

Coteccons Construction Joint Stock Company

Interim consolidated financial statements

For the six-month period ended 31 December 2023



Coteccons Construction Joint Stock Company

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Coteccons Construction Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Coteccons Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002611 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 24 August 2004, which was replaced by the Enterprise Registration Certificate ("ERC") No.0303443233 on 23 August 2010 and the subsequent amended ERCs.

The Company listed its shares on the Ho Chi Minh Stock Exchange with trading code CTD in accordance with Decision No. 155/QD-SGDHCM has been issued by the Ho Chi Minh Stock Exchange on 9 December 2009.

The current principal activities of the Company and its subsidiaries ("the Group") are to provide designing and construction services, equipment installation, interior decoration, office leasing, trading of real estate and building materials.

The Company's head office is located at No. 236/6, Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Mr. Bolat Duisenov	Chairman
Mr. Herwig Guido H. Van Hove	Member
Mr. Talgat Turumbayev	Member
Mr. Vo Hoang Lam	Member
Mr. Pham Quang Vu	Member
Mr. Tong Van Nga	Independent member
Mr. Tan Chin Tiong	Independent member

BOARD OF SUPERVISION

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

Mr. Tran Van Thuc	Head of Board of Supervision
Mr. Zhaidarzhan Zatajev	Member
Mr. Doan Phan Trung Kien	Member

Coteccons Construction Joint Stock Company

GENERAL INFORMATION (continued)

MANAGEMENT

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

Mr. Vo Hoang Lam	General Director	
Mr. Pham Quan Luc	Deputy General Director	
Mr. Nguyen Ngoc Lan	Deputy General Director	
Mr. Christopher Senekki	Deputy General Director	resigned on 25 August 2023
Ms. Pham Thi Bich Ngoc	Deputy General Director	resigned on 25 August 2023

LEGAL REPRESENTATIVE

The legal representatives of the Company during the period and at the date of this report are:

Mr. Bolat Duisenov	Chairman
Mr. Talgat Turumbayev	Chief Corporate Development Officer

Mr. Vo Hoang Lam is authorised by Mr. Bolat Duisenov to sign the accompanying interim consolidated financial statements for the six-month period ended 31 December 2023 in accordance with the Power of Attorney No. 3613/2022/UQ-CTHDQT dated 5 August 2022.

AUDITORS

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

Coteccons Construction Joint Stock Company

REPORT OF MANAGEMENT

Management of Coteccons Construction Joint Stock Company ("the Company") presents this report and the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 31 December 2023.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgments 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 interim consolidated financial statements; and
- ▶ prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

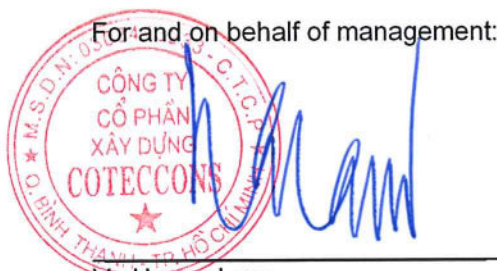
Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group 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 interim consolidated financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 31 December 2023, and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of management:



Võ Hoàng Lam
General Director

Ho Chi Minh City, Vietnam

29 February 2024

Reference: 11658650/67811767-HN

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: The Shareholders of Coteccons Construction Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Coteccons Construction Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Group"), as prepared on 29 February 2024 and set out on pages 6 to 52, which comprise the interim consolidated balance sheet as at 31 December 2023, the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the 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.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of the Group as at 31 December 2023, and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

Other Matter

The interim consolidated financial statements of the Group for the six-month period ended 31 December 2022 were not reviewed.

Ernst & Young Vietnam Limited



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

Ho Chi Minh City, Vietnam

29 February 2024

INTERIM CONSOLIDATED BALANCE SHEET
as at 31 December 2023

VND

Code	ASSETS	Notes	31 December 2023	30 June 2023
100	A. CURRENT ASSETS		19,889,440,906,559	19,883,997,298,772
110	I. Cash and cash equivalents	5	2,842,181,486,342	1,882,761,469,151
111	1. Cash		1,336,181,486,342	631,761,469,151
112	2. Cash equivalents		1,506,000,000,000	1,251,000,000,000
120	II. Short-term investments		1,768,453,243,121	2,180,463,313,608
121	1. Held-for-trading securities	6.1	222,491,296,959	249,546,140,490
122	2. Provision for diminution in value of held-for-trading securities	6.1	(10,347,177,341)	(24,470,599,700)
123	3. Held-to-maturity investments	6.2	1,556,309,123,503	1,955,387,772,818
130	III. Current accounts receivable		11,845,187,162,549	12,079,383,092,051
131	1. Short-term trade receivables	7.1	11,669,914,966,000	11,590,198,832,580
132	2. Short-term advances to suppliers	7.2	1,031,585,391,364	895,268,784,906
135	3. Short-term loan receivables	8	79,299,500,000	418,716,500,000
136	4. Other short-term receivables	9	322,341,765,744	331,862,280,179
137	5. Provision for doubtful short-term receivables	7.1, 8, 9	(1,257,954,460,559)	(1,156,663,305,614)
140	IV. Inventories	10	2,602,818,535,216	3,148,105,589,137
141	1. Inventories		2,663,225,724,754	3,216,178,741,376
149	2. Provision for obsolete inventories		(60,407,189,538)	(68,073,152,239)
150	V. Other current assets		830,800,479,331	593,283,834,825
151	1. Short-term prepaid expenses	11	13,421,311,908	7,323,719,825
152	2. Value-added tax deductibles	19	817,379,167,423	585,960,115,000

INTERIM CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2023


VND

Code	ASSETS	Notes	31 December 2023	30 June 2023
200	B. NON-CURRENT ASSETS		1,762,452,451,166	1,491,033,033,002
210	I. Long-term receivables		602,893,498,641	399,121,073,641
212	1. Long-term advance to suppliers	7.2	8,992,991,435	8,992,991,436
215	2. Long-term loan receivable	8	42,617,000,000	-
216	3. Other long-term receivables	9	551,283,507,206	390,128,082,205
220	II. Fixed assets		474,509,997,337	523,314,962,865
221	1. Tangible fixed assets	12	367,980,114,108	414,957,302,253
222	Cost		1,112,210,899,012	1,122,804,993,718
223	Accumulated depreciation		(744,230,784,904)	(707,847,691,465)
224	2. Financial leases	13	1,509,543,046	1,777,301,667
225	Cost		2,663,034,106	2,663,034,106
226	Accumulated depreciation		(1,153,491,060)	(885,732,439)
227	3. Intangible assets	14	105,020,340,183	106,580,358,945
228	Cost		146,603,406,068	143,308,383,868
229	Accumulated amortisation		(41,583,065,885)	(36,728,024,923)
230	III. Investment properties	15	68,133,087,404	50,212,624,812
231	1. Cost		100,899,635,241	77,150,985,316
232	2. Accumulated depreciation		(32,766,547,837)	(26,938,360,504)
240	IV. Long-term asset in progress		119,737,015,784	32,705,212,917
242	1. Construction in progress	16	119,737,015,784	32,705,212,917
250	V. Long-term investments		306,076,047,583	304,072,839,476
252	1. Investments in associates	17.1	2,470,570,124	2,467,362,017
253	2. Investment in another entity	17.2	303,605,477,459	301,605,477,459
260	VI. Other long-term assets		191,102,804,417	181,606,319,291
261	1. Long-term prepaid expenses	11	97,075,272,039	99,084,077,771
262	2. Deferred tax assets	33.3	94,027,532,378	82,522,241,520
270	TOTAL ASSETS		21,651,893,357,725	21,375,030,331,774


INTERIM CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2023

VND

Code	RESOURCES	Notes	31 December 2023	30 June 2023
300	C. LIABILITIES		13,244,460,933,549	13,103,319,376,857
310	I. Current liabilities		12,745,683,334,882	12,603,037,340,776
311	1. Short-term trade payables	18.1	5,770,246,194,439	5,195,969,693,775
312	2. Short-term advances from customers	18.2	2,471,408,237,777	2,934,074,072,581
313	3. Statutory obligations	19	39,809,203,759	20,875,657,374
314	4. Payable to employees		110,972,457	116,589,676
315	5. Short-term accrued expenses	20	2,752,021,243,479	2,022,730,753,835
318	6. Short-term unearned revenues	21	5,503,675,945	6,433,943,948
319	7. Other short-term payables	22	870,109,261,888	1,434,927,703,679
320	8. Short-term loans and finance leases	23	581,932,142,812	697,322,830,151
321	9. Short-term provisions	24	179,425,703,674	214,573,827,505
322	10. Bonus and welfare fund	25	75,116,698,652	76,012,268,252
330	II. Non-current liabilities		498,777,598,667	500,282,036,081
337	1. Others long-term liabilities		220,000,000	200,000,000
338	2. Long-term loans and finance lease obligations	23	496,344,762,033	497,728,928,697
342	3. Long-term provision	24	2,212,836,634	2,353,107,384
400	D. OWNERS' EQUITY		8,407,432,424,176	8,271,710,954,917
410	I. Capital	26.1	8,407,432,424,176	8,271,710,954,917
411	1. Share capital		1,036,332,610,000	788,308,000,000
411a	- Shares with voting rights		1,036,332,610,000	788,308,000,000
412	2. Share premium		2,958,324,265,825	2,958,324,265,825
415	3. Treasury shares		(530,940,621,523)	(530,940,621,523)
418	4. Investment and development fund		4,419,168,700,873	4,667,193,310,873
421	5. Undistributed earnings		524,026,775,963	388,315,212,698
421a	- Undistributed earnings by the end of prior period		388,315,212,698	336,087,635,969
421b	- Undistributed earnings of current period		135,711,563,265	52,227,576,729
429	6. Non-controlling interests		520,693,038	510,787,044
440	TOTAL LIABILITIES AND OWNERS' EQUITY		21,651,893,357,725	21,375,030,331,774


Tran Thi Thanh Van
Preparer


Cao Thi Mai Le
Chief Accountant


Vo Hoang Lam
General Director



Ho Chi Minh City, Vietnam


29 February 2024

INTERIM CONSOLIDATED INCOME STATEMENT
for the six-month period ended 31 December 2023

VND

Code	ITEMS	Notes	For the six-month period ended 31 December 2023	For the six-month period ended 31 December 2022 (unreviewed)
01	1. Revenues from sale of goods and rendering of services	27.1	9,783,887,007,862	9,343,800,051,037
10	2. Net revenues from sale of goods and rendering of services	27.1	9,783,887,007,862	9,343,800,051,037
11	3. Cost of goods sold and services rendered	28	(9,514,492,435,898)	(9,139,033,760,378)
20	4. Gross profit from sale of goods and rendering of services		269,394,571,964	204,766,290,659
21	5. Finance income	27.2	168,726,854,371	153,100,650,362
22	6. Finance expenses	29	(63,183,215,096)	(103,306,654,400)
23	In which: interest expense		(45,953,619,014)	(49,170,376,091)
24	7. Share of profit of associates	17.1	3,208,107	(12,738,439,462)
25	8. Selling expenses		(4,588,182)	-
26	9. General and administrative expenses	30	(205,360,808,988)	(286,045,535,217)
30	10. Operating (loss) profit		169,576,022,176	(44,223,688,058)
31	11. Other income	31	7,642,141,295	69,405,276,092
32	12. Other expenses	31	(1,672,424,685)	(1,417,444,699)
40	13. Other profit	31	5,969,716,610	67,987,831,393
50	14. Accounting profit before tax		175,545,738,786	23,764,143,335
51	15. Current corporate income tax (expense) income	33.1	(51,329,560,385)	3,653,560,726
52	16. Deferred tax income (expense)	33.3	11,505,290,858	(12,065,257,744)
60	17. Net profit after tax		135,721,469,259	15,352,446,317
61	18. Net profit after tax attributable to shareholders of the parent company		135,711,563,265	15,343,548,004
62	19. Net profit after tax attributable to non-controlling interests	26.1	9,905,994	8,898,313
70	20. Basic earnings per share	26.5	1,560	207


Tran Thi Thanh Van
Preparer


Cao Thi Mai Le
Chief Accountant


Vo Hoang Lam
General Director

Ho Chi Minh City, Vietnam

29 February 2024

INTERIM CONSOLIDATED CASH FLOW STATEMENT
for the six-month period ended 31 December 2023


VND


Code	ITEMS	Notes	For the six-month period ended 31 December 2023	For the six-month period ended 31 December 2022 (unreviewed)
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		175,545,738,786	23,764,143,335
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	12, 13, 14, 15	48,128,044,064	53,997,512,973
03	Provisions		63,049,102,281	264,984,797,153
04	Foreign exchange gain arisen from revaluation of monetary accounts denominated in foreign currency		(620,861,488)	(920,553,077)
05	Profits from investing activities		(157,626,818,456)	(135,745,465,409)
06	Interest expenses	29	45,953,619,014	49,170,376,091
08	Operating profit before changes in working capital		174,428,824,201	255,250,811,066
09	Increase in receivables		(571,935,604,205)	(2,295,445,208,054)
10	Decrease (increase) in inventories		552,953,016,622	(773,971,433,341)
11	Increase in payables		437,204,774,107	2,655,344,108,446
12	Increase in prepaid expenses		(1,870,133,799)	(66,060,408,290)
13	Decrease (increase) in trading securities		27,054,843,531	(29,329,198,319)
14	Interest paid		(44,925,546,493)	(48,839,046,551)
15	Corporate income tax paid		(35,424,278,235)	(25,419,449,871)
17	Other cash outflows from operating activities		(1,348,739,683)	(422,104,500)
20	Net cash flows from (used in) operating activities		536,137,156,046	(328,891,929,414)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets		(374,950,372,296)	(87,539,068,915)
22	Proceeds from disposals of fixed assets		364,000,000	-
23	Payments for term deposits at banks, bonds and loans to other entity		(1,717,810,802,263)	(1,269,572,581,439)
24	Collections from bank term deposits, bonds and loans to other entity		2,413,689,451,578	2,428,403,559,580
25	Payments for investments in other entities		(13,515,000,000)	(524,581,971,519)
26	Proceeds from sale of investments in other entities		64,845,065,784	-
27	Interest and dividend received		169,369,298,204	171,066,792,521
30	Net cash flows from investing activities		541,991,641,007	717,776,730,228

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
for the six-month period ended 31 December 2023


VND

Code	ITEMS	Notes	For the six-month period ended 31 December 2023	For the six-month period ended 31 December 2022 (unreviewed)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		1,175,865,062,087	790,309,374,643
34	Repayment of borrowings		(1,293,685,749,426)	(1,027,410,377,487)
35	Repayment of finance lease liabilities		(907,295,416)	(816,918,214)
40	Net cash flows used in financing activities		(118,727,982,755)	(237,917,921,058)
50	Net increase in cash and cash equivalents		959,400,814,298	150,966,879,756
60	Cash and cash equivalents at the beginning of the period		1,882,761,469,151	913,484,130,428
61	Impact of exchange rate fluctuation		19,202,893	(10,854,110)
70	Cash and cash equivalents at the end of the period	5	2,842,181,486,342	1,064,440,156,074


Tran Thi Thanh Van
Preparer


Cao Thi Mai Le
Chief Accountant




Vo Hoang Lam
General Director

Ho Chi Minh City, Vietnam

29 February 2024

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
as at 31 December 2023 and for the six-month period then ended

1. CORPORATE INFORMATION

Coteccons Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate ("BRC") No. 4103002611 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 24 August 2004, which was replaced by Enterprise Registration Certificate ("ERC") No.0303443233 on 23 August 2010 and the subsequent amended BRCs and ERCs.

The Company listed its shares on the Ho Chi Minh Stock Exchange with trading code "CTD" in accordance with Decision No. 155/QD-SGDHCM has been issued by the Ho Chi Minh Stock Exchange on 9 December 2009.

The current principal activities of the Company and its subsidiaries ("the Group") are to provide designing and construction services, equipment installation, interior decoration, office leasing, trading of real estate and building materials.

The Company's registered head office is located at No. 236/6, Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam.

The number of the Group's employees as at 31 December 2023 was 1,946 (30 June 2023: 1,985).

Group structure

The Company has two direct subsidiaries and five indirect subsidiaries, in which:

Unicons Investment Construction Company Limited ("Unicons")

Unicons is a one-member limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to BRC No. 4103005020 issued by the DPI of Ho Chi Minh City on 14 July 2006, which was replaced by Enterprise Registration Certificate ("ERC") No.0304472276 on 22 June 2018 and the subsequent amended BRCs and ERCs.

Unicons's registered office is located at No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam. Unicons's principal activities are to providing construction services and equipment installation services.

As at 31 December 2023, the Company holds 100% equity interest in Unicons.

Covestcons Company Limited ("Covestcons")

Covestcons is a one-member limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to ERC No. 0314326002 issued by the DPI of Ho Chi Minh City on 31 March 2017.

Covestcons's registered office is located at No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam. Covestcons's principal activities are to providing commission services and trading of real estates.

As at 31 December 2023, the Company holds 100% equity interest in Covestcons.

CTD FutureImpact Joint Stock Company ("FutureImpact")

FutureImpact is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to ERC No. 0316921381 issued by the DPI of Ho Chi Minh City on 28 June 2021 and the subsequent amended ERCs.

FutureImpact's registered office is located at No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam. FutureImpact's principal activities are to repair, install, lease and sell machinery, equipment and spare parts.

As at 31 December 2023, the Company holds 99.54% equity interest and 100% voting rights in FutureImpact.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

Solaresco-1 Company Limited ("Solaresco-1")

Solaresco-1 is a limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to ERC No. 0316438470 issued by the DPI of Ho Chi Minh City on 13 August 2020 and the subsequent amended ERCs.

Solaresco-1's registered office is located at No.47 Le Van Thinh Street, Ward Binh Trung Dong, Thu Duc City, Ho Chi Minh City, Vietnam. Solaresco-1's principal activities are to lease solar water heaters and energy saving equipment.

As at 31 December 2023, the Company holds 99.54% equity interest and 100% voting rights in Solaresco-1.

Coteccons Nest Company Limited ("CTD Nest")

CTD Nest is a limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to ERC No. 0317508201 issued by the DPI of Ho Chi Minh City on 6 October 2022.

CTD Nest's registered office is located at No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam. CTD Nest's current principal activities are to providing commission services and trading of real estates.

As at 31 December 2023, the Company holds 100% equity interest and voting rights in CTD Nest.

Coteccons Future Impact Company Limited ("Coteccons Future Impact") - formerly known as HED1 Company Limited ("HED1")

Coteccons Future Impact is a limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to ERC No. 0317515248 issued by the DPI of Ho Chi Minh City on 12 October 2022.

Coteccons Future Impact's registered office is located at No.236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam. Coteccons Future Impact's current principal activities are to providing construction service.

As at 31 December 2023, the Company holds 100% equity interest and voting rights in Coteccons Future Impact.

New Playground Company Limited ("SCM")

SCM is a limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to ERC No. 0317587852 issued by the DPI of Ho Chi Minh City on 2 December 2022.

SCM's registered office is located at No. 236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam. SCM's current principal activities are to provide activities of amusement parks and theme parks.

As at 31 December 2023, the Company holds 100% equity interest and voting rights in SCM.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

2. BASIS OF PREPARATION

2.1 *Applied accounting standards and system*

The interim consolidated financial statements of the Company and its subsidiaries ("the Group") expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

Accordingly, the accompanying interim consolidated financial statements, including their utilization 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 financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 *Applied accounting documentation system*

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

2.3 *Fiscal year*

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 July and ends on 30 June.

2.4 *Accounting currency*

The interim consolidated financial statements are prepared in VND which is also Group's accounting currency.

2.5 *Basis of consolidation*

The interim consolidated financial statements comprise the interim financial statements of the Company and its subsidiaries for the six-month period ended 31 December 2023.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continues to be consolidated until the date that such control ceases.

The interim financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealized gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated balance sheet, separately from parent shareholders' equity.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

Cash and cash equivalent comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of no more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 Receivables

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

The provision for doubtful receivables represents amounts of outstanding receivables at the interim consolidated balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded into general and administrative expense in the interim consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim consolidated income statement.

3.3 Inventories

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

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realizable value.

Net realizable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

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

Raw materials, merchandise goods	- cost of purchase on a weighted average basis.
Construction work-in-process	- cost of direct materials and labour plus attributable construction overheads.

Provision for obsolete inventories

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

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

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and NRV.

Cost of inventory property comprise direct cost incurred on the property and overheads allocated to that property, specifically as follows:

- ▶ Freehold and leasehold rights for land;
- ▶ Amounts paid to contractors for construction; and
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs

Net realizable value is the estimated selling price in the ordinary course of the business, based on market price at the interim consolidated balance sheet date, and less cost to complete and the estimated selling price.

The cost of the inventory property sold recognized in the interim consolidated income statement based on specific identification method.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

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

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

3.5 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

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

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

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

Land use rights

Land use right is recorded as an intangible fixed asset on the interim consolidated balance sheet when the Group obtained the land use right certificates.

3.6 Depreciation and amortisation

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

Buildings & structures	5 - 45 years
Machinery & equipment	3 - 10 years
Means of transportation	6 - 10 years
Office equipment	3 - 6 years
Land use rights	45 - 49 years
Softwares	3 years
Others	3 - 8 years

3.7 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Office building	30 - 45 years
Others	25 years

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties* (continued)

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim consolidated income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.8 *Construction in progress*

Construction in progress represents tangible fixed assets purchasing and under construction which have not yet been completed as at the balance sheet date and is stated at cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into use.

3.9 *Leased assets*

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

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

Where the Group is the lessee

Assets held under finance leases are capitalised in the interim consolidated balance sheet at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the interim consolidated income statement over the lease term to achieve a constant rate on interest on the remaining balance of the finance lease liability.

Capitalised financial leased assets are depreciated using straight-line basis over the shorter of the estimated useful lives of the asset and the lease term, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

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

Where the Group is the lessor

Assets subject to operating leases are included as the Group's investment property in the interim consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred.

Lease income is recognised in the interim consolidated income statement on a straight-line basis over the lease term.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.11 Prepaid expenses

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

3.12 Investments

Held-for-trading securities and investments in other entities

Held-for-trading securities and in securities and investments in other entities are stated at their acquisition costs.

Investments in associates

The Group's investment in its associate is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment.

The share of post-acquisition profit (loss) of the associates is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend, profit sharing received or receivable from associates reduces the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Held-to-maturity investments

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

Provision for diminution in value of investments

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 expenses in the interim consolidated income statement.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 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 Group.

3.14 Accrual for severance allowance pay

The severance pay to employee is accrued at the end of each reporting period for all employees who have been in service for more than 12 months up to the balance sheet date at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labour Code, the Law on Social Insurance and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employee will be taken to the interim consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 46 of the Labour Code.

3.15 Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provision for warranty obligation of construction project is estimated from 0.3% to 1% on value of project based on the specification of each project and actual experience.

Onerous contracts

If the Group has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognises any impairment loss that has occurred on assets dedicated to that contract.

An onerous contract is a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The cost of fulfilling a contract comprises the costs that relate directly to the contract.

3.16 Foreign currency transactions

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

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

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

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Earnings per share

Basic earnings per share is computed by dividing net profit after tax for the period attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all potential dilutive ordinary shares into ordinary shares.

3.18 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, re-issue, or cancellation of the Group's own equity instruments.

3.19 Appropriation of net profits

Net profit after tax is available for appropriation to shareholders after approval in the shareholders' meeting, and after making appropriation to reserve funds in accordance with the Company's charter and Vietnamese regulatory requirements.

The Group maintains the following reserve funds which are appropriated from its net profit after tax as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting:

▶ *Investment and development fund*

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

▶ *Bonus and welfare fund*

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

3.20 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group 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:

Construction contracts

For the construction contracts specifying that the contractor will receive payments according to the completed work, where the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the interim balance sheet date which is accepted by the customers and reflected in the sales invoices.

Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 Revenue recognition (continued)

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Revenue is recognized when services are rendered and completed.

Rental income

Rental income arising from operating leases is accounted for on a straight-line basis over the terms of the lease.

Interest

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

3.21 Taxation

Current income tax

Current income tax assets and liabilities for 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 interim consolidated balance sheet date.

Current income tax is charged or credited to the interim consolidated income statement, except when it relates to items recognized directly to equity, in which case it is also dealt with in the equity account.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to set off current tax assets against current tax liabilities and when the Group 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 interim consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purpose.

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

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

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

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Taxation (continued)

Deferred tax (continued)

- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

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

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

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

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

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

3.22 Segment information

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

3.23 Related parties

Parties are considered to be related parties of the Group if one party has the ability directly or indirectly to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

4. SIGNIFICANT EVENTS DURING THE PERIOD

4.1 Capital contribution in Coteccons Nest Company Limited ("CTD Nest")

According to Decision No. 02/QĐ-CSH dated 24 July 2023, the Group approved to increase the charter capital of CTD Nest from VND 1,000,000,000 to VND 300,000,000,000. On 31 August 2023, the Group completed this capital contribution in CTD Nest.

According to Decision No. 1611/QĐ-CSH dated 16 November 2023, the Group approved to increase the charter capital of CTD Nest from VND 300,000,000,000 to VND 478,500,000,000. On 23 November 2023, the Group completed this capital contribution in CTD Nest.

4.2 Capital contribution in Coteccons Future Impact Joint Stock Company ("Coteccons Future Impact")

According to Decision No. 1611/QĐ-CSH dated 16 November 2023, the Group approved to increase the share capital of Coteccons Future Impact from VND 2,000,000,000 to VND 20,000,000,000. On 28 November 2023, the Group completed the capital contribution of Coteccons Future Impact.

4.3 Capital contribution in New Playground Company Limited ("SCM")

According to Decision No. 1611/QĐ-CSH dated 16 November 2023, the Group approved to increase the charter capital of SCM from VND 1,000,000,000 to VND 19,000,000,000. On 28 November 2023, the Group completed the capital contribution of SCM.

5. CASH AND CASH EQUIVALENTS

	VND	
	31 December 2023	30 June 2023
Cash at banks	1,336,181,486,342	631,761,469,151
Cash equivalents (*)	1,506,000,000,000	1,251,000,000,000
TOTAL	2,842,181,486,342	1,882,761,469,151

(*) Cash equivalents represent bank deposits with original term under three (3) months and earn interests from 2.30% to 4.65% per annum.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

6. SHORT-TERM INVESTMENTS

6.1 Held-for-trading securities

	31 December 2023			30 June 2023			VND
	Cost	Fair value	Provision	Cost	Fair value	Provision	
Exchange Traded Fund							
KIM GROWTH VN30 ETF	49,518,412,944	45,000,000,000	(4,518,412,944)	49,518,412,944	44,760,000,000	(4,758,412,944)	
Securities (*)							
FPT Corporation	28,279,739,910	39,650,379,500	-	31,158,471,002	33,995,800,000	-	
Others	144,693,144,105	148,346,617,178	(5,828,764,397)	168,869,256,544	153,946,726,788	(19,712,186,756)	
TOTAL	222,491,296,959	232,996,996,678	(10,347,177,341)	249,546,140,490	232,702,526,788	(24,470,599,700)	

(*) The above securities investments are made under the Investment Trust Contract signed on 21 February 2022 with Kim Vietnam Fund Management Company Limited as the trustee.

6.2 Held-to-maturity investments

	31 December 2023	30 June 2023	VND
Short-term bank deposits (*)	1,462,371,350,685	1,861,450,000,000	
Repo Bonds	93,937,772,818	93,937,772,818	
TOTAL	1,556,309,123,503	1,955,387,772,818	

(*) Short-term bank deposits include deposits and certificate of deposits at commercial banks with original maturity of more than three (3) months and less than one (1) year that earn interest at the applicable interest rates from 3.70% to 6.91% per annum.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 Short-terms trade receivables

	VND	
	31 December 2023	30 June 2023
Vinhomes Joint Stock Company	1,291,752,643,693	673,429,778,976
Vinhomes Industrial Zone Investment Joint Stock Company	543,380,018,255	1,013,577,438,255
Hoi An South Development Co. Ltd.	486,095,313,505	620,614,975,962
Other customers	9,348,686,990,547	9,282,576,639,387
TOTAL	11,669,914,966,000	11,590,198,832,580
Provision for doubtful short-term trade receivables	(1,178,003,497,865)	(1,064,212,342,920)
NET	10,491,911,468,135	10,525,986,489,660
<i>In which:</i>		
<i>Due from other parties</i>	10,420,876,887,958	10,499,228,719,565
<i>Due from related parties (Note 34)</i>	71,034,580,177	26,757,770,095

Details of movement for provision for doubtful short-term receivables during the period:

	VND	
	For the six-month period ended 31 December 2023	For the six-month period ended 31 December 2022 (unreviewed)
Beginning balance	1,064,212,342,920	865,080,760,195
Provision made during the period	138,775,927,246	161,873,773,580
Reversal of provision during the period	(24,984,772,301)	(31,137,962,897)
Ending balance	1,178,003,497,865	995,816,570,878

7.2 Advances to suppliers

	VND	
	31 December 2023	30 June 2023
Short-term		
Shinryo Vietnam Corporation	272,495,364,822	284,331,980,912
Other suppliers	759,090,026,542	610,936,803,994
TOTAL	1,031,585,391,364	895,268,784,906
Long-term		
Other suppliers	8,992,991,435	8,992,991,436
TOTAL	8,992,991,435	8,992,991,436

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

7.3 Doubtful debts

No.	Customer's name	31 December 2023			30 June 2023			VND
		Ending balance	Provision	Net	Ending balance	Provision	Net	
1	Viet Star Real Estate Investment Co., Ltd	483,658,038,123	483,658,038,123	-	483,658,038,123	483,658,038,123	-	
2	Saigon Glory Limited Liability Company	142,834,773,259	142,834,773,259	-	142,834,773,259	90,709,259,966	52,125,513,293	
3	Minh Viet Investment Joint Stock Company	121,951,773,910	121,951,773,910	-	121,951,773,910	121,951,773,910	-	
4	Others	911,476,648,747	429,558,912,573	481,917,736,174	825,711,973,148	367,893,270,921	457,818,702,227	
TOTAL		1,659,921,234,039	1,178,003,497,865	481,917,736,174	1,574,156,558,440	1,064,212,342,920	509,944,215,520	

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

8. LOAN RECEIVABLES

		VND
	31 December 2023	30 June 2023
Short-term		
Linktek Viet Nam Company Limited (*)	53,500,000,000	61,000,000,000
Golden Lotus Center (**)	19,383,000,000	-
Quoc Loc Phat Joint Stock Company	-	350,000,000,000
Others	6,416,500,000	7,716,500,000
TOTAL	79,299,500,000	418,716,500,000
Provision for doubtful short-term loan receivables	(53,500,000,000)	(39,000,000,000)
NET	25,799,500,000	379,716,500,000
Long-term		
Golden Lotus Center (**)	42,617,000,000	-

(*) This represents the secured loan to Linktek Vietnam Company Limited under the agreement No. 1307/CVC-LT dated 13 July 2022 with the fixed interest rate of 15% per annum and term within 1 year.

(**) These are loans with collateral to Golden Lotus Trading Company Ltd ("Golden Lotus Center") under the agreement signed on 2 August 2023, with the fixed interest rate of 12% per annum and term of 3 years. The principal will be payable monthly, with the first principal payment commencing from June 2024.

9. OTHER RECEIVABLES

		VND
	31 December 2023	30 June 2023
Short-term		
Interest receivables	112,819,598,167	124,632,794,034
Deposits for acquiring new subsidiaries (*)	94,000,000,000	-
Deposit for Business Corporation Contract ("BCC") (**)	79,000,735,883	136,903,889,313
Advances to construction teams and employees	24,117,958,315	24,713,496,291
Short-term deposits	7,875,482,054	34,594,459,554
Others	4,527,991,325	11,017,640,987
TOTAL	322,341,765,744	331,862,280,179
Provision for doubtful other short-term receivables	(26,450,962,694)	(53,450,962,694)
NET	295,890,803,050	278,411,317,485

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

9. OTHER RECEIVABLES (continued)

VND

	31 December 2023	30 June 2023
Long-term		
BCC (**)	401,643,082,206	390,128,082,205
Deposit for buying apartment project (***)	149,640,425,000	-
TOTAL	551,283,507,206	390,128,082,205

(*) These are deposits under two contracts signed on 18 October 2023 and 7 December 2023 to acquire 100% of the capital of a construction company and 100% of the capital of mechanical and electrical company according to two Board of Directors' Resolutions No. 22/2023/NQ-HĐQT dated 18 October 2023 and No. 23/2023/NQ-HĐQT dated 5 December 2023. As at 31 December 2023, the Group was still in the process of implementing the above contractual steps to complete these transfer.

(**) These are the investment in Ngoc Luc Bao Apartment Project ("The Emerald 68") according to the BCC signed with Le Phong Group Joint Stock Company on 8 July 2022. According to the BCC, the Group will receive annual profit at the rate of capital contribution of 49%.

(***) This represents deposits for purchasing real estates in the Commercial - Service - Office - Officetel - Apartment Complex Project at Land No. 230 Nguyen Trai, Nguyen Cu Trinh Ward, District 1, Ho Chi Minh City.

10. INVENTORIES

VND

	31 December 2023	30 June 2023
Construction work in process (*)	2,645,325,604,456	3,192,468,868,405
Real estate properties (**)	17,900,120,298	23,709,872,971
TOTAL	2,663,225,724,754	3,216,178,741,376
Provision for obsolete inventories	(60,407,189,538)	(68,073,152,239)
NET	2,602,818,535,216	3,148,105,589,137

(*) The details of work in process of on-going construction projects are as follows:

VND

	31 December 2023	30 June 2023
Lego Factory Project	208,913,387,223	2,398,208,706
Other Projects	2,436,412,217,233	3,190,070,659,699
TOTAL	2,645,325,604,456	3,192,468,868,405

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

10. INVENTORIES (continued)

(**) This is the value of the real estates for sale invested in the commercial housing development project "Marina Tower Apartment" located at Vinh Phu Ward, Thuan An Town, Binh Duong Province and the Smart Urban Project Thanh Do located at Chau Van Liem ward, O Mon District, Can Tho city.

Detail of movements of provision for obsolete inventories:

	VND	
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Beginning balance	68,073,152,239	70,716,235,512
Reversal of provision during the period	<u>(7,665,962,701)</u>	<u>(2,643,083,273)</u>
Ending balance	<u>60,407,189,538</u>	<u>68,073,152,239</u>

11. PREPAID EXPENSES

	VND	
	<i>31 December 2023</i>	<i>30 June 2023</i>
Short-term	13,421,311,908	7,323,719,825
Office tools and equipment	13,290,245,147	7,181,143,654
Construction tools and equipment	131,066,761	142,576,171
Long-term	97,075,272,039	99,084,077,771
Construction tools and equipment	48,724,049,431	62,112,651,898
Office tools and equipment	29,869,554,638	34,567,144,093
Office renovation repair costs	<u>18,481,667,970</u>	<u>2,404,281,780</u>
TOTAL	<u>110,496,583,947</u>	<u>106,407,797,596</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

12. TANGIBLE FIXED ASSETS

						VND
	<i>Buildings & structures</i>	<i>Machinery & equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Others</i>	<i>Total</i>
Cost:						
As at 30 June 2023	246,258,705,339	796,836,075,431	40,915,419,230	38,763,930,082	30,863,636	1,122,804,993,718
Newly purchase	-	-	1,190,818,182	5,010,331,813	-	6,201,149,995
Reclassification	(15,595,244,701)	-	-	-	-	(15,595,244,701)
Disposal	-	(1,200,000,000)	-	-	-	(1,200,000,000)
As at 31 December 2023	230,663,460,638	795,636,075,431	42,106,237,412	43,774,261,895	30,863,636	1,112,210,899,012
<i>In which:</i>						
<i>Fully depreciated</i>	71,918,598,637	143,658,440,739	23,692,454,041	32,441,033,081	30,863,636	271,741,390,134
Accumulated depreciation:						
As at 30 June 2023	(130,212,145,557)	(506,551,768,162)	(36,385,011,293)	(34,667,902,817)	(30,863,636)	(707,847,691,465)
Depreciation for the period	(4,193,989,770)	(34,091,002,323)	(1,483,838,781)	(1,711,187,598)	-	(41,480,018,472)
Reclassification	4,193,417,021	-	-	-	-	4,193,417,021
Disposal	-	903,508,012	-	-	-	903,508,012
As at 31 December 2023	(130,212,718,306)	(539,739,262,473)	(37,868,850,074)	(36,379,090,415)	(30,863,636)	(744,230,784,904)
Net carrying amount:						
As at 30 June 2023	116,046,559,782	290,284,307,269	4,530,407,937	4,096,027,265	-	414,957,302,253
As at 31 December 2023	100,450,742,332	255,896,812,958	4,237,387,338	7,395,171,480	-	367,980,114,108

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

13. FINANCIAL LEASES

	VND
	<i>Office equipment</i>
Cost	
As at 30 June 2023 and 31 December 2023	<u>2,663,034,106</u>
Accumulated depreciation	
As at 30 June 2023	(885,732,439)
Depreciation for the period	<u>(267,758,621)</u>
As at 31 December 2023	<u>(1,153,491,060)</u>
Net carrying value	
As at 30 June 2023	<u>1,777,301,667</u>
As at 31 December 2023	<u>1,509,543,046</u>

14. INTANGIBLE FIXED ASSETS

	VND		
	<i>Land use rights</i>	<i>Software</i>	<i>Total</i>
Cost:			
As at 30 June 2023	94,881,924,366	48,426,459,502	143,308,383,868
Transfer from construction in progress	-	2,478,743,200	2,478,743,200
Newly purchase	-	816,279,000	816,279,000
As at 31 December 2023	<u>94,881,924,366</u>	<u>51,721,481,702</u>	<u>146,603,406,068</u>
<i>In which:</i>			
Fully amortization	-	13,338,802,445	13,338,802,445
Accumulated amortisation:			
As at 30 June 2023	(8,816,059,688)	(27,911,965,235)	(36,728,024,923)
Amortisation for the period	<u>(307,206,456)</u>	<u>(4,547,834,506)</u>	<u>(4,855,040,962)</u>
As at 31 December 2023	<u>(9,123,266,144)</u>	<u>(32,459,799,741)</u>	<u>(41,583,065,885)</u>
Net carrying value:			
As at 30 June 2023	<u>86,065,864,678</u>	<u>20,514,494,267</u>	<u>106,580,358,945</u>
As at 31 December 2023	<u>85,758,658,222</u>	<u>19,261,681,961</u>	<u>105,020,340,183</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

15. INVESTMENT PROPERTIES

			VND
	Office building	Others	Total
Cost:			
As at 30 June 2023	58,530,621,407	18,620,363,909	77,150,985,316
Newly purchase	5,934,752,672	-	5,934,752,672
Reclassification from long-term prepaid expenses	2,218,652,552	-	2,218,652,552
Reclassification from tangible fixed assets	15,595,244,701	-	15,595,244,701
As at 31 December 2023	82,279,271,332	18,620,363,909	100,899,635,241
Accumulated depreciation:			
As at 30 June 2023	(19,764,214,429)	(7,174,146,075)	(26,938,360,504)
Depreciation for the period	(1,171,942,153)	(353,283,856)	(1,525,226,009)
Reclassification excluding long-term prepaid expenses	(109,544,303)	-	(109,544,303)
Reclassification from tangible fixed assets	(4,193,417,021)	-	(4,193,417,021)
As at 31 December 2023	(25,239,117,906)	(7,527,429,931)	(32,766,547,837)
Net carrying amount:			
As at 30 June 2023	38,766,406,978	11,446,217,834	50,212,624,812
As at 31 December 2023	57,040,153,426	11,092,933,978	68,133,087,404

The fair value of the investment properties was not formally assessed and determined as at 31 December 2023. However, given the present occupancy rate of these properties, it is management's assessment that these properties' market values are higher than their carrying value as at the interim balance sheet date.

16. CONSTRUCTION IN PROGRESS

		VND
	31 December 2023	30 June 2023
Gem Sky World (Dong Nai) real estates	86,667,571,504	-
SAP S4/HANA business management system	13,182,991,064	13,706,461,953
Office building renovation	10,696,667,176	9,808,964,924
Solar energy systems	9,189,786,040	9,189,786,040
TOTAL	119,737,015,784	32,705,212,917

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

17. LONG-TERM INVESTMENTS

17.1 Investment in associates

Name	Business activities	31 December 2023		30 June 2023	
		Ownership %	Amount VND	Ownership %	Amount VND
FCC Infrastructure Investment Joint Stock Company ("FCC")	Civil and industrial constructions services	42.36	-	42.36	-
Hiteccons Investment Joint Stock Company ("Hiteccons")	Real estates and construction services	31.00	2,470,570,124	31.00	2,467,362,017
Quang Trong Commercial Joint Stock Company ("Quang Trong")	Real estates and project management services	36.00	-	36.00	-
TOTAL			2,470,570,124		2,467,362,017

Details of these investments in associates are as follows:

	FCC	Quang Trong	Hiteccons	VND Total
Cost of investment:				
As at 30 June 2023 and 31 December 2023	159,600,000,000	18,000,000,000	2,790,000,000	180,390,000,000
Accumulated share in post-acquisition loss of associates:				
As at 30 June 2023	(159,600,000,000)	(18,000,000,000)	(322,637,983)	(177,922,637,983)
Share in post-acquisition profit of associates for the period	-	-	3,208,107	3,208,107
As at 31 December 2023	(159,600,000,000)	(18,000,000,000)	(319,429,876)	(177,919,429,876)
Net carrying amount:				
As at 30 June 2023	-	-	2,467,362,017	2,467,362,017
As at 31 December 2023	-	-	2,470,570,124	2,470,570,124

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

17. LONG-TERM INVESTMENTS (continued)

17.2 Investment in another entity

The details of investment in another entity are as follows:

	31 December 2023		30 June 2023	
	Ownership	Amount	Ownership	Amount
	%	(VND)	%	(VND)
Ricons Construction Investment Joint Stock Company	14.43	303,605,477,459	14.30	301,605,477,459

18. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

18.1 Short-term trade payables

	VND	
	31 December 2023	30 June 2023
Shinryo Vietnam Corporation	765,200,950,426	62,450,081,168
Other suppliers	5,005,045,244,013	5,133,519,612,607
TOTAL	5,770,246,194,439	5,195,969,693,775

18.2 Short-term advances from customers

	VND	
	31 December 2023	30 June 2023
Lego Manufacturing Vietnam Company Limited	655,864,874,708	1,174,240,992,919
Vinhomes Joint Stock Company	233,771,970,540	109,190,726,203
Related parties (Note 34)	67,116,318,836	27,525,867,116
Other customers	1,514,655,073,693	1,623,116,486,343
TOTAL	2,471,408,237,777	2,934,074,072,581

Coteccons Construction Joint Stock Company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

19. STATUTORY OBLIGATIONS

	30 June 2023	Increase in period	Offset in period	Payment in period	VND 31 December 2023
Receivables					
Value added tax	585,960,115,000	854,508,868,104	(623,089,815,681)	-	817,379,167,423
Payables					
Value added tax	-	711,098,040,617	(623,089,815,681)	(88,008,224,936)	-
Corporate income tax	17,913,706,063	51,329,560,385	-	(35,424,278,235)	33,818,988,213
Personal income tax	2,961,951,311	22,036,270,278	-	(19,015,881,666)	5,982,339,923
Others	-	9,493,321,941	-	(9,485,446,318)	7,875,623
TOTAL	20,875,657,374	793,957,193,221	(623,089,815,681)	(151,933,831,155)	39,809,203,759

20. SHORT-TERM ACCRUED EXPENSES

	31 December 2023	VND 30 June 2023
Accruals for on-going construction projects	2,660,298,550,913	1,917,394,461,012
Bonus for employees and remuneration for Board of Directors and Board of Supervision	66,930,062,895	78,226,101,167
Interest expense	21,675,551,491	21,619,478,970
Others	3,117,078,180	5,490,712,686
TOTAL	2,752,021,243,479	2,022,730,753,835

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

21. SHORT-TERM UNEARNED REVENUE

		VND
	31 December 2023	30 June 2023
Unearned revenue from leasing activities	<u>5,503,675,945</u>	<u>6,433,943,948</u>

22. OTHER SHORT-TERM PAYABLES

		VND
	31 December 2023	30 June 2023
Factoring contracts (*)	848,053,048,947	1,417,390,931,854
Payable to construction teams and employees	6,669,979,195	7,216,334,708
Dividends payables	534,341,975	534,341,975
Related parties (Note 34)	30,019,875	30,019,875
Others	<u>14,821,871,896</u>	<u>9,756,075,267</u>
TOTAL	<u>870,109,261,888</u>	<u>1,434,927,703,679</u>

(*) These were factoring advances from Vietnam Joint Stock Bank for Industry and Trade under the Limit Factoring Contract No. 1801/2023-HDBTTHM/NHCT106-CTC dated 18 January 2023 and the Limit Factoring Contract No. 01/2023-HDBTTHM/NHCT106-UNICONS signed in February 2023. The entire obligation to reimburse to the bank and related fees is committed to be paid by the project owners of the factored projects. These factoring advances will be offset against with the trade receivables at these due dates.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

23. LOANS AND FINANCE LEASE

						VND
	30 June 2023	Increase in period	Decrease in period	Reclassify	Allocation of bond's issuance fee	31 December 2023
Short-term	697,322,830,151	1,175,865,062,087	(1,293,685,749,426)	2,430,000,000	-	581,932,142,812
Short-term loans from banks (Note 23.1)	691,555,534,735	1,175,865,062,087	(1,290,348,454,010)	-	-	577,072,142,812
Current portion of long-term loans from banks (Note 23.2)	4,860,000,000	-	(2,430,000,000)	2,430,000,000	-	4,860,000,000
Current portion of finance lease (Note 23.4)	907,295,416	-	(907,295,416)	-	-	-
Long-term	497,728,928,697	-	-	(2,430,000,000)	1,045,833,336	496,344,762,033
Loans from banks (Note 23.2)	25,866,428,705	-	-	(2,430,000,000)	-	23,436,428,705
Bonds (Note 23.3)	471,862,499,992	-	-	-	1,045,833,336	472,908,333,328
TOTAL	1,195,051,758,848	1,175,865,062,087	(1,293,685,749,426)	-	1,045,833,336	1,078,276,904,845

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

23. LOANS AND FINANCE LEASE (continued)

23.1 Short-term loans from banks

Details of short-term loans from banks are as follows:

	31 December 2023 VND	Maturity date	Interest rate %/p.a	Description of collateral
Military Commercial Joint Stock Bank ("MB")	429,054,484,105	From 29 February 2024 to 28 June 2024	5.00 - 6.60	Unsecured
Vietnam Commercial Joint Stock Bank – Saigon South Branch ("VCB")	88,272,697,997	From 1 February 2024 to 17 June 2024	5.00 - 6.00	Unsecured
Joint Stock Commercial Bank for Investment And Development Of Vietnam - Ho Chi Minh City Branch ("BIDV")	50,000,000,000	28 June 2024	8.00	Part of the deposit contract
HSBC Bank (Vietnam) Limited ("HSBC")	9,744,960,710	24 January 2024	6.40	Unsecured
TOTAL	<u>577,072,142,812</u>			

23.2 Long-term loans from banks

Details of long-term loans from banks are as follows:

	31 December 2023 VND	Maturity date	Interest rate %/p.a	Description of collateral
Joint Stock Commercial Bank for Foreign Trade of Vietnam	23,262,000,000	31 May 2030	8.70	Machinery and equipment belonging to the solar power project of Solaresco-1 Co., Ltd
Indovina Bank Limited	5,034,428,705	From 21 January 2028 to 2 June 2028	11.30	Machinery and equipment belonging to the solar power project of Solaresco-1 Co., Ltd
TOTAL	<u>28,296,428,705</u>			

In which:

Long-term loans	23,436,428,705
Current portion of long-term loans	4,860,000,000

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as at 31 December 2023 and for the six-month period then ended

23. LOANS AND FINANCE LEASE (continued)

23.3 Long-term bonds

Details of the issued bonds are presented as follows:

<i>Issuer</i>	<i>Depository and transfer agent</i>	<i>31 December 2023</i> VND	<i>Maturity date</i>	<i>Interest rate</i> %/p.a.	<i>Description of collateral</i>
Coteccons Construction Joint Stock Company	SSI Securities Corporation	<u>472,908,333,328</u>	14 January 2025	9.5	Unsecured

This is an unsecured bond issued through an issuing agent named SSI Securities Joint Stock Company and listed on the Hanoi Stock Exchange ("HNX") with trading code CTD122015. This bond had par value of VND 1,000,000,000/bond with a fixed interest rate of 9.5% a year and periodic interest payments every 6 months. The total value of the issued bonds was VND 500,000,000,000 with a term of three years from the date of issuance on 14 January 2022. The issuance cost of this bond was VND 6,275,000,000 and the cost amortization issued in the period was VND 1,045,833,336.

On 28 December 2023, the Board of Directors of the Group approved Resolution No. 25/2023/NQ-HDQT for the repurchase of VND 43,000,000,000 bonds ahead of schedule, in agreement with the bondholders. The Group completed this repurchase on 15 January 2024.

23.4 Finance lease

Details are as follows:

	<i>31 December 2023</i>			<i>30 June 2023</i>			VND
	<i>Total rental payment</i>	<i>Financial lease interest</i>	<i>Original debt</i>	<i>Total rental payment</i>	<i>Financial lease interest</i>	<i>Original debt</i>	
Less than 1 year	<u>-</u>	<u>-</u>	<u>-</u>	<u>972,000,000</u>	<u>64,704,584</u>	<u>907,295,416</u>	

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as at 31 December 2023 and for the six-month period then ended

24. PROVISIONS

	VND	
	31 December 2023	30 June 2023
Short-term	179,425,703,674	214,573,827,505
Provisions for onerous contracts	96,395,417,825	134,832,292,756
Provisions for construction warranty	83,030,285,849	79,741,534,749
Long-term	2,212,836,634	2,353,107,384
Severance allowance	2,212,836,634	2,353,107,384
TOTAL	<u>181,638,540,308</u>	<u>216,926,934,889</u>

25. BONUS AND WELFARE FUND

	VND	
	For the six-month period ended 31 December 2023	For the six-month period ended 31 December 2022 (unreviewed)
Beginning balance	76,012,268,252	77,579,705,252
Utilization of fund	(895,569,600)	(319,502,000)
Ending balance	<u>75,116,698,652</u>	<u>77,260,203,252</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

26. OWNERS' EQUITY

26.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Non-controlling interest	VND Total
For the six-month period ended 31 December 2022 (unreviewed)							
As at 30 June 2022	792,550,000,000	3,038,990,175,385	(621,396,381,083)	4,667,193,310,873	320,744,087,965	528,617,788	8,198,609,810,928
Decrease in capital	(4,242,000,000)	(19,519,726,000)	23,761,726,000	-	-	-	-
Net profit for the period	-	-	-	-	15,343,548,004	8,898,313	15,352,446,317
As at 31 December 2022	<u>788,308,000,000</u>	<u>3,019,470,449,385</u>	<u>(597,634,655,083)</u>	<u>4,667,193,310,873</u>	<u>336,087,635,969</u>	<u>537,516,101</u>	<u>8,213,962,257,245</u>
For the six-month period ended 31 December 2023							
As at 30 June 2023	788,308,000,000	2,958,324,265,825	(530,940,621,523)	4,667,193,310,873	388,315,212,698	510,787,044	8,271,710,954,917
Increase in capital (*)	248,024,610,000	-	-	(248,024,610,000)	-	-	-
Net profit for the period	-	-	-	-	135,711,563,265	9,905,994	135,721,469,259
As at 31 December 2023	<u>1,036,332,610,000</u>	<u>2,958,324,265,825</u>	<u>(530,940,621,523)</u>	<u>4,419,168,700,873</u>	<u>524,026,775,963</u>	<u>520,693,038</u>	<u>8,407,432,424,176</u>

(*) In accordance with Annual General Meeting of Shareholders Resolution No. 08/2023/NQ-DHDCD dated 25 April 2023 and Board of Directors' Resolution No. 21/2023/NQ-HDQT dated 16 October 2023, the Group has approved the increase in charter capital from the investment and development fund by issuing new shares to existing shareholders with ratio of 3:1 with total amount of VND 248,024,610,000. On 26 October 2023, the Group received the approval Decision No. 656/QD-SGDTPHCM on changing listing registration from Ho Chi Minh City Stock Exchange with the changed number of securities of 24,802,461 shares effective from 30 October 2023. On 3 November 2023, the Group received the 26th adjusted Enterprise Registration Certificate with approved charter capital of VND 1,036,332,610,000.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

26. OWNERS' EQUITY (continued)

26.2 Capital transactions with owners and distribution of dividends

	VND	
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Share capital		
Beginning balance	788,308,000,000	792,550,000,000
Increase	248,024,610,000	-
Decrease	-	(4,242,000,000)
Ending balance	<u>1,036,332,610,000</u>	<u>788,308,000,000</u>
Dividends		
Dividends declared	-	-

26.3 Shares

	<i>Number of shares</i>	
	<i>31 December 2023</i>	<i>30 June 2023</i>
Authorised shares	103,633,261	78,830,800
Shares issued and fully paid	103,633,261	78,830,800
<i>Ordinary shares</i>	<i>103,633,261</i>	<i>78,830,800</i>
Treasury shares	4,416,542	4,416,542
<i>Ordinary shares</i>	<i>4,416,542</i>	<i>4,416,542</i>
Shares in circulation	99,216,719	74,414,258
<i>Ordinary shares</i>	<i>99,216,719</i>	<i>74,414,258</i>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

26. OWNERS' EQUITY (continued)

26.4 Earnings per share

The following reflects the income and share data used in the basic and diluted earnings per share computations:

	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Net profit after tax attributable to ordinary equity holders (VND)	135,711,563,265	15,343,548,004
Weighted average number of ordinary shares during the period (<i>shares</i>)	87,018,787	73,859,473
Basic and diluted earnings per share (<i>VND/share</i>)	1,560	207

There have been no potential dilutive ordinary shares during the year and up to the date of these interim consolidated financial statements.

27. REVENUES

27.1 Revenues from sale of goods and rendering of services

	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
	VND	
Rendering of construction services (*)	9,769,124,109,395	9,331,225,402,021
Rental income of construction equipment	8,517,660,429	7,366,546,954
Rental income from investment properties	5,575,638,038	5,208,102,062
Others	669,600,000	-
TOTAL	9,783,887,007,862	9,343,800,051,037

(*) Revenue from construction contracts recognised during the year are as follows:

	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
	VND	
Revenue recognised during the period of the on-going construction contracts	9,685,171,092,520	8,834,347,650,344
Revenue recognised during the period of the completed construction contracts	83,953,016,875	496,877,751,677
TOTAL	9,769,124,109,395	9,331,225,402,021

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

27. REVENUES (continued)

27.2 Finance income

	VND	
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Interest income from bank deposits	88,748,651,192	43,910,416,617
Interest income from lending and bonds	35,700,928,784	75,959,410,044
Interest income from late payment	30,246,522,361	26,346,078,210
Interest income from stocks	10,296,262,849	1,870,455,834
Dividends	2,860,000,000	2,268,000,000
Foreign exchange gains	874,489,185	554,016,467
Others	-	2,192,273,190
TOTAL	168,726,854,371	153,100,650,362

28. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Cost of rendered of construction services	9,507,551,534,467	9,133,572,608,258
Cost of construction equipment leased	3,206,705,990	2,662,961,204
Cost of office rental	3,064,595,441	2,798,190,916
Others	669,600,000	-
TOTAL	9,514,492,435,898	9,139,033,760,378

29. FINANCE EXPENSES

	VND	
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Interest expenses	45,953,619,014	49,170,376,091
Loss from trading securities	14,210,293,380	11,568,330,459
Provision for diminution in value of investments	376,577,641	40,268,352,168
Foreign exchange loss	1,221,520,460	198,901,986
Others	1,421,204,601	2,100,693,696
TOTAL	63,183,215,096	103,306,654,400

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

30. GENERAL AND ADMINISTRATIVE EXPENSES

		VND
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Provision for doubtful debt expenses	86,791,154,945	130,735,810,683
Labour costs	64,116,153,697	65,716,072,735
Expenses for external services	38,299,570,054	63,905,998,274
Depreciation and amortisation	8,826,846,070	12,043,587,634
Others	7,327,084,222	13,644,065,891
TOTAL	<u>205,360,808,988</u>	<u>286,045,535,217</u>

31. OTHER INCOME AND OTHER EXPENSES

		VND
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Other income	7,642,141,295	69,405,276,092
Reversal of warranty provisions	6,878,458,062	22,107,628,043
Gain from disposal of fixed assets	67,508,012	-
Reversal of over accrued expenses for completed construction projects	-	41,623,852,152
Others	696,175,221	5,673,795,897
Other expenses	<u>(1,672,424,685)</u>	<u>(1,417,444,699)</u>
OTHER PROFIT	<u>5,969,716,610</u>	<u>67,987,831,393</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

32. PRODUCTION AND OPERATING COSTS

	VND	
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Raw materials	6,567,995,778,832	5,521,594,807,292
External services	2,500,770,745,308	2,999,778,239,990
Labour costs	434,334,612,014	457,270,410,892
Provisions	86,791,154,945	130,735,810,683
Tools and supplies	72,899,249,172	178,255,818,717
Depreciation and amortization (Notes 12, 13, 14 and 15)	48,128,044,064	53,997,512,973
Others	8,938,248,733	83,446,695,048
TOTAL	9,719,857,833,068	9,425,079,295,595

33. CORPORATE INCOME TAX

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

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

33.1 CIT expense

	VND	
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
CIT expense of current period	51,196,096,135	(3,741,243,502)
Adjustments for under accrual of tax from prior periods	133,464,250	87,682,776
	51,329,560,385	(3,653,560,726)
Deferred tax (income) expense	(11,505,290,858)	12,065,257,744
TOTAL	39,824,269,527	8,411,697,018

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

33. CORPORATE INCOME TAX (continued)

33.1 CIT expense (continued)

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

	VND	
	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Accounting profit before tax	175,545,738,786	23,764,143,335
At the CIT rate applicable	35,109,147,757	4,752,828,667
<i>Adjustments:</i>		
Non-deductible expenses	5,027,102,034	2,752,110,991
Foreign exchange losses (gains) arising from revaluation of monetary accounts denominated in foreign currency	717,563,707	(925,869,310)
Share of (profit) loss from associates	(641,621)	2,547,687,893
Dividend incomes	(1,162,366,600)	(802,743,999)
Adjustments for under accrual of tax from prior periods	133,464,250	87,682,776
CIT expenses	39,824,269,527	8,411,697,018

33.2 Current tax

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

33. CORPORATE INCOME TAX (continued)

33.3 Deferred tax

The following are the deferred tax assets and deferred tax liabilities recognized by the Group, and the movements thereon, during the current and previous period:

	<i>Interim consolidated balance sheet</i>		<i>Interim consolidated income statement</i>	
	<i>31 December 2023</i>	<i>30 June 2023</i>	<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Provision for doubtful debts	100,363,077,299	83,004,846,310	17,358,230,989	(29,945,089,862)
Provision for onerous contract	19,279,083,562	26,966,458,550	(7,687,374,988)	7,089,332,473
Provision for obsolete inventories	12,293,709,439	13,826,901,980	(1,533,192,541)	9,569,547,687
Provision for loan receivables	10,700,000,000	7,800,000,000	2,900,000,000	-
Severance allowances	425,563,927	453,618,077	(28,054,150)	(10,995,000)
Unrealised profit	74,799,326	(653,178,855)	727,978,181	(1,137,507,900)
Tax loss carried forward	-	93,970,506	(93,970,506)	2,084,851,863
Unrealised allocation expenses	-	-	-	466,616,653
Provision for investments	(76,576,360)	(76,576,360)	-	(49,703,546)
Foreign exchange differences arising from revaluation of monetary accounts denominated in foreign currency	(303,029,324)	(164,703,197)	(138,326,127)	(132,310,112)
Difference from investment revaluation	(48,729,095,491)	(48,729,095,491)	-	-
Net deferred tax assets	94,027,532,378	82,522,241,520		
Net deferred tax income (expenses) to interim consolidated income statement			11,505,290,858	(12,065,257,744)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

34. TRANSACTIONS WITH RELATED PARTIES

List of related parties with the Group as at 31 December 2023 is as follows:

<i>Related parties</i>	<i>Relationship</i>
Kusto Group Pte. Ltd. ("Kusto")	Related party of major shareholder
Ladona Properties Company Limited ("Ladona")	Related party of major shareholder
Members of the Board of Directors, Board of Supervision and Management	Key personnel
THE8TH PTE. Ltd.	Major shareholder
Kustocem pte. Ltd.	Major shareholder
Success Investment and Business One Member Company Limited	Major shareholder
Preston Pacific Limited	
VOF Investment Limited	Group of major shareholders

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

<i>Related party</i>	<i>Relationship</i>	<i>Transactions</i>	<i>VND</i>	
			<i>For the six-month period ended 31 December 2023</i>	<i>For the six-month period ended 31 December 2022 (unreviewed)</i>
Ladona	Related party of major shareholder	Construction services	148,650,429,558	84,969,154,556
Kusto	Related party of major shareholder	Income from office rental	-	73,261,450

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

34. TRANSACTIONS WITH RELATED PARTIES (continued)

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

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>31 December 2023</i>	<i>VND 30 June 2023</i>
Short-term trade receivables				
Ladona.	Related party of major shareholder	Construction service	71,034,580,177	26,748,102,032
Kusto	Related party of major shareholder	Income from office rental	-	9,668,063
TOTAL			<u>71,034,580,177</u>	<u>26,757,770,095</u>
Advance from a customer				
Ladona	Related party of major shareholder	Rendering of construction service	<u>67,116,318,836</u>	<u>27,525,867,116</u>
Other short-term payable				
Kusto	Related party of major shareholder	Deposit for office rental	<u>30,019,875</u>	<u>30,019,875</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

34. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors ("BOD"), Board of Supervision ("BOS") and the management is as below:

Individuals	Position	VND	
		Remuneration	
		For the six-month period ended 31 December 2023	For the six-month period ended 31 December 2022 (unreviewed)
Mr. Bolat Duisenov	Chairman of Board of Directors	90,245,250	-
Mr. Vo Hoang Lam	General Director from 5 August 2022		
	Deputy General Director to 5 August 2022	4,187,963,330	4,276,655,105
Mr. Tran Van Lam	General Director of UNC from 30 January 2023		
	Deputy General Director of UNC to 30 January 2023	2,270,349,982	1,582,635,000
Mr. Karabukaev Ruslan	General Director of CVC from 25 January 2022 to 6 February 2023	-	1,495,717,625
Mr. Christopher Senekki	Deputy General Director to 25 August 2023	-	4,299,330,000
Mr. Pham Quan Luc	Deputy General Director	1,919,134,440	2,035,656,032
Mr. Nguyen Ngoc Lan	Deputy General Director	1,811,134,440	1,908,217,774
Mrs. Pham Thi Bich Ngoc	Deputy General Director to 25 August 2023	1,071,462,949	2,078,019,774
Mr. Pham Quang Vu	Member of BOD from 25 April 2022	600,000,000	600,000,000
Mr. Tan Chin Tiong	Member of BOD	-	-
Mr. Tong Van Nga	Member of BOD	300,000,000	300,000,000
Mr. Tran Van Thuc	Head of BOS	240,000,000	240,000,000
Mr. Zhaidarzhan Zatayev	Member of BOS from 25 April 2022	-	910,875,712
Mr. Doan Phan Trung Kien	Member of BOS from 25 April 2022	48,000,000	48,000,000
TOTAL		12,538,290,391	19,775,107,022

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the six-month period then ended

35. COMMITMENTS

The Group leases out its Coteccons Building property under operating lease arrangements. The future minimum rental receivable as at the interim balance sheet dates under the operating lease agreements is as follows:

	VND	
	31 December 2023	30 June 2023
Less than 1 year	8,762,040,708	10,282,523,881
From 1 to 5 years	8,405,220,071	6,557,120,571
TOTAL	17,167,260,779	16,839,644,452

36. EVENTS AFTER THE INTERIM CONSOLIDATED BALANCE SHEET DATE


On 10 January 2024, the Group completed the registration procedures and received the foreign investment certificate to establish a new subsidiary named Coteccons Construction Inc with an investment capital of \$5,000,000 in accordance with the Resolution No. 20/2023/NQ-HDQT dated 6 October 2023 to carry out construction-related activities.

According to Decision No. 2401/QĐ-CSH dated 22 January 2024, the Group approved the increase in CTD Nest's charter capital from 478,500,000,000 VND to 781,500,000,000 VND.


On 31 January 2024, the Group approved the results of the transaction of selling treasury shares under the Treasury Shares Distribution Program for Employees (ESOP) according to Board of Directors Resolution No. 05/2024/NQ-HDQT.

On 9 February 2024, the Group announced information about completing the acquisition of 100% of the capital contribution of two new subsidiaries including Sinh Nam Metal Vietnam Co., Ltd. and UG Mechanical and Electrical Co., Ltd. Vietnam, based on Resolutions No. 22/2023/NQ-HĐQT dated 18 October 2023 and No. 23/2023/NQ-HĐQT dated 5 December 2023 approving the policy of acquiring 100% of the capital contribution of two companies activities in the fields of construction and electromechanics.

Aside from the aforementioned events, there is no significant matter or circumstance that has arisen since the interim balance sheet date that requires adjustment or disclosure in the interim consolidated financial statements of the Group.


Tran Thi Thanh Van
Preparer


Cao Thi Mai Le
Chief Accountant


Vo Hoang Lam
General Director



Ho Chi Minh City, Vietnam

29 February 2024