CÔNG TY CỔ PHẦN BCG LAND

***BCG LAND JOINT STOCK COMPANY***

M^

**LAND**

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

TP. Hồ Chí Minh, ngày 01 tháng 24 năm 2025  
*Ho Chi Minh City, January 24, 2025*

SỐ: 04/2025/CBTT-BCGL

**CÔNG BỐ THÔNG TIN**

***DISCLOSURE OF INFORMATION***

Kính gửi/To: - Uy ban Chửng khoán Nhà nước/ *The State Security Commission*- Sở Giao Dịch Chửng khoán Hà Nội / *Hanoi Stock Exchange*

Tên tổ chức/ *Organization name:* Công ty cổ phần BCG LAND/ *BCG LAND Joint Stock  
Company*

Mã chứng khoán/ *Securities Symbol:* BCR

Địa chỉ trụ sở chính/ *Address:* 22A Đường số 7, Phường An Phú, Tp. Thủ Đức, Tp. Hồ  
Chí Minh, Việt Nam / *No 22A, Street* 7, *An Phu Ward, Thu Due City, Ho Chi Minh City, Vietnam*Điện thoại/ *Tel:* 028 22216868

Người thực hiện công bố thông tin/ *Submitted by:* Ông (Mr.) Phạm Đại Nghĩa

Chức vụ/ *Position:* Thành viên HĐQT kiêm Phó Tổng Giám đốc/ *Member of the BODs cum  
Deputy CEO*

Loại thông tin công bố: 0định kỳ □ 24h □ bất thường □ theo yêu cầu

*Information disclosure type:* 0 *Periodic □ 24 hours □ Irregular □ On demand*

Nội dung thông tin công bố/ *Content oflnformation disclosure:*

Công ty co phan BCG LAND công bo thông tin sau/ *BCG LAND Joint Stock Company  
disclosure of information following:*

1. Báo cáo tài chính riêng lẻ và hợp nhất quý 4 năm 2024/ *The Separate and Consolidated  
   Financial Statements for the fourth cpiarter of2024*
2. Công văn số 04/2025/CV-BCGL ngày 24/01/2025 về việc Giải trình chênh lệch kết  
   quả kinh doanh so với cùng kỳ/ *Dispatch no. 04/2025/CV-BCGL dated January 24, 2025 on  
   Explanation of the business results changes compared to the same period.*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty tại website/ *This  
information published on the Company website at <https://bcgland.com.vn/vi/quan-he-dau-tu>.*

Tôi cam kết các thông tin công bo trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm  
trước pháp luật về nội dung các thông tin đã công bố/*1 declare that all information provided  
in this paper is true and accurate; I shall be legally responsible for any misrepresentation.*

*Nffi nhận/ Recipients:*

* *Như trên/ As above;*
* *Lun: P. HTKD/P. QHNĐT*

*Archive BSD, IR.*

**CÔNG TV CO PHflNj**

PHÓ TỔNG GIÁM ĐỔC  
*BODs cum Deputy CEO*

Phạm Đại Nghĩa

Signature Not Verified

Ký bởi: CÔNG TY CỔ PHẦN BCG LAND

Ký ngày: 25/1/2025 00:12:52



CÔNG TY CÔ PHÀN BCG LAND

***BCG LAND JOINT STOCK COMPANY***



LAND

Số/No.: 04/2025/CV-BCGL

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc

***THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness***

TP. Hồ Chí Minh, ngày 24 tháng 01 năm 2025  
*Ho Chi Minh City, January 24, 2025*

*V/v: Giải trình biến động kết quả  
SXKD BCTC HN và RL Q4/2024/  
Explanation of the business results compared  
to the same period*

Kính gửi/Tơ: - úy ban Chứng khoán Nhà nước/ *The State Security Commission*- Sở Giao Dịch Chứng khoán Hà *ISqt ! Hanoi Stock Exchange*

**?/ CÖNGTY**

**Cổ PHẤN**

3CG LAN

Căn cứ theo Thông tư sô 96/2020/TT-BTC ký ngày 16/11/2020 của Bộ Tài Chính vê Công

thông tin trên thị trường chứng khoán;

*Pursuant to Circular No. 96/2020/TT-BTC signed on November 16, 2020 of the Ministry of Finance on Information Disclosure;*

Công ty co phan BCG Land giải trình chênh lệch lợi nhuận sau thuế thu nhập doanh nghiệp (LNST) như sau:

*BCG Land Joint Stock Company explains the changes in profit after tax (PAT) as follows'.*

a. Giải trình chênh lệch LNST tại Báo cáo tài chính Công ty mẹ quý 4 năm 2024 so với quý 4 năm 2023 (trên 10%):

***a. Explanation of difference in PAT of the Parent Company's Financial Statement for the fourth quarter of2024 compared to the fourth quarter of2023 (over 10%)***

*ĐVT: đồng*

*Unit: VND*

|  |  |  |  |
| --- | --- | --- | --- |
| Chỉ tiêu/ ***Content*** | Q4/2024 (1) | Q4/2023 (2) | Thay đổi/  ***Changes*** (1)-(2)/(2) |
| Lợi nhuận sau thuế/ *Proft after tax* | 152.506.594.449 | 23.834.153.559 | 539,9% |

Nguyên nhân chênh lệch:

Quý 4/2024, công ty ghi nhận lợi nhuận sau thuế riêng lẻ đạt 152,5 tỷ đồng tăng 539,9% so với cùng kỳ chủ yếu do công ty hoàn nhập dự phòng khoản đầu tư vào công ty liên kết - Công ty cổ phần Đầu Tư Thương Mại Dịch vụ Gia Khang số tiền 137,3 tỷ đồng.

1



Việc này làm chi phí tài chính của công ty trong kỳ là âm 35,5 tỷ đồng, trong khi cùng kỳ là 102,5 tỷ đồng.

*Explanation:*

*In the fourth quarter of2024, the company recorded a separate after-tax profit ofVND 152.5 billion, an increase of 539.9% over the same period, mainly due to the company's reversal of the provision for investment in an associate - Gia Khang Investment Trading Service Joint Stock Company, amounting to END 137.3 billion. This caused the company's financial expenses in the period to be negative END 35.5 billion, while in the same period it was END 102.5 billion.*

b. Giải trình chênh lệch LNST tại Báo cáo tài chính Hợp nhất quý 4 năm 2024 so với quý 4 năm 2023 (trên 10%).

***b. Explanation of difference in PAT of the consolidated Financial Statententfor the fourth quarter of 2024 compared to the fourth quarter of2023 (over 10%)***

*ĐET: đồng*

*Unit:*

|  |  |  |  |
| --- | --- | --- | --- |
| Chỉ tiêu/ ***Content*** | Q4/2024 (1) | Q4/2023 (2) | Thay đổi/ ***Changes*** (1)-(2)/(2) |
| Lợi nhuận sau thuế/  *Profit after tax* | 153.463.615.901 | 4.760.959.327 | 3123,4%' |

Nguyên nhân chênh lệch:

Quý 4/2024, công ty ghi nhận lợi nhuận sau thuế hợp nhất đạt 153,5 tỷ đồng tăng 3123,4% so với cùng kỳ chủ yếu do công ty ghi nhận lãi đầu tư vào công ty liên doanh liên kết Công ty Cổ phần Đầu Tư Thương Mại Dịch vụ Gia Khang số tiền 137,3 tỷ đồng, trong khi cùng kỳ năm trước hoạt động đầu tư vào công ty liên doanh liên kết lỗ 122,3 tỷ đồng.

*Explanation:*

*In the fourth quarter of2024, the company recorded consolidated profit after tax of END 153.5 billion, an increase of 3123.4% over the same period, mainly due to the company recording investment profit in the joint venture company Gia Khang Investment Trading Service Joint Stock Company of END 137.3 billion, while in the same period last year, investment activities in the joint venture company lost END 122.3 billion.*

Công ty xin báo cáo để Quý ủy ban và Sở được biết./ *The Company would like to report as above.*

Xin trân trọng cảm ơn! / *Sincerely!*

*Nai nhận/ Recipients:*

* *Như trên/ As above;*
* *Lưu: p. HTKD/P. QHNĐT*

*Archive BSD, IR.*

NGƯỜI ĐẠI DIỆN PHÁP LUẬT/

***THE COMPANY LEGAL***

***REPRESENTA TIVE***

**CÔNG TY**

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**BCG LAND JOINT STOCK COMPANY**

***Separate financial statements***

***Quarter IV 2024***



BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

**TABLE OF CONTENTS**

Contents

SEPARATE FINANCIAL STATEMENTS

* Separate balance sheet
* Separate income statement
* Separate cash flow statement
* Notes to the separate financial statements

Pages

03-04

05

06-07

08-35

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2

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No, 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

**SEPARATE BALANCE SHEET**

*As at 3/ December 2024*

*Currency: VND*

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Items | Code | Note | Closing balance | Opening balance |
| A. SHORT-TERM ASSETS | 100 |  | 711,271,276,203 | 485,932,979,327 |
| I. Cash and cash equivalents | 110 | V.01 | 6,490,181,446 | 14,178,909,455 |
| 1. Cash | 111 |  | 6,490,181,446 | 14,178,909,455 |
| II. Short-term investments | 120 | V.04 | 4,104,000,000 | 4,560,000,000 |
| I. Trading securities | 121 |  | 4,560,000,000 | 4,560,000,000 |
| 2. Provisions for devaluation of trading securities | 122 |  | (456,000,000) | - |
| III. Short-term receivables | 130 |  | 687,380,288,197 | 462,524,739,791 |
| 1. Short-term trade receivables | 131 | V.02 | 16,034,000,000 | 4,268,000,000 |
| 2. Short-term repayments to suppliers | 132 | V.03 | 129,902,906,000 | 109,145,210,000 |
| 6. Other short-term receivables | 136 | V.06 | 542,843,3 82,197 | 350,511,529,791 |
| 7. Allowance for short-term doubtful debts | 137 |  | (1,400,000,000) | (1,400,000,000) |
| IV. Inventories | 140 |  | 6,951,728,000 | 4,551,728,000  4,551,728,000 |
| 1. Inventories | 141 | V.07 | 6,951,728,000 |
| V. Other current assets | 150 |  | 6,345,078,560 | 117,602,081  117,602,081 |
| 1. Short-term prepaid expenses | 151 | V.11 | 359,834,036 |
| 2. Deductible value added tax | 152 |  | 5,981,244,524 | - |
| 3. Taxes and other receivables from government budget | 153 | V.15 | 4,000,000 | - |
| B. LONG-TERM ASSETS | 200 |  | 7,007,927,213,127 | 7,105,871,906,341 |
| I. Long-term receivables | 210 |  | 4,299,360,000,000 | 4,353,820,000,000 |
| 5. Receivables for long-term loans | 215 | V.05 | - | 105,960,000,000 |
| 1. Other long-term receivables 2. Allowance for long-term doubtful debts | 216  219 | V.06 | 4,299,360,000,000 | 4,247,860,000,000 |
| II. Fixed assets | 220 |  | 5,806,643,249 | 7,758,136,948 |
| 1. Tangible fixed assets | 221 | V.09 | 5,806,643,249 | 7,758,136,948 |
| *- Historical cost* | *222* |  | *11,993,242,183* | *11,952,042,183* |
| *- Accumulated depreciation* | *223* |  | *(6,186,598,934)* | *(4,193,905,235)* |
| 3. Intangible fixed assets | *221* | V.10 | *-* | - |
| *- Initial cost* | *228* |  | *1,075,201,500* | *1,075,201,500* |
| *- Accumulated depreciation* | *229* |  | *(1,075,201,500)* | *(1,075,201,500)* |
| IV. Long-term assets in progress | 240 |  | 4,255,577,593 | 4,255,577,593 |
| 2. Construction-in-progress | 242 | V.08 | 4,255,577,593 | 4,255,577,593 |
| V. Long-term investments | 250 | V.04 | 2,695,774,048,963 | 2,737,063,362,466 |
| 1. Investments in subsidiaries | 251 |  | 1,805,543,478,124 | 1,805,543,478,124 |
| 2. Investments in joint ventures and associates | 252 |  | 1,022,863,263,769 | 1,017,663,263,769 |
| 3. Investments in other entities | 253 |  | - | 128,250,000,000 |
| 4. Provisions for devaluation of long-term financial investments | 254 |  | (132,632,692,930) | (224,893,379,427) |
| 5. Held-to-maturity investments | 255 |  | - | 10,500,000,000 |
| VI. Other long-term assets | 260 |  | 2,730,943,322 | 2,974,829,334 |
| 1. Long-term prepaid expenses | 261 | V.ll | 571,917,569 | 815,803,581 |
| 2. Deferred income tax assets | 262 |  | 2,159,025,753 | 2,159,025,753 |
| TOTAL ASSETS | 270 |  | 7,719,198,489,330 | 7,591,804,885,668 |

3

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

|  |  |
| --- | --- |
|  | **SEPARATE BALANCE SHEET**  *As at 31 December 2024*  *Currency: VND* |
| Items | Code Note Closing balance Opening balance |

|  |  |  |  |
| --- | --- | --- | --- |
| C. LIABILITIES | 300 | 2,652,593,500,604 | 2,799,039,768,378 |
| I. Short-term liabilities | 310 | 146,433,500,604 | 120,979,768,378 |
| 1. Short-term trade payables | 311 V.13 | 28,930,590,227 | 16,097,291,417 |
| 2. Short-term prepayments from customers | 312 V.14 | 28,000,000,000 | 28,000,000,000 |
| 3. Taxes and other payables to government budget | 313 V.15 | 70,512,797,404 | 13,498,095,5 86 |
| 4. Payables to employees | 314 | 2,272,301,315 | 2,052,323,786 |
| 5. Short-term accrued expenses | 315 V.16 | 10,868,669,884 | 22,925,580,822 |
| 8. Short-term unearned revenues | 318 | -. |  |
| 9. Other short-term payments | 319 V.17 | 4,649,141,774 | 37,623,143,43 |
| 10. Short-term borrowings and finance lease liabilities | 320 V.12 | 1,200,000,000 | 783,333,336 |
| II. Long-term liabilities | 330 | 2,506,160,000,000 | 2,678,060,000,000 |
| 7. Other long-term payables | 337 V.17 | - | 10,000,000,000 |
| 8. Long-term borrowings and finance lease liabilities | 338 V.12 | 2,506,160,000,000 | 2,668,060,000,000 |
| D. EQUITY | 400 | 5,066,604,988,726 | 4,792,765,117,290 |
| I. Owner’s equity | 410 V.18 | 5,066,604,988,726 | 4,792,765,117,290 |
| 1. Contributed capital | 411 | 4,737,999,130,000 | 4,600,000,000,00 |
| *- Ordinary shares with voting rights* | *411a* | *4,73 7,999,130,000* | *4,600.000,000,000* |
| *- Preference shares* | *411b* | - | - |
| *2.* Share premiums | 412 | - | - |
| 11. Undistributed profit after tax | 421 | 328,605,858,726 | 192,765,117,290 |
| *- Undistributed profit after tax brought fonvard* | *421a* | *54,765,987,290* | *148,984,044,705* |
| *- Undistributed profit after tax for the current period* | *421b* | *2 73,839,871,436* | *43,781,072,585* |
| II. Funding sources and other funds | 430 | - | - |
| TOTAL RESOURCES | 440 | 7,719,198,489,330 | 7,591,804,885,668 |



4

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

Separate financial statements

Quarter IV 2024

**SEPARATE INCOME STATEMENT**

*Quarter IV 2024*

*Currency: VND*

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Items | Code | Note | Quarter IV 2024 | Quarter IV 2023 | Accumulated to the end of Quarter IV.2024 | Accumulated to the end of Quarter IV.2023 |
| 1. Revenues from sales and services rendered | 01 | V1.01 | 8,706,481,481 | 8,475,000,000 | 34,131,481,481 | 33,900,000,000 |
| 2. Revenue deductions | 02 |  | - | - | - | - |
| 3. Net revenues from sales and services rendered | 10 |  | 8,706,481,481 | 8,475,000,000 | 34,131,481,481 | 33,900,000,000 |
| 4. Costs of goods sold | 11 | V1.02 | 5,282,860,829 | 5,060,198,642 | 19,3 54,540,087 | 21,403,991,212 |
| 5. Gross revenues from sales and services rendered | 20 |  | 3,423,620,652 | 3,414,801,358 | 14,776,941,394 | 12,496,008,788 |
| 6. Financial income | 21 | V1.03 | 168,839,636,375 | 160,132,029,657 | 582,397,303,126 | 539,786,865,921 |
| 7. Financial expenses | 22 | VI.04 | (3 5,462,743,426) | 102,535,983,039 | 232,263,390,733 | 425,789,232,726 |
| *+ In which: Interest expenses* | *23* |  | *69,817,049,993* | *74,008,514,914* | *285,553,122,895* | *311,196,207,462* |
| 8. Selling expenses | *25* |  | *-* | - | *-* | - |
| 9. General and administration expenses | 26 | VI.05 | 16,062,706,980 | 28,274,085,931 | 46,368,335,390 | 62,515,699,294 |
| 10. Net profits from operating activities | 30 |  | 191,663,293,473 | 32,736,762,045 | 318,542,518,397 | 63,977,942,689 |
| 11. Other income | 31 |  | - | - | 31,923,549,345 | - |
| 12. Other expenses | 32 | VI.06 | 771,423,796 | 1,559,930,810 | 6,318,767,984 | 6,443,116,666 |
| 13. Other profits | 40 |  | (771,423,796) | (1,559,930,810) | 25,604,781,361 | (6,443,116,666) |
| 14. Total accounting profit before tax | 50 |  | 190,891,869,677 | 31,176,831,235 | 344,147,299,758 | 57,534,826,023 |
| 15. Current corporate income tax expenses | 51 | VI.08 | 3 8,3 85,275,228 | 9,501,703,429 | 70,307,428,322 | 15,912,779,191 |
| 16. Deferred corporate income tax expenses | 52 |  | - | (2,159,025,753) | - | (2,159,025,753) |
| 17. Profits after corporate income tax | 60 |  | 152,506,594,449 | 23,834,153,559 | 273,839,871,436 | 43,781,072,585 |



Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

**SEPARATE CASH FLOW STATEMENT**

|  |  |
| --- | --- |
| *(Indirect method) Quarter IV 2024* | *Currency: VND* |
| Items Code Note Current year | Previous year |
| 1. Cash flows from operating activities 2. Profit before tax 01 344,147,299,758 3. Adjustments for  * Depreciation of fixed assets and investment properties 02 1,992,693,699 * Allowances and provisions 03 (91,804,686,497) * (Gains)/ losses on investing activities 05 (6,623,622,107) * Interest expenses 06 285,969,789,559  1. Operating profit before changes in working capital 08 533,681,474,412  * (Increase)/ decrease in receivables 09 (252,340,792,930) * (Increase)/ decrease in inventories 10 (2,400,000,000) * Increase/ (decrease) in payables (exclusive of interest 11 (20,473,284 774)   payables, corporate income tax payables)   * (Increase)/ decrease in prepaid expenses 12 1,654,057 * (Increase)/ decrease in trading securities 13 * Interest paid 14 (307,33 8,361,251) * Corporate income tax paid 15 (13,011,839,630)   Net cash flows from operating activities 20 (61,881,150,116) | 57,534,826,023  2,102,649,413  (38,279,353,734)  (29,118,645,241)  312,862,874,13 0  305,102,350,591  403,243,3 80,326  18,451,931,159  (8,553,066,257)  24,754,226,079  (361,741,317,049)  (3 8,644,23 5,491)  342,613,269,358 |
| II. Cash flows from investing activities  1. Purchase or construction of fixed assets and other long- 21  term assets | (4,255,577,593) |
| 3. Loans and purchase of debt instruments from other entities 23 (6,100,000,000) | (119,110,000,000) |
| 1. Collection of loans and repurchase of debt instruments of 24 122,560,000 000   other entities   1. Equity investments in other entities 25 (35,200,000,000) 2. Proceeds from equity investment in other entities 26 128,250,000,000 3. Interest and dividend received 27 6,623,622,107   Net cash flows from investing activities 30 216,092,422,107 | 13,150,000,000  (511,250,000,000) 315,000,000,000 881,816,748  (305,583,760,845) |

6

BCG LAND JOINT STOCK COMPANY Separate financial statements

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City Quarter IV 2024

**SEPARATE CASH FLOW STATEMENT**

*(Indirect method)*

*Quarter IV 2024*

*Currency: VND*

Items Code Note Current year Previous year

|  |  |  |  |
| --- | --- | --- | --- |
| III. Cash flows from financial activities | | | |
| 1. Proceeds from issuance of shares and receipt of contributed capital | 31 | - | - |
| 3. Proceeds from borrowings | 33 | 181,250,000,000 | - |
| 4. Payments to settle loan principals | 34 | (343,150,000,000) | (26,200,000,000) |
| 5. Payments for financial leased assets | 35 | - | - |
| 6. Payments of dividends | 36 | - | - |
| Net cash flows from financial activities | 40 | (161,900,000,000) | (26,200,000,000) |
| Net cash flows during the year | 50 | (7,688,728,009) | 10,829,508,513 |
| Cash and cash equivalents at the beginning of the year | 60 | 14,178,909,455 | 3,349,400,942 |
| Effect of exchange rate fluctuations | 61 | - | - |

Cash and cash equivalents at the end of the year 70 VII 6,490,181,446 14,178,909,455



7



Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

*Quarter ỈV 2024*

1. GENERAL INFORMATION
2. Type of ownership

BCG Land Joint Stock Company was established and operated under the Business Registration Certificate No. 0314922132 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on 15 March 2018, registered for the 13th amended enterprise registration certificate dated 21 December 2023.

The legal capital in Business Registration Certificate is: 4,600,000,000,000 VND

The Owner's equity as at 31 December 2024 is: 4,737,999,130,000 VND (\*)

(\*) The company is updating changes to its business registration with the Ho Chi Minh City Department of Planning and

The Company’s head office is located at No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City, Viet

1. Bussiness fields

Real Estate

1. Bussiness lines

The principal Bussiness lines are developing real estate projects, providing management consulting services, providing real estate brokerage services, short-stay services, restaurant business and mobile catering services.

1. Ordinary course of business: 12 months.
2. Operating characteristics of the Company during the financial year that affect financial statement: none.
3. Headcount





As of the balance sheet date, the Corporation’s headcount is 74 (headcount at the beginning of the year: 62)

1. Company structure

As at 31 December 2024, BCG Land Joint Stock Company has 02 (two) representative office, 05 (five) directly subsidiaries, 02 (two) directly associated companies and 01 (one) indirectly associated company through a subsidiary. List as follows:

1. *List of representative office*

|  |  |
| --- | --- |
| Name | Address |
| Representative Office of BCG Land Joint Stock Company | No. 115, National Highway 20, Hiep Thanh Commune, Duc Trong District, Lam Dong Province. |
| Representative Office of BCG Land Joint Stock Company in Hanoi | No. 30, Alley 63, Lam Ha Street, Bo De Ward, Long Bien District, Hanoi City. |

1. *List of consolidated subsidiaries*

Voting Ownership

|  |  |  |  |
| --- | --- | --- | --- |
| Name | Address | rights | percentage |
| Vxperia Trading Joint Stock Company | No.27C, Quoc Huong Street, Thao Dien Ward, Thu Duc City, Ho Chi Minh City. | 65.00% | 65.00% |
| Sao Sang Sai Gon Corporation | LI7-11, 17th Floor, VinCom Center Building, 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City | 65.00% | 65.00% |
| Indochina Hoi An Beach Villas Company  Limited | Block 1, Dien Duong Ward, Dien Ban Town, Quang Nam Province | 89.00% | 89.00% |
| Casa Marina Resort Travel Joint Stock Company | QL1D, Quarter I, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province. | 70.00% | 70.00% |
| Con Bap Ecological Tourist Company Limited | Con Bap, Cam Nam Ward, Hoi An City, Quang Nam Province | 50.10% | 50.10% |

8

BCG LAND JOINT STOCK COMPANY Separate financial statements

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City Quarter IV 2024

|  |  |  |  |
| --- | --- | --- | --- |
| 7. Company structure (Continued) | | | |
| *c. List of directly associated companies*  Name | Address | Voting rights | Ownership percentage |
| Gia Khang Service and Trading Investment Joint Stock Company | 218 Vo Van Ngan Street, Binh Tho Ward, Thu Duc City, Ho Chi Minh City. | 49.00% | 49.00% |
| BCG ECO Joint Stock Company | 27C Quoc Huong Street, Thao Dien Ward, Thu Duc City, Ho Chi Minh City. | 26.00% | 26.00% |
| *d. List of indirectly associated company through* | *a subsidiary* |  |  |
| Name | Address | Voting rights | Ownership percentage |
| Phoenix Mountain.,LTD | National Highway ID, Area 2, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province. | 25.00% | 17.50% |

1. ACCOUNTING PERIOD AND RECORDING CURRENCY
2. Accounting period

Annual accounting period commences from 01 January and ends on 31 December.

1. Accounting currency

The Company maintains its accounting records in Vietnam Dong ( VND).

HI. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting System

The company applies Vietnamese Accounting Regime for Enterprise issued under Circular No.200/2014/1T-BTC dated 22 December 2014 of the Ministry of Finance and circulars guiding, supplementing and amending.

1. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES APPLIED

1. Accounting principles of cash and cash equivalents
2. Recognition of cash

Cash are cash on hand, cash in bank, cash in transits at the time to prepaid the Financial Statements.

1. Recognition of cash equivalents

Cash equivalents are short term investments for a period not exceeding 3 months from the investment date that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value from the date of purchase to the date of financial statements.

1. Principle and method of converting other currencies

Transactions in currencies other than Vietnam Dong must be recorded in original currency and converted into Vietnam Dong according to actual exchange rates of the commercial bank where the enterprise regularly enters into transactions or the mobile weighted mean exchange rate.

At the reporting date, the company is requested to revalue the balance of foreign as belows:

9



Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

1. The actual exchange rates is used to revaluation of accounts derived from foreign currencies classified as assets: Buying exchange rates of the commercial bank where the entciprise regularly enters into transactions on the date on which the financial statement is prepared;
2. The actual exchange rates is used to revaluation of accounts derived from foreign currencies classified as liabilities: Selling exchange rates of The commercial bank where The enterprise regularly enters into transactions on The date on which The financial statement is prepared.
3. Accounting principles of investments

Financial investment is the outside investments with purpose to use capital reasonably and improve efficiency of business operations such as investments in subsidiaries, joint ventures, cooperation, investment in securities and other financial investments.

Classification of investments when the financial statements are prepared in accordance with:

* The investments have recovered the remaining term not exceeding 12 months or in a cycle business is classified as short
* The investments have recovered the remaining term over 12 months or more than a cycle business are classified as long-

1. Trading securities

Trading securities are the investment in securities and other financial instruments for trading purposes (hold for increasing price to sell for profit.) Trading securities include:

* Stocks and listed bonds;
* The securities and other financial instruments such as commercial bill, forward contracts, swap contracts ...

Trading securities must be recorded in the ledger according to original prices. The trading securities shall be recorded when the investors acquire ownership.

The dividends paid in the period before investment date shall be recorded as a decrease in value of investment. When the investor receives additional shares without payment to issue from capital surplus shares, capital expenditure funds or dividends in shares, the investors only monitor the quantity of additional shares.

In case, share is exchanged, its value must be determined according to fair value on the exchanging date.

The cost shall be determined in accordance with weighted average method when trading securities are liquidated or

*Provisions for decline in value of trading securities:* the value of loss may occur if there are reliable evidences showing the market value of the Company's trading securities are lower than book value. The provision shall be additionally created or reverted at the reporting date and shall be recorded in financial expense.

1. Held to maturity investments

This investment shall not record bonds and debt securities held for sales. This investment is used to record current amounts and increases and decreases in held to maturity investments (with a maturity of 3 months or more from the investment date), such as: term deposits (including treasury bills, promissory notes), bonds, preference shares which the issuer is required to re-buy them in a certain time in the future and held to maturity loans to earn profits periodically and other held to maturity investments.

*Provision for investments held:* the nature of investments held to maturity similar to the receivables should be provision for bad debts when financial statements are prepared. The creating or reverting of allowance for decline in value of trading securities shall be carried out at the time in which the financial statement is prepared and record it to financial expenses within a period.

10

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

1. Investments in subsidiaries, joint ventures, associates

Investments in subsidiaries and associates are accounted for using the cost method. Net profit distributed by subsidiaries and associates arising after the investment date is recognized as financial income during the period. Other distributions (besides net profit) are considered as a recovery of investment and are recorded as a deduction from the investment's cost.

The Company applies accounting regulations on jointly controlled operations and jointly controlled assets as on normal business activities. In which:

* Monitoring incomes, expenses of joint ventures separately and allocated to parties of joint ventures;
* Monitoring contributed assets, contributed capital, liabilities separately in the joint ventures arising from operating joint

Expenses directly related to investments in joint ventures and associates have been recorded as financial expense in the

*Provision for investment losses in other entities:* This includes losses incurred by subsidiaries, joint ventures, or associates that may lead to potential capital loss for the investor, or provisions for impairment in the value of these investments. The recognition or reversal of such provisions is carried out at the time of preparing the financial statements for each investment and is recorded as financial expenses during the period.

1. Other investments

As investments in equity of other entities, but not control or joint control, no significant influence on the investment.

1. Accounting principles of recording receivables

The receivables shall be kept records in details according to period receivables, entities receivables, types of currency receivable and other factors according to requirements for management.

The amounts receivable shall be classified into trade receivables, intra-company receivables, and other receivables following rules below:

* Trade receivables include commercial receivables generating from purchase-sale related transactions, such as: receivables from sales, services, liquidation or transfer of assets, export sales proceeds of the principal through the trustee;
* Intra-company receivables include receivables between superior organizations and affiliated organizations having no legal status and dependent cost-accounting;
* Other receivables include non-commercial or non-trading receivables.

Whenever preparing financial statements as prescribed, the receivables shall be classified:

* The amounts receivable from customer with the remaining recovery term within 12 months or within a normal operating cycle at the time of reporting is classified short-term receivables;
* The amounts receivable from customer with the remaining recovery term more than 12 months or more than one normal operating cycle at the time of reporting is classified long-term receivables.

At the time the financial statements are prepared in accordance with law, the Company revalued the balance of receivable denominated in foreign currencies (excluding prepayments to suppliers, if at the time of reporting there solid evidence about the seller cannot provide goods, services and company will have to take back the prepayments in foreign currency, these amounts are considered monetary denominated in foreign currencies) in proportion foreign currency purchase price of commercial banks where the company often traded at the time of making financial statements.

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BCG LAND JOINT STOCK COMPANY Separate financial statements

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City Quarter IV 2024

*Provisions for bad debts:* The bad debts are make provision at the balance sheet date. The provision or reversal is made at the reporting date and is recorded as management expense of the fiscal year. For the long-term bad debts in many years, the company tried to collect but cannot and there is evidence that the client has insolvency, the company may sell these long-term bad debts to debt collection company or write off (according to regulations and charter of the company).

1. Accounting principles of inventory
2. Recognition Principles

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The assets was purchased by the Company for the production, use or sale are not presented as inventories in the Balance Sheet which is presented as long-term assets, including:

* Unfinished goods, if their period of production or circulation exceeding a normal business cycle;
* With regard to equipment and spare parts for replacement whose preserve period is more than 12 months or more than an ordinary course of business.

1. *The cost of inventory*

The cost of inventory at the year-end is calculated by weighted average method.

For goods in batches, the company recognizes the value of ex-warehoused goods according to the specific identification

1. Inventory Accounting Method

Inventory is recorded by the perpetual method.

1. *Allowances for decline in value of inventories*

At the end of the accounting period, if inventories do recover enough at its historical value not because of damage, obsolescence, reduction of selling price. In this case, the provision for inventories is recognized. The provision for decline in inventories is the difference between the historical value of inventories and its net realizable value.

1. Principles of recognition and depreciation of fixed assets

Fixed assets are stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and net book value.

Historical cost of a finance lease is recognized as the fair value of the leased asset or the present value of the minimum lease payment (where the fair value is higher than the present value of the lease payment) plus initial direct costs incurred in connection with financial leases. If input VAT is deductible, the present value of minimum rental payments does not include input VAT.

During the period of use, the Company depreciates fixed assets into production and business costs of fixed assets related to production and business. Particularly, intangible fixed assets that are land use rights are amortized only for intangible fixed assets that are land use rights with definite term. Investment properties awaiting price increase are not depreciated, but only determine the loss caused by their devaluation.

Depreciation is provided on a straight-line basis. Depreciation period is estimated consistent with the guidance in Circular No. 45/2013/TT-BTC dated 25 March 2013 and Circular No. 147/2016/TT-BTC dated 13 October 2016 of the Ministry of Finance. As follows:

Estimated number of years of depreciation

* Transportation equipments 06-10
* Machinery and equipment 03-15
* Office equipment 03 - 05



12

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No, 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

1. Recognition Principles for Business Cooperation Contracts

A Business Cooperation Contracts (BCC) means a Cooperation contract between two or more ventures in order to carry out specific business activities, but it does not require establishment of a new legal entity. In any cases, when receiving money or assets from other entities in the BCC, they should be recorded to liabilities, not be recorded to owner’s equity. BCC have the following forms:

* BCC in the form of jointly controlled assets;
* BCC in the form of jointly controlled operations;
* BCC in the form of shares of post-tax profits.

1. Accounting principles of prepaid expenses

The calculation and allocation to expense to each accounting period based on the nature, level of each prepaid expense to determine the allocation method properly and consistently.

Prepaid expenses are tracked according to each prepaid period incurred, allocated to the cost objects of each accounting period and the remaining amount has not been allocated to expenses.

The prepaid expenses shall be classified:

* Prepaid expense related to purchase or service less than 12 months or 01 normal production period, from incurred date, are recorded as short - term;
* Prepaid expense related to purchase or service over than 12 months or 01 normal production period, from incurred date, are recorded as long - term.

1. Accounting principles for liabilities

All payables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the Company.

Liabilities shall be classified into trade payables, intra-company payables and other payables according to following rules:

* Trade payables: trade payables arising from purchases of goods, services, assets and payables upon import through the trustee;
* Intra-company payables include amounts payable between parent company and dependent accounting subsidiaries having no legal status;
* Other payables include non-commercial amounts payable, or amounts payable relating to trading in goods or services.

The liabilities shall be classified:

* Having maturity less than 12 months or 01 normal production period are recorded as short - term;
* Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the Company revaluates the payables which have balance in foreign currency (except for advance from clients; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the selling price quoted by commercial bank which is trading with the Company at the reporting date.

1. Recognition of loans and financial lease payables

Loans in the form of bond issues or preference shares that require the issuer to repurchase at a certain time in the future are not reflected in this item.

Loans and debts should be tracked in detail for each object, each contract and each type of loaned asset. Leases are stated at the present value of minimum rental payments or the fair value of the leased property.

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

Classifications of borrowings and financial lease payables when preparing financial statements are as follows:

* Loans and financial lease liabilities with the remaining repayment term not exceeding 12 months are classified as short-ter
* Loans and financial leases with the remaining repayment term more than 12 months are classified as long-term.

At the time of preparing the financial statements in accordance with the law, the Company reassesses the balance of  
foreign currency loans and financial lease liabilities at the selling rate of foreign currency of the commercial bank where  
the Company normally have transactions at the time of making financial statements.

1. Recognition and capitalization of borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to the  
acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather  
sufficient conditions as regulated in VAS “Borrowing costs”.

1. Accounting principles of owner's equity

Equity of the owners is recorded according to the actual contributed capital of the owner.

Dividends payable to shareholders are recognized as the payable on the balance sheet of the Company after the notice of  
dividend payment from the Board of Directors of the Company.

The exchange rate difference reflected on the balance sheet is the exchange rate difference arising or revalued at the end  
of the period of foreign currency assets of capital construction investment activities.

Treasury shares are shares issued by the Company and subsequently repurchased. Treasury shares arc recognized at their  
actual value and presented on the Balance Sheet as a deduction from equity.

Dividends payable to shareholders are recognized as a liability on the Company's Balance Sheet after the dividend  
declaration by the Board of Directors.

Exchange rate differences reflected on the Balance Sheet represent the exchange rate differences arising or re-evaluated at  
the end of the period for foreign currency-denominated items related to construction investment activities.

Undistributed earnings is the profit of business operations after deduction (-) regulated items due to applying a change in  
accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

1. Accounting principles of revenues
2. Revenue from sale of goods

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

* The significant risks and rewards of ownership of the goods have been transferred to the buyer;
* The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods  
  sold;
* The amount of revenue can be measured reliably;
* The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
* The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

1. Revenue from rendering of services

Revenue from service providers is recognized when the outcome of that transaction can be reliably determined. In case the  
provision of services involves several periods, revenue is recognized in the period according to the result of the completed  
work on the balance sheet date of that period. The result of a service provision transaction is determined when the  
following conditions are satisfied:

* The amount of revenue can be measured reliably;
* It is probable that the economic benefits associated with the transaction will flow to the Company;
* The stage of completion of the transaction at the balance sheet date can be measured reliably;
* The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The part of completed service provision work is determined by the method of evaluating the work completed.



14

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No, 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

1. Financial income

Revenue arising from interests, copyrights, dividends, distributed profits and other revenues from financial activities are  
recognized when the following two (02) conditions are satisfied simultaneously:

* It is probable that the economic benefits associated with the transaction will flow to the Company;
* The amount of revenue can be measured reliably.

Dividends and profits distributed are recognized when the Company is entitled to receive dividends or receive profits from  
capital contribution.

1. Accounting principles of cost of goods sold

Cost of goods sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production  
period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).

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For the used material over the normal production capacity, labor and general production cost is not allowed to record to {

production cost but allowed to record to cost of goods sold after deduction of compensation (if any), even these finished  
goods are not sold.

1. Accounting principles of financial expenses

Expenses recognized into financial expenses include:

* Expenses or losses related to financial investment activities;
* Loan and borrowing costs;
* Losses due to exchange rate changes of transactions relating to foreign currencies;
* Provision for devaluation of securities investment.

The above items are recognized according to the total arising in the period, not offset with financial income.

1. Accounting principles of selling expenses and general administration expenses

Selling expenses record expenses actually incurred in process of selling products, goods, providing services.

General and administration expenses reflects the general expense of the company, including: labor cost; social and health  
insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets  
using for management; land rental, business license tax; bad debt provision; outsourcing expense and other cash expenses...

1. Current corporate income tax recognition principle and method and deferred income tax expense

CuiTent income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.

Deferred income tax expense is determined on the basis of deductible temporary differences, taxable temporary  
differences and corporate income tax rate.

1. Related parties

The party is considered as related party if one party has capacity to control or has significant impact to other party in the  
decision of financial and operation activities. All parties are recognized as related parties if having the same control or  
significant impact.

In the review of related parties, nature of the relationship is considered more than legal form.

1. Financial instruments

Pursuant to the Circular No. 75/2015/TT-BTC dated May 18, 2015 of the Ministry of Finance, before the accounting  
standards on financial instruments and guiding documents were issued, the Board of General Directors of the Company  
decided not to present and disclose financial instruments in accordance with Circular 210/2009/TT-BTC in the Company's  
financial statements.

15

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

|  |  |  |  |
| --- | --- | --- | --- |
| V.  1. | NOTES TO THE SEPARATE BALANCE SHEET | | |
| CASH AND CASH EQUIVALENTS   * Cash on hand * Bank Deposits   *VND Deposits*  Total | *Closing balance*  1,738,600 6,488,442,846 *6,488,442,846* 6,490,181,446 | *Currency: VND*  *Opening balance*  1,738,600 14,177,170,855 *14,177,170,855* 14,178,909,455 |
| 2. | TRADE RECEIVABLES  *a. Short-term* | *Closing balance 16,034,000,000* | *Opening balance*  *4,268,000,000* |
|  | - Indochina Hoi An Beach Villas Company Limited | 7,195,000,000 | 970,000,000 |
|  | - Gia Khang Service and Trading Investment Joint Stock Company | 7,3 00,000,000 | 2,020,000,000 |
|  | - Others | 1,539,000,000 | 1,278,000,000 |
|  | *h. Long-term* | - |  |
|  | *c. Trade receivables from related parties* | *14,522,000,000* | *3,044,000,000* |
|  | - Indochina Hoi An Beach Villas Company Limited | 7,195,000,000 | 970,000,000  2,020,000,000 |
|  | - Gia Khang Service and Trading Investment Joint Stock Company | 7,300,000,000 |
|  | - BCG Vinh Long Joint Stock Company | 27,000,000 | 54,000,000 |
| 3. | *Note:*  *Details of customers with receivables accounting for 10% or more of total receivables.*  REPAYMENTS TO SUPPLIERS  *Closing balance*  *a. Short-term 129,902,906,000* | | *Opening balance*  *109,145,210,000* |
|  | - HANWHA ENGINEERING & CONSTRUCTION CORP (\*) | 126,000,000,000 | 96,000,000,000 |
|  | - Others | 3,902,906,000 | 13,145,210,000 |
|  | *b, Long-term* | - | - |

*Note:*

*(\*) Represents the advance payment for the purchase of shares in Sao Sang Sai Gon Corporation.*

16

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

Separate financial statements

Quarter IV 2024

4. FINANCIAL INVESTMENTS

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | *Closing balance* | | | *Opening balance* | | |
| *Cost* | *Fair value* | *Provision* | *Cost* | *Fair value* | *Provision* |
| a. Trading securities  - VINAHUD Urban And Housing (♦)  Development Invesment Joint Stock Company | 4,560,000,000 | 4,104,000,000 | 456,000,000 | 4,560,000,000 | 5,928,000,000 | - |
| Tổng cộng | 4,560,000,000 | 4,104,000,000 | 456,000,000 | 4,560,000,000 | 5,928,000,000 | - |

*Note:*

*(\*) The fair value is determined based on the closing price of the shares on the UPCOM stock exchange as of December 31, 2024, and December 31, 2023.*

b. Held to maturity investments

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | *Closing balance* | | | | *Opening balance* | | |
| *Cost* | *Fair value* | | *Provision* | *Cost* | *Fair value* | *Provision* |
| b.l Short-term |  |  |  |  |  |  |  |
| b.2 Long-term |  | *-* | - | - | 10,500,000,000 | 10,500,000,000 | - |
| - Term bonds at Vietnam Joint Stock (\*\*) |  | - | - | - | 10,500,000,000 | 10,500,000,000 | - |
| Commercial Bank for Industry And Trade |  |  |  |  |  |  |  |
| Total |  | - | - | - | 10,500,000,000 | 10,500,000,000 | - |

*Note:*

*(\*\*) The investment in bonds issued by Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) has a term of 8 years, with interest calculated at the reference rate + 0.9% per annum, and interest is paid annually.*

17

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

Separate financial statements

Quarter IV 2024

4. FINANCIAL INVESTMENTS (Continued)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | *Closing balance* | | | *Opening balance* | | |
| *Cost* | *Fair value* | *Provision* | *Cost* | *Fair value* | *Provision* |
| *c. Equity investments in other entities* | *2,828,406,741,893* |  | *(132,632,692,930)* | *2,951,456,741,893* |  | *(224,893,3 79,427)* |
| Investments in subsidiary | 1,805,543,478,124 |  | (71,382,692,930) | 1,805,543,478,124 |  | (105,962,321,979) |
| - Casa Marina Resort Travel Joint Stock Company | 280,000,000,000 | (\*) | (18,789,128,634) | 280,000,000,000 | (\*) | (17,701,572,786) |
| - Con Bap Ecological Tourist Company Limited | 536,178,082,192 | (\*) | - | 536,178,082,192 |  | - |
| - Sao Sang Sai Gon Corporation | 312,712,395,932 | (\*) | - | 312,712,395,932 | (\*) | - |
| - Vxperia Trading Joint Stock Company | 6,653,000,000 | (\*) | (4,977,572,504) | 6,653,000,000 | (\*) | (4,633,3 80,941) |
| - Indochina Hoi An Beach Villas Company Limited | 670,000,000,000 | (\*) | (47,615,991,792) | 670,000,000,000 | (\*) | (83,627,368,252) |
| Investments in associate companies | 1,022,863,263,769 |  | (61,250,000,000) | 1,017,663,263,769 |  | (118,931,057,448) |
| - Gia Khang Service and Trading Investment | 1,017,663,263,769 | (\*) | (61,250,000,000) | 1,017,663,263,769 | (\*) | (118,931,057,448) |
| Joint Stock Company |  |  |  |  |  |  |
| - BCG ECO Joint Stock Company | 5,200,000,000 | (\*) | - | - |  | - |
| Investments in Other Entities | - |  | - | *128,250,000,000* |  | - |
| - SHU A A Investment and Trading JSC | - |  | - | *128,250,000,000* | (\*) | - |
| Total | 2,828,406,741,893 |  | (132,632,692,930) | 2,951,456,741,893 |  | (224,893,379,427) |

(\*) As of December 31, 2024, and January 1, 2024, the Company was unable to determine the fair value of these investments for disclosure in the separate financial statements because these investments are not listed on the market. The fair value of these investments may differ from their carrying amount

18

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward. Thu Duc City, Ho Chi Minh City

1. RECEIVABLES FROM LOANS
2. *Short-term*
3. *Long-term*

- Indochina Hoi An Beach Villas Company Limited (\*)

Total

|  |  |
| --- | --- |
| *Closing balance* | *Opening balance* |
|  | *105,960,000,000* |
| - | 105,960.000,000 |
| - | *105,960,000,000* |

*Note:*

*(\*) Providing a loan to Indochina Hoi An Beach Villas Co., Ltd. for a term of 36 months at an interest rate of 11% per annum.*

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 6. OTHER RECEIVABLES | | *Closing balance* | | *Opening balance* | |
| *Value Provision* | | *Gia tri* | *Provision* |
| *a. Short-term* |  | *542,843,382,197* | *-* | *350,511,529,791* | - |
| - Advance |  | 3,052,624,155 | - | 1,345,424,092 | - |
| - Other receivables |  | 539,790,758,042 | - | 349,166,105,699 | - |
| Receivables from BCC |  | 196,000,000,000 | - | - | - |
| *+ Thang Phuong Joint Stock Company* | *(4)* | *196,000,000,000* | - | - | - |
| Interest Receivables from BCC |  | 159,616,710,632 | - | 4,751,029,613 | - |
| *+ White Magnolia Joint Stock Company* | *(1)* | *4,221,395,890* | - | *400,300.000* | - |
| *+ Plus Investment Joint Stock Company* | *(2)* | *17,220.380,292* | - | *119.315.634* | - |
| *+ Orchid Service and Investment Joint Stock Company* | *(3)* | *36,311,731,376* | - | *410,946.718* | - |
| *+ Thang Phuong Joint Stock Company* | *(4)* | *25,912,810,959* | - | - | - |
| *+ My Khe Villas Resort Corporation* | *(5)* | *33,051,004,108* | - | *1,785.216,712* | - |
| *+ Phoenix Mountain.,LTD* | *(6)* | *35,931,976,5 77* | - | 2,035,250,549 | - |
| *+ Thanh An An Company Limited* | *(8)* | *6,967,411,430* | - | - | - |
| *+ Others* |  | - | - | - | - |
| Other receivables |  | 5,884.047.410 | - | 166,125,076,086 | - |
| *+ Casa Marina Resort Travel Joint Stock Company* |  | *5,850,000,000* | - | *5.850.000.000* | - |
| *+ Tap Doan VNGROUP Joint Stock Company* |  | - | - | *160.000.000,000* | - |
| *+ Others* |  | *34,047,410* | - | *2 75,076,086* | - |
| Deposit Receivables |  | 178.290,000,000 | - | 178,290,000,000 | - |
| *+ Le Bao Toan* |  | *83,790,000,000* | - | *83,790.000.000* | - |
| *+ Tran Thanh Hung* |  | *94,500,000.000* | - | *94.500.000,000* | - |

19

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward. Thu Duc City, Ho Chi Minh City

|  |  |
| --- | --- |
| *6.* OTHER RECEIVABLES (Continued) | *Closing balance Opening balance*  *Value Provision Giá tri Provision* |
| * *. Long-term* * Deposits * Other receivables   Receivables from BCC | *4,299,360,000,000 - 4^47,860,000,000*  20,000,000 - 20,000,000  4,299,340,000,000 - 4,247,840,000,000  4,299,340,000,000 “ 4,247,840,000,000 |
| *+ White Magnolia Joint Stock Company*  *+ Plus Investment Joint Stock Company*  *+ Orchid Service and Investment Joint Stock Company*  *+ Thang Phuong Joint Stock Company*  *+ My Khe Villas Resort Corporation*  *+ Phoenix Mountain.,LTD* | 1. *830,000,000,000 - 830.000,000,000* 2. *441.564,000,000 - 441.564,000.000* 3. *1,278.436,000.000 - 1,278.436,000,000* 4. *- - 196,000,000,000* 5. *4 72,890.000,000 - 475,390,000,000* 6. *606,450,000,000 - 606.450,000.000* |
| *+ Bamboo Capital Group Joint Stock Company*  *+ Thanh An An Company Limited* | 1. *420,000,000,000 - 420.000.000,000* 2. *250,000,000.000* |
| Total | 4,842403382,197 - 4398371329,791 |

*Note:*

(\*) Details of Significant BCC Receivables are as follows:

(J) *Represents the receivable under BCC No. Ị Ị05/202J/BCGLAND- WHITE dated May ỉ I, 2021, and the contract appendix between the Company and White Magnolia Joint Stock Company, for the purpose ofjointly developing a real estate project in Binh Tan District. Ho Chi Minh City, with a total cooperation amount of VND 830,000,000,000. The cooperation period is 3 years from the date of the first disbursement and may be extended by an additional 2 years. Profits are distributed as stipulated in the contract.*

1. *Represents the receivable under BCC No. 1504/2021/BCG LAND-PLUS dated April 15, 2021, between the Company and Plus Investment Joint Stock Company, for the purpose of jointly developing a real estate project in Binh Tan District, Ho Chi Minh City, with a total cooperation amount ofVND 441,564,000.000. The cooperation period is 3 years from the date of the first disbursement and may be extended by an additional 2 years. Profits are distributed as stipulated in the contract.*
2. *Represents the receivable under BCC No. 0204/202Ỉ/BCGLAND-ORCHỈD dated April 2, 2021, between the Company and Orchid Service and Investment Joint Stock Company, for the purpose of Jointly developing a real estate project in Bình Tan District, Ho Chi Minh City, with a total cooperation amount ofVND 1.2 78,436,000,000. The cooperation period is 3 years from the date of the first disbursement and may be extended by an additional 2 years. Profits are distributed as stipulated in the contract.*
3. *Represents the receivable under BCC No. 0912/2022/BCGL-TP dated December 9. 2022. between the Company and Thang Phuong Joint Stock Company, for the purpose of jointly investing in financial products listed on the HOSE, HNX, or UPCOM stock exchanges, with a total cooperation amount ofVND 196,000,000,000. The cooperation period is I year from the conưact signing date and may be extended by an additional 3 years. Business results are determined based on the profit from the transactions and proportionate to the capital contribution ratio.*



BCG LAND JOINT STOCK COMPANY Separate financial statements

No. 22A\* Street No. 7, An Phu Ward. Thu Duc City, Ho Chi Minh City Quarter IV 2024

(\*) Details of Significant BCC Receivables are as follows (Continued):

1. *Represents the receivable under BCC No. 2704/2022/BCGL-MK dated April 27, 2022, and the contract appendices between the Company and My Khe Villas Resort Corporation, for the purpose of jointly developing a real estate project in Quang Ngai Province, with a total cooperation amount ofVND 500.000,000,000. The cooperation period is 48 months from the contract date. The profit share is determined based on the business results of the project upon its completion.*
2. *Represents the receivable under BCC No. 1J03/2022/BCGL-PMC dated March 11. 2022, and the contract appendix between the Company and Phoenix Mountain Co.. Ltd., for the purpose of jointly developing a real estate project in Quy Nhon City. Binh Dinh Province, with a total cooperation amount ofVND 630,000,000,000. The cooperation period is 3 years from the contract date and may be extended by an additional 2 years. The profit share is determined based on the business results of the project upon its completion. The remaining contribution under the contract will be made according to the actual progress of the project and as agreed upon by both parties.*
3. *Represents the receivable under BCC No. 1805/2022/HD-HTDT-BCG-HL dated May 18. 2022, between the Company and Bamboo Capital Group Joint Stock Company, for the purpose of jointly developing a real estate project in Dak Nong Province, with a total cooperation amount ofVND 800.000,000,000. The cooperation period is 48 months from the contract date. The profit share is determined based on the business results of the project upon its completion.*
4. *Represents the receivable under BCC No. 1806/2024/BCGL-TAA dated June 18, 2024, between the Company and Thanh An An Co., Ltd, for the purpose of jointly developing a real estate project in Binh Chanh District, Ho Chi Minh City, with a total cooperation amount ofVND 250,000,000,000. The cooperation period is 3 years from the contract date. Profits are distributed as stipulated in the contract.*

7. INVENTORIES

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  |  | *Closing balance* |  | *Opening balance* |  |  |
|  |  | *Historical cost Provision* |  | *Historical cost* | *Provision* |  |
| Works in progress |  | 6,951,728,000 | - | 4.551,728,000 |  | - |
| Total cost of inventories |  | 6,951,728,000 |  | 4,551,728,000 |  |  |
| 8. TÀI SẢN DỞ DANG DÀI HẠN |  | *Closing balance* |  | *Opening balance* |  |  |
|  |  | *Historical cost Provision* |  | *Historical cost* | *Provision* |  |
| - Construction in Progress |  | 4,255,577,593 | - | 4,255,577,593 |  | - |
| Including:  + Construction in Progress |  | 4,255,577,593 | - | 4,255,577,593 |  |  |
| *Casa Montana Project* |  | *4.255,577,593* | - | 4,25 5,577,593 |  | - |
|  | Total | 4,255,577,593 | - | 4,2 55,577,593 |  | - |

21

|  |  |
| --- | --- |
| BCG LAND JOINT STOCK COMPANY  No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City | Separate financial statements  Quarter IV 2024 |
| 9. TANGIBLE FIXED ASSETS  Means of  Items  transportation | Office  Total equipment |
| 1. Original cost 2. Opening balance 11,952,042,183    1. Increase   - Purchased during the period  3. Decrease | 11,952,042,183  41,200,000 41,200,000  41,200,000 41,200,000 |
| 4. Closing balance 11,952,042,183 | 41,200,000 11,993,242,183 |
| 1. Accumulated depreciation 2. Opening balance 4,193,905,235 3. Increase 1,992,007,032   -Depreciation 1,992,007,032   1. Decrease | 4,193,905,235  686,667 1,992,693,699  686,667 1,992,693,699 |
| 4. Closing balance 6,185,912,267 | 686,667 6,186,598,934 |
| III. Net book value |  |
| I. Opening balance 7,758,136,948  2. Closing balance 5,766,129,916 | 7,758,136,948  40,513,333 5,806,643,249 |

*Note:*

|  |  |
| --- | --- |
| *- Net book value at the end of the period of tangible fixed*  *assets pledged or mortgaged as collateral for loans and VND*  *borrowings:* | *5,153,407,984* |

22

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

|  |  |  |
| --- | --- | --- |
| 10. INTANGIBLE FIXED ASSETS | | Total |
| Items | Software |
| I. Original cost |  |  |
| 1. Opening balance | 1,075,201,500 | 1,075,201,500 |
| 2. Increase | - | - |
| - Additions | - | - |
| 3. Decrease | - | - |
| 4. Closing balance | 1,075,201,500 | 1,075,201,500 |
| II. Accumulated depreciation |  |  |
| I. Opening balance | 1,075,201,500 | 1,075,201,500 |
| 2. Increase | - |  |
| - Depreciation | - |  |
| 3. Decrease | - |  |
| 4. Closing balance | 1,075,201,500 | 1,075,201,500 |
| III. Net book value |  |  |
| 1. Opening balance | - |  |
| 2. Closing balance | - |  |
| *Note:* |  |  |
| *- The original cost of fully depreciated intangible fixed assets still in use* | *1,075,201,500 VND* |  |
| *at the end of the year:* |  |  |

23

|  |  |
| --- | --- |
| BCG LAND JOINT STOCK COMPANY  No. 22A. Street No. 7. An Phu Ward, Thu Duc City, Ho Chi Minh City | Separate financial statements  Quarter IV 2024 |
| 11. PREPAID EXPENSES |  |
|  | *Closing balance Opening balance* |
| *a. Short-term* | 359334,036 117,602.081 |
| • Others | 359.834.036 117.602.081 |
| *b. Long-term* | *5 71,917,569 815,803,581* |
| -Tools and equipments | 23,584240 127,470.248 |
| - Insurance | 548.333.329 688.333,333 |
| Total | 931.751.605 933,405,662 |
| 12. BORROWINGS AND FINANCE LEASE LIABILITIES |  |
|  | *Opening balance Incurred Closing balance* |
|  | *Value Recoverable value Increase Decrease Value Recoverable value* |
| *a. Short-term* | 783333336 783333336 203,150,000,000 202,733333336 1300,000,000 1 200,000,000 |
| - Short-term | 181250.000.000 181250.000.000 |
| *+ Con Bap Ecological Tourist Company Limited* | - - - . - \_ |
| *+ Bamboo Capital Group Joint Stock Company* | *181,250,000,000 181.250,000,000* |
| - Current portion of long-term borrowings | 1200.000,000 1 200,000,000 21,900.000,000 21,900,000,000 1 200.000,000 1 200.000,000 |
| *+ Con Bap Ecological Tourist Company Limited* | *20.700,000.000 20,700.000.000* |
| *+ Vietnam Joint Stock Commercial Bank for Industry and Trade* | *(♦♦) 1,200,000,000 1,200.000.000 1.200.000.000 1.200,000,000 1,200,000,000 1,200.000.000* |
| - Bond issuance expenses | (416,666,664) (416.666,664) - (416.666,664) |
| *b. Long-term* | *168,060,000,000 168,060,000,000 - 161,900,000,000 6,160,000,000 6,160,000,000* |
| *+ Con Bap Ecological Tourist Company Limited* | (•) 160,700.000.000 160,700,000,000 - 160.700,000.000 |
| *+ Vietnam Joint Stock Commercial Bank for Industry and Trade* | (•\*) 2,800,000.000 2,800.000.000 - 1200,000,000 1,600,000,000 1.600,000,000 |
| + Nguyen Ho Nam | 4,560,000.000 4,560,000,000 - - 4,560,000,000 4.560,000.000 |
| *Note;* |  |
| *(\*) According to Loan Agreement No. 12/2022/HDVT/CB-BCGL dated August I. 2022, between BCG Land Joint Stock Company and Con Bap Ecological Tourist Company Limited, with a loan amount of VND 60 billion, an interest* | |
| *rate of 11% per annum, and no collateral.* |  |

*According to Loan Agreement No. 1106/2021/HDVT/CBE-BCGL dated June 11, 2021. between BCG Land Joint Stock Company and Con Bap Ecological Tourist Company Limited., with a loan amount of VND 170 billion, an interest rate of 12% per annum, and no collateral.*

*According to Loan Agreement No. 03/2022/HDVT/CB-BCGL dated March 31. 2022, between BCG Land Joint Stock Company and Con Bap Ecological Tourist Company Limited, with a loan amount of VND 80 billion, an interest rate of 11% per annum, and no collateral.*

*(\*\*) This represents a loan from Vietnam Joint Stock Commercial Bank for Industry and Trade with a credit limit of VND 6,000,000,000. an interest rate determined as the base rate plus a minimum margin of 4% per annum, and a term of 60 months from the date of the first disbursement. This loan is secured by transportation equipment under Movable Property Mortgage Agreement No. 14/2022/HDBD/NHCT944-BCGLAND dated April 29. 2022.*

24

BCG LAND JOINT STOCK COMPANY Separate financial statements

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City Quarter IV 2024

|  |  |
| --- | --- |
| 12. BORROWINGS AND FINANCE LEASE LIABILITIES (Continued) | *Opening balance Closing balance*  *Value Period Value Period* |
| *Ordinary bonds*  Short-term bonds | - |
| Long-term bonds  - Issued at face value | 2,500,000,000,000 2,500,000,000,000  (1) 2,500,000,000,000 5 year 2,500.000,000.000 5 year |
| Total | 2.500,000,000,000 2,500.000,000,000 |

*Note:*

1. *Bonds issued by Tien Phong Securities Joint Stock Company as a depository agent. The bond code is BCLCH2124001, the amount of25.000,000 bonds issued from 31/03/2021 is due on 31/03/2026. Par value: VND 100,000/bond.*

*Type of bond: non-convertible bond, without warrants, with collateral.*



*25*

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

13. TRADE PAYABLES

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | *Closing balance* | | *Opening balance* | |
| *Value* | *Recoverable value* | *Value* | *Recoverable value* |
| *a. Short-term* | *28,930,590,227* | *28,930,590,227* | *16,097,291,417* | *16,097,291,417* |
| - Helios Service and Investment Joint Stock Company | 17,450,178,457 | 17,450,178,457 | 8,254,422,316 | 8,254,422,316 |
| - Tien Phong Securities Joint Stock Company | 5,182,506.849 | 5,182,506,849 | 2,500,000,000 | 2,500,000,000 |
| - Bamboo Capital Group Joint Stock Company | 3,110,400,000 | 3,110,400,000 | 2,665,600,000 | 2,665.600,000 |
| - Others | 3,187,504,921 | 3,187,504,921 | 2,677,269,101 | 2,677,269,101 |
| *h. Long-term* | - | - | - | - |
| *c. Overdue debts* | - | - | - | - |
| *d. Trade payables to related parties* | *21,460,694,227* | *21,460,694,227* | *11,356,489,568* | *11,356,489,568* |
| - Bamboo Capital Group Joint Stock Company | 3,110,400,000 | 3,110,400.000 | 2,665,600,000 | 2,665,600,000 |
| - Casa Marina Resort Travel Joint Stock Company | 219,629,167 | 219,629,167 | 206,566,167 | 206,566,167 |
| - SHUAA Investment and Trading Joint Stock Company | 181,028,273 | 181,028,273 | 48,045,273 | 48,045,273 |
| - AAA Insurance Corporation | - | - | 8,521,582 | 8,521,582 |
| - Helios Service and Investment Joint Stock Company | 17,450,178,457 | 17,450,178.457 | 8,254,422,316 | 8,254,422,316 |
| - Construction Group Tracodi Joint Stock Company | 493,333,330 | 493,333,330 | 173,333,330 | 173,333,330 |
| - Vietnam Taxi Co. LTD | 6,125,000 | 6,125,000 | 900 | 900 |
| - Indochina Hoi An Beach Villas Company Limited | 370,704,000 | 370,704,000 | - | - |
| *Note:* |  |  |  |  |
| *- Details of suppliers with payables accounting for 10% or more of total payables.* |  |  |  |  |
| *- From September 6, 2024, Industrial and Transport Development Investment Joint Stock Company changed its name to Construction Group Tracodi Joint Slock Company.* | | | |  |
| 14. PREPAYMENTS FROM CUSTOMERS |  |  |  |  |
|  |  |  | *Closing balance* | *Opening balance* |
| *a. Short-term* |  |  | 28,000,000,000 | 28,000,000,000 |
| - Mr. Nguyen Hoang Phat |  |  | 28,000,000,000 | 28.000,000,000 |

26

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

15. TAXES AND PAYABLES TO THE STATE BUDGET

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | *Opening balance* | *Payable during the year* | *Deducted during the period* | *Payment during the year* | *Closing balance* |
| *a. Payables* | *13,498,095,586* | *75,429,648,073* | *2,741,439,443* | *15,673,506,812* | *70,512,797,404* |
| - Value added tax | 242,191,941 | 2,740,938,519 | 2,740,938,519 | 242,191,941 | *-* |
| - Corporate income tax | 13,011.839 630 | 70,307,428 322 | 500,924 | 13,011,839,630 | 70,306,927,398 |
| - Personal income tax | 244 064,015 | 2,381,281,232 | - | 2,419,475,241 | 205,870,006 |
| - Other taxes | - | - | - | - | - |
| *b. Phái thu* | - | 4,000,000 | - | 8,000,000 | (4,000,000) |
| - Other taxes | - | 4,000,000 | - | 8,000,000 | (4,000,000) |

*The Company's lax settlements are subject to examination by the Tax Authority. Because the application of tax laws and regulation too many types of transactions is susceptible to varying interpretation, amounts reported in the financial statements could be changed at a later date upon final determination by the Tax Authority.*

|  |  |  |
| --- | --- | --- |
| 16. ACCRUED EXPENSES | *Closing balance* | *Opening balance* |
| *a. Short-term* | 10,868,669,884 | *22,925,580,822* |
| - Loan interest, bond interest | 8,917,501,370 | - |
| - Fees for consulting, custody, and underwriting bonds | - | 22,911,780,822 |
| - Others | 1,951,168,514 | 13,800,000 |
| *b. Long-term* | - | - |
| Total | 10,868,669,884 | 22,925,580,822 |
| 17. OTHER PAYABLES | *Closing balance* | *Opening balance* |
| *a. Short-term* | *4,649,141,774* | *37,623,143,431* |
| - Assets surplus awaiting resolution | - | 5,020,000 |
| - Social insurance. Health insurance, Unemployment insurance | 35,234,921 | 97,476,850 |
| - Other payables | 4,613,906,853 | 37,520,646,581 |
| *+ Con Bap Ecological Tourist Company Limited* | *4,216,646,579* | *35.316,646,579* |
| *+ Bamboo Capital Group Joint Stock Company* | *397,260,274* | *-* |
| *+ Others* | - | *2,204,000,002* |
| *b. Long-term* | - | *10,000,000,000* |
| - Other payables | - | 10,000,000,000 |
| *+ Thanh Nguyen Energy Investment And Development Co., Ltd* | - | *10,000.000,000* |
| *c. Overdue debts* | - | - |

27

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

18. OWNER’S EQUITY

*a. Comparison table of owner’s equity fluctuations*

|  |  |  |  |
| --- | --- | --- | --- |
|  | Contributed capital | Undistributed profits | Total |
| As at 01/01/2023 | 4,600,000,000,000 | 148,984,044,705 | 4,748,984,044,705 |
| - Dividend paid in shares | - | - | - |
| - Dividend distribution | - | - | - |
| - Profits in previous year | - | 43,781,072,585 | 43,781,072,5 85 |
| As at 31/12/2023 | 4,600,000,000,000 | 192,765,117,290 | 4,792,765,117,290 |
| As at 01/01/2024 | 4,600,000,000,000 | 192,765,117,290 | 4,792,765,117,290 |
| - Increase during the year | - | - | - |
| - Dividend distribution | 13 7,999,13 0,000 | (13 7,999,13 0,000) | - |
| - Profits in current year | - | 273,839,871,436 | 273,839,871,436 |
| As at 31/12/2024 | 4,737,999,130,000 | 328,605,858,726 | 5,066,604,988,726 |

28

BCG LAND JOINT STOCK COMPANY Separate financial statements

22A Đường so 7, Phường An Phủ, Thành phố Thú Đức, Thành phố Hồ Chí Minh Quarter IV 2024

|  |  |  |
| --- | --- | --- |
| 18. OWNER’S EQUITY (Continued) | *Closing balance* | *Opening balance* |
| *b, Contributed capital*  - Bamboo Capital Group Joint Stock Company | 2,942,092,000,000 | 2,856,400,000,000 |
| - Others | 1,795,907,130,000 | 1,743,600,000,000 |
| Total | 4,737,999,130,000 | 4,600,000,000,000 |
| *c. Capital transactions with owners and distribution of dividends or profits* | |  |
|  | *Accumulated to the end of* | *Accumulated to the end of* |
|  | *Quarter IV. 2024* | *Quarter IV.2023* |
| *- Owner's invested equity* + Opening capital | 4,600,000,000,000 | 4,600,000,000,000 |
| + Increase during the year | 13 7,999,13 0,000 | - |
| + Decrease during the year | - | - |
| + Closing capital | 4,73 7,999,13 0,000 | 4,600,000,000,000 |
| *- Dividends or distributed profits* | *13 7,999,130,000* | - |
| *d. Shares* | *Closing balance* | *Opening balance* |
| - Number of shares registered for issuance | 473,799,913 | 460,000,000 |
| - Number of shares sold to public market | 473,799,913 | 460,000,000 |
| *+ Common shares* | *473,799,913* | *460,000,000* |
| - Number of shares outstanding | 473,799,913 | 460,000,000 |
| *+ Common shares* | *473,799,913* | *460,000,000* |

*Ợ) Par value of shares outstanding: VND 10,000/share.*

29

BCG LAND JOINT STOCK COMPANY Separate financial statements

22A Đường số 7, Phường An Phú, Thành phố Thủ Đức, Thành phỗ Hồ Chí Minh Quarter IV 2024

|  |  |  |  |
| --- | --- | --- | --- |
| VI. | NOTES TO THE SEPARATE INCOME STATEMENTS | *Đơn vị tính: VND* | |
| 1. | REVENUES FROM SALES AND SERVICES RENDERED | *Accumulated to the end* | *Accumulated to the end* |
|  |  | *of Quarter IV.2024* | *of Quarter IV.2023* |
|  | *a. Revenue* | *8,706,481,481* | *8,4 75,000,000* |
|  | - Revenue from services | 8,706,481,481 | 8,475,000,000 |
|  | *b. Revenue from related parties* | *7,575,000,000* | *7,575,000,000* |
|  | - Indochina Hoi An Beach Villas Company Limited | 3,000,000,000 | 3,000,000,000 |
|  | - BCG Vinh Long Joint Stock Company | 75,000,000 | 75,000,000 |
|  | - Gia Khang Service and Trading Investment Joint Stock Company | 4,500,000,000 | 4,500,000,000 |
| 2. | COST OF SALES | *Accumulated to the end* | *Accumulated to the end* |
|  |  | *°f Quarter IV.2024* | *of Quarter IV.2023* |
|  | - Cost of services | 5,282,860,829 | 5,060,198,642 |
|  | Total | 5,282,860,829 | 5,060,198,642 |
| 3. | FINANCIAL INCOME | *Accumulated to the end* | *Accumulated to the end* |
|  |  | *of Quarter IV.2024* | *of Quarter 1V.2023* |
|  | - Interests of deposits or Ioans | 647,287,323 | 1,108,910,205 |
|  | - Interest from BCC | 168,192,349,052 | 131,023,1 19,452 |
|  | - Profit from capital transfer | - | 28,000,000,000 |
|  | Total | 168,839,636,375 | 160,132,029,657 |
| 4. | FINANCIAL EXPENSES | *Accumulated to the end* | *Accumulated to the end* |
|  |  | *of Quarter IV.2024* | *of Quarter IV.2023* |
|  | - Interest expenses on loans and bonds | 69,817,049,993 | 74,008,514,914 |
|  | - Interest expense from BCC | - | 277,764,3 84 |
|  | - Reversal of provision for financial investments. | (137,292,538,804) | (97,911,472,067) |
|  | - Provision for financial investments | 31,875,759,084 | 100,325,728,319 |
|  | - Costs of issuing and managing bonds | 136,986,301 | 25,835,447,489 |
|  | Total | (35,462,743,426) | 102,535,983,039 |

5. SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES

|  |  |  |
| --- | --- | --- |
|  | *Accumulated to the end* | *Accumulated to the end* |
|  | *of Quarter IV.2024* | *of Quarter IV.2023* |
| 1. *Selling expenses incurred during the year* 2. *General and administration expenses incurred during the year* | *16,062,706,980* | *28,2 74,085,931* |
| - Staff costs | 6,3 3 8,5 5 8,773 | 6,245,3 83,369 |
| - Costs of managed materials | 195,73 7,445 | 175,172,859 |
| - Office supplies | 222,76 8,290 | 242,140,317 |
| - Depreciation expenses | 498,688,425 | 498,001,758 |
| - Taxes, fees and charges | 15,897,775 | 10,621,048 |
| - Outside service expenses | 7,170,942,721 | 20,212,63 8,03 8 |
| - Other expenses | 1,620,113,551 | 890,128,542 |

30

BCG LAND JOINT STOCK COMPANY Separate financial statements

22A Đường số 7, Phường An Phú, Thành phổ Thù Đức, Thành phố Hồ Chí Minh Quarter IV 2024

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 6. | OTHER EXPENSES | *Accumulated to the end* | *Accumulated to the end* |  |
|  |  | *of Quarter IV.2024* | *of Quarter IV.2023* |  |
|  | - Tax penalty fees | 1,027,614 | 1,091,111,636 |  |
|  | - Others | 770,396,182 | 468,819,174 |  |
|  | Total | 771,423,796 | 1,559,930,810 |  |
| 7. | COSTS OF OPERATION BY FACTOR |  |  |  |
|  |  | *Accumulated to the end* | *Accumulated to the end* |  |
|  |  | ***of Quarter IV.2024*** | ***of Quarter IV.2023*** |  |
|  | - Raw materials cost | 195,737,445 | 175,172,859 |  |
|  | - Staff costs | 10,217,419,602 | 9,898,090,011 |  |
|  | - Depreciation expenses | 498,688,425 | 501,493,758 |
|  | - Outside service expenses | 8,574,942,721 | 21,653,987,03 8 |  |
|  | - Other expenses | 1,858,779,616 | 1,142,889,907 |  |
|  | Total | 21,345,567,809 | 33,371,633,573 |  |
| 8. | CURRENT CORPORATE INCOME TAX EXPENSES | *Accumulated to the end* | *Accumulated to the end* |  |
|  |  | *of Quarter IV.2024* | *of Quarter IV.2023* |  |
|  | - Total net profit before tax | 190,891,869,677 | 31,176,831,235 |  |
|  | - Adjust the profit before tax to determine corporate income tax | 1,034,506,465 | 1,824,483,479 |  |
|  | *+ Increase adjustments*  *+ Decrease adjustments* | 1,034,506,465 | 1,824,483,479 |  |
|  | - Total profit to determine corporate income tax | 191,926,376,142 | 33,001,314,714 |  |
|  | *+ Losses carried forward from previous years.* |  |  |  |
|  | - Total taxable income | 191,926,376,142 | 33,001,314,714 |  |
|  | - Current corporate income tax expenses | 38,385,275,228 | 9,501,703,429 |  |
|  | *+ Corporate income tax* | *38,385,275,228* | *6,600,262,944* |  |
|  | *+ Additional corporate income tax liabilities.* | - | *2,901,440,485* |  |
| VII. | NOTES TO THE SEPARATE CASH FLOW STATEMENT |  |  |  |
| 1. | Non-cash transactions which affects on Cash Flow Statement | *Accumulated to the end* | *Accumulated to the end* |  |
|  |  | *of Quarter IV.2024* | *°f Quarter IV.2023* |  |
|  | - Issuance of stock dividends in 2023 from retained earnings | - | - |  |

2. No cash which the company holds but unable to used: None.

31

BCG LAND JOINT STOCK COMPANY

22A Đường số 7, Phường An Phú, Thành phố Thủ Đức, Thành phố Hồ Chí Minh

Separate financial statements

Quarter IV 2024

1. Borrowing amount actually collected during the year

* Proceeds from borrowing under the loan contract
* Proceeds from issuing common bonds  
  Total

4. Cash actually paid for the loan principal during the year

- Proceeds from borrowing under the loan contract  
Total

VIII. OTHER INFORMATION

|  |  |
| --- | --- |
| *Accumulated to the end* | *Accumulated to the end* |
| *of Quarter IV.2024* | *of Quarter IV.2023* |
| 181,250,000,000 | - |
| 181,250,000,000 | - |

|  |  |
| --- | --- |
| *Accumulated to the end of Quarter IV.2024* | *Accumulated to the end of Quarter IV.2023* |
| 181,550,000,000 | 300,000,000 |
| 181,550,000,000 | 300,000,000 |

1. INFORMATION ABOUT RELATED PARTIES

a. Related parties

|  |  |
| --- | --- |
| Related party | Relationship |
| Bamboo Capital Group Joint Stock Company (“Bamboo Capital”) | Parent company |
| Construction Group Tracodi Joint Stock Company ( Former name: Industrial and Transport Development Investment Joint Stock Company) | Owner |
| Mr. Nguyen Thanh Hung | Owner |
| Ms. Huynh Thi Kim Tuyen | Co-managed by key personnel |
| Vxperia Trading Joint Stock Company | Subsidiary |
| Casa Marina Resort Travel Joint Stock Company | Subsidiary |
| Sao Sang Sai Gon Corporation | Subsidiary |
| Indochina Hoi An Beach Villas Company Limited | Subsidiary |
| Con Bap Ecological Tourist Company Limited | Subsidiary |
| Gia Khang Service and Trading Investment Joint Stock Con | Direct associate |
| BCG ECO Joint Stock Company | Direct associate |
| Phoenix Mountain.,LTD | Direct associate |
| AAA Insurance Corporation | Fellow subsidiary of Bamboo Capital |
| BCG Vinh Long Joint Stock Company | Fellow subsidiary of Bamboo Capital |
| Clean Energy Vision Development Joint Stock Company | Fellow subsidiary of Bamboo Capital |
| Thanh Nguyen Energy Investment And Development Co., Ltd | Fellow subsidiary of Bamboo Capital |
| Vietnam Taxi Co. LTD | Fellow subsidiary of Bamboo Capital |
| SHUAA Investment and Trading JSC | Same key management personel |
| Helios Service and Investment JSC | Same key management personel |
| My Khe Villas Resort Corporation | Same key management personel |
| Thang Phuong Joint Stock Company | Same key management personel |
| White Magnolia Joint Stock Company | Same key management personel |
| Others | Legal representative of Bamboo Capital member company |

32

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

22A Đường so 7, Phường An Phú, Thành phố Thủ Đức, Thành phố Hồ Chí Minh

*b. The Significant transactions with related parties*

|  |  |  |
| --- | --- | --- |
| Related party | Transactions | Value |
| Bamboo Capital Group Joint Stock Company | Service revenue  Loan  Principal loan amount  Loan interest | 2,160,000,000  181,250,000,000  181,250,000,000 397,260,274 |
| Indochina Hoi An Beach Villas Company Limited | Service revenue | 3,000,000,000 |
|  | Purchase of services | 642,827,780 |
| Gia Khang Service and Trading Investment JSC | Service revenue | 4,500,000,000 |
| BCG Vinh Long Joint Stock Company | Service revenue | 75,000,000 |
| SHUAA Investment and Trading JSC | Purchase of services | 57,959,866 |
| Helios Service and Investment JSC | Purchase of services | 3,322,504,462 |
| AAA Insurance Corporation | Purchase of services | 226,058,636 |
| White Magnolia Joint Stock Company | Interest expense on BCC | 31,380,821,918 |
| Phoenix Mountain.,LTD | Interest expense on BCC | 22,92 8,794,521 |
| My Khe Villas Resort Corporation | Interest expense on BCC | 16,091,215,890 |
| Vietnam Taxi Co. LTD | Purchase of services | 25,946,943 |
| Thang Phuong Joint Stock Company | Interest expense on BCC | 25,912,810,959 |
| BCG ECO Joint Stock Company | Investing capital | 5,200,000,000 |

Income of key management personnel of the Company

|  |  |  |
| --- | --- | --- |
| Name | Position | Value |
| Tan Bo Quan, Andy | Chairman | 15 6,666,666 |
| Huynh Thị Kim Tuyen | Deputy Chairwoman | 9,999,999 |
| Nguyen Tung Lam | Deputy Chairman | 9,999,999 |
| Nguyen Khanh Duy | Member | 9,999,999 |
| Le Thanh Tung | Member | 9,999,999 |
| Ng Wee Siong, Leonard | Independent member | 7,500,000 |
| Vu Xuan Chien | Independent member | 6,666,666 |
| Dong Hai Ha | Chief Supervisor | 33,333,333 |
| Nguyen Viet Cuong | Member | 26,666,667 |
| Hoang Quoc Trung | Member | 6,666,666 |
| Nguyen Thanh Hung | General Director | 368,888,888 |
| Ho Viet Thuy | Director Deputy General | 130,555,555 |
| Pham Huu Quoc | Director Deputy General | 207,555,556 |
| Pham Dai Nghia | Director Deputy General | 355,560,636 |
| Le Nong | Director Deputy General | 240,586,668 |
| Huynh Thi Thao | Chief accountant | 250,626,890 |

33

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

22A Đường số 7, Phường An Phủ, Thành phố Thủ Đức, Thành phố Hồ Chí Minh

*c. Closing balances with related parties*

|  |  |  |
| --- | --- | --- |
| Related party | Items Value | |
| Executive Board | Other short-term payments | - |
| Bamboo Capital Group Joint Stock Company | Other long-term receivables | 420,000,000,000 |
|  | Other short-term payables | 397,260,274 |
|  | Short-term payables to suppliers | 3,110,400,000 |
| Indochina Hoi An Beach Villas Company Limited | Short-term receivables from customer | 7,195,000,000 |
|  | Short-term payables to suppliers | 3 70,704,000 |
| Casa Marina Resort Travel Joint Stock Company | Other short-term receivables | 5,850,000,000 |
|  | Short-term payables to suppliers | 219,629,167 |
| Con Bap Ecological Tourist Company Limited | Accrued expenses | 8,917,501,370 |
|  | Other short-term payables | 4,216,646,579 |
| BCG Vinh Long Joint Stock Company | Short-term receivables from customer | 27,000,000 |
| Gia Khang Service and Trading Investment Joint Stock Con Short-term receivables from customer | | 7,3 00,000,000 |
| SHUAA Investment and Trading JSC | Short-term payables to suppliers | 181,028,273 |
| Helios Service and Investment JSC | Short-term payables to suppliers | 17,450,178,457 |
| White Magnolia Joint Stock Company | Other short-term receivables | 4,221,3 95,890 |
|  | Other long-term receivables | 830,000,000,000 |
| Thang Phuong Joint Stock Company | Other long-term receivables | 196,000,000,000 |
| My Khe Villas Resort Corporation | Other short-term receivables | 33,051,004,108 |
|  | Other long-term receivables | 472,890,000,000 |
| Phoenix Mountain.,LTD | Other short-term receivables | 3 5,931,976,577 |
|  | Other long-term receivables | 606,450,000,000 |
| Construction Group Tracodi Joint Stock Company | Short-term payables to suppliers | 493,333,330 |
| Vietnam Taxi Co. LTD | Short-term payables to suppliers | 6,125,000 |
| Nguyen Ho Nam | Long-term loans | 4,5 60,000,000 |

1. COMPARATIVE FIGURES

The comparative figures are the figures from the Separate Financial Statements for the fiscal year ended December 31, 2023, which have been audited and reviewed by PwC Vietnam, and the Separate Financial Statements for the self-prepared Fourth Quarter 2023 accounting period.

1. INFORMATION SEGMENT REPORTING

Segment information is presented by geographic area and business sector of the Company. The segment reporting by geographic area and business sector is based on the Company’s internal reporting structure and management.

The segment report results include items that are directly allocated to a segment as well as those that are allocated to segments on a reasonable basis. Unallocated items include assets, liabilities, finance income, finance costs, selling expenses, administrative expenses, other gains or losses, and corporate income tax.

The Company presents its segment report by business type.

|  |  |  |  |
| --- | --- | --- | --- |
| Items | Sales of goods | Provision of services | Total |
| Net sales | - | 8,706,481,481 | 8,706,481,481 |
| Cost of sales | - | 5,2 82,860,829 | 5,282,860,829 |
| Lọ i nhuận thuần | - | 3,423,620,652 | 3,423,620,652 |

34

Separate financial statements

Quarter IV 2024

BCG LAND JOINT STOCK COMPANY

22A Đường số 7, Phường An Phú, Thành phố Thử Đức, Thành phố Hồ Chí Minh

1. EVENTS SINCE THE SEPARATE BALANCE SHEET DATE

'No material events have occurred after the date of the financial statements that require adjustment or disclosure in these separate financial statements.





35