

CENTURY LAND JOINT STOCK COMPANY
(Established in the socialist republic of Vietnam)

SEPARTE FINANCIAL STATEMENTS
4th QUARTER 2024

CENTURY LAND JOINT STOCK COMPANY

1ST Floor, Sky City Tower, No.88 Lang Ha, Lang Ha Ward,
Dong Da District, Hanoi, Vietnam

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REPORT OF THE BOARD OF GENERAL DIRECTORS

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

BOARD OF MANAGEMENT AND BOARD OF GENERAL DIRECTORS

The members of the Board of Management during the fiscal year and to the reporting date are:

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
Mrs. Nguyen Thi Hoang Oanh	Member
Mr. Chu Huu Chien	Member (Term ends on 25 th April, 2024; and will not participate in a new term)

Board of directors

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

The member of the Audit committee are:

Mr. Nguyen Duc Vui	Chairman
Mrs. Nguyen Thi Hoang Oanh	Member

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

The Board of General Director is responsible for the Separate Interim Financial Statements which give a true and fair view of the financial position of the Company as at December 31st 2024, as well as Income Statement and Cash Flows for the 4th quarter of 2024, in accordance with Vietnamese accounting standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of financial statements. In preparing these separate interim financial statements, the Board of Directors is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the separate financial statements.;
- Prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business;
- Design and implement an effective internal control system for the purpose of properly preparing and presenting separate financial statements to minimize errors and fraud.

REPORT OF THE BOARD OF GENERAL DIRECTORS (Continued)

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY (Continued)

The Board of Directors is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and that the separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

On behalf of and representing the Board of Directors..



Pham Duc Hung
General Director
January 24th 2025

SEPARATE STATEMENT OF FINANCIAL POSITION
As of 31st December 2024

Unit: VND

ASSETS	CODE	NOTE	31/12/2024	01/01/2024
A. CURRENT ASSETS	100		3.900.343.760.899	4.550.256.061.283
I. Cash and cash equivalents	110	4	7.179.846.173	100.369.795.742
1. Cash	111		7.179.846.173	100.369.795.742
II. Short-term investments	120		126.720.369.863	96.982.084.595
1. Held-to-maturity investments	123	5	126.720.369.863	96.982.084.595
III. Short-term receivables	130		3.456.440.424.527	3.831.151.147.859
1. Short-term trade receivables	131	7	553.232.065.302	526.576.967.736
2. Short-term prepayments to suppliers	132	9	35.833.710.777	96.235.715.055
3. Short-term loan receivables	135	8	42.760.700.000	406.103.072.948
4. Other short-term receivables	136	10	2.857.414.217.139	2.823.848.674.405
5. Provision for short-term doubtful debts (*)	137	11	(32.800.268.691)	(21.613.282.285)
IV. Inventories	140	12	306.681.337.675	509.444.149.731
1. Inventories	141		306.681.337.675	509.444.149.731
V. Other short-term assets	150		3.321.782.661	12.308.883.356
1. Short-term prepaid expenses	151	13	2.994.067.777	5.628.486.280
2. Deductible VAT	152		84.445.882	5.931.354.349
3. Taxes and other receivables from the State budget	153		243.269.002	749.042.727
B. NON-CURRENT ASSETS	200		2.952.651.003.786	2.212.380.741.260
I. Long-term receivables	210		2.457.281.858.067	1.739.246.901.316
1. Other long-term receivables	216	10	2.480.831.858.067	1.762.796.901.316
2. Provision for long-term doubtful debts (*)	219		(23.550.000.000)	(23.550.000.000)
II. Fixed assets	220		152.730.780.533	166.049.979.350
1. Tangible fixed assets	221	14	110.160.358.282	120.311.411.497
- Historical costs	222		178.285.003.285	178.585.954.950
- Accumulated depreciation (*)	223		(68.124.645.003)	(58.274.543.453)
2. Intangible fixed assets	227	15	42.570.422.251	45.738.567.853
- Historical costs	228		60.647.443.129	58.872.691.171
- Accumulated depreciation (*)	229		(18.077.020.878)	(13.134.123.318)
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		-	1.774.751.958
1. Construction in progress	242	16	-	1.774.751.958
V. Long-term investments	250	6	164.080.000.000	160.930.000.000
1. Investments in subsidiaries	251		164.080.000.000	160.930.000.000
VI. Other long-term assets	260	13	1.969.666.509	19.010.833.823
1. Long-term prepaid expenses	261		1.969.666.509	19.010.833.823
TOTAL ASSETS (270 = 100 + 200)	270		6.852.994.764.685	6.762.636.802.543

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


SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)
As of 31st December 2024

Unit: VND

CAPITAL	CODE	NOTE	31/12/2024	01/01/2024
C. LIABILITIES	300		1.349.640.374.086	1.303.927.067.185
I. Current liabilities	310		1.341.241.802.705	928.666.581.993
1. Short-term trade payables	311	17	105.700.143.183	60.215.466.759
2. Short-term prepayments from customers	312	18	6.271.753.058	14.799.967.154
3. Taxes and other payables to State budget	313	19	73.102.543.593	62.230.355.457
4. Payables to employees	314		46.987.024.095	12.466.468.746
5. Short-term accrued expenses	315		18.306.761.555	55.218.760.058
6. Short-term unearned revenue	318		70.851.483.430	77.098.898.865
7. Other short-term payments	319	20	98.756.874.758	235.614.513.790
8. Short-term borrowings and finance lease liabilities	320	21	921.235.799.690	410.992.731.821
9. Bonus and welfare fund	322		29.419.343	29.419.343
II. Non-current liabilities	330		8.398.571.381	375.260.485.192
1. Other long-term payables	337	19	7.886.626.929	21.275.445.192
2. Long-term borrowings and finance lease liabilities	338	21	511.944.452	353.985.040.000
D. OWNER'S EQUITY	400		5.503.354.390.599	5.458.709.735.358
I. Owner's equity	410	22	5.503.354.390.599	5.458.709.735.358
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		36.000.000.000	36.000.000.000
4. Treasury shares (*)	415		(1.080.000)	(1.080.000)
5. Development and investment funds	418		131.976.589.086	131.976.589.086
6. Retained earnings	421		548.794.641.513	504.149.986.272
- Retained earnings accumulated till the end of the previous period	421a		504.149.986.272	504.149.986.272
- Retained earnings of the current period	421b		44.644.655.241	-
TOTAL CAPITAL (440 = 300 + 400)	440		6.852.994.764.685	6.762.636.802.543


Nguyen Cong Son
Preparer


Le Thi Lan
Chief Accountant


Pham Duc Hung
General Director
January 24th 2025



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


SEPARATE STATEMENT OF INCOME
4th Quarter of 2024

Unit: VND

Items	Code	Note	4th Quarter		Accumulated from the beginning of the year to the end of 4th Quarter	
			Year 2024	Year 2023	Year 2024	Year 2023
1. Revenue from sales of goods and rendering of services	1	23	338.106.168.179	260.202.045.215	1.393.479.212.926	844.993.497.421
2. Revenue deductions	2	23	-	7.430.950.068	-	92.520.781.514
3. Net revenue from sales of goods and rendering of services (10 = 01 - 02)	10		338.106.168.179	252.771.095.147	1.393.479.212.926	752.472.715.907
4. Cost of goods sold and services rendered	11	24	268.071.383.867	213.415.484.654	1.161.059.913.104	627.912.549.806
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		70.034.784.312	39.355.610.493	232.419.299.822	124.560.166.101
6. Financial income	21	26	4.380.030.222	10.411.842.254	39.951.911.084	54.788.487.675
7. Financial expenses	22	27	37.570.440.259	19.832.522.602	91.217.230.779	86.121.697.564
- In which: Interest expenses	23		37.570.440.259	19.832.522.602	91.217.230.779	86.121.697.564
8. Selling expenses	25	25	1.876.720.465	10.591.421.851	21.450.638.332	16.064.315.927
9. General and administrative expense	26	25	16.488.960.852	16.136.559.478	68.988.056.219	69.082.591.351
10. Net profit from operating activities {30 = 20 + (21 - 22) - (25 + 26)}	30		18.478.692.958	3.206.948.816	90.715.285.576	8.080.048.934
11. Other income	31	28	1.762.835.531	252.796.604	2.128.685.851	7.268.509.543
12. Other expense	32	29	6.500.337.392	1.525.251.129	33.983.062.331	4.481.271.340
13. Other profit (40 = 31 - 32)	40		(4.737.501.861)	(1.272.454.525)	(31.854.376.480)	2.787.238.203
14. Total net profit before tax (50 = 30 + 40)	50		13.741.191.097	1.934.494.291	58.860.909.096	10.867.287.137
15. Current corporate income tax expenses	51	30	3.548.280.597	441.259.360	14.208.811.805	2.711.822.546
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		10.192.910.500	1.493.234.931	44.652.097.291	8.155.464.591


Nguyen Cong Son
Preparer


Le Thi Lan
Chief Accountant


Pham Duc Hung
General Director
January 24th 2025



SEPARATE CASH FLOWS
4th quarter 2024


Unit: VND

Item	Code	Note	4th quarter		Accumulated from the beginning of the year to the end of 4th Quarter	
			Year 2024	Year 2023	Year 2024	Year 2023
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Profit before tax	1		13.741.191.097	1.934.494.291	58.860.909.096	10.867.287.137
2. Adjustments for						
- Depreciation and amortization of fixed assets and investment properties	2		5.181.096.312	9.596.149.100	20.096.657.021	20.895.066.256
- Provisions	3		-	-	11.186.986.406	-
- Gains/losses from investment	5		(4.380.030.222)	8.763.514.628	(39.993.233.398)	(55.422.623.871)
- Interest expenses	6		37.570.440.259	19.832.522.602	91.217.230.779	86.121.697.564
3. Operating profit before changes in working capital	8		52.112.697.446	40.126.680.621	141.368.549.904	62.461.427.086
- Increase or decrease in receivable	9		(449.226.887.413)	89.648.560.673	(743.152.868.597)	370.041.171.724
- Increase or decrease in inventories	10		28.192.066.666	16.627.104.970	202.762.812.056	(112.620.081.155)
- Increase or decrease in payable (excluding interest payable/ corporate income tax payable)	11		(259.436.927.558)	(50.007.948.298)	(166.385.421.366)	(235.476.257.032)
- Increase or decrease in prepaid expenses	12		1.231.047.268	(6.152.834.287)	19.675.585.817	10.908.121.934
- Increase or decrease in trading securities	13					
- Interest paid	14		(48.108.324.987)	(6.330.848.545)	(116.702.868.709)	(84.409.083.460)
- Corporate income tax paid	15		(121.127.445)	(1.638.769.411)	(2.299.260.739)	(51.040.936.228)
- Other payments on operating activities	17		(30.194.000.000)		(30.194.000.000)	(30.194.000.000)
Net cash flows from operating activities	20		(705.551.456.023)	82.271.945.723	(694.927.471.634)	(70.329.637.131)
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other long-term assets	21		(1.166.125.133)	(972.094.000)	(60.766.859.900)	(972.094.000)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	(305.454.545)	45.454.545	3.533.636.364
3. Loans and purchase of debt instruments from other entities	23		-	-	(126.908.563.095)	(14.926.020.678)
4. Collection of loans and resale of debt instrument of other entities	24		373.062.767.367	23.596.314.256	460.512.650.776	277.122.918.351
5. Equity investments in other entities	25		(1.450.000.000)	(13.750.000.000)	(3.150.000.000)	(15.750.000.000)
6. Interest and dividend received	27		74.485.899.948	3.264.998.292	78.783.167.417	24.060.532.513
Net cash flows from investing activities	30		444.932.542.182	11.833.764.003	348.515.849.743	273.068.972.550
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from borrowings	33		886.329.912.217	276.534.590.642	2.588.757.761.988	1.101.525.471.262
2. Repayment of principal	34		(672.167.815.278)	(294.747.198.354)	(2.335.536.089.667)	(1.273.816.303.403)
Net cash flows from financing activities	40		214.162.096.939	(18.212.607.712)	253.221.672.321	(172.290.832.141)
Net cash flows in the period (50=20+30+40)	50		(46.456.816.902)	75.893.102.014	(93.189.949.569)	30.448.503.278
Cash and cash equivalents at beginning of the period	60		53.636.663.074	24.476.693.728	100.369.795.742	69.921.292.464
Cash and cash equivalents at end of the period (70=50+60+61)	70		7.179.846.173	100.369.795.742	7.179.846.173	100.369.795.742


Nguyen Cong Son
Preparer


Le Thi Lan
Chief Accountant




Pham Duc Hung
General Director
January 24th 2025

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

These notes form an integral part of and should be read in conjunction with the accompanying separate financial statements.

1. GENERAL INFORMATION OF THE COMPANY

Form of ownership

Century Land Joint Stock Company is established and operates activities under Business Registration Certificate No. 0101160306 dated issued by 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, Vietnam.

Business field and main activities

Main business field of the Company include:

- Real estate brokerage and consultancy, real estate.;
- Real estate business, trade of construction materials;
- Financial services investment, consultancy, brokerage
- Commercial brokerage; and
- Real estate management services.

Production cycle

The normal production and business cycle of the Company and its subsidiaries is carried out within a period of no more than 12 months.

Corporate structure

The Company has 9 subsidiaries. General information about them as follows:

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

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

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)

2. BASIS FOR PREPARING SEPARATE FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

Basis for preparing separate financial statements

The accompanying separate financial statements are presented in Vietnamese Dong (VND), under the historical cost principle and in accordance with Vietnamese accounting standards, accounting regime for enterprises and legal regulations related to the preparation and presentation of financial statements.

The accompanying separate financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Accounting period

Annual accounting period commences from 1 January and ends as at 31st December.

The accompanying separate financial statements are prepared for the fourth quarter of 2024.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Belows are the significant accounting policies applied by the Company in preparing its separate financial statements:

Accounting estimates

The preparation of separate financial statements in accordance with Vietnamese accounting standards, accounting regimes for enterprises and legal regulations related to the preparation and presentation of financial statements requires the Board of Directors to make estimates and assumptions that affect the reported figures on liabilities, assets and the presentation of contingent liabilities and assets at the date of preparation of separate financial statements as well as the reported figures on revenues and expenses during the period. Although accounting estimates are made with all the knowledge of the Board of Directors, the actual figures may differ from the estimates and assumptions made.

Cash

Cash comprises cash on hand, demand deposits.

Financial investment

Investments in subsidiaries

Subsidiaries are entities controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

Investments in subsidiaries are presented in the balance sheet at cost less provision for impairment (if any). Provisions for devaluation of investments in subsidiaries are made in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009 of the Ministry of Finance on "Guidelines for the provision and use of provisions for devaluation of inventories, losses in financial investments, bad debts and warranties for products, goods and construction works at enterprises", Circular No. 89/2013/TT-BTC dated June 28, 2013 of the Ministry of Finance on amendments and supplements to Circular No. 228/2009/TT-BTC and current accounting regulations.

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 six months or more overdue, or for debts that are unlikely to be paid by the debtor due to liquidation, bankruptcy or similar 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's inventory impairment provision is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make an inventory impairment provision in case the original cost of inventory is higher than the net realizable value at the end of the accounting period.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The initial cost of tangible fixed assets comprises the purchase price and any other costs directly attributable to bringing the assets to working condition for their intended use.

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

	<u>Current Period</u> (Years)
Buildings, structures	5 - 30
Vehicles, Transportation equipment	6 - 10
Office equipment and furniture	3 - 5

Intangible fixed assets and depreciation

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

Construction in progress

Assets under construction for production, rental, administrative purposes or for other purposes are recognised in historical cost. This cost includes any expenditure that is necessary to bring the asset to its intended use in accordance with the Company's accounting policy. 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 mainly include the value of tools and supplies issued for use, office repair costs, and other costs which are considered to provide future economic benefits to the Company. These costs are capitalized as prepayments and allocated to the Income Statement using the straight-line method in accordance with current accounting regulations..

Revenue

Sales of goods

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

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- (b) The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- (c) Revenue is measured with relative certainty;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) Identify the costs associated with a sales transaction.

Rendering of services

Revenue from a transaction involving the rendering of services is recognised when the outcome of the transaction can be measured reliably. Where a transaction involving the rendering of services is spread over several periods, revenue is recognised in each period based on the results of the portion of work completed at the date of the Balance Sheet of that period. The outcome of a transaction involving the rendering of services is recognised when all four (4) of the following conditions are met:

- (a) The revenue can be reliably measured;
- (b) It is possible to obtain economic benefits from the transaction of providing that service;
- (c) Determine the stage of completion of the work at the Balance Sheet date; and
- (d) Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

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

	<u>Ending of period</u> VND	<u>Beginning of period</u> VND
Cash on hand	5.018.220.251	8.282.107.158
Demand deposits	2.161.625.922	92.087.688.584
	<u>7.179.846.173</u>	<u>100.369.795.742</u>

5. HELD TO MATURITY INVESTMENTS (VND)

	<u>Ending of period</u> VND	<u>Beginning of period</u> VND
Term deposits (i)	126.720.369.863	76.720.369.863
Bonds	-	20.261.714.732
	<u>126.720.369.863</u>	<u>96.982.084.595</u>

- (i) At December 31st 2024, the term deposits with term of 6 to 12 months at commercial banks at the interest rate of 4.36%/year to 5%/year are being used as collaterals for loan from the bank.

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

6. FINANCIAL INVESTMENTS

	Ending of period			Beginning of period		
	Original Cost	Provision	Carrying amount	Original Cost	Provision	Carrying amount
	VND	VND	VND	VND	VND	VND
Investments in subsidiaries	164.080.000.000	-	164.080.000.000	160.930.000.000	-	160.930.000.000
Century Homes E-Commerce Co., Ltd	74.500.000.000	-	74.500.000.000	74.500.000.000	-	74.500.000.000
Cen Sai Gon Real Estate., JSC	16.000.000.000	-	16.000.000.000	16.000.000.000	-	16.000.000.000
Rising Star Media and Entertainment., JSC	8.000.000.000	-	8.000.000.000	8.000.000.000	-	8.000.000.000
Cen Prime Co., Ltd (Renamed from Century M&I., JSC)	2.000.000.000	-	2.000.000.000	2.000.000.000	-	2.000.000.000
Renamed from Cen Brand Management and Investment Co., Ltd	20.000.000.000	-	20.000.000.000	20.000.000.000	-	20.000.000.000
Cen Cuckoo., JSC	20.000.000.000	-	20.000.000.000	20.000.000.000	-	20.000.000.000
Cen HCM., JSC (*)	8.150.000.000	-	8.150.000.000	5.000.000.000	-	5.000.000.000
Cen Academy., JSC	12.880.000.000	-	12.880.000.000	12.880.000.000	-	12.880.000.000
Pho Xanh Group Services And Real Estate Investment Joint Stock Company	2.550.000.000	-	2.550.000.000	2.550.000.000	-	2.550.000.000

The Company has not determined the fair value of these financial investments because Vietnamese Accounting Standards and Vietnamese corporate accounting regime do not have specific guidance on determining fair value.

7. SHORT-TERM TRADE RECEIVABLES

	Ending of period	Beginning of period
	VND	VND
Galaxy Land Real Estate Joint Stock Company	4.307.104.563	10.079.645.813
Bitexco Joint Stock Company	-	7.986.411.112
VMF Joint Stock Company	6.896.645.982	6.573.693.611
Binh Minh Housing Development Joint Stock Company	25.615.005.000	3.037.022.364
Century Real Estate Investment And Development Joint Stock Company	53.257.983.646	38.682.982.056
Century Homes TMDT Company Limited	98.574.294.481	115.973.961.437
Customer purchase Trinity Tower project	629.361.780	421.558.992
Toan Think Land Investment And Development Joint Stock Company	1.798.657.749	1.798.657.749

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

CENTURY LAND JOINT STOCK COMPANY
NOTES TO SEPARATE FINANCIAL STATEMENTS (Continued)

FORM NO. B 09a-DN

	<u>Ending of period</u>	<u>Beginning of period</u>
	VND	VND
Xuan Phu Hai Investment And Construction JSC	26.014.770.668	28.514.770.668
Ha Noi Belleville Real Estate Joint Stock Company	5.218.930.208	5.218.930.208
Customer purchase Hud Me Linh Project	-	7.542.880.000
Customer purchase Hoa Tien Paradise project	58.345.594.572	70.239.266.928
Others	272.573.716.653	230.507.186.798
	553.232.065.302	526.576.967.736
Related parties (detail in Note 33)	218.414.399.659	190.390.581.240

8. SHORT-TERM LOANS RECEIVABLES

	<u>Ending of period</u>	<u>Beginning of period</u>
	VND	VND
Dai Nam Son Construction Investment And Design Consultation Joint Stock Company	3.760.700.000	3.760.700.000
Consgroup Joint Stock Company	39.000.000.000	39.000.000.000
Viet Lao Economic Cooperation General Company	-	11.399.372.948
Trustlink Investment And Serviec Joint Stock Company	-	351.943.000.000
	42.760.700.000	406.103.072.948

9. SHORT-TERM ADVANCED PAYMENTS TO SUPPLIERS

	<u>Ending of period</u>	<u>Beginning of period</u>
	VND	VND
Hong Lam Xuan Thanh Joint Stock Company	18.752.655.145	18.719.031.235
C - Holdings Joint Stock Company	9.023.574.165	9.023.574.165
Green Park Real Estate Company Limited	-	2.886.463.090
Thanh Cong Cooperative (i)	6.066.195.031	61.413.506.042
The Century Group Joint Stock Company	-	3.015.086.600
Tepa Technology Joint Stock Company	319.917.530	319.917.530
Others	1.671.368.906	858.136.393
	35.833.710.777	96.235.715.055
Related parties (detail in Note 33)	-	3.015.086.600

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

10. OTHER RECEIVABLES

	<u>Ending of period</u> VND	<u>Beginning of period</u> VND
a. Short-term		
An Think Solution And Technology Company Limited	384.300.000	384.300.000
Masterise Agents Agency Company Limited	600.000.000	600.000.000
MV1 Real Estate., LTD	600.000.000	600.000.000
Viet Anh Investment And Development Joint Stock Company	100.530.000	100.530.000
Gia Phu Real Estate Company Limited	5.391.000.324	5.391.000.324
Nam Hong Company - LLC	1.682.930.936	1.682.930.936
Galaxy Land Real Estate Joint Stock Company (I)	1.145.287.483.226	1.167.921.100.000
Dong Do Group (ii)	-	30.000.000.000
Dai Nam Son Construction Investment and Design Consulting Joint Stock Company (iii)	38.691.853.014	52.650.639.863
Paradise Dai Lai Joint Stock Company (iv)	55.000.000.000	55.000.000.000
CEN Sai Gon Real Estate Joint Stock Company (v)	7.744.267.734	8.394.267.734
HATECO Thang Long Joint Stock Company	1.200.000.000	1.200.000.000
Hong Lam Xuan Thanh Joint Stock Company (vi)	422.755.178.176	422.755.178.176
Thanh Dat VN Joint Stock Company (vii)	800.000.000.000	800.000.000.000
Galaxy Land Real Estate Joint Stock Company (viii)	167.075.982.647	-
Nguyen Cong Lam	5.881.869.735	5.881.869.735
Dinh Thuy Duong	121.918.656.660	232.000.000.000
Advances to employees	78.664.418.200	29.996.624.414
Others	4.435.746.487	9.290.233.223
	<u>2.857.414.217.139</u>	<u>2.823.848.674.405</u>
b. Long-term		
Mortgages (ix)	1.281.101.787.125	967.364.830.374
<i>In which:</i>		
- Guaranteed money to act as general agent distributing projects	1.277.724.267.628	963.987.310.877
- Century Real Estate Investment And Development Joint Stock Company	1.119.739.505.010	779.161.548.259
+ CNV Sai Gon Joint Stock Company	5.640.000.000	5.640.000.000
+ Soleil Investment And Hotel Services Joint Stock Company	22.550.000.000	22.550.000.000
+ Khai Son Joint Stock Company	8.000.000.000	16.950.000.000
+ Dai Nam Son Construction Investment and Design Consulting Joint Stock Company	7.500.000.000	7.500.000.000
+ Xuan Phu Hai Investment And Construction JSC	6.300.000.000	6.300.000.000
+ TID Joint Stock Company (x)	50.000.000.000	50.000.000.000
+ Bitexco Joint Stock Company	-	15.000.000.000
+ Others	57.994.762.618	60.885.762.618
- Other Mortgages	3.377.519.497	3.377.519.497
Other long-term receivables:		
Au Lac Quang Ninh Company Limited (xi)	314.671.300.000	314.671.300.000

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

CENTURY LAND JOINT STOCK COMPANY
NOTES TO SEPARATE FINANCIAL STATEMENTS (Continued)

FORM NO. B 09a-DN

	<u>Ending of period</u>	<u>Beginning of period</u>
	VND	VND
Nhat Hang Construction and Trading Investment Joint Stock Company (xii)	761.441.970.942	357.143.970.942
Century Real Estate Investment and Development Joint Stock Company (xiii)	123.616.800.000	123.616.800.000
	<u>2.480.831.858.067</u>	<u>1.762.796.901.316</u>
Related parties (detail in Note 33)	<u>1.291.197.177.744</u>	<u>948.069.220.993</u>

(i) Investment cooperation contract No. 08042021/HĐHTĐT/GLX-CRE-TL between Galaxy Land Real Estate Joint Stock Company (Galaxy), Trustlink Investment and Service Joint Stock Company (Trustlink) and Century Real Estate Joint Stock Company (Cen Land)

Investment cooperation purpose: investment and business cooperation for real estates in the Hoang Van Thu New Urban Area Project invested by Hoang Mai Urban Development Investment Joint Stock Company.

Cooperation content: deposit payment to the Investor, Hoang Mai Urban Development Investment Joint Stock Company, according to the brokerage contract between this Investor and Galaxy.

Contribution ratio: Trustlink contributes 30%, Cen Land and Galaxy contribute 70%.

Investment cooperation term: from 08th April, 2021, to 30 October, 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 Galaxy and Cen Land have distributed all products of the Project and received all revenue or advance payment.

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.

(ii) Business cooperation contract for the Han River Apartment Complex Project No. 68/2022/HDHTKD dated 06th April, 2022 between Dong Do Group Joint Stock Company (Investor) and Century Real Estate Joint Stock Company (Cen Land).

Purpose of business cooperation: The investor cooperates with Cen Land to continue investing, constructing and trading 780 residential apartments of the Han River Apartment Complex Project, with the commercial name The Muse according to the Investment Registration Certificate No. 0883332483 issued by the Department of Planning and Investment of Da Nang City on 13rd January, 2022.

CenLand only contributes a fixed amount of VND 30,000,000,000. In addition to this contribution, Cen Land is not responsible for contributing any other amount.

Investment cooperation term: 15 months from the date of signing this business cooperation contract. In case the cooperation term expires and the apartments have not been fully distributed, the Parties may consider agreeing to extend the cooperation term in writing.

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

(iii) This is the Company's deposit with Dai Nam Son Construction Investment and Design Consulting Joint Stock Company for the purpose of committing to receive the transfer of land use rights and house ownership rights of 14 plots of land belonging to the An Binh - Can Tho Housing Project according to the purchase agreement No. 169/2020/TTDM dated 16th September, 2020.

(iv) This is the Company's deposit with Paradise Dai Lai Joint Stock Company to ensure the signing of sales/transfer contracts for real estate products of Dai Lai Villa and Entertainment Project in Ngoc Thanh Commune, Phuc Yen City, Vinh Phuc Province according to Deposit Contract No. 0306/2022/HDDC/CENLAND-PARADISE dated 03rd June, 2022.

(v) This is the Company's deposit with Cen Saigon Joint Stock Company to ensure the deposit obligation under Brokerage Service Contract No. 07/HDDV-DIAMONDCITY/CENSAIGON-CENLAND and Appendix 01 dated 22nd March, 2022.

(vi) This is the Company's deposit with Hong Lam Xuan Thanh Joint Stock Company (Hong Lam Xuan Thanh) to ensure the deposit obligation under the Principle Contract No. 01/2022/HDNT dated January 10, 2022 on the purchase and sale of real estate products of the Xuan Thanh Service Area and Guesthouse Project in Xuan Thanh Commune, Nghi Xuan District, Ha Tinh Province; and Appendix No. 01 dated 01st October, 2022. The value of the deposit as of 31st December, 2024 is: VND 422,755,178,176.

(vii) This is the Company's deposit with Thanh Dat VN Investment Joint Stock Company to ensure the deposit obligation under the Principle Contract No. 02/2022/HDNT dated 10 January, 2022 on the purchase and sale of real estate products of the Khe Cat Residential Area Project, at Khe Cat Area, Minh Thanh Ward, Quang Yen Town, Quang Ninh Province; and Appendix No. 01 dated 03rd October, 2022.

(viii) 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.

(ix) Mainly includes the deposits to ensure contract performance that the Company has paid to investors, to perform the role of general agent distributing real estate products formed from the projects.

(x) This is the Company's deposit with TID Joint Stock Company to ensure the deposit obligation under the Deposit Contract for the exclusive provision of real estate services No. 301/2021/HDDC/TID-CRE dated 30 January, 2021 regarding the Company as the exclusive consultant and broker for leasing serviced apartments at Tien Bo Plaza Project, No. 175 Nguyen Thai Hoc, Ba Dinh District, Hanoi City.

(xi) Deposit agreement for transfer of real estate at Tuan Chau International Tourism and Entertainment Project, Tuan Chau Island, Ha Long City, Quang Ninh Province dated 28th December, 2021 between Au Lac Quang Ninh Company Limited (Au Lac) and Century Real Estate Joint Stock Company (Cen Land).

Au Lac commits to sell and Cen Land commits to buy real estate (houses and land) belonging to the Southeast Tuan Chau Island coastal hotel and service project according to the Decision approving the adjustment of the detailed construction planning at a scale of 1/500 of the Southeast Tuan Chau Island coastal hotel and service area No. 5597/QD-UBND dated 25th June, 2020; and the South Tuan Chau port area according to the Decision approving the adjustment of the detailed construction planning at a scale of 1/500 of the South Tuan Chau port area No. 5573 dated 25th June, 2020 of the People's Committee of Quang Ninh province, invested by Au Lac. After the Project is eligible to sell houses and the parties have signed contracts to receive the transfer of land use rights and future houses, the deposit will be converted into payment for the transfer of real estate.

(xii) This is the Company's deposit with Nhat Hang Construction and Trading Investment Joint Stock Company to ensure the deposit obligation under the Principle Contract No. 129/2022/HDNT dated 12nd September, 2022 on the transfer of products at Dai Lai Villa and Entertainment Project, in Ngoc Thanh Commune, Phuc Yen City, Vinh Phuc Province.

(xiii) Investment cooperation contract No. 072021/HD-HTĐT/TL-CIV-CRE dated 16th July, 2021 between Century Real Estate Investment and Development Joint Stock Company (Cen Invest),

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

Trustlink Investment and Services Joint Stock Company (Trustlink) and Century Real Estate Joint Stock Company (Cen Land).

Investment cooperation purpose: to develop, operate and exploit the investment project to build a housing area to repay the capital of the investment project to build technical infrastructure for the administrative center, the People's Committee headquarters and the central axis road of Dong Tien commune, Yen Phong district in the form of BT according to the investment policy approval decision No. 667/QĐ-UBND dated 29th November, 2017 of the People's Committee of Bac Ninh province and adjustments (if any).

Contribution ratio: Trustlink contributes 30%, Cen Land contributes 60% and Cen Invest contributes 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.

11. DOUBTFUL DEBTS

Object	End of period		Beginning of period	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered	56.350.268.691	-	56.350.268.691	11.186.986.406
Gia Phu Real Estate Company Limited	5.391.000.324	-	5.391.000.324	-
An Think Technology and Solution Company Limited	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	-
Soleil Hotel Services and Investment Joint Stock Company	22.550.000.000	-	22.550.000.000	-
Phuc Son Group Joint Stock Company	22.373.972.812	-	22.373.972.812	11.186.986.406
TMS Real Estate Joint Stock Company	3.727.756.578	-	3.727.756.578	-
EMPIRE PROPERTY Joint Stock Company	1.179.901.920	-	1.179.901.920	-
ECOLAND Joint Stock Company	147.024.316	-	147.024.316	-

The recoverable amount is determined by the original value of receivables less the provision for doubtful debts set aside as of the date of preparation of the interim financial statements.

12. INVENTORIES

	Ending of period		Beginning of period	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Real estate (i)	306.681.337.675	-	499.532.316.963	
Work in progress	-	-	9.911.832.768	
Total	306.681.337.675	-	509.444.149.731	-

(i) Reflects the value of real estate including apartments and land that the Company purchases from investors for resale business.

13. PREPAID EXPENSES

	Ending of period	Beginning of period
	VND	VND
a) Short-term		
Dispatched tools and supplies	20.762.375	120.542.398
Repair expense	99.440.311	47.897.259
Expense of office lease	656.191.615	914.532.418
Others	2.217.673.476	4.545.514.205
	2.994.067.777	5.628.486.280
b) Long-term		
Dispatched tools and supplies	300.294.160	1.690.524.941
Repair expense	658.325.369	14.626.077.047
Others	1.511.022.489	2.694.231.835
	1.969.666.509	19.010.833.823

14. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

	Buildings, structures	Vehicles, transportation equipment	office equipment	Total
	VND	VND	VND	VND
HISTORIAL COST				
Beginning Balance	116.479.910.561	45.166.853.674	16.939.190.715	178.585.954.950
Purchase in the year	-	1.336.207.273	119.123.919	1.455.331.192
Other decrease	-	(887.088.857)	(869.194.000)	(1.756.282.857)
Ending balance of the year	116.479.910.561	45.615.972.090	16.189.120.634	178.285.003.285
ACCUMULATED DEPRECIATION				
Beginning Balance	22.266.662.125	21.604.913.724	14.402.967.604	58.274.543.453
Depreciation in the year	4.512.425.081	5.220.728.773	1.142.546.254	10.875.700.108
Other decrease	(115.417.762)	(887.088.857)	(23.091.939)	(1.025.598.558)
Ending balance of the year	26.663.669.444	25.938.553.640	15.522.421.919	68.124.645.003
NET CARRYING AMOUNT				
Ending balance of the year	89.816.241.117	19.677.418.450	666.698.715	110.160.358.282
Số đầu năm	94.213.248.436	23.561.939.950	2.536.223.111	120.311.411.497

Tangible fixed assets as at 31st December, 2024 include some assets that have been fully depreciated but are still in use with an original cost of VND 17,188,574,548.

15. INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Other intangible fixed assets	Total
		VND	VND	VND
HISTORICAL COST				
Beginning Balance	11.995.200.171	46.502.763.727	374.727.273	58.872.691.171
Purchase in the year	-	1.774.751.958	-	1.774.751.958
Other decrease	-	-	-	-
Ending balance of the period	11.995.200.171	48.277.515.685	374.727.273	60.647.443.129
ACCUMULATED DEPRECIATION				
Beginning Balance	-	12.759.396.045	374.727.273	13.134.123.318
Depreciation in the year	-	4.942.897.560	-	4.942.897.560
Other decrease	-	-	-	-
Ending balance of the period	-	17.702.293.605	374.727.273	18.077.020.878
NET CARRYING AMOUNT				
Ending balance of the period	11.995.200.171	30.575.222.080	-	42.570.422.251
Beginning of the year	11.995.200.171	33.743.367.682	-	45.738.567.853

Intangible fixed assets as at 31st December, 2024 include some assets that have been fully depreciated but are still in use with an original cost of VND 1,127,248,342.

16. INVESTMENT REAL ESTATE

Investment properties as of 31st December, 2024 are:

- Office floor on 2nd + 3rd floor, Dolphin Plaza Building, 28 Tran Binh, My Dinh Ward, Nam Tu Liem District, Hanoi City.

Original price: 135,127,481,829 VND.

Depreciation in 2024: VND 4,504,249,392.

Accumulated depreciation up to 31st December, 2024: VND 14,263,456,438.

- The value of 44 apartments in the Trinity Tower Project was transferred from inventory to lease purposes.

Original price: VND 56,524,081,775.

Depreciation in 2024: VND 799,408,519.

Accumulated depreciation up to 31st December, 2024: VND 799,408,519.

17. CONSTRUCTION IN PROGRESS

	Ending of period	Beginning of period
	VND	VND
- Procurement (i)	-	1.774.751.958
	-	1.774.751.958

(i) Reflects the value of the management software the Company is building to put into use in the near future.

18. SHORT-TERM TRADE PAYABLES

	Ending of period		Beginning of period	
	VND	VND	VND	VND
	Value	Amount can be paid	Value	Amount can be paid
G.Empire Real Estate Joint Stock Company	3.515.417.343	3.515.417.343	3.456.305.550	3.456.305.550
Century Homes TMDT Company Limited	21.830.271.715	21.830.271.715	1.409.550.842	1.409.550.842
Century Golf Services and Trading Joint Stock C	177.436.603	177.436.603	402.084.103	402.084.103
AHS Real Estate Joint Stock Company	2.044.017.493	2.044.017.493	2.044.017.493	2.044.017.493
Cen Academy Joint Stock Company	4.520.679	4.520.679	294.520.679	294.520.679
Cen HCM Joint Stock Company	6.367.964.207	6.367.964.207	723.186.823	723.186.823
Rising Star Media & Entertainment Joint Stock Company	9.270.046.350	9.270.046.350	6.409.622.084	6.409.622.084
CEN Sai Gon Real Estate Joint Stock Company	4.693.542.986	4.693.542.986	4.634.574.200	4.634.574.200
TH Viet Nam Real Estate Development Investment Company Limited	-	-	1.268.998.474	1.268.998.474
Cen Business Subsidiary Management Company Limited	1.090.221.430	1.090.221.430	1.492.632.861	1.492.632.861
Others	56.706.704.377	56.706.704.377	38.079.973.650	38.079.973.650
	105.700.143.183	105.700.143.183	60.215.466.759	60.215.466.759
Related parties (detail in Note 33)	65.811.492.044	65.811.492.044	23.927.393.608	23.927.393.608

19. SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending of period	Beginning of period
	VND	VND
Customers purchase apartments of C-Sky view Project	4.887.317.471	14.508.652.154
Others	1.384.435.587	291.315.000
	6.271.753.058	14.799.967.154

20. TAX AND PAYABLES FROM STATE BUDGET

Item	Beginning of period	During the year		Ending of period
		Tax payable	Tax paid	
	VND	VND	VND	VND
Value-added tax	3.001.718.976	57.265.579.600	45.810.371.870	14.456.926.706
Corporate income tax	842.457.008	14.212.671.805	2.299.260.739	12.755.868.074
Personal income tax	58.386.179.473	39.651.984.904	52.148.415.564	45.889.748.813
Total	62.230.355.457	111.130.236.309	100.258.048.173	73.102.543.593

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

21. SHORT-TERM ACCRUED EXPENSES

	<u>Ending of period</u>	<u>Beginning of period</u>
	VND	VND
Interest expense	946.447.085	26.432.085.015
Interest rate support costs	327.364.132	15.076.237.822
Brokerage fees and other costs	17.032.950.338	13.710.437.221
	18.306.761.555	55.218.760.058
Related parties (detail in Note 33)	2.325.632.252	418.181.818

22. OTHER PAYABLES

	<u>Ending of period</u>	<u>Beginning of period</u>
	VND	VND
a) Short-term		
Social insurance	126.255.023	201.738.140
Deposits payable for purchasing of apartments (i)	68.349.318.700	92.217.373.543
Short-term deposits, collateral received	11.786.000.000	10.546.000.000
Trustlink Investment and Service., JSC (ii)	-	107.400.000.000
Others	18.495.301.035	25.249.402.107
	98.756.874.758	235.614.513.790
b) Long-term		
Long-term deposits, collateral received	7.886.626.929	21.275.445.192
	7.886.626.929	21.275.445.192
Related parties (detail in Note 33)	14.518.405.189	25.561.132.462

(i) Reflects the deposit amount for purchasing apartments, townhouses, villas, etc. of customers at projects distributed by the Company. These deposits will be offset against the first payment value according to the terms of the Sales Contract..

(ii) Investment cooperation contract No. 26012022/HD-HTĐT/TL-CRE between Century Real Estate Joint Stock Company and Trustlink Investment and Service Joint Stock Company (Trustlink)

- Purpose: to distribute and guarantee a number of real estate products of Tuan Chau Ha Long project that Cen Land previously signed a deposit agreement to commit to transfer with the investor, Au Lac Quang Ninh Company Limited;
- Form of implementation: joint control business cooperation, no legal entity establishment;
- 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.

23. SHORT-TERM AND LONG-TERM BORROWINGS

Item	Beginning of period		During the year		Ending of period	
	Outstanding	Amount can be	Increase	Decrease	Outstanding	Amount can be
	balance	paid			balance	paid
	VND	VND	VND	VND	VND	VND
Short-term borrowings	410.992.731.821	410.992.731.821	2.844.726.435.316	2.334.483.367.447	921.235.799.690	921.235.799.690
Long-term borrowings	353.985.040.000	353.985.040.000	970.000.000	354.443.095.548	511.944.452	511.944.452
Total	764.977.771.821	764.977.771.821	2.845.696.435.316	2.688.926.462.995	921.747.744.142	921.747.744.142

Details:

	<u>Ending of period</u> VND	<u>Beginning of period</u> VND
Short-term borrowings	921.235.799.690	410.992.731.821
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) (ii)	105.361.064.499	-
Military Commercial Joint Stock Bank -Dong Da Branch (iii)	135.000.000.000	186.705.959.975
Indovina Bank Ltd. Thien Long Branch (iv)	99.615.838.789	42.000.000.000
Long-term loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Ha Branch is due for repayment	760.053.328	918.000.000
Long-term bonds mature (v)	353.548.300.000	96.451.680.000
Long-term borrowings	511.944.452	353.985.040.000
Long-term bonds mature (v)	-	353.548.320.000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Ha Branch (vi)	511.944.452	436.720.000

- (i) Short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Thai Ha Branch according to:

* Credit limit contract No. 01/2023/352851/HDTD dated 26th October, 2023 and Credit limit agreement No. 07/2024/352851/HDTD dated 29th October, 2024., loan limit of 300 billion VND is used: supplement working capital, open L/C, issue guarantees for real estate brokerage activities (commission costs paid to affiliate floors) and business management costs (salaries, bonuses...); sales costs (marketing, advertising, communications...) do not include the need for loans for secondary real estate business, real estate investment cooperation.

Collaterals:

- Apartment B2406, Building B - Sky city Tower 88 Lang Ha, Lang Ha Ward, Dong Da District, Hanoi City;
- Dolphin Commercial Floor - 28 Tran Binh - Hanoi;
- 03 (Three) plots of land and assets attached to the land in Nghia Do Ward, Cau Giay District, Hanoi City.

- (ii) Overdraft loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Thai Ha Branch according to:

- Overdraft limit contract No. 02/2024/352851/HĐTC dated 19th April, 2024 with a limit of VND 20.97 billion, purpose: supplementing working capital for production and business activities. Interest rate: 4.4%/year, interest rate changes according to the Bank's announcement.
 - Overdraft limit contract No. 03/2024/352851/HĐTC dated 26th April, 2024 with a limit of VND 15.72 billion, purpose: supplementing working capital for production and business activities. Interest rate: 4.5%/year, interest rate changes according to the Bank's announcement..
 - Overdraft limit contract No: 01/2024/352851/HĐTC dated 22nd March, 2024 with a limit of 39.99 billion VND, purpose: supplementing working capital for production and business activities. Interest rate: 4.5%/year, interest rate changes according to the Bank's announcement..
 - Overdraft limit contract No. 05/2024/352851/HĐTC dated 03rd June, 2024 with a limit of VND 29.99 billion, purpose: supplementing working capital for production and business activities. Interest rate: 4.5%/year, interest rate changes according to the Bank's announcement..
 - Overdraft limit contract No. 1709/2024/352851/HĐTD dated 17th September, 2024 with a limit of VND 19.99 billion, purpose: supplementing working capital for production and business activities. Interest rate: 5%/year, interest rate changes according to the Bank's announcement..
- (iii) Short-term loan from Military Commercial Joint Stock Bank - Dong Da Branch according to:
- * Credit contract No. 90251.22.059.566543.TD dated 27th October, 2022; Document amending and supplementing document No. 90251.22.059.566543.TD.PL dated 27th October, 2022 and Document amending and supplementing document No. 90251.22.059.566543.TD.PL dated 28th September, 2023, loan limit of VND 50 billion used: supplementing working capital for the Company's business operations. Principal debt as of 31st December, 2024: VND 0;
Loan collateral: 02 (two) real estates in Ngoc Thanh commune, Phuc Yen city, Vinh Phuc province.
 - * Credit contract No. 100514.22.059.566543.TD dated 17th February, 2023, maximum loan amount of VND 184 billion used: payment of investment costs for distribution of 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 31st December, 2024: VND 135,000,000,000;
Loan collateral: 39 (Thirty-nine) real estates in Ngoc Thanh commune, Phuc Yen city, Vinh Phuc province.
According to the amended document No. 100514.22.059.566543.TD.PL dated 20 February, 2024, after restructuring, the principal repayment deadline is 20 February, 2025.
- (iv) 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.
Outstanding principal as of December 31, 2024: VND 99,615,838,789.
- (v) Issuing individual bonds to VNDIRECT Securities Joint Stock Company with the purpose of increasing the Company's operating capital, serving production and business activities, secondary investment in real estate projects, and lending to contribute capital to real estate projects. Accordingly:
- Total issuance value: 450 billion VND;
 - Face value: 100,000 VND/bond;
 - Interest rate: fixed at 10.5%/year for the first year. The following years: floating, adjusted every 12 months and determined by the average interest rate of 12-month term savings deposits 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..

- 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 31st January, 2025 with an interest rate of 12%/year during the extended bond period.

(vi) Medium-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Thai Ha Branch according to:

Credit contract by item number: 06/2024/352851/HDTD dated 06th August, 2024

- Loan amount: 970,000,000 VND..
- Loan purpose: invest in secured assets such as cars to serve the travel needs of the business;
- Loan term: 36 months;
- Fixed interest rate: 7.2%/year for 12 months from the first disbursement date. The following months, the lending interest rate is equal to the lending interest rate of 24-month term residential savings + margin of 3%/year. The interest rate is adjusted every 6 months.

24. OWNER'S EQUITY

Changes in owner's equity

	Contributed capital	Share premium	Treasury share:	Development and investment funds	Other capital	Retained earnings	Total
	VND	VND	VND	VND	VND	VND	VND
Ending balance of 31/12/2023							
Beginning balance of the company	4.636.785.340.000	149.798.900.000	(1.080.000)	112.887.864.111	36.000.000.000	528.472.274.282	5.463.943.298.393
Other discounts	-	-	-	-	-	(26.920.144)	(26.920.144)
Profit for this period	-	-	-	-	-	8.155.464.591	8.155.464.591
Distribution to Development and investment funds	-	-	-	19.088.724.975	-	(19.088.724.975)	-
Distribution to bonus and welfare funds	-	-	-	-	-	(13.362.107.482)	(13.362.107.482)
Ending balance of this period	4.636.785.340.000	149.798.900.000	(1.080.000)	131.976.589.086	36.000.000.000	504.149.986.272	5.458.709.735.358
Ending balance of 31/12/2024							
Beginning balance of the company	4.636.785.340.000	149.798.900.000	(1.080.000)	131.976.589.086	36.000.000.000	504.149.986.272	5.458.709.735.358
Profit for this period	-	-	-	-	-	44.644.655.241	44.644.655.241
Ending balance of this period	4.636.785.340.000	149.798.900.000	(1.080.000)	131.976.589.086	36.000.000.000	548.794.641.513	5.503.354.390.599

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

25. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	<u>This year</u> VND	<u>Previous year</u> VND
Total revenue from sales of goods and rendering of services		
<i>In which:</i>		
Revenue from real estate brokerage	843.396.739.372	238.424.861.987
Revenue from disposal of real estate	472.656.827.793	571.784.059.261
Revenue from office lease and others	77.425.645.761	34.784.576.173
	<u>1.393.479.212.926</u>	<u>844.993.497.421</u>
Revenue deductions		
Deduction from real estate transfer revenue	-	92.520.781.514
	<u>-</u>	<u>92.520.781.514</u>
Related parties (Detail in Note 33)	64.253.100.443	38.133.983.540

26. COSTS OF GOODS SOLD AND SERVICES RENDERED

	<u>This year</u> VND	<u>Previous year</u> VND
Costs of disposal of real estate	707.408.350.318	162.897.080.063
Costs of real estate brokerage services	391.461.615.982	445.763.154.980
Costs of office lease and other	62.189.946.804	19.252.314.763
	<u>1.161.059.913.104</u>	<u>627.912.549.806</u>

27. SELLING AND ADMINISTRATIVE EXPENSES

	<u>This year</u> VND	<u>Previous year</u> VND
Selling expenses		
Advertising and promotion costs	4.522.497.938	6.045.302.583
Other	16.928.140.394	10.019.013.344
	<u>21.450.638.332</u>	<u>16.064.315.927</u>
General and administrative expenses		
Raw materials and materials	3.613.219.453	6.862.477.480
Labour expense	17.751.084.067	18.539.648.323
Depreciation expenses	10.873.194.777	17.737.906.374
Expenses of outsourcing services	12.125.451.499	13.208.560.536
Other	24.625.106.423	12.733.998.638
	<u>68.988.056.219</u>	<u>69.082.591.351</u>

28. FINANCIAL INCOME

	<u>This year</u> VND	<u>Previous year</u> VND
Interest income	38.873.198.430	54.763.383.258
Profit from bond investment activities	1.078.712.654	25.104.417
	<u>39.951.911.084</u>	<u>54.788.487.675</u>

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

29. FINANCIAL EXPENSES

	<u>This year</u> VND	<u>Previous year</u> VND
Interest expenses	48.528.840.427	34.791.573.446
Bond interest payable	42.688.390.352	51.330.124.118
	<u>91.217.230.779</u>	<u>86.121.697.564</u>

30. OTHER INCOME

	<u>This year</u> VND	<u>Previous year</u> VND
Income from sale and liquidation of fixed assets	58.646.229	659.240.613
Collecting fines for breach of contract	151.185.095	6.268.251.525
Other	1.918.854.527	341.017.405
	<u>2.128.685.851</u>	<u>7.268.509.543</u>

31. OTHER EXPENSES

	<u>This year</u> VND	<u>Previous year</u> VND
Depreciation of fixed assets	1.080.001.644	1.080.001.644
Liquidation and sale of fixed assets	730.684.299	96.045.451
Other	32.172.376.388	3.305.224.245
	<u>33.983.062.331</u>	<u>4.481.271.340</u>

32. CURRENT CORPORATE INCOME TAX EXPENSES

	<u>This year</u> VND	<u>Previous year</u> VND
Profit before tax	58.860.909.096	10.867.287.137
Increase: Non-Deductible Expenses	12.183.149.929	2.420.023.084
Taxable income	<u>71.044.059.025</u>	<u>13.287.310.221</u>
Corporate income tax expense based on the current taxable income	14.208.811.805	2.711.822.546
Total current corporate income tax costs	<u>14.208.811.805</u>	<u>2.711.822.546</u>

The company is obliged to pay corporate income tax at the rate of 20% on taxable income.

33. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List of related parties

<u>Related parties</u>	<u>Relationship</u>
Century Group Joint Stock Company	Major shareholder
Century Homes TMDT Company Limited	Subsidiary company
Cen Sai Gon Real Estate Joint Stock Company	Subsidiary company
Rising Star Media & Entertainment Joint Stock Company	Subsidiary company
Cen Business Subsidiary Management Company Limited	Subsidiary company
Cen Cuckoo Company Limited	Subsidiary company
Cen Academy Joint Stock Company	Subsidiary company
Cen Prime Company Limited	Subsidiary company
Cen HCM Joint Stock Company	Subsidiary company
Pho Xanh Group Services And Real Estate Investment Joint Stock Company	Subsidiary company
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.
Cen Hai Phong Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Hung Yen Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Vinh Phu Joint Stock Company (renamed from Cen Vinh Phuc Joint Stock Company)	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Thanh Hoa Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Khanh Hoa Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company

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

Related parties

Relationship

Cen Mien Trung Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Bac Ninh Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Bac Trung Bo Joint Stock Company (renamed from Cen Nghe An Joint Stock Company)	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Stay Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Zone Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Quang Ninh Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Housing Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Binh Dinh Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Dong Bac Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Binh Thuan Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Binh Duong Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
Cen Can Tho Joint Stock Company	Cen Business Subsidiary Management Company Limited's subsidiary company
UNIK Star Joint Stock Company	Rising Star Media & Entertainment., JSC's subsidiary 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.

Related parties

Tay Ho Construction Investment And Trading Joint Stock Company

Relationship

- 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

Transactions during the year:

	This year VND	Previous year VND
Revenue from sales of goods and rendering of services		
Century Homes TMDT Company Limited	19.912.994	2.723.780.554
Rising Star Media & Entertainment Joint Stock Company	686.597.216	-
Cen HCM Joint Stock Company	-	30.328.465
Century Real Estate Investment And Development Joint Stock Company	-	10.506.252.527
Century Golf Services and Trading Joint Stock Company	1.622.618.622	1.690.227.726
Cen Sai Gon Real Estate Joint Stock Company	-	14.037.506
Century Valuation Joint Stock Company	698.949.020	698.949.022
Pho Xanh Group Services And Real Estate Investment Joint Stock Company	951.968.084	436.318.706
Cen Cuckoo Company Limited	6.405.137.046	10.149.944.478
Cen Housing Joint Stock Company	-	-
Cen Academy Joint Stock Company	50.371.595.752	6.384.883.750
Cen Bac Trung Bo Joint Stock Company (renamed from Cen Nghe An Joint Stock Company)	3.450.867.164	-
Cen Binh Thuan Joint Stock Company	-	20.181.818
Cen Business Subsidiary Management Company Limited	-	1.506.296.916
Tay Ho Construction Investment And Trading Joint Stock Company	45.454.545	-
CNV Sai Gon Joint Stock Company	-	3.972.782.072
	64.253.100.443	38.133.983.540
Financial income		
Century Real Estate Investment And Development Joint Stock Company	-	6.997.191.779
Value of goods purchased and services provided		
Century Homes TMDT Company Limited	19.008.000.000	5.374.330.982
Cen Sai Gon Real Estate Joint Stock Company	116.454.824	3.455.647.948
Rising Star Media & Entertainment Joint Stock Company	9.650.702.733	779.685.210
Cen HCM Joint Stock Company	6.329.118.384	8.144.714.548
Century Group Joint Stock Company	10.056.091.189	5.148.201.273
Century Real Estate Investment And Development Joint Stock Company	268.233.675.763	110.184.017.126
Century Golf Services And Trading Joint Stock Company	-	1.055.636.249
Cen Binh Duong Joint Stock Company	-	2.696.219.552
Cen Business Subsidiary Management Company Limited	64.702.089	125.842.194
Cen Can Tho Joint Stock Company	-	93.875.332
Cen Hai Phong Joint Stock Company	56.715.750	1.912.840.909
Pho Xanh Group Services And Real Estate Investment Joint Stock Company	1.915.000.000	-
Cen Mien Trung Joint Stock Company	-	217.901.467
Cen Bac Ninh Joint Stock Company	72.116.910	447.442.801
Cen Bac Trung Bo Joint Stock Company (renamed from Cen Nghe An Joint Stock Company)	1.731.960.621	72.689.575
Cen Dong Bac Joint Stock Company	-	80.000.000
Cen Cuckoo Joint Stock Company	3.634.502.067	-
	320.869.040.330	139.789.045.166

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

CENTURY LAND JOINT STOCK COMPANY
NOTES TO SEPARATE FINANCIAL STATEMENTS (Continued)

FORM NO. B 09a-DN

Outstanding balances up to the reporting date are as follows:

	<u>Ending of period</u> VND	<u>Beginning of period</u> VND
Short-term trade receivables		
Century Real Estate Investment And Development Joint Stock Company	53.257.983.646	38.682.982.056
Rising Star Media & Entertainment Joint Stock Company	677.426.438	-
Century Homes TMDT Company Limited	98.574.294.481	115.973.961.437
Cen Sai Gon Real Estate Joint Stock Company	822.728.690	822.728.690
Century Group Joint Stock Company	22.045.000	22.045.000
Công ty Cổ phần Cen Bắc Trung Bộ (renamed from Cen Nghe An Joint Stock Company)	340.023.322	-
Cen Mien Trung Joint Stock Company	295.176.636	295.176.636
Cen Housing Joint Stock Company	629.167.400	629.167.400
Cen Academy Joint Stock Company	33.289.713.410	3.899.444.943
Pho Xanh Group Services And Real Estate Investment Joint Stock Company	395.304.747	351.672.877
Công ty TNHH Cen Cuckoo	1.248.084.787	2.311.655.504
Cen Business Subsidiary Management Company Limited	5.413.635.079	5.737.811.154
Cen HCM Joint Stock Company	1.946.033.971	1.946.033.971
Century Golf Services And Trading Joint Stock Company	1.835.400.027	50.519.547
Cen Binh Thuan Joint Stock Company	111.000.000	111.000.000
CNV Sai Gon Joint Stock Company	19.556.382.025	19.556.382.025
	218.414.399.659	190.390.581.240
Other receivable		
Century Real Estate Investment And Development Joint Stock Company	1.243.356.305.010	902.778.348.259
Cen HCM Joint Stock Company	300.000.000	300.000.000
Century Homes TMDT Company Limited	30.156.605.000	30.156.605.000
Cen Business Subsidiary Management Company Limited	800.000.000	800.000.000
	3.200.000.000	-
Cen Sai Gon Real Estate Joint Stock Company	7.744.267.734	8.394.267.734
CNV Sai Gon Joint Stock Company	5.640.000.000	5.640.000.000
	1.291.197.177.744	948.069.220.993
Prepayments to suppliers		
Century Group Joint Stock Company	-	3.015.086.600
	-	3.015.086.600
Short-term trade payables		
Century Homes TMDT Company Limited	21.830.271.715	1.409.550.842
Công ty TNHH Cen Cuckoo	3.831.681.819	-
Cen HCM Joint Stock Company	6.367.964.207	723.186.823
Cen Sai Gon Real Estate Joint Stock Company	4.693.542.986	4.634.574.200
Rising Star Media & Entertainment Joint Stock Company	9.270.046.350	6.409.622.084
Century Group Joint Stock Company	3.296.613.707	-
Century Golf Services And Trading Joint Stock Company	177.436.603	402.084.103
Cen Vinh Phuc Joint Stock Company	-	-
Cen Bac Trung Bo Joint Stock Company (renamed from Cen Nghe An Joint Stock Company)	248.023.549	248.023.549
Pho Xanh Group Services And Real Estate Investment Joint Stock Company	500.000.000	-
Cen Binh Dinh Joint Stock Company	1.470.097.114	1.470.097.114
Cen Business Subsidiary Management Company Limited	1.090.221.430	1.492.632.861
Cen Binh Thuan Joint Stock Company	517.292.052	517.292.052
Cen Hai Phong Joint Stock Company	107.509.352	484.715.869
Century Real Estate Investment And Development Joint Stock Company	8.645.848.448	-
Cen Mien Trung Joint Stock Company	2.722.397.552	2.772.397.552

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


	<u>Ending of period</u>	<u>Beginning of period</u>
	VND	VND
Cen Bac Ninh Joint Stock Company	1.032.380.432	3.063.051.831
Cen Housing Joint Stock Company	5.644.049	5.644.049
Cen Academy Joint Stock Company	4.520.679	294.520.679
	65.811.492.044	23.927.393.608
Short-term accrued expenses		
Cen Hai Phong Joint Stock Company	-	418.181.818
Century Real Estate Investment And Development Joint Stock Company	2.325.632.252	-
	2.325.632.252	418.181.818
Other payables		
Cen Thanh Hoa Joint Stock Company	60.000.000	60.000.000
Cen Academy Joint Stock Company	4.157.272.727	10.000.000.000
Cen Hai Phong Joint Stock Company	880.000.000	880.000.000
Cen Bac Ninh Joint Stock Company	3.000.000.000	6.850.000.000
Cen Business Subsidiary Management Company Limited	5.650.000.000	7.000.000.000
Pho Xanh Group Services And Real Estate Investment Joint Stock Company	116.616.090	116.616.090
Cen Housing Joint Stock Company	654.516.372	654.516.372
	14.518.405.189	25.561.132.462
Unearned revenues		
Cen Academy Joint Stock Company	73.500.000	-
Pho Xanh Group Services And Real Estate Investment Joint Stock Company	158.661.347	158.661.348
	232.161.347	158.661.348



Nguyen Cong Son
 Preparer



Le Thi Lan
 Chief Accountant



Pham Duc Hung
 General Director
 January 24th 2025

