the Company for period from 01 January 2024 to 30 June 2024. In preparing these financial statements, the Board of Management is required to:

- Comply with Vietnamese accounting standards, corporate accounting system and the statutory requirements relevant to the preparation and presentation of the interim financial statements;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Design and implement an effective internal control system for the purpose of properly preparation and presentation of the financial statements so as to minimize errors and frauds; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the interim financial statements comply with Vietnamese accounting standards, corporate accounting system and the relevant statutory requirements applicable to the preparation and presentation of the interim financial statements. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these interim financial statements.

For and on behalf of the Board of Management,



[Signature]

Ngo Duc Son
General Director

Power of Attorney No. 01/2020/DRH/UQ-HĐQT at 07 August 2020

Ho Chi Minh, 02 January 2025

No: 01 /2025/BCSX-AVI-TC1

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

To: Shareholders
The Board of Directors and the Board of Management
DRH Holdings Joint Stock Company

We have reviewed the accompanying interim financial statements of DRH Holdings Joint Stock Company ("the Company") prepared on 02 January 2025 and set out from page 05 to 30, which comprise the interim balance sheet as at 30 June 2024, the interim statements of income, the interim statements of cash flows for the period from 01 January 2024 to 30 June 2024 and the Notes to the interim financial statements.

The Board of Management's Responsibility

The Board of Management is responsible for the preparation and fair presentation of the interim financial statements in accordance with Vietnamese accounting standards, corporate accounting system and the statutory requirements relevant applicable to the preparation and presentation of interim financial statements and for such internal control as management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements 2410 – Review of interim financial information performed by independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for qualified conclusion

At 30 June 2024, the Company's total bonds liabilities was VND 567.59 billion of DRHH2022001 and DRHH2224001 bonds. At the reporting date, the Company has not yet had the audit report on the use of bonds capital mentioned above in accordance with Decree No. 65/2022/ND-CP dated 16 September 2022 of the Government. Accordingly, we can not assess the impact of this issue on the Company's interim financial statements for the period from 01 January 2024 to 30 June 2024.

We were unable to obtain sufficient appropriate audit evidences regarding the reasonableness of the loans, interest receivable and receivable from business cooperation contract with DLand Real Estate Trading Joint Stock Company and receivable entrusted investment for Mr. Nguyen Thanh Tri as well as the auditor was unable to assess the recoverability of the receivables on the interim financial statements of Dong Sai Gon Real Estate Development and Trading Joint Stock Company and Binh Dong Real Estate Investment Company Limited - the Company's subsidiaries, so they could not determined the amount of provision for doubtful debts that these subsidiaries need to make as at 30 June 2024. Accordingly, we can not assess the impact of the above issue on the amount of devaluation of long-term financial investments provisions that the Company needs to make provision on the interim financial statements for the period from 01 January 2024 to 30 June 2024.

The short-term loan receivables (details stated in Note 7) on the interim balance sheet as at 30 June 2024 includes loans to DLand Real Estate Trading Joint Stock Company ("DLand") for the purpose of implementing and developing DLand's existing projects. At the reporting date, a large part of the principal and interest balance of the loan has been overdue but the Company has not recovered it. We were unable to obtain sufficient appropriate auditing evidences to assess the reasonableness and recoverability of this loan receivable. Simultaneously, we can not assess whether DLand is a related party of the Company or not, so we can not assess the impact of the above matter on the Company's interim financial statements.

Qualified conclusion

Base on our review, except for the effects of the matters described in the "Basis for Qualified conclusion", nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, the financial position of DRH Holdings Joint Stock Company as at 30 June 2024, and its operations and its cash flows for the period from 01 January 2024 to 30 June 2024 in accordance with Vietnamese accounting standards, corporate accounting system and the statutory requirements relevant to preparation and presentation of interim financial statements.

Emphasis of matter

As presented in Note 4.1 in the Notes to the financial statements: As at 30 June 2024, the Company has not paid the principal, interest and late payment interest of the overdue bonds under the terms of issuance with the amount of VND 567.588 billion and VND 92.832 billion respectively. At the same time, the Company's business results in this period continue to suffer losses; the Company has accumulated losses and short-term liabilities exceeded short-term assets at 30 June 2024. The above factors have raised doubts about the Company's ability to continuously operate in the future; the Company's ability to continuously operate depends on the generation of profits and the receipt of cashflow from operation in future, the continuation of financial support from lending partners. The Board of Directors and the Board of Management of the Company have developed a business plan and cash flow plan for the next 12 months including: (i) trading in real estate projects that the Group is developing, (ii) partially liquidating investments, (iii) timely recovering due debts. The Board of Directors and the Board of Management of the Company continue working with partners to liquidate investments to ensure that fulfill full obligations to bondholders. The Board of Directors and the Board of Management believe that the Company can repay overdue debts and without affecting the ability to continuously operate in subsequent periods. Our qualified conclusion is not affected by the above-mentioned matter.

Other matter

The interim financial statements of the Company for the period from 01 January 2023 to 30 June 2023 were reviewed by another audit firm. On the audit conclusion at 29 August 2023, the auditor expressed an unqualified conclusion.



Vu Binh Minh
General Director
Audit Practicing Registration Certificate
No. 0034-2023-055-1

For and on behalf of
ANVIET AUDITING COMPANY LIMITED
Ha Noi, 02 January 2025

INTERIM BALANCE SHEET

As at 30 June 2024

FORM B01a - DN

Unit: VND

| ITEMS | Codes | Notes | 30/06/2024 | 01/01/2024 |
|--|------------|-----------|--------------------------|--------------------------|
| A - CURRENT ASSETS | 100 | | 528,186,049,606 | 560,131,274,234 |
| I. Cash and cash equivalents | 110 | | 66,305,231,729 | 103,760,913,427 |
| 1. Cash | 111 | 5 | 66,305,231,729 | 103,760,913,427 |
| II. Short-term receivables | 130 | | 456,540,086,847 | 450,609,987,315 |
| 1. Short-term trade receivable | 131 | 6 | 7,713,570,655 | 4,340,070,233 |
| 2. Short-term advances to suppliers | 132 | | 1,406,390,348 | 1,111,921,940 |
| 3. Short-term loan receivables | 135 | 7 | 250,176,500,000 | 248,420,500,000 |
| 4. Other short-term receivables | 136 | 8 | 198,171,375,844 | 197,665,245,142 |
| 5. Provision for doubtful debts | 137 | | (927,750,000) | (927,750,000) |
| III. Other current assets | 150 | | 5,340,731,030 | 5,760,373,492 |
| 1. Short-term prepaid expenses | 151 | 9 | 870,611,563 | 993,485,143 |
| 2. Value added tax deductibles | 152 | | 35,866,705 | 332,635,587 |
| 3. Other receivables from State Budget | 153 | 14 | 4,434,252,762 | 4,434,252,762 |
| B - NON-CURRENT ASSETS | 200 | | 1,623,717,910,969 | 1,595,821,378,820 |
| I. Long-term receivables | 210 | | 2,727,824,000 | 4,156,824,000 |
| 1. Long-term internal receivables | 215 | 7 | 858,500,000 | 2,287,500,000 |
| 2. Other long-term receivables | 216 | 8 | 1,869,324,000 | 1,869,324,000 |
| II. Fixed assets | 220 | | 372,947,659 | 433,425,661 |
| 1. Tangible fixed assets | 221 | 10 | 372,947,659 | 433,425,661 |
| - Cost | 222 | | 1,886,306,317 | 2,001,806,317 |
| - Accumulated depreciation | 223 | | (1,513,358,658) | (1,568,380,656) |
| 2. Intangible fixed assets | 227 | 11 | - | - |
| - Cost | 228 | | 1,711,616,190 | 1,711,616,190 |
| - Accumulated amortisation | 229 | | (1,711,616,190) | (1,711,616,190) |
| III. Long-term financial investments | 250 | 12 | 1,619,997,964,337 | 1,590,635,589,269 |
| 1. Investments in subsidiaries | 251 | | 1,109,790,000,000 | 1,109,790,000,000 |
| 2. Investments in associates | 252 | | 540,771,698,838 | 500,060,054,838 |
| 3. Provision for impairment of long-term financial investments | 254 | | (30,563,734,501) | (19,214,465,569) |
| IV. Other long-term assets | 260 | | 619,174,973 | 595,539,890 |
| 1. Long-term prepaid expenses | 261 | 9 | 619,174,973 | 595,539,890 |
| TOTAL ASSETS | 270 | | 2,151,903,960,575 | 2,155,952,653,054 |

INTERIM BALANCE SHEET (Continued)
As at 30 June 2024

FORM B01a - DN
Unit: VND

| ITEMS | Codes | Notes | 30/06/2024 | 01/01/2024 |
|--|------------|-----------|---------------------------------|---------------------------------|
| C - LIABILITIES | 300 | | 1,053,265,773,958 | 997,684,769,490 |
| I. Current liabilities | 310 | | 1,053,265,773,958 | 997,684,769,490 |
| 1. Short-term trade payable | 311 | 13 | 4,400,481,814 | 2,578,320,221 |
| 2. Short-term advance from customers | 312 | | 537,893,449 | 537,893,449 |
| 3. Taxes and amounts payable to State Budget | 313 | 14 | 684,891,671 | 697,636,970 |
| 4. Payables to employees | 314 | | 9,958,056,092 | 9,398,235,686 |
| 5. Short-term accrued expenses | 315 | 15 | 93,768,103,355 | 55,506,923,102 |
| 6. Other short-term payables | 319 | 16 | 148,483,176,682 | 142,685,104,810 |
| 7. Short-term loans and obligations under finance leases | 320 | 17 | 782,961,161,317 | 773,701,345,674 |
| 8. Bonus and welfare funds | 322 | | 12,472,009,578 | 12,579,309,578 |
| D - EQUITY | 400 | | 1,098,638,186,617 | 1,158,267,883,564 |
| I. Owner's equity | 410 | 18 | 1,098,638,186,617 | 1,158,267,883,564 |
| 1. Owners' contributed capital | 411 | | 1,243,538,660,000 | 1,243,538,660,000 |
| - Ordinary shares with voting rights | 411a | | 1,243,538,660,000 | 1,243,538,660,000 |
| 2. Share premium | 412 | | 120,132,866,000 | 120,132,866,000 |
| 3. Treasury shares | 415 | | (6,460,000,000) | (6,460,000,000) |
| 4. Investment and development fund | 418 | | 19,564,185,852 | 19,564,185,852 |
| 5. Retained earnings | 421 | | (278,137,525,235) | (218,507,828,288) |
| - Accumulated to the prior year end | 421a | | (218,507,828,288) | (94,654,648,361) |
| - Undistributed earnings of the current period | 421b | | (59,629,696,947) | (123,853,179,927) |
| TOTAL RESOURCES | 440 | | <u>2,151,903,960,575</u> | <u>2,155,952,653,054</u> |

Ho Chi Minh, 02 January 2025

Preparer

Mai

Pham Thi Mai Nuong

Chief Accountant

Thu

Le Thi Thuan

General Director ✓



Ngo Duc Son

INTERIM INCOME STATEMENT
For the period from 01 January 2024 to 30 June 2024

FORM B02a - DN
Unit: VND

| ITEMS | Codes | Notes | Current period | Prior period |
|---|-------|-------|-------------------------|-------------------------|
| 1. Revenue from goods sold and services rendered | 01 | 19 | 4,372,622,006 | 4,833,823,169 |
| 2. Deductions | 02 | | - | - |
| 3. Net revenue from goods sold and services rendered | 10 | | 4,372,622,006 | 4,833,823,169 |
| 4. Cost of goods sold and services rendered | 11 | 20 | 4,372,622,006 | 4,833,823,169 |
| 5. Gross profit from goods sold and services rendered | 20 | | - | - |
| 6. Financial income | 21 | 21 | 29,435,578,317 | 14,915,490,650 |
| 7. Financial expenses | 22 | 22 | 79,302,368,438 | 60,965,673,585 |
| - Of which: Loan interest charged | 23 | | 60,181,133,088 | 50,362,128,331 |
| 8. Selling expenses | 25 | | - | - |
| 9. General and administration expenses | 26 | 23 | 9,482,129,266 | 11,195,885,652 |
| 10. Operating profit | 30 | | (59,348,919,387) | (57,246,068,587) |
| 11. Other income | 31 | | 10,181,016 | 1,661,455 |
| 12. Other expenses | 32 | | 290,958,576 | 41,348,017 |
| 13. Profit from other activities | 40 | | (280,777,560) | (39,686,562) |
| 14. Accounting profit before tax | 50 | | (59,629,696,947) | (57,285,755,149) |
| 15. Current corporate income tax expense | 51 | 25 | - | - |
| 16. Deferred tax expense | 52 | | - | - |
| 17. Net profit after corporate income tax | 60 | | (59,629,696,947) | (57,285,755,149) |

Ho Chi Minh, 02 January 2025

Preparer



Pham Thi Mai Nuong

Chief Accountant



Le Thi Thuan

General Director




Ngo Duc Son

INTERIM CASH FLOW STATEMENT

(Indirect method)

For the period from 01 January 2024 to 30 June 2024

FORM B03a - DN

Unit: VND

| ITEMS | Codes | Current period | Prior period |
|--|-----------|-------------------------|--------------------------|
| I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 1. Profit for the year | 01 | (59,629,696,947) | (57,285,755,149) |
| 2. Adjustment for | | | |
| - Depreciation and amortization of fixed assets | 02 | 60,478,002 | 156,195,666 |
| - Provisions | 03 | 11,349,268,932 | 1,878,696,376 |
| - (Gain)/Loss from investing activities | 05 | (24,319,726,202) | (13,052,729,316) |
| - Interest expenses | 06 | 62,135,299,753 | 56,141,503,331 |
| 3. Operating profit before movements in working capital | 08 | (10,404,376,462) | (12,162,089,092) |
| - Increase, decrease in receivables | 09 | 17,671,142,650 | (75,265,337,889) |
| - Increase, decrease in payables (exclude interest expenses, CIT) | 11 | 6,950,242,675 | 2,474,876,279 |
| - Increase, decrease in prepayments and others | 12 | 99,238,497 | 380,242,344 |
| - Interest paid | 14 | (20,702,886,938) | (31,782,640,915) |
| - Other cash outflows | 17 | (107,300,000) | (98,808,161) |
| Net cash from operating activities | 20 | (6,493,939,578) | (116,453,757,434) |
| II. CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 1. Cash outflow for lending, buying debt intrusments of other entities | 23 | (327,000,000) | (1,756,000,000) |
| 2. Investments in other entities | 25 | (102,604,224,000) | - |
| 3. Cash recovered from investments in other entities | 26 | 57,825,000,000 | - |
| 4. Interest earned, dividend and profit received | 27 | 6,838,832,902 | 7,168,930,324 |
| Net cash from investing activities | 30 | (38,267,391,098) | 5,412,930,324 |
| III. CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 1. Proceeds from borrowings | 33 | 364,577,152,897 | 460,383,806,293 |
| 2. Repayments of borrowings | 34 | (357,271,503,919) | (384,647,089,043) |
| Net cash from financing activities | 40 | 7,305,648,978 | 75,736,717,250 |
| Net decrease in cash during the period | 50 | (37,455,681,698) | (35,304,109,860) |
| Cash and cash equivalents at the beginning of period | 60 | 103,760,913,427 | 159,477,535,871 |
| Cash and cash equivalents at the end of period | 70 | 66,305,231,729 | 124,173,426,011 |

Ho Chi Minh, 02 January 2025

Preparer

Chief Accountant

General Director





Pham Thi Mai Nuong

Le Thi Thuan

Ngo Duc Son

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

1. GENERAL INFORMATION

1.1. Structure of ownership

DRH Holdings Joint Stock Company ("the Company") was established and operated under the Business registration certificate No. 0304266964 by Ho Chi Minh Department of Planning and Investment for the first time on 06 March 2006 and amended for the 20th time on 08 December 2022.

The Company chartered capital is VND 1,243,538,660,000 equivalent to 124,353,866 shares, par value of 10,000 VND/share.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") with the stock code of DRH.

The Company's head office is located at 67 Ham Nghi, Nguyen Thai Binh ward, district 1, Ho Chi Minh city.

The number of the Company's employees as at 30 June 2024 was 44 (as at 31 December 2024: 50).

1.2. Business industry and principal activities

The current principal activities of the Company are to trade real estate and provide real estate brokering services; provide real estate consulting and managing services.

1.3. Normal production and business cycle

The normal production and business cycle of the Company does not exceed 12 months.

1.4. Corporate structure

As at 30 June 2024, the Company have 03 subsidiaries, 01 indirect subsidiary and 01 associate as follow:

The subsidiaries

| No. | Name of subsidiaries | Location | Ownership interest | Voting right | Principal activities |
|-----|---|-------------|--------------------|--------------|------------------------------------|
| 1. | An Phu Long Real Estate Joint Stock Company | Ho Chi Minh | 99,95% | 99,95% | Real estate trading and developing |
| 2. | Binh Dong Real Estate Investment Company Limited | Ho Chi Minh | 99,00% | 99,00% | Real estate trading and developing |
| 3. | Dong Sai Gon Real Estate Development and Trading Joint Stock Company | Ho Chi Minh | 99,00% | 99,00% | Real estate trading and developing |
| 4. | Thuan Tien Real Estate Development Joint Stock Company (<i>indirect subsidiary</i>) | Ho Chi Minh | 98,01% | 99,00% | Real estate trading and developing |

The associate

| No. | Associate | Location | Ownership interest | Voting right | Principal activities |
|-----|---|------------------------------------|--------------------|--------------|-------------------------------------|
| 1. | Binh Duong Mineral and Construction Joint Stock Company | Thuan An city, Binh Duong provide. | 22,84% | 22,84% | Mining and leasing industrial parks |

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

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

The Company's fiscal year begins on 1 January and ends on 31 December based on calendar year.

The financial statements for the period from 01 January 2024 to 30 June 2024, are prepared in accordance with Vietnam Accounting Standard No. 27 - Interim Financial Statements and Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding the disclosure of information on the securities market.

The monetary unit used in accounting period: Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The financial statements are expressed in Vietnamese Dong (VND) and prepared under the accounting principles in conformity with the Corporate accounting system in pursuance of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014, Circular No. 53/2016/TT-BTC issued by the Ministry of Finance on 21 March 2016, Vietnamese Accounting Standards and legal regulations relating to financial reporting.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies adopted for the preparation of these financial statements are set out below:

4.1. Basis of preparation of financial statements

The interim financial statements are prepared on the accrual basis (except for the information related to cash flows), under historical cost principle, based in the assumption of going concern. The accompanying interim financial statements are the separate interim financial statement of DRH Holdings Joint Stock Company.

In the period from 01 January 2024 to 30 June 2024, the Company's business results continue to suffer a loss of about VND 59.629 billion; as at 30 June 2024, the Company had accumulated losses and short-term debts exceeding short-term assets with an amount of about VND 278.137 billion and about VND 525.079 billion respectively (as at 31 December 2023, these figures were about VND 218.507 billion and about VND 437.553 billion, respectively), of which mainly debts to securities companies and issued bonds are due/overdue. In addition, as presented in Note 17, the Company has not yet paid the principal, interest and late payment interest of overdue bonds according to the terms of issuance with the amount of VND 567.588 billion and VND 92.832 billion respectively. The above issues reflect the Company's financial difficulties and payment of due debts, which have raised doubts about the Company's ability to continuously operate in the foreseeable future. The Company's ability to continuously operate depends on the generation of profits and the receipt of cashflow from operation in future and the continuation of financial support from lending partners. The Board of Directors and the Board of Management of the Company have developed a business plan and cash flow plan for the next 12 months including: (i) trading in real estate projects that the Group is developing, (ii) partially liquidating investments, (iii) timely recovering due debts. The Board of Directors and the Board of Management of the Company continue working with partners to liquidate investments to ensure that fulfill its full obligations with bondholders. The Board of Directors and the Board of Management believe that the Company can repay overdue debts and without affecting the ability to continuously operate in subsequent periods. On this basis, the Board of Directors and the Board of Management assess that preparing the interim financial statements on a going concern basis is appropriate.

4.2. Estimates

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, corporate accounting system and the statutory requirements relevant to preparation and presentation of financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. These accounting estimates are based on the management's best knowledge, however actual results may differ from those estimates.

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

4.3. Cash and cash equivalents

Cash reflects the full existing amount of the Company at the end of the accounting period, comprising cash on hand, demand deposits and cash in transit.

Cash equivalents include short-term investments with maturity less than 03 months since the date of investment, which can be converted easily into a certain amount of cash without any risk in conversion into cash at the reporting date and recorded following Vietnamese Accounting Standard No. 24 - Cash flow statement.

4.4. Other investments

Investments in subsidiaries

Subsidiaries are companies controlled by the Company. Control is achieved when the Company has the ability to control the financial policies and operations of the investee companies in order to benefit from the activities of these companies.

Investments in subsidiaries are presented on the Balance Sheet at the historical cost minus depreciation provisions (if any). Provision for losses of investments in subsidiaries is the greater difference between the principal price and the market value of the investment or the company's ownership calculated according to the accounting books of the investee set aside in accordance with the provisions of the current corporate accounting system.

Investments in associates

Reflecting the investments which the Company directly or indirectly holds from 20% to under 50% voting shares of the investee (associated company) without any other agreement. Associated company is the company which the Company has significant influence but does not have right to control over the financial policies and activities. Significant influence represents the right to participate in making policy decisions about financial policies and business operations of the investee but not control those policies.

Provision for long term investments impairment loss

Provision for losses for investments in subsidiaries, joint ventures or associates is the greater difference between the principal price and the Company's ownership in the actual equity available at the investee. The Company's ownership in the actual equity of the investee is determined based on the balance sheet of the investee as of the date of provisioning.

Provision for loss of other capital contributed investments is the greater difference between the historical cost and the market value of the investment or the Company's ownership of the actual equity of the investee. Provision for losses for investments set aside in accordance with the current corporate accounting system.

4.5. Business cooperation contracts (BCC)

BCC is a contractual agreement between two or more parties to jointly carry out economic activities but does not form an independent legal entity. The activity may be jointly controlled by the contributing parties under a joint venture agreement or controlled by one of the participating parties. BCC can be implemented in the form of jointly building assets or collaborating in some business activities. Parties participating in a BCC can agree to divide revenue, divide products or divide profits after tax. In all cases, when receiving money or assets from other parties contributing to BCC activities, the receiving party shall account them as liabilities.

In case BCC shares after-tax profits, the parties must appoint a party to account for all BCC transactions, record revenue and expenses, separately monitor BCC's business results and finalize taxes.

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

4.6. Receivables and provision for doubtful debts

Receivables are monitored detailed under the original terms, remaining terms at the reporting date, the receivable objects, receivable foreign currencies and other factors for the Company's management purpose. The classification of receivables comprised of trade receivables, and other receivables shall comply with the principles:

- Trade receivables include commercial receivables incurred from purchase-sale transactions, including receivables from sale of exported goods under the trust for the other entities;
- Other receivables include non-commercial or non-trading receivables, including: receivables from loan interests, deposit interests, amount paid on behalf of another party; receivables which the export trustor must collect from the trustee; receivables from penalties, compensation; advances; pledges, collaterals, deposits, assets lending,....

The company bases on the remaining term at the reporting date receivables to classify as long-term or short-term.

Receivables are recognised not exceeding the recoverable value. Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in difficulty of solvency due to dissolution, bankruptcy, or similar difficulties in accordance with the prevailing corporate accounting system.

4.7. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. The costs of tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions and locations for their intended use. The cost of self-made and self-constructed tangible fixed assets comprise construction costs, actually incurred manufacturing costs plus installation and testing costs.

Costs incurred after initial recognition are recorded as increase in the historical cost of assets if they actually improve the current status in comparison with the initial standard status of the assets, such as:

- Parts of the tangible fixed asset are modified to extend their useful life or to increase their capacity; or
- Parts of the tangible fixed asset are upgraded to significantly increase product quality; or
- New technology process is applied to reduce operation expenses of the assets.

The costs incurred for repairs and maintenance aims to restore or maintain the ability to bring the economic benefits of the assets according to the initial standard status, do not meet one of the above conditions, are recognized in the operation costs during the year.

Tangible fixed assets are depreciated using the straight-line method, depreciation is calculated by dividing the cost over estimated useful lives in conformity. The details are as follows:

| | Years |
|-------------------------|---------|
| Machinery and equipment | 05 |
| Office equipment | 02 - 05 |

4.8. Intangible assets and amortisation

Intangible assets comprise software and are stated at cost less accumulated amortization. Software is measured initially at purchase cost and is amortized on a straight-line basis over an estimated useful life from 03 years to 05 years.

4.9. Prepaid expenses

Prepaid expenses reflect the actual costs incurred, but the results are relevant to business and production activities of many accounting periods. Prepaid expenses include costs of tools and

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

supplies, the cost of asset repairs... and which bring future economic benefit to the Company. These expenses are capitalized as prepayments and amortized to the income statement on a straight-line basis based on current accounting regulations.

4.10. Payables

The payables are monitored detailed under the original terms, the remaining terms at the reporting date, the payable objects, type of payables denominated in foreign currency and other factors according to the Company's management purpose. The classification of payables such as trade payables, other payables must be implemented the following principles:

- Trade payables include commercial payables incurred from purchase-sale transactions, including payables when imported goods under the trust;
- Other payables include non-commercial or non-trading payables, including: payables for loan interest, dividend and earning payables; payables for financial investments; amount paid for the third party; amount which the truster receives from relevant parties to pay under the entrusted import-export transactions; asset borrowings; payables for penalties, compensation; surplus assets without reason; payables for social insurance, medical insurance, unemployment insurance, trade union; collaterals, deposits received, etc.

The company bases on the remaining terms of payables at the reporting date to classify as long-term or short-term.

The payables are recorded not less than the payment obligations. In the case of there is evidence that a loss likely occurs, the Company recognizes immediately a payable under the precautionary principle.

4.11. Loans and finance lease liabilities

The loans and finance lease liabilities include loans and capital loans by way of regular bond issuance (without conversion rights).

The loans and finance lease liabilities are monitored detailed for each loan object, loan agreement, and loan asset; for the term of loan and finance lease liabilities and type of foreign currency (if any). The loans and finance lease liabilities with the remaining term more than 12 months from the reporting date are presented as long-term loans and finance lease liabilities. The due loans and finance lease liabilities within the next 12 months from the reporting date are presented as short-term loans and finance lease liabilities.

The Company borrows capital by issuing ordinary bonds including bond at par value (bond issuance with the price equivalent to the par value of the bond), bond at discount (bond issuance with price less than par value) and bond premium (bond issuance with price more than the par value). The Company monitors detailed discount and premium for each type and term of bond issuance. Discount or premium of bonds is determined and recorded immediately at the time of bond issuance. The Company allocates discount or premium into the financial expenses or decreases in borrowing costs under actual interest method or straight-line method. In the case of, the borrowing costs of the bonds are eligible for capitalization, allocation of discount or premium is capitalized respectively for each period.

In case the bond's interest expense is eligible for capitalization, the discounted or premium allocation is capitalized accordingly each period.

4.12. Borrowing costs

Borrowing costs include interests and other costs incurred directly related to the loans.

Borrowing cost is charged to operation expenses during the period when incurred, except for borrowing costs directly attributable to the investment, construction in progress or production of qualifying assets with appropriate time (more than 12 months) to put into use for the intended purposes or sales, which recorded in value of capitalized assets whether it is subject to the fulfillment of certain conditions of Vietnamese Accounting Standard No. 16 - Borrowing cost.

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

Borrowing costs directly attributable to the construction of fixed assets can be capitalized even though the construction is less than 12 months.

For the general loans using for purposes of the construction or production of qualifying assets, the borrowing costs are capitalized by capitalization percentage of accumulative weighted average expenses for the construction or production of such assets. The capitalization rate is calculated by the weighted average interest rate of outstanding loans during the year, except special loans serving the purpose of a specific asset.

4.13. Accrued expenses

Accrued expenses are recognized by the properly estimated cost of goods and services used during the period due to without or insufficient documents, accounting records.

4.14. Owners' equity

Equity is recorded according to the actual capital contributed by shareholders.

Undistributed after-tax profits are recorded according to the profit (or loss) from the Company's business results minus (-) corporate income tax expenses of the current period and adjustments due to Retroactively apply changes to accounting policies and retroactively adjust material errors of previous years.

Reserves and funds from after-tax profits are appropriated based on the Company's charter and decisions of the General Meeting of Shareholders.

4.15. Revenue recognition

Revenue from services is recognized when the outcome of that transaction can be reliably determined. In the case of, the services provision transactions conduct in many accounting periods, revenue is recognized in the accounting period by the part of work completed. The result of a service provision transaction is determined when all four (4) following conditions are met:

- Revenue is measured reliably;
- The Company received or will receive economic benefits from the sale transactions;
- The completed work is determined at the reporting date;
- Incurred costs for the the transaction and the costs to complete the transaction of the providing such services is determined.

Financial income comprises deposit interest, interest from deferred sales, discount payment; dividends paid, profits distributed; gains from foreign exchange differences, etc. Detailed as follows:

- Interest income is recognized reliably on the balances of deposits, loans, and periodic actual interest.
- Foreign exchange differences reflect profit from the actual exchange differences of arising transactions denominated in foreign currencies during the period and profit from the exchange differences due to the translation of monetary items denominated in foreign currencies at the reporting date.

4.16. Taxation

Corporate income tax represents the sum of the current tax and deferred tax.

The current tax expense represents corporate tax payables incurred for the current year. Taxable income differs from net profit as reported in the income statement because taxable income does not include items of income or expense that are taxable or deductible in other years (including loss carry forward, if any) and in addition does not include non-taxable or non-deductible items.

Deferred tax is recognized on significant differences between carrying amounts and the corresponding tax bases of assets and liabilities in the financial statements, tax losses, and unused tax incentives. Deferred tax liabilities are generally recognized for all temporary differences and

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

deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realized. Deferred tax is charged or credited to profit or loss in the income statement, except when it relates to items charged or credited directly to equity, in this case, the deferred tax is also recorded directly to equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the taxes borne by the Company is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are applied according to current tax laws in Vietnam.

4.17. Financial instruments

Initial recognition

Financial assets

According to the Circular No. 210/2009/TT-BTC dated 6 November 2009 of the Ministry of Finance, financial assets are classified appropriately, for disclosure purpose in the financial statements, financial assets are recognized at fair value through profit or loss, held-to-maturity investments, loans and receivables or available-for-sale financial assets. The Company determines the classification of its financial assets at initial recognition.

At the date of initial recognition, financial assets are recognized at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. The Company's financial assets comprise cash and cash equivalents, trading securities, held-to-maturity investments, trade accounts receivables, loan receivables and other receivables.

Financial liabilities

According to the Circular No. 210/2009/TT-BTC dated 6 November 2009 of the Ministry of Finance, financial liabilities are classified appropriately, for disclosure purpose in the financial statements, financial liabilities are recognized at fair value through profit or loss and financial liabilities measured at amortized cost. The Company determines the classification of its financial liabilities at initial recognition.

At the date of initial recognition, financial liabilities are recognized at cost plus transaction costs that are directly attributable to the issue of these financial liabilities. The Company's financial liabilities comprise trade accounts payable, accrued expenses, other payables, loans and finance lease liabilities.

Subsequent measurement after initial recognition

The subsequent measurement of the financial instruments after initial recognition is the fair value. In the case of, there is no regulation on revaluing the fair value of financial instruments, using the historical cost.

Offset of financial instruments

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet, if and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to collect the assets and settle the liabilities simultaneously.

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

The Company has not presented notes related to financial instruments at the end of the accounting period because Circular 210 as well as current regulations do not have specific guidance on determining the fair value of financial instruments, financial assets and financial liabilities.

4.18. Related parties

The parties are regarded as related parties of the Company if they have the ability to control or exercise significant influence over the Company in making financial and operating decisions or have the same key management personnel or jointly managed by another company.

Individuals with the direct or indirect voting rights can impact significantly to the Company, including close family members of these individuals (parents, spouses, children, siblings).

Key management personnel have authority and responsibility for planning, managing and controlling the operation of the Company: the directors, the managers of the Company and close family members of these individuals.

The companies managed by these individuals mentioned above with direct or indirect voting rights or through these rights they can have a significant impact on the Company, including the companies owned by the leaders or major shareholders of the Company and the companies have the same key management personnel.

5. CASH

| | <u>30/06/2024</u> | <u>01/01/2024</u> |
|---------------|------------------------------|-------------------------------|
| | VND | VND |
| Cash on hand | 2,056,021 | 11,147,717 |
| Cash in banks | 66,303,175,708 | 103,749,765,710 |
| Total | <u>66,305,231,729</u> | <u>103,760,913,427</u> |

6. SHORT-TERM TRADE RECEIVABLES

| | <u>30/06/2024</u> | <u>01/01/2024</u> |
|--|-----------------------------|-----------------------------|
| | VND | VND |
| Related parties | 7,713,570,655 | 4,340,070,233 |
| Dong Sai Gon Real Estate Development and Trading JSC | 5,971,670,662 | 4,340,070,233 |
| Binh Dong Real Estate Investment Co.,Ltd | 1,741,899,993 | - |
| Receivables from other customers | - | - |
| Total | <u>7,713,570,655</u> | <u>4,340,070,233</u> |

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

7. LOAN RECEIVABLES

| | <u>30/06/2024</u> | <u>01/01/2024</u> |
|---|-------------------------------|-------------------------------|
| | VND | VND |
| Short-term | 250,176,500,000 | 248,420,500,000 |
| DLand Real Estate Business Corporation (i) | 70,176,500,000 | 68,420,500,000 |
| Dong Sai Gon Real Estate Development and Trading JSC (ii) | 120,000,000,000 | 120,000,000,000 |
| Binh Dong Real Estate Investment Co.,Ltd (iii) | 60,000,000,000 | 60,000,000,000 |
| Long-term | 858,500,000 | 2,287,500,000 |
| DLand Real Estate Business Corporation (i) | 858,500,000 | 2,287,500,000 |
| Total | <u>251,035,000,000</u> | <u>250,708,000,000</u> |
| <i>In which: Due from related parties</i> | <i>180,000,000,000</i> | <i>180,000,000,000</i> |
| <i>(Details in Note 27)</i> | | |

- i. Loan to DLand Real Estate Business Corporation according to the Capital Use Association Contract signed on 01 January 2019 and additional appendices with the purpose of deploying and developing DLand's existing projects. The loan has a term of 24 months from disbursement date with an interest rate of 12%/year. The loan has no collateral. At the reporting date, the loan principal and interest balances are due date but DLand had not yet paid the amount of VND 63.615 billion and VND 13.059 billion respectively.
- ii. Loan to Dong Sai Gon Real Estate Business and Development Joint Stock Company - subsidiary under the loan contract signed on 01 March 2022 and appendices with a total amount of VND 120 billion, loan term is 24 months from disbursement date and fixed interest rate of 12%/year, the purpose of loan for this subsidiary's business operations. At the reporting date, the loan receivables were due date but the subsidiary had not yet paid the above loan to the Company.
- iii. Loan to Binh Dong Real Estate Investment Company Limited - a subsidiary under the loan contract signed on 22 February 2022 with amount of VND 60 billion, loan term is 24 months from disbursement date and fixed interest rate of 12%/year, the purpose of loan for this subsidiary's business operations. At the reporting date, the loan receivables were due date but the subsidiary had not yet paid the above loan to the Company.

Currently, the Company's subsidiaries are in the process of investing in real estate projects, the Board of Directors and the Board of Management of the Company assess that there is not any loss and the Company will receive loans when these Companies's projects complete all legal conditions and collect money from sales contracts signed with customers.

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

8. OTHER RECEIVABLES

| | 30/06/2024 | | 01/01/2024 | |
|---|------------------------|-----------|------------------------|-----------|
| | Value | Provision | Value | Provision |
| | VND | VND | VND | VND |
| Short-term | 198,171,375,844 | - | 197,665,245,142 | - |
| Non-interest bearing loans (i) | 50,522,543,254 | - | 46,797,184,254 | - |
| - Dong Sai Gon Real Estate Development and Trading JSC | 48,168,784,254 | - | 46,797,184,254 | - |
| - Binh Dong Real Estate Investment Co.,Ltd | 2,353,759,000 | - | - | - |
| Advances (ii) | 77,287,869,519 | - | 101,006,101,519 | - |
| Deposit for project development (iii) | 10,030,000,000 | - | 11,030,000,000 | - |
| Dividend receiveables | 12,963,885,951 | - | 12,963,885,951 | - |
| Interest receivable | 32,884,238,464 | - | 21,694,260,164 | - |
| Receivables related to the transfer of rights to purchase KSB shares (iv) | 10,358,495,000 | - | - | - |
| Other receivables | 4,124,343,656 | - | 4,173,813,254 | - |
| Long-term | 1,869,324,000 | - | 1,869,324,000 | - |
| Deposits | 1,869,324,000 | - | 1,869,324,000 | - |
| Total | 200,040,699,844 | - | 199,534,569,142 | - |
| <i>In which: Due from related parties (Details in Note 27)</i> | <i>83,311,086,738</i> | - | <i>70,610,385,273</i> | - |

- i. These are loans lent to subsidiaries for their business operations without interest and uncollateral.
- ii. As at 30 June 2024, the advance balance is mainly an advance to Mr. Pham Truong Anh with an amount of about VND 44.1 billion; Mr. Huynh Bao Long with an amount of about VND 17.6 billion to implement projects of the Company and its subsidiaries.
- iii. The deposit to Codona 21st Century Joint Stock Company according to the Business Cooperation Contract signed on 24 October 2018 to cooperate and develop the Residential Area Project in Trang Bom town, Binh Minh commune, Trang Bom district, Dong Nai province. At the reporting date, the parties had agreed to liquidate the contract.
- iv. Receivables related to the transfer of rights to purchase shares issued to increase the capital of KSB during the period (the total value of the transfer of purchase rights is VND 15.37 billion – See Note 21). At the reporting date, the Company has recovered the mentioned amount.

9. PREPAYMENTS

| | 30/06/2024 | 01/01/2024 |
|------------------------|----------------------|----------------------|
| | VND | VND |
| Short-term | 870,611,563 | 993,485,143 |
| Brokerage fees | 787,010,551 | 787,010,551 |
| Others | 83,601,012 | 206,474,592 |
| Long-term | 619,174,973 | 595,539,890 |
| Leasehold improvements | 554,984,451 | 237,028,467 |
| Tool and supplies | 64,190,522 | 358,511,423 |
| Total | 1,489,786,536 | 1,589,025,033 |

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

10. TANGIBLE FIXED ASSETS

| | Machinery and equipment | Office equipment | Total |
|---|----------------------------|----------------------|----------------------|
| | VND | VND | VND |
| COST | | | |
| As at 01/01/2024 | 103,832,610 | 1,897,973,707 | 2,001,806,317 |
| Other reduction | - | (115,500,000) | (115,500,000) |
| As at 30/06/2024 | <u>103,832,610</u> | <u>1,782,473,707</u> | <u>1,886,306,317</u> |
| ACCUMULATED DEPRECIATION | | | |
| As at 01/01/2024 | 103,832,610 | 1,464,548,046 | 1,568,380,656 |
| Depreciation | - | 60,478,002 | 60,478,002 |
| Other reduction | - | (115,500,000) | (115,500,000) |
| As at 30/06/2024 | <u>103,832,610</u> | <u>1,409,526,048</u> | <u>1,513,358,658</u> |
| NET BOOK VALUE | | | |
| As at 01/01/2024 | <u>-</u> | <u>433,425,661</u> | <u>433,425,661</u> |
| As at 30/06/2024 | <u>-</u> | <u>372,947,659</u> | <u>372,947,659</u> |
| <i>Cost of tangible fixed assets fully depreciated but still in use</i> | 103,832,610 | 1,177,693,707 | 1,281,526,317 |

11. INTANGIBLE FIXED ASSETS

| | Computer softwares | Total |
|---|-----------------------|----------------------|
| | VND | VND |
| COST | | |
| As at 01/01/2024 | 1,711,616,190 | 1,711,616,190 |
| As at 30/06/2024 | <u>1,711,616,190</u> | <u>1,711,616,190</u> |
| ACCUMULATED AMORTISATION | | |
| As at 01/01/2024 | 1,711,616,190 | 1,711,616,190 |
| Amortisation | - | - |
| As at 30/06/2024 | <u>1,711,616,190</u> | <u>1,711,616,190</u> |
| NET BOOK VALUE | | |
| As at 01/01/2024 | <u>-</u> | <u>-</u> |
| As at 30/06/2024 | <u>-</u> | <u>-</u> |
| <i>Cost of intangible fixed assets fully amortized but still in use</i> | 1,711,616,190 | 1,711,616,190 |

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

12. LONG-TERM INVESTMENTS

| | 30/06/2024 | | 01/01/2024 | |
|--|--------------------------|-------------------------|--------------------------|-------------------------|
| | Cost | Provision | Cost | Provision |
| | VND | VND | VND | VND |
| Investments in subsidiaries | 1,109,790,000,000 | (30,563,734,501) | 1,109,790,000,000 | (19,214,465,569) |
| Dong Sai Gon Real Estate Development and Trading JSC | 801,900,000,000 | (19,580,105,430) | 801,900,000,000 | (11,359,414,845) |
| Binh Dong Real Estate Investment Co., Ltd | 198,000,000,000 | - | 198,000,000,000 | - |
| An Phu Long Real Estate JSC | 109,890,000,000 | (10,983,629,071) | 109,890,000,000 | (7,855,050,724) |
| Investment in joint ventures and associates | 540,771,698,838 | - | 500,060,054,838 | - |
| Binh Duong Mineral and Construction JSC (*) | 540,771,698,838 | - | 500,060,054,838 | - |
| Total | 1,650,561,698,838 | (30,563,734,501) | 1,609,850,054,838 | (19,214,465,569) |

(*) The Company owns 26,211,789 shares, equivalent to 22.84% of the capital contribution of Binh Duong Minerals and Construction Joint Stock Company ("KSB"). KSB's shares are listed on the Ho Chi Minh City Stock Exchange. A part of KSB shares owned by the Company were pledged to secure loans from securities companies and issued bonds.

13. SHORT-TERM TRADE PAYABLES

| | 30/06/2024 | | 01/01/2024 | |
|------------------------|----------------------|----------------------|----------------------|----------------------|
| | Value | Repayment | Value | Repayment |
| | VND | capability amount | VND | capability amount |
| Mr. Nguyen Quang Cuong | 2,112,000,000 | 2,112,000,000 | - | - |
| Others | 2,288,481,814 | 2,288,481,814 | 2,578,320,221 | 2,578,320,221 |
| Total | 4,400,481,814 | 4,400,481,814 | 2,578,320,221 | 2,578,320,221 |

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

14. TAXES AND OTHER PAYABLES TO THE STATE BUDGET

| | 01/01/2024 | Payable during the period | Paid during the period | 30/06/2024 |
|--|------------------------|------------------------------|---------------------------|------------------------|
| | VND | VND | VND | VND |
| Corporate income tax | (4,434,252,762) | - | - | (4,434,252,762) |
| Personal income tax | 697,636,970 | 1,035,125,519 | 1,344,870,818 | 387,891,671 |
| Other taxes and fees | - | 587,879,911 | 290,879,911 | 297,000,000 |
| Total | (3,736,615,792) | 1,623,005,430 | 1,635,750,729 | (3,749,361,091) |
| In which: | | | | |
| - Tax and amounts receivables from State | 4,434,252,762 | | | 4,434,252,762 |
| - Tax and amounts payable to State Budget | 697,636,970 | | | 684,891,671 |

15. SHORT-TERM ACCURED EXPENSES

| | 30/06/2024 | 01/01/2024 |
|------------------|-----------------------|-----------------------|
| | VND | VND |
| Interest expense | 93,508,103,355 | 55,181,923,102 |
| Others | 260,000,000 | 325,000,000 |
| Total | 93,768,103,355 | 55,506,923,102 |

16. OTHER SHORT-TERM PAYABLES

| | 30/06/2024 | 01/01/2024 |
|--|------------------------|------------------------|
| | VND | VND |
| Trade union fee, compulsory insurances | 595,396,200 | 3,537,621,408 |
| Non-interest bearing borrowing (*) | 102,748,087,692 | 115,285,670,425 |
| - Individuals | 69,466,200,000 | 75,452,640,000 |
| - Thuan Tien Real Estate Trading and Development JSC | 32,052,937,469 | 32,052,937,469 |
| - Binh Dong Real Estate Investment Co.,Ltd | - | 5,855,142,733 |
| - An Phu Long Real Estate JSC | 1,228,950,223 | 1,924,950,223 |
| Payables due to payment on behalf | 16,342,670,364 | 16,342,670,364 |
| Others | 28,797,022,426 | 7,519,142,613 |
| Total | 148,483,176,682 | 142,685,104,810 |
| <i>In which: Due to related parties (Details in Note 27)</i> | 33,281,887,692 | 39,833,030,425 |

(*) These represent non-interest bearing borrowings from related parties and individuals to finance the Company's working capital.

DRH HOLDINGS JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS

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

FORM B09a - DN

17. LOANS AND FINANCE LEASE LIABILITIES

| | 01/01/2024 | | During the period | | 30/06/2024 | |
|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Value | Repayment | Increase | Decrease | Value | Repayment |
| | | amount | | | | amount |
| | VND | VND | VND | VND | VND | VND |
| Borrowing from security companies | 208,067,245,231 | 208,067,245,231 | 364,577,152,897 | 357,271,503,919 | 215,372,894,209 | 215,372,894,209 |
| Viet Dragon Securities Corporation | 49,414,581,675 | 49,414,581,675 | 3,298,112,480 | 2,270,008,010 | 50,442,686,145 | 50,442,686,145 |
| Maybank Kim Eng Securities Limited | 30,814,198,424 | 30,814,198,424 | 52,052,338,840 | 42,566,773,570 | 40,299,763,694 | 40,299,763,694 |
| VNDIRECT Securities Corporation | 27,450,676,496 | 27,450,676,496 | 58,312,277,446 | 73,805,943,104 | 11,957,010,838 | 11,957,010,838 |
| National Securities Incorporation | 22,350,000,000 | 22,350,000,000 | 119,257,472,835 | 117,639,502,247 | 23,967,970,588 | 23,967,970,588 |
| MB Securities Joint Stock Company | 26,645,456,927 | 26,645,456,927 | 58,465,973,139 | 52,813,998,953 | 32,297,431,113 | 32,297,431,113 |
| DNSE Securities Joint Stock Company | 38,363,240,638 | 38,363,240,638 | 64,106,088,748 | 63,246,483,789 | 39,222,845,597 | 39,222,845,597 |
| Nhat Viet Securities Joint Stock Company | 13,029,091,071 | 13,029,091,071 | 9,084,889,409 | 4,928,794,246 | 17,185,186,234 | 17,185,186,234 |
| Bonds | 565,634,100,443 | 565,634,100,443 | - | (1,954,166,665) | 567,588,267,108 | 567,588,267,108 |
| Current portion of long-term bonds | 567,588,267,108 | 567,588,267,108 | - | - | 567,588,267,108 | 567,588,267,108 |
| Bond issuance cost | (1,954,166,665) | (1,954,166,665) | - | (1,954,166,665) | - | - |
| Cộng | 773,701,345,674 | 773,701,345,674 | 364,577,152,897 | 355,317,337,254 | 782,961,161,317 | 782,961,161,317 |

Loans from security companies

These represent loans from security companies to finance investment activities which have maturity of ninety (90) days from the date of drawdown and automatically renew every three (03) months. These loans bear interest at floating rate with current rates ranging from 10%/year to 16%/year. Collateral is the asset on the margin trading account and regular securities trading account.

DRH HOLDINGS JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS

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

FORM B09a - DN

Bonds

| | 30/06/2024 | | 01/01/2024 | |
|---|------------------------|--------------|------------------------|--------------|
| | Value VND | Term Year | Value VND | Term Year |
| Current portion of long-term bonds | | | | |
| Bond DRHH2022001 | 157,588,267,108 | 2.0 | 157,588,267,108 | 2.0 |
| Bond DRHH2224001 | 410,000,000,000 | 2.0 | 410,000,000,000 | 2.0 |
| Bond issue costs | - | - | (1,954,166,665) | - |
| Total | 567,588,267,108 | | 565,634,100,443 | |

Unpaid overdue debts are as follows:

| | 30/06/2024 | | 01/01/2024 | |
|------------------|------------------------|-----------------------|------------------------|-----------------------|
| | Principal VND | Interest VND | Principal VND | Interest VND |
| Bond DRHH2022001 | 157,588,267,108 | 18,651,542,847 | 157,588,267,108 | 10,018,714,304 |
| Bond DRHH2224001 | 410,000,000,000 | 74,180,829,846 | - | 37,744,296,198 |
| Total | 567,588,267,108 | 92,832,372,693 | 157,588,267,108 | 47,763,010,502 |

As at 30 June 2024, the entire bond balance of the Company were overdue according to the terms of issuance. The details of issued bonds (corporate bonds without conversion rights) and remaining balance as at 30 June 2024 are as follows:

❖ **Bond DRHH2022001 dated 16 November 2020 has a term of 24 months from the date of issuance**

- Quantity issued: 2,300,000 bonds with par value of VND 100,000;
- Interest rate: term interest is 11%/year and overdue interest is 150% of term interest rate; interest is paid periodically every 3 months;
- Purpose: To invest in the Metro Valley Residential Area project and Aurora Apartment project belonging to Dong Sai Gon Real Estate Business and Development Joint Stock Company and Binh Dong Real Estate Investment Company Limited - the Company's subsidiaries;
- These bonds are secured by:
 - Land use rights, house ownership certificate and related assets located at Lot No. 1, Map No. 5, cadastral map of Tan Phu ward, District 9, with a total area of 34,737.7 m2 of Metro Valley Residential Project located at 52/1, Road 400, Cay Dau Commune, Tan Phu Ward, Thu Duc City, Ho Chi Minh City of Dong Sai Gon
 - All shares of Dong Saigon are owned by the Company;
 - 2,285,000 shares of Binh Duong Minerals and Construction Joint Stock Company (Stock code: KSB) owned by the Company;

NOTES TO THE INTERIM FINANCIAL STATEMENTS

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

- All property rights of the Metro Valley Residential Project, located at land plot number 01, map sheet number 5, Department of Land Administration, Tan Phu Ward, District 9, Ho Chi Minh City;
- Part of customer receivables from the Aurora Residences project.

Resolution dated 29 November 2024 of Bond holder DRHH2022001 had approved the plan to repay for DRHH2022001 as follows:

- Method for handling secured assets as KSB shares: Within 30 working days from the issuance date of the Resolution, the Company has the right to handle of the mortgaged shares (2,285,000 KSB shares) in a way that unsold through the Ho Chi Minh City Stock Exchange by transferring money to the debt repayment reserve account, the entire amount transferred by the Company will be used to pay the principal bond;
- Additional payment plan: Within 60 working days from the effective date of the Resolution, the Company commits to deposit/transfer the remaining VND 55 billion into the reserve account to pay the principal bond;
- Payment plan from the reserve account: Within 7 working days after receiving the money, the account management organization will pay the bond principal corresponding to the amount paid to the bond holders;
- Adjustment of interest arising on overdue bond principal and the issuer still has to pay: In case the issuer pays all overdue bond principal before 30 June 2025, the interest arising on overdue principal is calculated with an overdue interest rate of 13.5% applicable period from 16 August 2023 until the overdue bond principal is repaid before 30 June 2025. In the case where the issuer repays the overdue bond principal after 30 June 2025, the overdue interest rate will be based on the resolution of the bond holders at that time.

❖ **Bond DRHH2224001 dated 23 February 2022 has a term of 24 months from the date of issuance**

- Quantity issued: 410,000 bonds with par value VND 1,000,000;
- Interest rate: term interest is 12%/year; interest is payable quarterly;
- Purpose: To cooperate with investor which is KSB Industry Development Company Limited and/or a third party to altogether initiate activities of compensation, release, filling, ground completion at stage 2 of the project of Dat Cuoc Industrial Area - Binh Duong with an amount of VND 200 billions and/or to finance the investment capital to the project owner - Binh Dong Real Estate Investment Company Limited to complete an Aurora Residences project with an amount of VND 210 billions.
- These bonds are secured by:
 - Land use rights located at Tan Phu Ward, District 9 (now is Thu Duc City), Ho Chi Minh owner by third party with total area of 3,449.0 m²;
 - 5,018,495 shares of KSB owned by the Company.

Resolution dated 04 September 2024 of Bond holder DRHH2224001 had approved the plan to handle collateral as follows:

- Method for handling secured assets as KSB shares:
 - The Company has the priority right to handle unsold mortgaged shares through the Ho Chi Minh City Stock Exchange by DRH or another securing party depositing money into the handling account corresponding to the number of mortgaged shares that DRH wants to be

DRH HOLDINGS JOINT STOCK COMPANY**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

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

- prioritized for handling by the method of not selling on the stock exchange and incurring fees; the deadline of deposit money to the priority right to handle unsold pledged shares is 90 working days from the effective date of the Resolution;
- After 90 working days from the effective date of the absolute majority Resolution, in case DRH has not completed transferring money to the Processing account to release or delete the registration of all pledged shares, or only depositing a part of the money into the Processing account to release a corresponding part of the pledged shares, the Asset management organization has the right to handle the remaining pledged shares by selling through the Stock exchange.
 - Method for handling the secured assets as the land use rights owned by Mr. To Duy Thai with a total area of 3,449.0 m2 located on land plots in Tan Phu ward, District 9 (now is Thu Duc City), Ho Chi Minh:
 - The Company is allowed to find partners to transfer a part or all of the mortgaged land use rights. The selling price is based on the principle of agreement between DRH and the transferor, but must not be lower than 70% of the valuation value in the Valuation Certificate dated 08 February 2022.
 - After 90 working days from the effective date of the absolute majority resolution, in case DRH can not find a partner to carry out the transaction or finds a partner but only agrees to transfer a part of land used rights, DRH will consult the Bond holder on the next solution for the part of land used rights which DRH can not find a partner.

Currently, the Company is working with partners to liquidate investments in order to arrange capital to repay overdue bonds.

18. OWNERS' EQUITY*Movements in owners' equity*

| | Owner's equity | Share premium | Treasury shares | Investment and development fund | Undistributed earnings | Total |
|-------------------------|--------------------------|------------------------|------------------------|---------------------------------|--------------------------|--------------------------|
| | VND | VND | VND | VND | VND | VND |
| As at 01/01/2023 | 1,243,538,660,000 | 120,132,866,000 | (6,460,000,000) | 19,564,185,852 | (94,087,375,001) | 1,282,688,336,851 |
| Loss for the year | - | - | - | - | (123,853,179,927) | (123,853,179,927) |
| Remuneration of BOD | - | - | - | - | (546,000,000) | (546,000,000) |
| Other reduction | - | - | - | - | (21,273,360) | (21,273,360) |
| As at 01/01/2024 | 1,243,538,660,000 | 120,132,866,000 | (6,460,000,000) | 19,564,185,852 | (218,507,828,288) | 1,158,267,883,564 |
| Loss for the period | - | - | - | - | (59,629,696,947) | (59,629,696,947) |
| As at 30/06/2024 | 1,243,538,660,000 | 120,132,866,000 | (6,460,000,000) | 19,564,185,852 | (278,137,525,235) | 1,098,638,186,617 |

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

Capital transactions with owners

| | <u>Current period</u> | <u>Prior period</u> |
|-----------------------------------|-----------------------|---------------------|
| | VND | VND |
| Owner's equity | | |
| - Opening balance | 1,243,538,660,000 | 1,243,538,660,000 |
| - Increase during the period | - | - |
| - Decrease during the period | - | - |
| - Closing balance | 1,243,538,660,000 | 1,243,538,660,000 |
| Declared dividend, earning | - | - |

Shares

| | <u>30/06/2024</u> | <u>01/01/2024</u> |
|--|--------------------|--------------------|
| Authorised shares | 124,353,866 | 124,353,866 |
| Issued shares | 124,353,866 | 124,353,866 |
| - Common shares | 124,353,866 | 124,353,866 |
| Repurchased shares (Treasury shares) | 646,000 | 646,000 |
| - Common shares | 646,000 | 646,000 |
| Outstanding shares | 123,707,866 | 123,707,866 |
| - Common shares | 123,707,866 | 123,707,866 |
| Par value of an outstanding share (VND/share) | 10,000 | 10,000 |

19. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

| | <u>Current period</u> | <u>Prior period</u> |
|--|-----------------------------|-----------------------------|
| | VND | VND |
| Revenue from service rendered | 4,372,622,006 | 4,833,823,169 |
| Total | <u>4,372,622,006</u> | <u>4,833,823,169</u> |
| <i>In which: Revenue from related parties (Details in Note 27)</i> | 4,372,622,006 | 4,833,823,169 |

20. COST OF SALES

| | <u>Current period</u> | <u>Prior period</u> |
|---------------------------|-----------------------------|-----------------------------|
| | VND | VND |
| Cost of services rendered | 4,372,622,006 | 4,833,823,169 |
| Total | <u>4,372,622,006</u> | <u>4,833,823,169</u> |

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

21. FINANCIAL INCOME

| | <u>Current period</u> | <u>Prior period</u> |
|--|------------------------------|------------------------------|
| | VND | VND |
| Banks and loans interest | 12,986,016,202 | 12,861,129,316 |
| Gains from disposal of held-for-trading securities | 962,283,584 | 1,851,981,075 |
| Transfer of the right to purchase shares | 15,376,990,000 | - |
| Dividend, earning received | 24,300,000 | 191,600,000 |
| Other financial income | 85,988,531 | 10,780,259 |
| Total | <u>29,435,578,317</u> | <u>14,915,490,650</u> |
| <i>In which: Revenue from related parties (Details in Note 27)</i> | <i>10,770,410,958</i> | <i>10,711,232,877</i> |

22. FINANCIAL EXPENSES

| | <u>Current period</u> | <u>Prior period</u> |
|---|------------------------------|------------------------------|
| | VND | VND |
| Interest expense | 60,181,133,088 | 50,362,128,331 |
| Bond insurance costs and others | 1,954,166,665 | 5,779,375,000 |
| Losses from disposal of held-for-trading securities | 5,031,334,661 | 2,159,970,843 |
| Provision for diminution in value of investments | 11,349,268,932 | 1,878,696,376 |
| Other financial expenses | 786,465,092 | 785,503,035 |
| Total | <u>79,302,368,438</u> | <u>60,965,673,585</u> |

23. ADMINISTRATIVE EXPENSES

| | <u>Current period</u> | <u>Prior period</u> |
|----------------------|-----------------------------|------------------------------|
| | VND | VND |
| Staff expenses | 6,174,579,308 | 7,710,168,528 |
| Depreciation expense | 60,478,002 | 156,195,666 |
| Outsourced expense | 3,072,772,592 | 2,909,659,113 |
| Other expenses | 174,299,364 | 419,862,345 |
| Total | <u>9,482,129,266</u> | <u>11,195,885,652</u> |

24. PRODUCTION AND BUSINESS COST BY NATURE

| | <u>Current period</u> | <u>Prior period</u> |
|--------------------|------------------------------|------------------------------|
| | VND | VND |
| Labour cost | 9,387,255,572 | 11,583,424,083 |
| Depreciation | 60,478,002 | 156,195,666 |
| Outsourced expense | 3,759,357,096 | 3,476,207,065 |
| Other expenses | 647,660,602 | 813,882,007 |
| Total | <u>13,854,751,272</u> | <u>16,029,708,821</u> |

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

25. CURRENT CORPORATE INCOME TAX EXPENSE

| | <u>Current period</u> | <u>Prior period</u> |
|--|-------------------------|-------------------------|
| | VND | VND |
| Accounting Profit before CIT | (59,629,696,947) | (57,285,755,149) |
| Adjustment for taxable income | 47,560,639,924 | 37,388,722,995 |
| - Minus: Non-taxable income | (24,300,000) | (191,600,000) |
| - Add: Undeductible expense | 389,823,038 | 79,323,980 |
| - Add: Undeductible interest expense | 47,195,116,886 | 37,500,999,015 |
| Taxable income | (12,069,057,023) | (19,897,032,154) |
| Tax rate | 20% | 20% |
| Current corporate income tax expenses | - | - |

26. OPERATING LEASE COMMITMENTS

The Company leases office under operating lease arrangements. The minimum lease commitment as at the balance sheet dates under operating lease agreements are as follows:

| | <u>30/06/2024</u> | <u>01/01/2024</u> |
|--|-----------------------|-----------------------|
| | VND | VND |
| Less than 1 year | 3,960,000,000 | 3,960,000,000 |
| From the second year to the fifth year | 12,870,000,000 | 14,850,000,000 |
| Total | 16,830,000,000 | 18,810,000,000 |

27. TRANSACTIONS WITH RELATED PARTIES

In addition to members of the Board of Directors and Board of General Directors, the Company has the following related parties:

| <u>Related parties</u> | <u>Relationship</u> |
|--|-----------------------------|
| Dong Sai Gon Real Estate Development and Trading JSC | Direct subsidiary company |
| An Phu Long Real Estate JSC | Direct subsidiary company |
| Binh Dong Real Estate Investment Co.,Ltd | Direct subsidiary company |
| Thuan Tien Real Estate Development JSC | Indirect subsidiary company |
| Binh Duong Mineral and Construction JSC | Associated company |

In addition to the balances and transactions described in other notes, the Company entered into the following significant balances and transactions with its related parties as follows:

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

Transactions with related parties

| | <u>Current period</u> | <u>Prior period</u> |
|--|-----------------------|-----------------------|
| | VND | VND |
| Revenue | 4,372,622,006 | 4,833,823,169 |
| Dong Sai Gon Real Estate Development and Trading JSC | 1,483,273,117 | 2,210,716,254 |
| Binh Dong Real Estate Investment Co.,Ltd | 2,889,348,889 | 2,623,106,915 |
| Interest income | 10,770,410,958 | 10,711,232,877 |
| Dong Sai Gon Real Estate Development and Trading JSC | 7,180,273,972 | 7,140,821,918 |
| Binh Dong Real Estate Investment Co.,Ltd | 3,590,136,986 | 3,570,410,959 |
| Borrowing | 527,550,545 | 5,365,000,000 |
| An Phu Long Real Estate JSC | 190,000,000 | 1,825,000,000 |
| Binh Dong Real Estate Investment Co.,Ltd | 337,550,545 | 3,540,000,000 |
| Loan repaid | 7,572,600,000 | 11,837,500,000 |
| An Phu Long Real Estate JSC | 886,000,000 | 715,000,000 |
| Dong Sai Gon Real Estate Development and Trading JSC | 1,371,600,000 | 2,751,500,000 |
| Binh Dong Real Estate Investment Co.,Ltd | 5,315,000,000 | 8,371,000,000 |

Remuneration of the Board of Directors and Management

| Name | Position | <u>Current period</u> | <u>Prior period</u> |
|---------------------|---|-----------------------------|-----------------------------|
| | | VND | VND |
| Mr. Phan Tan Dat | Chairman | - | - |
| | Member of Audit Committee (appointed on 04 December 2024) | | |
| Mr. Ho Ngoc Bach | Independent member (resigned on 05 November 2024) | | |
| | Chairman of Audit Committee | - | - |
| Mr. Nguyen Lam Tung | Independent member, Chairman of Audit Committee (appointed on 04 December 2024) | | |
| | Member of Audit Committee | - | - |
| Mr. Ngo Duc Son | Member, General Director | 775,867,990 | 787,619,815 |
| Mr. Tran Hoang Anh | Member, Deputy General Director | 555,612,543 | 559,973,297 |
| Total | | <u>1,331,480,533</u> | <u>1,347,593,112</u> |

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

Related parties' balances

| | 30/06/2024 | 01/01/2024 |
|--|------------------------|------------------------|
| | VND | VND |
| Other short-term receivables | 83,311,086,738 | 70,610,385,273 |
| Dong Sai Gon Real Estate Development and Trading JSC | 79,162,259,245 | 70,610,385,273 |
| - Non-interest bearing loans | 48,168,784,254 | 46,797,184,254 |
| - Dividend | 12,963,885,951 | 12,963,885,951 |
| - Interest income | 18,029,589,040 | 10,849,315,068 |
| Binh Dong Real Estate Investment Co.,Ltd | 4,148,827,493 | - |
| - Non-interest bearing loans | 2,353,759,000 | - |
| - Interest income | 1,795,068,493 | - |
| Loan receivables | 180,000,000,000 | 180,000,000,000 |
| Dong Sai Gon Real Estate Development and Trading JSC | 120,000,000,000 | 120,000,000,000 |
| Binh Dong Real Estate Investment Co.,Ltd | 60,000,000,000 | 60,000,000,000 |
| Other short-term payables | 33,281,887,692 | 39,833,030,425 |
| Thuan Tien Real Estate Development JSC | 32,052,937,469 | 32,052,937,469 |
| Binh Dong Real Estate Investment Co.,Ltd | - | 5,855,142,733 |
| An Phu Long Real Estate JSC | 1,228,950,223 | 1,924,950,223 |

28. SUBSEQUENT EVENTS

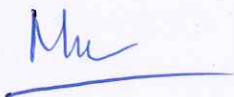
No significant events occurring after balance sheet date affecting the financial position and operations of the Company that requires adjustments or disclosures on the financial statements from 01 January 2024 to 30 June 2024.

29. COMPARATIVE FIGURES

The comparative figures on Balance sheet are the figures on the audited financial statement for the year ended 31 December 2023. The comparative figures on the Income Statement and the Cash Flow Statement are the figures on the reviewed interim financial statement for the period from 01 January 2023 to 30 June 2023 by another auditing firm.

Hồ Chí Minh, 02 January 2025

Preparer



Pham Thi Mai Nuong

Chief Accountant



Le Thi Thuan

General Director



Ngo Duc Son