

CENTURY LAND JOINT STOCK COMPANY
(Established in the Socialist Republic of Vietnam)

CONSOLIDATED FINANCIAL STATEMENTS
4th QUARTER 2024

1. GENERAL INFORMATION

1.1. COMPANY INFORMATION

CENTURY LAND JOINT STOCK COMPANY1st floor, Sky Tower City, NO. 88 Lang Ha, Lang Ha Ward, Dong Da District, Ha Noi

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REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of Century Land Joint Stock Company ("the Company") presents its report and the Company's Consolidated Financial Statements for 4 th quarter 2024.

BOARD OF MANAGEMENT, BOARD OF DIRECTORS AND BOARD OF SUPERVISION

The members of the Board of Management and the Board of Directors during the period and to the reporting date

Board of Management

Mr Nguyen Trung Vu	Chairman
Mr Pham Thanh Hung	Vice Chairman
Mrs Nguyen Minh Hoi	Vice Chairman
Mr Nguyen Duc Vui	Member of board of management
Mrs Nguyen Thi Hoang Oanh	Member of board of management
Mr Chu Huu Chien	Member of board of management (Resigned on April 25, 2024)

Board of Directors

Mr Pham Duc Hung	General Director
Mrs Nguyen Minh Hoi	Vice General Director
Mr Nguyen Anh Huong	Vice General Director (Resigned on June 26, 2024)
Mrs Vu Thi Xuan Giang	Vice General Director (Appointed on February 22, 2024)

The members of the Audit Committee are:

Mr Nguyen Duc Vui	Head of Board
Mrs Nguyen Thi Hoang Anh	Member

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

The Board of Directors is responsible for the Consolidated Financial Statements which give a true and fair view of the financial position of the Company as at 31 December 2024, as well as the consolidated results of its operations and its consolidated cash flows for the fourt quarter of 2024, compliance with Vietnamese accounting standards, the Vietnamese enterprise accounting system, and relevant legal regulations on the preparation and presentation of interim consolidated financial statements. In preparing these interim consolidated financial statements, the Board of General Directors 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 Consolidated Financial Statements;
- Prepare the Consolidated Financial Statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.

REPORT OF THE BOARD OF DIRECTORS (Continued)

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY (Continued)

- Design and implement an effective internal control system to ensure the preparation and fair presentation of consolidated financial statements, aiming to mitigate risks and fraud.

The Board of Directors is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Consolidated Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

On behalf of the Board of Directors,



Pham Duc Hung

General Director

January 24th 2025

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2024

Unit: VND

ASSETS	Code	Note	31/12/2024	01/01/2024
A. CURRENT ASSETS	100		4.276.182.318.951	4.960.760.376.051
I. Cash and cash equivalents	110	4	30.966.490.901	141.770.671.952
1. Cash	111		30.966.490.901	141.770.671.952
II. Short-term investments	120		157.424.654.795	134.142.084.595
1. Held-to-maturity investments	123		157.424.654.795	134.142.084.595
III. Short-term receivables	130		3.721.818.988.700	4.110.704.050.589
1. Short-term trade receivables	131	5	548.978.322.034	541.725.622.661
2. Short-term prepayments to suppliers	132	6	47.200.503.915	109.726.446.880
3. Short-term loan receivables	135		175.905.700.000	518.453.072.948
4. Other short-term receivables	136	7	3.033.534.820.728	3.013.412.279.671
5. Provision for short-term doubtful debts	137	8	(83.800.357.977)	(72.613.371.571)
IV. Inventories	140	9	354.388.867.338	556.050.467.233
1. Inventories	141		354.388.867.338	556.050.467.233
2. Provision for devaluation of inventories	149		-	-
V. Other short-term assets	150		11.583.317.217	18.093.101.682
1. Short-term prepaid expenses	151	10	6.874.919.847	7.181.571.736
2. Deductible VAT	152		1.315.026.951	9.603.950.304
3. Taxes and other receivables from the State budget	153		3.393.370.419	1.307.579.642
B. NON-CURRENT ASSETS	200		2.911.262.062.460	2.140.517.766.621
I. Long-term receivables	210		2.501.271.343.561	1.750.296.744.036
1. Other long-term receivables	216	7	2.524.821.343.561	1.773.846.744.036
2. Provision for long-term doubtful debts	219		(23.550.000.000)	(23.550.000.000)
II. Fixed assets	220		185.169.652.094	208.832.482.751
1. Tangible fixed assets	221	11	111.081.786.060	121.833.929.023
- Historical costs	222		185.804.304.021	188.345.937.504
- Accumulated depreciation	223		(74.722.517.961)	(66.512.008.481)
2. Intangible fixed assets	227	12	74.087.866.034	86.998.553.728
- Historical costs	228		234.946.762.779	216.840.872.711
- Accumulated amortization	229		(160.858.896.745)	(129.842.318.983)
III. Investment properties	230		176.588.698.677	125.368.274.813
- Historical costs	231		191.651.563.604	135.127.481.829
- Accumulated depreciation	232		(15.062.864.927)	(9.759.207.016)
IV. Long-term assets in progress	240		3.705.885.116	6.594.940.636
1. Construction in progress	242	13	3.705.885.116	6.594.940.636
VI. Other long-term assets	260		44.526.483.012	49.425.324.385
1. Long-term prepaid expenses	261	10	44.526.483.012	48.410.013.804
2. Goodwill	269		-	1.015.310.581
TOTAL ASSETS (270 = 100 + 200)	270		7.187.444.381.411	7.101.278.142.672

The accompanying notes are an integral part of these consolidated financial statements

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 31 December 2024

Unit: VND

CAPITAL	Code	Note	31/12/2024	01/01/2024
C. LIABILITIES	300		1.526.345.629.183	1.480.743.623.283
I. Current liabilities	310		1.525.454.330.529	1.123.000.270.553
1. Short-term trade payables	311	14	133.845.142.008	109.589.005.290
2. Short-term prepayments from customers	312	15	9.337.127.861	19.931.167.711
3. Taxes and other payables to State budget	313	16	100.969.769.731	106.967.449.410
4. Payables to employees	314		64.218.531.520	26.175.662.310
5. Short-term accrued expenses	315	17	27.036.159.033	68.807.677.099
6. Short-term unearned revenue	318		99.916.395.290	101.863.803.937
7. Other short-term payments	319	18	129.358.745.900	248.617.301.081
8. Short-term borrowings and finance lease liabilities	320	19	946.016.535.646	433.182.731.821
9. Provisions for short-term payables	321		6.890.451.646	-
10. Bonus and welfare fund	322		7.865.471.894	7.865.471.894
II. Non-current liabilities	330		891.298.654	357.743.352.730
1. Other long-term payables	337	18	379.354.202	3.758.312.730
2. Long-term borrowings and finance lease liabilities	338	19	511.944.452	353.985.040.000
B. OWNER'S EQUITY	400		5.661.098.752.228	5.620.534.519.389
I. Owner's equity	410	20	5.661.098.752.228	5.620.534.519.389
1. Contributed capital	411		4.636.785.340.000	4.636.785.340.000
- Ordinary shares with voting rights	411a		4.636.785.340.000	4.636.785.340.000
2. Share Premium	412		149.798.900.000	149.798.900.000
3. Other capital	414		54.125.000.000	54.125.000.000
4. Treasury shares	415		(1.080.000)	(1.080.000)
5. Development and investment funds	418		143.649.701.920	143.649.701.920
6. Retained earnings	421		633.977.435.041	594.159.821.343
- Retained earnings accumulated till the end of the previous period	421a		591.993.735.209	592.142.240.845
- Retained earnings of the current period	421b		41.983.699.832	2.017.580.498
7. Non - Controlling Interest	429		42.763.455.267	42.016.836.126
TOTAL CAPITAL (440 = 300 + 400)	440		7.187.444.381.411	7.101.278.142.672


Nguyen Cong Son
Prepaper


Le Thi Lan
Chief Accountant


Pham Duc Hung
Director

January 24th 2025

The accompanying notes are an integral part of these consolidated financial statements

CONSOLIDATED STATEMENT OF INCOME
4th Quarter 2024

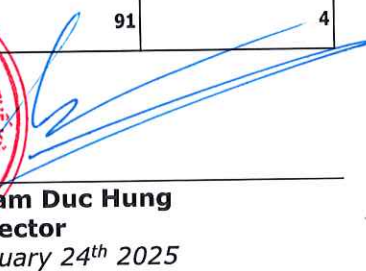
Unit: VND

Items	Code	Note	4th quarter		Accumulated up to 4th quarter	
			2024	2023	2024	2023
1. Revenue from sales of goods and rendering of services		22	384.016.690.218	339.005.035.079	1.538.861.395.434	1.026.200.764.186
2. Revenue deductions	02		-	7.293.831.716	-	92.452.222.338
3. Net revenue from sales of goods and rendering of services (10 =01-02)	10		384.016.690.218	331.711.203.363	1.538.861.395.434	933.748.541.848
4. Cost of goods sold and services rendered	11	23	294.962.245.124	273.569.930.901	1.242.577.523.224	750.856.864.297
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)			89.054.445.094	58.141.272.462	296.283.872.210	182.891.677.551
6. Financial income	21	25	6.978.501.883	12.648.202.180	49.062.608.586	64.827.391.853
7. Financial expenses	22		37.704.553.791	19.852.612.158	91.659.804.789	89.178.157.416
- In which: Interest expenses	23		37.704.553.791	19.852.612.158	91.659.804.789	89.178.157.416
8. Selling expenses	25	24	4.198.850.616	10.941.540.745	21.957.832.359	16.557.023.750
9. General and administrative expense	26	24	32.342.075.390	34.734.683.659	137.532.470.224	138.154.848.029
10. Net profit from operating activities {30 = 20 + (21 - 22) - (25 + 26)}	30		21.787.467.180	5.260.638.080	94.196.373.424	3.829.040.209
11. Other income	31		1.810.481.862	564.614.467	2.347.124.105	9.441.320.185
12. Other expense	32		8.875.825.556	4.492.007.316	38.277.986.964	8.363.047.734
13. Other profit (40 = 31 - 32)	40		(7.065.343.694)	(3.927.392.849)	(35.930.862.859)	1.078.272.451
14. Total net profit before tax (50 = 30 + 40)	50		14.722.123.486	1.333.245.231	58.265.510.565	4.907.312.660
15. Current corporate income tax expenses	51	26	3.871.663.614	578.088.313	15.428.335.699	2.851.958.127
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		10.850.459.872	755.156.918	42.837.174.866	2.055.354.533
17.1 Profit after tax attributable to shareholders of the parent			11.290.897.936	501.846.368	41.991.141.882	2.003.729.301
17.2 Profit after tax attributable to non-controlling interests			(440.438.064)	253.310.550	846.032.984	51.625.232
18. Basic earnings per share	70	27	-	-	91	4


Nguyen Cong Son
Preparer


Le Thi Lan
Chief Accountant




Pham Duc Hung
Director
January 24th 2025

The accompanying notes are an integral part of these separate financial statements.

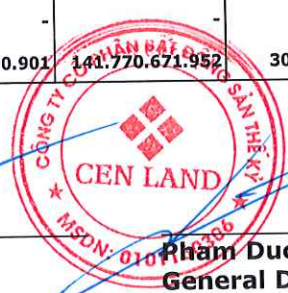
CONSOLIDATED CASH FLOWS
4th quarter 2024

Unit: VND

Items	Code	Note	4th quarter		Accumulated up to 4th quarter	
			2024	2023	2024	2023
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Profit before tax	01		14.722.123.486	1.333.245.231	58.265.510.565	4.907.312.660
2. Adjustments for			-	-	-	-
- Depreciation and amortization of fixed assets and investment properties			11.341.904.318	12.332.410.824	47.999.606.883	49.523.329.949
- Provisions	03		-	632.681.842	11.186.986.406	807.638.516
- Gains/losses from investment	05		(6.978.501.883)	(9.850.871.388)	(49.227.897.841)	(65.855.256.102)
- Interest expenses	06		37.704.553.791	19.852.612.158	91.659.804.789	89.178.157.416
3. Operating profit before changes in working capital			56.790.079.712	24.300.078.667	159.884.010.802	78.561.182.439
- Increase or decrease in receivable	09		(360.502.673.507)	123.072.101.190	(727.010.883.396)	439.740.388.747
- Increase or decrease in inventories	10		29.956.151.244	27.717.864.860	201.661.599.895	(131.846.015.841)
- Increase or decrease in payable (excluding interest payable/ corporate income tax payable)	11		(402.049.339.917)	(117.313.188.685)	(240.022.530.061)	(225.410.159.143)
- Increase or decrease in prepaid expenses	12		4.346.075.292	1.981.992.446	4.190.182.681	(7.848.815.698)
- Interest paid	14		(48.144.867.373)	(6.331.198.512)	(117.182.980.764)	(87.445.803.723)
- Corporate income tax paid	15		(849.773.235)	372.435.062	(6.787.055.022)	(51.468.212.790)
- Other payments on operating activities	17		(8.059.103.499)	(1.415.689.261)	(8.402.433.944)	(30.036.441.456)
Net cash flows from operating activities	20		(728.513.451.283)	52.384.395.767	(733.670.089.809)	(15.753.877.465)
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other long-term assets	21		(1.166.125.133)	(8.518.134.000)	(65.766.859.900)	(38.050.927.000)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-	181.818.181	3.533.636.364
3. Loans and purchase of debt instruments from other entities	23		(46.255.000.000)	(83.074.078.181)	(285.977.848.027)	(97.326.020.678)
4. Collection of loans and resale of debt instrument of other entities	24		393.262.767.367	84.942.314.256	611.842.650.776	346.768.918.351
5. Equity investments in other entities	25		-	(2.550.000.000)	-	(2.550.000.000)
6. Interest and dividend received	27		80.280.572.135	24.632.994.405	106.788.783.400	53.228.187.012
Net cash flows from investing activities	30		426.122.214.369	15.433.096.480	367.068.544.430	265.603.794.049
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issuance of shares and receipt of contributed capital	31		-	8.800.000.000	-	8.800.000.000
2. Proceeds from borrowings	33		923.844.604.224	299.834.090.642	2.713.292.453.995	1.141.325.471.262
3. Repayment of principal	34		(688.451.815.278)	(328.056.198.354)	(2.457.495.089.667)	(1.359.507.321.403)
Net cash flows from financing activities	40		235.392.788.946	(19.422.107.712)	255.797.364.328	(209.381.850.141)
Net cash flows in the period (50=20+30+40)	50		(66.998.447.968)	48.395.384.535	(110.804.181.051)	40.468.066.443
Cash and cash equivalents at beginning of the period	60		97.964.938.869	93.375.287.417	141.770.671.952	101.302.605.509
Effect of exchange rate fluctuations	61		-	-	-	-
Cash and cash equivalents at end of the period (70=50+60+61)	70		30.966.490.901	141.770.671.952	30.966.490.901	141.770.671.952


Nguyen Cong Son
Preparer


Le Thi Lan
Chief Accountant


Rham Duc Hung
General Director
January 24th 2025

The accompanying notes are an integral part of these separate financial statements.

1. GENERAL INFORMATION

Form of ownership

Century Land Joint Stock Company is established and operates activities under Business Registration Certificate No.0101160306 issued by Hanoi Authority for planning and Investment for the first time on 20 August 2001, 23rd re-registered on 12 October 2023.

The Company's head office is located at: 1st Floor, Sky City Tower, No. 88 Lang Ha, Lang Ha Ward, Dong Da district, Hanoi

Business activities

Main business activities of the Company include:

- Real estate brokerage and consultancy;
- Real estate business, trade of construction materials;
- Real estate business, trade of construction materials;
- Commercial brokerage
- Real estate management service:
- Value-added services on the internet and telecommunications networks;
- Advertising and related advertising services;
- Organizing, introducing, and promoting trade;
- Portal services (excluding press activities);
- Copyright brokerage activities, consulting services for copyright and related rights

Normal business and production cycle

The normal production and business cycle of the Company and its subsidiaries is carried out within a period not exceeding 12 months.

Corporate Structure

The Company has subsidiaries consolidated into the financial statements as of December 31, 2024, including:

Name	Place of establishment and operations	Benefit ratio %	Percentage of voting rights held %	Main activities
Century Homes TMDT Company Limited	Ha Noi	100%	100%	Real estate business, land use rights of owners, users or lessees; real estate consulting, brokerage, management, advertising
Rising Star Media & Entertainment Joint Stock Company	Ha Noi	80%	80%	Providing value-added exploitation services on the internet, advertising, organizing trade promotion introductions, market research
CEN Sai Gon Real Estate Joint Stock Company	Ho Chi Minh City	80%	80%	Real estate business, land use rights of owners, users or lessees; real estate consulting, brokerage, management, advertising
CEN Prime Company Limited	Ha Noi	100%	100%	Real estate business, land use rights of owners, users or lessees; real estate consulting, brokerage, management, advertising
CEN Business Subsidiary Management Company Limited	Ha Noi	100%	100%	Consulting, brokerage, real estate auction, land use rights auction services
CEN Cuckoo Company Limited	Ha Noi	100%	100%	Consulting, brokerage, real estate auction, land use rights auction services

CENTURY LAND JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(Continued)

FORM NO B 09a-DN/HN

Name	Place of establishment and operations	Benefit ratio	Percentage of voting rights held	Main activities
		%	%	
Cen Academy Joint Stock Company	Ha Noi	56%	56%	Other education not elsewhere classified Details: Training and fostering knowledge of real estate brokerage practice, real estate trading floor management; Education not determined by level at training and fostering centers; Courses on professional criticism and assessment; Other education not elsewhere classified (Except activities of Party and religious organizations)
Cen HCM Joint Stock Company	Ho Chi Minh City	94%	94%	Real estate business, land use rights of owners, users or lessees; real estate consulting, brokerage, management, advertising
Pho Xanh Group Services And Real Estate Investment Joint Stock Company	Ha Noi	51%	51%	Real estate business, land use rights owned by the owner, user or lessee; real estate consulting, brokerage, auction, land use rights auction (except auction activities)

The subsidiary indirectly consolidated through New Star Media and Entertainment Joint Stock Company is:

Tên công ty	Nơi thành lập và hoạt động	Tỷ lệ sở hữu và lợi ích	Tỷ lệ quyền biểu quyết nắm giữ	Hoạt động chính
		%	%	
Công ty Cổ phần Ngôi sao UNIK	TP Hà Nội, Việt Nam	51,00%	51,00%	Quảng cáo (Trừ loại nhà nước cấm)

The subsidiaries indirectly consolidated through Cen Affiliate Partner Management Company Limited are:

Name	Place of establishment and operations	Benefit ratio	Benefit ratio	Main activities
		%	%	
Cen Housing Joint Stock Company	Hanoi	49,28%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Vinh Phuc Joint Stock Company	Vinh Phuc Province	54,00%	54,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Mien Trung Joint Stock Company	Da Nang City	54,00%	54,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Bac Ninh Joint Stock Company	Bac Ninh Province	54,00%	54,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Thanh Hoa Joint Stock Company	Thanh Hoa Province	51,00%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Hai Phong Joint Stock Company	Hai Phong City	51,00%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.

CENTURY LAND JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(Continued)

FORM NO B 09a-DN/HN

Name	Place of establishment and operations	Benefit ratio %	Benefit ratio %	Main activities
Cen Bac Trung Bo Joint Stock Company	Nghe An Province	51,00%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Hung Yen Joint Stock Company	Hung Yen Province	51,00%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Khanh Hoa Joint Stock Company	Khanh Hoa Province	51,00%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Quang Ninh Joint Stock Company	Quang Ninh Province	51,00%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Stay Joint Stock Company	Hanoi	100,00%	51,00%	Ecommerce; Travel and accommodation services; Real estate brokerage and consulting; Other related industry groups.
Cen Zone Joint Stock Company	Hanoi	75,00%	75,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Binh Dinh Joint Stock Company	Binh Dinh Province	51,00%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Dong Bac Joint Stock Company	Quang Ninh Province	54,00%	54,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Binh Thuan Joint Stock Company	Binh Thuan Province	51,00%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Binh Duong Joint Stock Company	Binh Duong Province	51,00%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.
Cen Can Tho Joint Stock Company	Can Tho City	45,56%	51,00%	Brokerage, consulting, real estate management and other related and supporting professions.

2. STATEMENT PREPARATION AND ACCOUNTING PERIOD

Basis of consolidated financial statement preparation

The consolidated financial statements are presented in Vietnamese Dong (VND), based on the historical cost principle and in compliance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime, and relevant legal regulations governing the preparation and presentation of interim consolidated financial statements.

The consolidated financial statements are not intended to reflect the financial position, operating results, and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Accounting period

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

The accompanying consolidated financial statements have been prepared for the fourth quarter of 2024

3. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

The following are the principal accounting policies adopted by the Company in preparing the interim consolidated financial statements:

Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC and the Circular No. 202/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

Basis for preparation of Consolidated Financial Statements

The Company's consolidated financial statements are prepared on the basis of consolidating the Company's separate financial statements and the financial statements of subsidiaries controlled by the Company (subsidiaries) prepared for the fiscal year. ends on December 31, 2023. Control is achieved when the Company has the ability to control the financial and operating policies of investee companies in order to obtain benefits from the operations of these companies.

The operating results of subsidiaries acquired or disposed during the year are included in the Consolidated financial statements from the effective date of acquisition or up to the effective date of disposal.

If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

All transactions and balances between the Company and its subsidiaries, as well as among subsidiaries, are eliminated during the consolidation of financial statements.

Non-controlling interests include the value of non-controlling shareholders' interests at the initial business combination date (as detailed below) and their share of changes in total equity since the business combination date. Losses incurred by the subsidiary must be allocated proportionally to non-controlling shareholders' ownership, even if such losses exceed their share of the subsidiary's net assets.

Business Combination

The assets, liabilities, and contingent liabilities of a subsidiary are measured at fair value on the acquisition date. Any excess of the purchase price over the total fair value of the acquired assets is recognized as goodwill. Any shortfall between the purchase price and the total fair

value of the acquired assets is recognized in the profit or loss of the period in which the acquisition occurs.

Non-controlling interests at the initial business combination date are determined based on the proportionate share of non-controlling shareholders in the total fair value of recognized assets, liabilities, and contingent liabilities.

Financial investments

Held-to-maturity investments are term bank deposits held until maturity for the purpose of earning interest annually..

Investments in subsidiaries acquired during the year are accounted for by the acquirer based on the acquisition date, the investment cost, and in compliance with the accounting standards on "Business Combinations" and "Investments in Joint Ventures and Associates"

Provisions for devaluation of held-to-maturity investments are made at the end of the year based on recovery ability to establish provisions for bad debts in accordance with the provisions of law.

Cash

Cash comprises cash on hand, demand deposits.

Receivables

Receivables are amounts that are expected to be recovered from customers or other entities. Receivables are presented at book value less allowances for doubtful debts.

Provisions for doubtful debts are made for receivables that are overdue for six months or more, or for receivables where the debtor is unlikely to settle due to liquidation, bankruptcy, or similar financial difficulties.

Inventories

The Company's inventories reflect the value of real estate goods formed from real estate business projects purchased by the Company from investors, these real estate goods will be sold in the form of transferring ownership to buyers. Inventories are determined on the basis of the lower between original cost and net realizable value. The original cost of inventories includes the purchase price and all other costs directly attributable to bringing the real estate goods to their present location and condition. Net realizable value is determined as the estimated selling price less the estimated costs of completion and costs incurred in marketing, selling and distribution.

The Company makes provisions for inventory decline in accordance with prevailing accounting regulations. Accordingly, the Company is allowed to recognize a provision for inventory decline when the original cost of inventory exceeds its net realizable value at the end of the accounting period.

Tangible Fixed Assets

Fixed assets tangible are are stated at cost less accumulated depreciation.

The historical cost of tangible fixed assets includes the purchase price and all other directly related costs incurred to bring the asset to a condition ready for use.

Fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	<u>Current Period</u> (Years)
Building, structures	05 - 30
Machinery, equipment	05 - 10
Vehicles, Transportation equipment	06 - 10
Office equipment	03 -05

Intangible Fixed Assets

Intangible fixed assets represent the value of computer software and other intangible assets. These assets are presented at historical cost less accumulated amortization and are amortized on a straight-line basis over their estimated useful lives, ranging from 3 to 5 years.

Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs. Depreciation of these assets is applied in the same way as other assets, commencing when the assets are ready for use.

Prepaid expenses

Prepaid expenses include actual costs incurred that are related to the operating results of multiple accounting periods

Prepaid expenses primarily include the value of tools and instruments issued for use, office repair costs, and other expenses deemed capable of providing future economic benefits to the Company. These expenses are capitalized as prepaid expenses and allocated to the Income Statement on a straight-line basis in accordance with prevailing accounting regulations.

Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

Accrued expenses

Accounts payable for goods and services received from sellers or provided to buyers in the reporting year but not actually paid and other payables such as brokerage fees,.... are recorded in production and business expenses of the reporting year.

The recognition of accrued expenses into production and business costs during the year is carried out based on the matching principle between revenue and expenses incurred in the same period. Accrued expenses are reconciled with the actual costs incurred. Any difference between the accrued amount and the actual expense is reversed

Revenues

Sales of goods

Sales revenue is recognized when all of the following five (5) conditions are satisfied:

- (a) The Company has transferred the significant risks and rewards of ownership of the goods to the buyer;

- (b) The Company no longer retains managerial involvement or control over the goods as an owner;
- (c) The revenue can be measured reliably;
- (d) The Company is likely to receive the economic benefits associated with the sales transaction; and
- (e) The costs related to the sales transaction can be measured reliably.

Rendering of services

Service revenue is recognized when the outcome of the transaction can be reliably measured. For service transactions spanning multiple accounting periods, revenue is recognized in each period based on the stage of completion at the balance sheet date of that period. The outcome of a service transaction is determined when all of the following four (4) conditions are met:

- (a) The revenue can be reliably measured;
- (b) It is probable that the economic benefits associated with the service transaction will flow to the Company;
- (c) The stage of completion at the balance sheet date can be reliably determined; and
- (d) The costs incurred for the transaction and the costs necessary to complete the transaction can be reliably measured.

Taxation

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

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other periods (including losses carried forward, if any) and it further excludes items that are not taxable or deductible.

Deferred income tax is calculated on the differences between the carrying amount and the tax base of assets and liabilities in the financial statements and is recorded under the balance sheet method.

Deferred income tax liabilities should be recognized for all temporary differences while deferred income tax assets are recognized only when it is probable that future taxable profits will be available against which the temporary differences can be used.

Deferred income tax is calculated at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled. Deferred income tax is recognised in the income statement and is dealt with in equity only.

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

The determination of the Company's income tax is based on current tax regulations. However, these regulations are subject to change from time to time and the final determination of corporate income tax depends on the results of the examination by the competent tax authority.

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

4. CASH AND CASH EQUIVALENTS

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
Cash on hand	20.699.686.492	32.806.915.691
Demand deposits	10.266.804.409	108.963.756.261
Cash equivalents	-	-
	<u>30.966.490.901</u>	<u>141.770.671.952</u>

5. HELD TO MATURITY INVESTMENTS

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
Term deposits (i)	157.424.654.795	113.880.369.863
Bonds	-	20.261.714.732
	<u>157.424.654.795</u>	<u>134.142.084.595</u>

- (i) As at December 31, 2024, term deposits with terms from 6 to 12 months are deposited at commercial banks with interest rates from 4.36% to 5.2%/year and all of these term deposits are used to secure loans.

6. SHORT-TERM TRADE RECEIVABLES

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
Galaxy Land Real Estate Joint Stock Company	4.307.104.563	14.369.645.813
Hong Lam Xuan Thanh Joint Stock Company	30.986.048.117	34.221.505.020
Bitexco Joint Stock Company	-	7.986.411.112
VMF Joint Stock Company	6.896.645.982	6.573.693.611
Xuan Phu Hai Investment and Construction Joint Stock Company	26.014.770.668	28.514.770.668
Xuan Cau Investment Joint Stock Company	417.849.759	4.000.000.000
MIKHOME Real Estate Trading Company Limited	8.086.747.564	427.265.859
HTL Vietnam Real Estate Investment, Construction and Trading Joint Stock Company	-	4.117.367.097
Saigon CNV Joint Stock Company	19.556.382.025	19.556.382.025
HIMARK Housing Management and Trading Joint Stock Company	5.371.562.732	16.364.132.074

CENTURY LAND JOINT STOCK COMPANY
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	Ending balance of the period	Beginning balance
	VND	VND
Trustlink Investment and Services Joint Stock Company	-	38.713.730.000
Century Real Estate Increase Services Joint Stock Company	68.773.608.983	51.230.394.172
TRUNG SON BAC JOINT STOCK COMPANY	54.076.829.663	54.076.829.663
NAM LAND INVESTMENT AND CONSULTING JOINT STOCK COMPANY	5.138.513.664	5.138.513.664
TPH REAL ESTATE INVESTMENT JOINT STOCK COMPANY	2.406.110.945	2.406.110.945
New World Capital Co., Ltd.	2.627.900.000	2.627.900.000
Anh Sao Trading and Business Development Company Limited	17.374.650.840	-
Song Hong Construction, Trading and Materials Joint Stock Company	9.660.270.947	-
C-Holdings Joint Stock Company	13.137.569.569	11.479.618.633
NOVAREAL JOINT STOCK COMPANY	1.770.896.604	1.770.896.604
Thanh Phuong Real Estate Investment Joint Stock Company	11.084.623.518	11.084.623.518
Khai Son Joint Stock Company	30.050.557.450	1.331.636.743
Customers buying Xuan Thanh Service Area and Resort project (Hoa Tien Paradise)	58.067.395.196	70.239.266.928
Customers of Trinity Tower project	629.361.780	421.558.992
Customers of Hud Me Linh project	-	7.542.880.000
Others	172.542.921.465	147.530.489.520
	548.978.322.034	541.725.622.661
Related parties (details presented in Note 26)	90.897.174.316	74.584.871.410

7. SHORT-TERM ADVANCED PAYMENTS TO SUPPLIERS

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
Hong Lam Xuan Thanh Joint Stock Company	18.752.655.145	18.719.031.235
Century Real Estate Investment and Development Joint Stock Company	-	-
Thanh Cong Cooperative	6.066.195.031	61.413.506.042
G-Tech International Technology Joint Stock Company	2.418.168.000	2.418.168.000
C - Holdings Joint Stock Company	8.914.631.779	16.470.497.412
CEN X WORLD JOINT STOCK COMPANY	4.480.447.623	-
Others	6.568.406.337	10.705.244.191
	<u>47.200.503.915</u>	<u>109.726.446.880</u>
Related parties (details presented in Note 26)	-	<u>3.015.086.600</u>

8. LOANS RECEIVABLES

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
Short-term loan receivable	175.905.700.000	518.453.072.948
Dai Nam Son Construction Investment and Design Consulting Joint Stock Company	3.760.700.000	3.760.700.000
CONSGROUP Joint Stock Company	39.000.000.000	39.000.000.000
Trustlink Investment and Service Joint Stock Company	-	351.943.000.000
Century Real Estate Investment and Development Joint Stock Company	56.830.000.000	63.400.000.000
CENTURY GROUP JOINT STOCK COMPANY	34.000.000.000	34.000.000.000
VMF Joint Stock Company	25.450.000.000	14.950.000.000
CEN X WORLD JOINT STOCK COMPANY	16.865.000.000	-
Vietnam Laos Economic Cooperation Corporation Joint Stock Company	-	11.399.372.948
	<u>175.905.700.000</u>	<u>518.453.072.948</u>
Receivables from related parties (details presented in Note 26)	<u>90.830.000.000</u>	<u>97.400.000.000</u>

CENTURY LAND JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
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9. OTHER RECEIVABLES

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
a) Short-term		
Thanh Dat VN Investment Joint Stock Company (i)	800.000.000.000	800.000.000.000
Hong Lam Xuan Thanh Joint Stock Company (ii)	422.755.178.176	422.755.178.176
Galaxy Land Real Estate Joint Stock Company (iii)	1.145.287.483.226	1.167.921.100.451
Galaxy Land Real Estate Joint Stock Company (iv)	167.075.982.647	-
Century Real Estate Investment and Development Joint Stock Company	14.085.613.657	-
Dong Do Group Joint Stock Company	-	30.000.000.000
	38.650.639.863	
Dai Nam Son Construction Investment and Design Consulting Joint Stock Company		52.650.639.863
Le Phong Investment and Development Company Limited (v)	47.031.165.300	47.031.165.300
C-Holdings Joint Stock Company	1.314.060.000	4.114.060.000
VIDEC GROUP JOINT STOCK COMPANY	11.900.000.000	13.000.000.000
NZTECH TECHNOLOGY DEVELOPMENT COMPANY LIMITED	30.000.000.000	35.000.000.000
VMF Joint Stock Company	-	5.000.000.000
Paradise Dai Lai Joint Stock Company	55.000.000.000	55.000.000.000
Advances	110.645.135.029	68.649.351.657
Others	189.789.562.830	312.290.784.224
	3.033.534.820.728	3.013.412.279.671
b) Long-term		
Century Real Estate Investment and Development Joint Stock Company (vi)	123.616.800.000	123.616.800.000
Au Lac Quang Ninh Company Limited (vii)	314.671.300.000	314.671.300.000
Nhat Hang Construction Investment and Trading Joint Stock Company	761.441.970.942	357.143.970.942
Mortgages (viii)	1.325.091.272.619	978.414.673.094
+ Century Real Estate Investment and Development Joint Stock Company	1.119.739.505.010	779.161.548.259
+ Khai Son Joint Stock Company	8.000.000.000	16.950.000.000
+ Xuan Phu Hai Investment and Construction Joint Stock Company	6.300.000.000	6.300.000.000
+ Bitexco Joint Stock Company	-	15.000.000.000
+ Binh Minh House Development Joint Stock Company	37.200.000.000	40.200.000.000
+ Tid Joint Stock Company	50.000.000.000	50.000.000.000
Others	103.851.767.609	70.803.124.835
	2.524.821.343.561	1.773.846.744.036
Related parties (details presented in Note 26)	1.266.967.440.585	21.800.749.274

- (i) This is the deposit made by the Company to Thanh Dat VN Investment Joint Stock Company to secure the deposit obligations under the Framework Agreement No. 02/2022/HĐNT dated January 10, 2022, for the purchase of real estate products under the Khe Cat Residential Project, located in Khe Cat Area, Minh Thanh Ward, Quang Yen Town, Quang Ninh Province; and Appendix No. 01 dated October 3, 2022.
- (ii) This is a deposit of the Company with Hong Lam Xuan Thanh Joint Stock Company for the purchase and sale of real estate products under Hoa Tien Paradise project in Xuan Thanh commune, Nghi Xuan district, Ha Tinh province under the principle contract 01/2022/HDNT dated 10 January 2022.
- (iii) Business Cooperation Contract No. 08042021 dated April 8, 2021 between Galaxy Land Real Estate Joint Stock Company (Galaxy Land), Trustlink Investment and Services Joint Stock Company (Trustlink) and Cen Land:
- Purpose of Cooperation: To invest and conduct business activities related to real estate properties under the Hoang Van Thu New Urban Area Project, developed by Hoang Mai Urban Development Investment Joint Stock Company.
 - Cooperation Content: Payment of deposit to the Developer, Hoang Mai Urban Development Investment Joint Stock Company, under the brokerage contract between the Developer and Galaxy.
 - Capital Contribution Ratio: Trustlink: 30%; Cen Land and Galaxy: 70%
 - Business Result Distribution Plan: Each party will receive profits based on their capital contribution ratio. Profit distribution will occur at the end of the investment cooperation period or when Galaxy and Cen Land have fully distributed the products under the Project and received all revenues or advances.
 - According to the profit-sharing agreement No. 241024/TT/TL-GLX-CRE dated 24th October, 2024, the parties have agreed to allocate the BCC contract profit to Trustlink with the total profit share amounting to VND 126,011,372,474. From October 28 to 30 October, 2024, Galaxy transferred the total amount of VND 517,263,272,474 (which includes both the contribution made by Trustlink and its profit share) to Trustlink's bank account. As of 30 October, 2024, Trustlink no longer participates in the capital contribution for this investment project.
- To continue the investment cooperation in the Hoang Van Thu New Urban Area Project, which is invested by Hoang Mai Urban Development Investment Joint Stock Company, Galaxy, Cen Land, and Century Real Estate Investment and Development Joint Stock Company (Cen Invest) signed the Investment Cooperation Agreement No. 251024/HĐHTĐT/GLX-CRE-CIV on 25th October, 2024, with the following details:
- Purpose of the investment cooperation: Investment and business cooperation for real estate assets in the Hoang Van Thu New Urban Area Project invested by Hoang Mai Urban Development Investment Joint Stock Company.
 - Capital contribution: Cen Invest contributes VND 650,000,000,000, and Cen Land and Galaxy contribute VND 1,289,356,500,000.
 - Investment cooperation term: 48 months from the date of signing this agreement.
- (iv) This is a deposit with Galaxy Land Real Estate Joint Stock Company on the transfer of real estate properties of the Eco Central Park Project in Hung Hoa Commune, Vinh City, Nghe An Province according to Appendix No. 02 dated 08th February, 2024 attached to Contract No. 014/2023/HDDM dated 01st April, 2023. By 31st December, 2024, Cen Land had transferred a deposit of VND 167,075,982,647 out of a total VND 170,000,000,000 deposit amount according to the Contract Appendix.
- (v) This is the deposit made by Cen Sai Gon Real Estate Joint Stock Company (Cen Sai Gon) to Le Phong Investment and Development Co., Ltd. (Le Phong) to secure the exclusive distribution of 150 land plots under the Le Phong Thuan Giao Residential Area Project, as stipulated in Contract No. 366/HĐ-DA/2019 signed between Le Phong and Cen Sai Gon on September 24, 2019.
- (vi) Investment Cooperation Agreement No. 072021/HĐ-HTĐT/TL-CIV-CRE dated July 16, 2021, between Century Real Estate Development and Investment Joint Stock Company (Cen Invest), Trustlink Service and Investment Joint Stock Company (Trustlink), and Century Real Estate Joint Stock Company (Cen Land):

- Purpose of Investment Cooperation: To develop, operate, and exploit the Housing Construction Project in return for capital reimbursement for the infrastructure development of the administrative center, the headquarters of the People's Committee, and the central axis road of Dong Tien Commune, Yen Phong District. The project follows the BT model as approved in Decision No. 667/QĐ-UBND dated November 29, 2017, issued by the People's Committee of Bac Ninh Province, and any subsequent adjustments (if applicable).
 - Capital Contribution Ratio: Trustlink 30%, Cen Land 60%; Cen Invest 10%.
 - Investment cooperation term: from 16th July, 2021 to 31st December, 2024.
 - Business results sharing plan: each party will receive profits according to the capital contribution ratio, profit sharing will be carried out at the end of the investment cooperation period or when Cen Invest has distributed all products of the Project and received all revenue or advance payment.
 - According to profit sharing agreement No.251024/TT/TL-CIV-CRE dated 25th October, 2024, the parties agree to divide the above BCC contract's profits to Trustlink with the shared profit amount of: VND 18,087,138,493. On 17th October and 28th October, 2024, Cen Invest transferred the full amount of VND 79,845,538,493 to Trustlink's bank account (including the amount contributed by Trustlink and the shared profits). Since 28th October, 2024, Trustlink will no longer participate in capital contribution and investment cooperation in this project.
- (vii) The deposit agreement for acquiring real estate at the Tuan Chau International Tourism and Entertainment Project, Tuan Chau Island, Ha Long City, Quang Ninh Province, was signed on December 28, 2021, between Au Lac Quang Ninh Co., Ltd. (Au Lac) and Century Real Estate Joint Stock Company (Cen Land).
- Au Lac commits to sell, and Cen Land commits to purchase real estate (houses and land) under the Southeast Coastal Hotel and Service Project on Tuan Chau Island, as approved in the detailed planning adjustment decision at a scale of 1/500 (Decision No. 5597/QĐ-UBND dated June 25, 2020); and the South Tuan Chau Port area as approved in the detailed planning adjustment decision at a scale of 1/500 (Decision No. 5573 dated June 25, 2020), issued by the People's Committee of Quang Ninh Province, with Au Lac as the developer. Once the project meets the conditions for selling residential properties and the parties have signed contracts for the transfer of land use rights and future-formed houses, the deposit will be reclassified as a payment for the real estate transfer.
- (viii) Primarily includes deposits paid by the Company to project developers to secure contract performance, enabling the Company to act as the master distributor of real estate products formed from the projects.

10. DOUBTFUL DEBTS

	Ending balance of the period		Beginning balance	
	Original cost VND	Recoverable value VND	Original cost VND	Recoverable value VND
Doubtful Debts	107.609.190.612	258.832.635	107.609.190.612	11.445.819.041
Gia Phu Real Estate Company Limited	5.391.000.324	-	5.391.000.324	-
An Think Solution and Technology Company L	384.300.000	-	384.300.000	-
Tay Ho Investment and Development Company Limited	106.244.294	-	106.244.294	-
Thang Long Real Estate Joint Stock Company	60.615.000	-	60.615.000	-
TID Joint Stock Company	343.870.941	-	343.870.941	-
Hanoi General Import Export Joint Stock Company	39.683.691	-	39.683.691	-
Bao Viet Investment Joint Stock Company	45.898.815	-	45.898.815	-
	147.024.316	-	147.024.316	-
ECOLAND Joint Stock Company	22.550.000.000	-	22.550.000.000	-
Soleil Hotel Investment and Services Joint Stock Company				
Phuc Son Group Joint Stock Company	22.373.972.812	-	22.373.972.812	11.186.986.406
EMPIRE PROPERTY Joint Stock Company	1.179.901.920	-	1.179.901.920	-
	3.727.756.578	-	3.727.756.578	-
TMS Real Estate Joint Stock Company				
Phu Long Real Estate Joint Stock Company	1.470.000.000	-	1.470.000.000	-
Sao Viet Real Estate Services Joint Stock Company	55.378.595	-	55.378.595	-
Le Phong Investment and Development Company Limited	47.031.165.300	-	47.031.165.300	-
Max Vietnam Joint Stock Company	252.936.200	-	252.936.200	-
Others	2.449.441.826	258.832.635	2.449.441.826	258.832.635

The recoverable value is determined as the original value of receivables minus the provision for doubtful debts recognized as of the date of the consolidated financial statements.

11. INVENTORIES

	Ending balance of the period		Beginning balance of the period	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Real estate (i)	351.963.136.458	-	543.492.227.463	-
Work in progress	2.425.730.880	-	12.558.239.770	-
Total	354.388.867.338	-	556.050.467.233	-

- (i) This reflects the value of real estate, including apartments and land plots, purchased by the Company from the developer for the purpose of resale business operations.

12. PREPAID EXPENSES

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
a) Short-term		
Tools and equipment	2.097.033.504	619.543.971
Repair expense	99.440.311	47.897.259
Expense of office lease	729.691.615	979.986.964
Others	3.948.754.417	5.534.143.542
	<u>6.874.919.847</u>	<u>7.181.571.736</u>
b) Long-term		
Tools and equipment	589.329.797	2.531.986.745
Repair expense	23.781.761.646	20.801.220.899
Others	20.155.391.569	25.076.806.160
	<u>44.526.483.012</u>	<u>48.410.013.804</u>

13. INCREASE, DECREASE IN FIXED ASSETS AND INVESTMENT REAL ESTATE

a) Increase, decrease in fixed assets

	<u>Buildings, structures</u> VND	<u>Machinery, equipment</u> VND	<u>transportation equipment</u> VND	<u>Office equipment and furniture</u> VND	<u>Total</u>
HISTORICAL COST					
Beginning balance	116.479.910.561	2.070.648.181	50.877.070.641	18.918.308.121	188.345.937.504
- Purchase in the period	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance of the period	<u>116.479.910.561</u>	<u>2.070.648.181</u>	<u>48.972.289.057</u>	<u>18.168.238.040</u>	<u>188.345.937.504</u>
ACCUMULATED DEPRECIATION					
Beginning balance	22.266.662.125	1.704.941.478	26.242.578.175	16.297.826.703	66.512.008.481
- Depreciation in the period	4.512.425.081	405.504.210	5.539.827.673	1.221.614.246	11.679.371.210
- Liquidation, disposal	(115.417.762)	-	(3.330.988.857)	(22.455.111)	(3.468.861.730)
Ending balance of the period	<u>26.663.669.444</u>	<u>2.110.445.688</u>	<u>28.451.416.991</u>	<u>17.496.985.838</u>	<u>74.722.517.961</u>
NET CARRYING AMOUNT					
Ending balance	<u>89.816.241.117</u>	<u>(39.797.507)</u>	<u>20.520.872.066</u>	<u>671.252.202</u>	<u>110.968.567.878</u>
Beginning balance	<u>94.213.248.436</u>	<u>365.706.703</u>	<u>24.634.492.466</u>	<u>2.620.481.418</u>	<u>121.833.929.023</u>

b) Increase, decrease in intangible assets

	<u>Land use right</u> VND	<u>Computer Software</u> VND	<u>Other intangible fixed assets</u> VND	<u>Total</u> VND
HISTORICAL COST				
Beginning balance	11.995.200.171	204.470.945.267	374.727.273	216.840.872.711
- Purchase in the period	-	1.774.751.958	-	18.105.890.068
- Other increase	-	-	-	-
Ending balance of the period	<u>11.995.200.171</u>	<u>222.576.835.335</u>	<u>374.727.273</u>	<u>234.946.762.779</u>
ACCUMULATED DEPRECIATION				
Beginning balance	-	129.467.591.710	374.727.273	129.842.318.983
- Depreciation in the period	-	31.016.577.762	-	31.016.577.762
- Other increase	-	-	-	-
Ending balance of the period	<u>-</u>	<u>160.484.169.472</u>	<u>374.727.273</u>	<u>160.858.896.745</u>
NET CARRYING AMOUNT				
Ending balance of the period	<u>11.995.200.171</u>	<u>62.092.665.863</u>	<u>-</u>	<u>74.087.866.034</u>
Beginning balance	<u>11.995.200.171</u>	<u>75.003.353.557</u>	<u>-</u>	<u>86.998.553.728</u>

c) Investment Properties:

- The historical cost as at 31 December 2022 is offices on 2nd and 3rd commercial floors - Dolphin Plaza Building, 28 Tran Binh Street, My Dinh Ward, Nam Tu Liem District, Hanoi, Vietnam,
The historical cost: VND 135,127,481,829,
Depreciation: VND 4,504,249,392.
Accumulated depreciation up to 31st December, 2024: VND 14,263,456,438.
- 44 Apartments from the Trinity Tower Project Transferred for Leasing Purposes
Historical Cost: VND 59,600,734,767
Depreciation in 2024: VND 799,408,519.
Accumulated depreciation up to 31st December, 2024: VND 799,408,519.

14. CONSTRUCTION IN PROGRESS

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
- Work in progress	3.705.885.116	6.594.940.636
- Construction in progress	-	-
	<u>3.705.885.116</u>	<u>6.594.940.636</u>

- (i) Reflects the value of the management software under development by the Company, which will be put into use in the near future.

15. SHORT-TERM TRADE PAYABLES

	<u>Ending balance of the period</u>		<u>Beginning balance</u>	
	VND	VND	VND	VND
	Value	Amount can be paid	Value	Amount can be paid
Mai Viet Real Estate Joint Stock Company	1.538.046.422	1.538.046.422	1.342.363.006	1.342.363.006
T-Zone Real Estate Investment and Services Joint Stock Company	187.077.668	187.077.668	796.068.459	796.068.459
The Century Group Joint Stock Company	6.110.430.103	6.110.430.103	4.562.564.541	4.562.564.541
Binh Minh Housing Development Joint Stock Company	5.662.769.029	5.662.769.029	-	-
GTech International Technology Joint Stock Company	9.985.000.000	9.985.000.000	9.985.000.000	9.985.000.000
Ngoc Land Trading and Investment Co., Ltd.	2.454.191.149	2.454.191.149	2.454.191.149	2.454.191.149
Victoryland Real Estate Joint Stock Company	2.223.584.139	2.223.584.139	2.223.584.139	2.223.584.139
G.EMPIRE REAL ESTATE JOINT STOCK COMPANY	3.515.417.343	3.515.417.343	3.456.305.550	3.456.305.550
NZTECH Technology Development Company Limited	-	-	6.146.055.540	6.146.055.540
Galaxy Land Real Estate Joint Stock Company	1.582.552.378	1.582.552.378	1.106.597.733	1.106.597.733
Century Real Estate Investment and Development Joint Stock Company	8.645.848.448	8.645.848.448	2.464.497.739	2.464.497.739
Ngaland Real Estate Joint Stock Company	3.289.401.237	3.289.401.237	3.346.079.487	3.346.079.487
BIG SKY JOINT STOCK COMPANY	6.527.222.286	6.527.222.286	1.525.454.701	1.525.454.701
NAM LAND INVESTMENT AND CONSULTING JOINT STOCK COMPANY	-	-	2.340.602.711	2.340.602.711
Others	88.650.824.092	88.650.824.092	67.839.640.535	67.839.640.535
	<u>133.845.142.008</u>	<u>133.845.142.008</u>	<u>109.589.005.290</u>	<u>109.589.005.290</u>
Related parties (details presented in Note 26)	<u>14.493.334.812</u>	<u>14.493.334.812</u>	<u>7.539.060.383</u>	<u>7.539.060.383</u>

16. SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
Customers of C-Skyview	4.887.317.471	14.508.652.154
Others	2.986.063.056	5.422.515.557
	<u>9.337.127.861</u>	<u>19.931.167.711</u>

17. TAX AND PAYABLES FROM STATE BUDGET

Items	Tax receivable at the beginning of period	Arising during the period		
		Tax payable in the period	Tax paid in the period	Tax payable at the end of the period
	VND	VND	VND	VND
Value-added tax	14.450.208.301	73.149.625.348	69.563.748.490	18.036.085.159
Corporate income tax	4.710.101.786	15.485.841.104	6.112.465.066	14.083.477.824
Personal income tax	87.446.332.827	46.197.667.727	65.106.123.474	68.537.877.080
Other taxes	360.806.496	818.124.861	866.601.689	312.329.668
Total	<u>106.967.449.410</u>	<u>135.651.259.040</u>	<u>141.648.938.719</u>	<u>100.969.769.731</u>

18. SHORT-TERM ACCRUED EXPENSES

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
Brokerage fees payable to affiliate platforms	18.723.995.250	14.536.078.893
Interest support costs for customers	327.364.132	15.498.315.857
Interest payable, bond interest payable	946.447.085	26.451.824.604
Others	7.038.352.566	12.321.457.745
	<u>27.036.159.033</u>	<u>68.807.677.099</u>

19. OTHER PAYABLES

	<u>Ending balance of the period</u> VND	<u>Beginning balance</u> VND
a) Short-term		
Social insurance	292.846.164	1.141.632.191
Short-term deposits, collateral received	1.558.160.101	6.785.660.000
Apartment deposit (i)	68.649.682.152	92.217.373.543
Truslink Investment and Service Joint Stock Company (ii)	-	107.400.000.000
Others	58.858.057.483	41.072.635.347
	<u>129.358.745.900</u>	<u>248.617.301.081</u>
a) Long-term		
Long-term deposits, collateral received	379.354.202	3.758.312.730
	<u>379.354.202</u>	<u>3.758.312.730</u>

- (i) Reflects the deposit amounts for apartments, townhouses, villas, etc., made by customers at projects distributed by the Company
- (ii) Investment Cooperation Agreement No. 26012022/HD-HTĐT/TL-CRE between Century Real Estate Joint Stock Company (Cen Land) and Trustlink Service and Investment Joint Stock Company (Trustlink):
- Purpose: To distribute and underwrite certain real estate products under the Tuan Chau Ha Long Project, for which Cen Land had previously signed a deposit agreement to acquire properties with the developer, Au Lac Quang Ninh Co., Ltd;
 - Execution Method: Joint business cooperation under shared control without establishing a legal entity;
 - Capital Contribution Ratio: Trustlink 30%, Cen Land 70%;
 - Main content: Trustlink and Cen Land contribute capital to receive real estate transfers and cooperate in investing to perform part of the work related to the Project on the basis of rights and Cen Land is implemented according to the deposit or sale agreement with the investor;
 - Business results division plan: each party receives after-tax profits according to the capital contribution ratio, the division is carried out on the last day of the cooperation period or when Cen Land distributes all;
 - Cooperation period: from 27th January, 2022 to 29th October, 2024;
 - Business results:
 According to the profit-sharing agreement No. 251024/TT/TL-CRE dated 25th October, 2024, the parties have agreed to allocate the BCC contract profit to Trustlink with the total profit share amounting to VND 18,811,757,468. On 29th October, 2024, Cen Land transferred the total amount of VND 126,211,757,468 (which includes both the contribution made by Trustlink and its profit share) to Trustlink's bank account.

20. SHORT-TERM AND LONG-TERM BORROWINGS

	Ending balance of the period	Beginning balance
	VND	VND
Short-term borrowings	946.016.535.646	433.182.731.821
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Ha Branch (i)	226.950.543.074	84.917.091.846
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Ha Branch (Overdraft loan)	130.141.800.455	-
Vietnam Joint Stock Commercial Bank for Investment and Development	-	19.690.000.000
Military Commercial Joint Stock Bank Dong Da Branch (ii)	135.000.000.000	186.705.959.975
Long-term bond mature	353.548.300.000	96.451.680.000
Indovina Bank Limited Thien Long Branch (iv)	99.615.838.789	42.000.000.000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Ha Branch (Current portion of long-term debt)	760.053.328	918.000.000
Others	-	2.500.000.000
	946.016.535.646	433.182.731.821
Long-term borrowings and finance lease liabilities		
Long term bonds	-	353.548.320.000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Ha Branch	511.944.452	436.720.000
	511.944.452	353.985.040.000

(i) Short-Term Loan from BIDV – Thai Ha Branch:

Loan Limit Agreement No. 01/2023/352851/HĐTD dated October 26, 2023; Loan Limit Agreement No. 07/2024/352851/HĐTD dated October 29, 2024

Loan Limit: VND 300 billion

Purpose of Loan: Supplement working capital; Open letters of credit (L/C); Issue guarantees to support real estate brokerage activities (commission expenses for affiliate agencies); Cover business administration expenses (salaries, bonuses, etc.); Cover selling expenses (marketing, advertising, communications, etc.)

Exclusions: The loan does not cover capital needs for secondary real estate business or real estate investment cooperation.

Loan collateral:

Apartment B2406, Tower B – Sky City Tower, 88 Lang Ha, Lang Ha Ward, Dong Da District, Hanoi

Commercial floor space at Dolphin Plaza, 28 Tran Binh, Hanoi

Three land plots and attached assets in Nghia Do Ward, Cau Giay District, Hanoi.

(ii) Short-Term Loan from MB Bank – Dong Da Branch:

Credit contract No. 90251.22.059.566543.TD dated October 27, 2022; Document amending and supplementing document No. 90251.22.059.566543.TD.PL dated October 27, 2022 and Document amending and supplementing document No. 90251.22.059.566543.TD.PL dated September 28, 2023, loan limit of VND 50 billion used: supplementing working capital for the Company's business operations. Principal debt as of September 30, 2024: VND 0

Collateral: 02 (Two) real estate properties in Ngoc Thanh Commune, Phuc Yen City, Vinh Phuc Province:

Credit contract No. 100514.22.059.566543.TD dated February 17, 2023, maximum loan amount of VND 184 billion used: payment of investment costs for distributing 39 land lots at Paradise Dai Lai Project, Vinh Phuc. Maximum loan term is 12 months from the next day of disbursement date, loan term details at each disbursement and debt receipt. Principal debt as of December 31, 2024: VND 135,000,000,000;

Loan collateral: 39 (Thirty-nine) real estates in Ngoc Thanh commune, Phuc Yen city, Vinh Phuc province.

(iii) Private Bond Issuance:

The Company issued private bonds to VNDIRECT Securities Corporation for the purpose of increasing the Company's operating capital, supporting production and business activities, secondary investment in real estate projects, and providing loans for capital contributions to real estate projects. Details of the Bond Issuance:

Total Issuance Value: VND 450 billion

Face Value: VND 100,000 per bond

Bond Term: 3 years from the issuance date

- Interest rate: fixed at 10.5%/year in the first year. In the following years: floating, adjusted every 12 months and determined by the average interest rate of 12-month term residential savings deposits paid in arrears of 4 banks including: Joint Stock Commercial Bank for Foreign Trade of Vietnam (Transaction Office), Joint Stock Commercial Bank for Industry and Trade of Vietnam (Transaction Office), Vietnam Bank for Agriculture and Rural Development and Joint Stock Commercial Bank for Investment and Development of Vietnam (Transaction Office) + 4%/year. However, this floating interest rate is not lower than 10.5%/year. The interest rate in 2023 is determined to be 11.4%/year.

According to the Resolution of the bondholders' conference on December 21, 2023, on January 2, 2024, Cen Land bought back bonds with a buyback value of: VND 96,451,700,000. At the same time, the total remaining bonds with a value of: VND 353,548,300,000 were extended for payment until January 31, 2025 with an interest rate of 12%/year during the extended bond period.

(vi) Short-term loan from Indovina Bank Limited, Thien Long branch according to:

Credit limit agreement No. 108/2023/HĐHM/IVBTL-CEN dated 30 November, 2023, and Credit limit agreement No. 100/2024/HĐHM/IVBTL-CEN dated 12nd December, 2024, with a loan limit of VND 100 billion used for financing working capital needs (excluding deposits for investment cooperation agreements (or similar forms) for project implementation).

Collateral for the loan: Office floor on the 4th floor of The Golden Palm Building.

Principal debt as of December 31, 2024: VND 99,615,838,789.

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21. OWNER'S EQUITY**Changes in owner's equity**

	Contributed capital		Share premium		Treasury shares		Development and investment funds		Other capital		Retained earnings		Non-controlling interest		Total		
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	
Beginning balance of previous period	4.636.785.340.000	149.798.900.000	(1.080.000)	124.560.976.945	54.125.000.000	617.131.127.937	32.492.879.225	5.614.893.144.107	8.800.000.000								
Increase in capital in previous period	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Profit during period	-	-	-	-	-	2.003.729.301	-	-	-	2.003.729.301	51.625.232	-	-	-	-	-	2.055.354.533
Appropriation of funds	-	-	-	19.088.724.975	-	(32.450.832.457)	-	-	-	(32.450.832.457)	-	-	-	-	-	-	(13.362.107.482)
Stock dividend	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	7.475.796.562	-	-	-	7.475.796.562	672.331.669	-	-	-	-	-	8.148.128.231
Ending balance of previous	4.636.785.340.000	149.798.900.000	(1.080.000)	143.649.701.920	54.125.000.000	594.159.821.343	42.016.836.126	5.620.534.519.389									
Beginning balance of current	4.636.785.340.000	149.798.900.000	(1.080.000)	143.649.701.920	54.125.000.000	594.159.821.343	42.016.836.126	5.620.534.519.389									
Increase in capital of this period	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Profit during period	-	-	-	-	-	41.991.141.882	-	-	-	41.991.141.882	846.032.984	-	-	-	-	-	42.837.174.866
Others	-	-	-	-	-	(2.173.528.184)	-	-	-	(2.173.528.184)	(99.413.843)	-	-	-	-	-	(2.272.942.027)
Ending balance of this period	4.636.785.340.000	149.798.900.000	(1.080.000)	143.649.701.920	54.125.000.000	633.977.435.041	42.763.455.267	5.661.098.752.228									

Charter capital

As at December 31, 2024, the number of outstanding shares as follows::

	<u>Ending balance of the period</u>	<u>Beginning balance</u>
Share		
Quantity of Authorized issuing shares		
<i>Common shares</i>	463.678.534	463.678.534
<i>Preferred shares</i>	-	-
Quantity of shares repurchased (Treasury shares)		
<i>Common shares</i>	108	108
<i>Preferred shares</i>	-	-
Quantity of outstanding shares in circulation		
<i>Common shares</i>	463.678.426	463.678.426
<i>Preferred shares</i>	-	-
Par value per share (VND): 10,000 VND		

22. SEGMENT REPORTING

Geographical segment

The Company does not have any business activities outside Vietnam; therefore, the Company does not have any geographical segments outside Vietnam.

Business segments

For management purposes, the Company organizes its business activities by each segment on the basis of relatively separate subsidiaries..

The Company's business operations are divided into the following segments:

- Real estate brokerage services;
- Other services;

The segment information regarding the Company's business operations is as follows:

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FORM NO. B 09a-DN/HN

Cumulative consolidated business results until the fourth quarter of 2023

	Real estate brokerage and investment services	Other services	Internal Exclusions and Adjustments	Tổng cộng
	VND	VND	VND	VND
Revenue from sales of goods and rendering of services				
Net revenue from sales of goods and rendering	856.591.279.862	136.010.968.948	(58.853.706.962)	933.748.541.848
Business expenses	816.110.002.069	148.312.440.969	(58.853.706.962)	905.568.736.076
Cost of goods sold and services rendered	703.701.642.896	101.722.372.391	(54.567.150.990)	750.856.864.297
Selling expenses	19.009.350.631	573.920.327	(3.026.247.208)	16.557.023.750
General and administrative expense	93.399.008.542	46.016.148.251	(1.260.308.764)	138.154.848.029
Kết quả hoạt động kinh doanh	40.481.277.793	(12.301.472.021)	-	28.179.805.772
Financial income				64.827.391.853
Financial expenses				89.178.157.416
Other profit				1.078.272.451
Total net profit before tax				4.907.312.660
Current corporate income tax expenses				2.851.958.127
Deferred corporate income tax expenses				-
Profit after corporate income tax				2.055.354.533

Cumulative consolidated business results until the fourth quarter of 2024

	Real estate brokerage and investment services	Other services	Internal Exclusions and Adjustments	Total
	VND	VND	VND	VND
Revenue from sales of goods and rendering of services				
Net revenue from sales of goods and rendering	1.392.231.801.056	253.884.911.447	(107.255.317.069)	1.538.861.395.434
Business expenses	1.278.651.729.769	230.671.413.107	(107.255.317.069)	1.402.067.825.807
Cost of goods sold and services rendered	1.150.709.217.098	195.262.182.653	(103.393.876.527)	1.242.577.523.224
Selling expenses	21.957.832.359	-	-	21.957.832.359
General and administrative expense	105.984.680.312	35.409.230.454	(3.861.440.542)	137.532.470.224
Kết quả hoạt động kinh doanh	113.580.071.287	23.213.498.340	-	136.793.569.627
Financial income				49.062.608.586
Financial expenses				91.659.804.789
Other profit				(35.930.862.859)
Total net profit before tax				58.265.510.565
Current corporate income tax expenses				15.428.335.699
Deferred corporate income tax expenses				-
Profit after corporate income tax				42.837.174.866

23. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	<u>Accumulated up to Q4 2024</u> VND	<u>Accumulated up to Q4 2023</u> VND
TOTAL REVENUE FROM SALES OF GOODS	1.538.861.395.434	1.026.200.764.186
<i>In there:</i>		
Real estate brokerage revenue	896.702.424.276	327.923.481.785
Real estate investment revenue	481.572.942.900	582.711.112.300
Revenue from training services, study abroad consulting and human resource supply	104.330.013.327	37.324.852.099
Revenue from marketing services, office rental and other operating revenue	56.256.014.931	78.241.318.002
	<u>1.538.861.395.434</u>	<u>1.026.200.764.186</u>
In which: Revenue from related parties (details presented in Note 26)	<u>7.940.738.163</u>	<u>35.001.163.690</u>
Revenue deductions	-	92.452.222.338
Deduction of Real Estate Transfer Revenue	-	92.452.222.338
	-	<u>92.452.222.338</u>
Financial income		
	<u>Accumulated up to Q4 2024</u> VND	<u>Accumulated up to Q4 2023</u> VND
Deposit interest, loan interest	47.784.274.610	64.802.287.436
Bond interest	1.278.333.976	25.104.417
	<u>49.062.608.586</u>	<u>64.827.391.853</u>
In which: Revenue from related parties (details presented in Note 26)	<u>6.962.410.959</u>	<u>17.880.952.060</u>

24. COSTS OF GOODS SOLD AND SERVICES RENDERED; FINANCIAL EXPENSES

Cost of goods sold and services rendered

	<u>Accumulated up to Q4 2024</u> VND	<u>Accumulated up to Q4 2023</u> VND
Cost of real estate brokerage	731.201.194.120	207.463.310.202
Cost of Real estate investment	400.083.141.321	456.591.862.271
Cost of training services, study abroad consulting and human resource supply	72.495.261.029	24.138.132.783
Cost of marketing services, office rental and other activities	38.797.926.754	62.663.559.041
	<u>1.242.577.523.224</u>	<u>750.856.864.297</u>

Financial Expenses

	<u>Accumulated up to Q4 2024</u> VND	<u>Accumulated up to Q4 2023</u> VND
Loan interest	70.388.789.468	37.848.033.298
Bond interest payable	21.271.015.321	51.330.124.118
	<u>91.659.804.789</u>	<u>89.178.157.416</u>

25. BASIC EARNINGS PER SHARE

	<u>Accumulated up to Q4 2024</u>	<u>Accumulated up to Q4 2023</u>
Net profit after tax	41.991.141.882	2.003.729.301
Bonus and welfare funds	-	-
Profit distributed to common shares	41.991.141.882	2.003.729.301
Average number of outstanding common shares in circulation in the period	463.678.534	463.678.534
Basic earnings per share	91	4

26. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List of related parties with major transactions and balances during the period:

Century Group Joint Stock Company	Major shareholder
Century Real Estate Investment and Development Joint Stock Company	Mr. Nguyen Trung Vu - Chairman of Cen Land is also Chairman of the Board of Directors of this Company.
Century Golf Services And Trading Joint Stock Company	Century Group Joint Stock Company's subsidiary company
Century Valuation Joint Stock Company	Mr. Pham Thanh Hung - Vice Chairman of Cen Land is also Chairman of the Board of Directors of this Company.
CNV Sai Gon Joint Stock Company	- Ms. Vu Thi Xuan Giang - the Deputy General Director of Cen Land is also the Chairwoman of the Board of Directors of this Company.
Tay Ho Construction Investment And Trading Joint Stock Company	- Ms. Vu Thi Xuan Giang - Deputy General Director of Cen Land is also Director of this Company.

and members of the Board of General Directors, Board of Directors, Board of Supervisors and related people

During the period, the Company had the following major transactions with related parties:

	<u>Accumulated up to Q4 2024</u> VND	<u>Accumulated up to Q4 2023</u> VND
Revenue from sales of goods and rendering of services		
Century Real Estate Investment and Development Joint Stock Company	5.602.027.665	23.976.037.993
Century Valuation Joint Stock Company	698.949.020	1.890.824.490
Hong Lam Xuan Thanh Joint Stock Company (No longer a Related Party since 29/05/2023)	-	4.563.685.745
Century Golf and Travel Services Joint Stock Company	1.639.761.478	1.691.230.513
Công ty Cổ phần CNV Sài Gòn	-	2.879.384.949
	<u>7.940.738.163</u>	<u>35.001.163.690</u>
Financial Income		
Century Real Estate Investment and Development Joint Stock Company	4.926.849.315	17.880.952.060
Century Group Joint Stock Company	2.035.561.644	-
	<u>6.962.410.959</u>	<u>17.880.952.060</u>
Other Income		
Tay Ho Construction Investment and Trading Joint Stock Company	45.454.545	-
	<u>45.454.545</u>	<u>-</u>

	<u>Accumulated up to Q4 2024</u> VND	<u>Accumulated up to Q4 2023</u> VND
Selling expenses		
Century Golf and Travel Services Joint Stock Company	2.029.500.000	1.259.861.249
Century Group Joint Stock Company	10.840.128.291	5.811.720.739
Hong Lam Xuan Thanh Joint Stock Company (No longer a Related Party since 29/05/2023)	-	171.469.467.874
Century Real Estate Investment and Development Joint Stock Company	275.812.013.071	110.184.017.126
	<u>288.681.641.362</u>	<u>288.725.066.988</u>

CENTURY LAND JOINT STOCK COMPANY
THUYẾT MINH BÁO CÁO TÀI CHÍNH HỢP NHẤT GIỮA NIÊN ĐỘ (Tiếp theo)


FORM NO. B 09a-DN/HN

Principal balances with related parties at the end of the accounting period:

	<u>Ending of period</u> VND	<u>Beginning of period</u> VND
Short-term trade receivables		
Century Group Joint Stock Company	2.142.487.747	2.120.541.757
Century Real Estate Investment and Development Joint Stock Company	67.279.839.005	51.230.394.172
Century Valuation Joint Stock Company	83.065.512	118.029.657
Saigon CNV Joint Stock Company	19.556.382.025	19.556.382.025
Century Golf and Travel Services Joint Stock Company	1.835.400.027	1.559.523.799
	90.897.174.316	74.584.871.410
Other receivables		
Century Real Estate Investment and Development Joint Stock Company	1.259.061.325.517	902.778.348.259
Century Group Joint Stock Company	2.266.115.068	-
Century Golf and Travel Services Joint Stock Company	-	5.000.000.000
Saigon CNV Joint Stock Company	5.640.000.000	5.640.000.000
	1.266.967.440.585	913.418.348.259
Short-term loan receivable		
Century Real Estate Investment and Development Joint Stock Company	56.830.000.000	63.400.000.000
Century Group Joint Stock Company	34.000.000.000	34.000.000.000
	90.830.000.000	97.400.000.000
Short - Term Prepayments to suppliers		
Century Group Joint Stock Company	-	3.015.086.600
	-	3.015.086.600
Short-term payable expenses		
Century Real Estate Investment and Development Joint Stock Company	2.325.632.252	-
	2.325.632.252	-
	<u>Ending of period</u> VND	<u>Beginning of period</u> VND
Short-term trade payables		
Century Group Joint Stock Company	6.110.430.103	4.562.564.541
Century Golf and Travel Services Joint Stock Company	1.147.936.603	511.998.103
Century Real Estate Investment and Development Joint Stock Company	7.234.968.106	2.464.497.739
	14.493.334.812	7.539.060.383


Nguyen Cong Son
 Preparer


Le Thi Lan
 Chief Accountant


Pham Duc Hung
 General Director
 January 24th 2025

