

**CÔNG TY CỔ PHẦN
TẬP ĐOÀN ĐỨC LONG GIA LAI
DUC LONG GIA LAI GROUP
JOINT STOCK COMPANY**

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

Số: 25/CV-DLG
No.:

Gia Lai, ngày 31 tháng 03 năm 2025
Gia Lai, March 31, 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ **PERIODIC INFORMATION DISCLOSURE**

Kính gửi: - Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán TP HCM.
To: - State Securities Commission
- Ho Chi Minh City Stock Exchange.

1. Tên tổ chức: Công ty Cổ phần Tập đoàn Đức Long Gia Lai

Organization name: Duc Long Gia Lai Group Joint Stock Company

- Mã chứng khoán: **DLG**

Stock code: DLG

- Địa chỉ: 90 Lê Duẩn, P. Phù Đồng, TP. Pleiku, tỉnh Gia Lai

Address: 90 Le Duan, Phu Dong Ward, Pleiku City, Gia Lai province

- Điện thoại liên hệ: (84-269) 3748 367

Fax: (84-269) 3747 366

Phone: (84-269) 3748 367

Fax: (84-269) 3747 366

- E-mail: duclong@duclonggroup.com

- Website: <http://duclonggroup.com/>

2. Nội dung thông tin công bố:

Content of published information:

- Báo cáo tài chính hợp nhất năm 2024 đã kiểm toán;
The audited consolidated financial statements for the year 2024;
- Báo cáo tài chính riêng lẻ năm 2024 đã kiểm toán;
The audited separate financial statements for the year 2024;
- Công văn số 24 /2025/CV-DLGL về việc giải trình liên quan BCTC kiểm toán năm 2024;
Official dispatch No. 24 /2025/CV-DLGL regarding the explanation related to the audited financial statements for the year 2024;

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 31/03/2025 tại đường dẫn: <http://www.duclonggroup.com/cong-bo-thong-tin.html>

This information was announced on the company's website on 31/03/2025 at the link: <http://www.duclonggroup.com/cong-bo-thong-tin.html>

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We here by commit that the information published above is true and take full responsibility in front of the law for the content of the published information.

CTCP TẬP ĐOÀN ĐỨC LONG GIA LAI
NGƯỜI ĐẠI DIỆN PHÁP LUẬT
TỔNG GIÁM ĐỐC
DUC LONG GIA LAI GROUP JOINT
STOCK COMPANY
LEGAL REPRESENTATIVE
GENERAL DIRECTOR



NGUYỄN TƯỜNG CỘT

DUC LONG GIA LAI GROUP JOINT STOCK COMPANY
AUDITED SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024



TABLE OF CONTENTS

<u>CONTENT</u>	<u>PAGE(S)</u>
STATEMENT OF THE EXECUTIVE BOARD	2 - 3
INDEPENDENT AUDITORS' REPORT	4 -5
BALANCE SHEET	6 -7
INCOME STATEMENT	8
CASH FLOW STATEMENTS	9 - 10
NOTES TO SEPARATE FINANCIAL STATEMENTS	11 - 46

STATEMENT OF THE EXECUTIVE BOARD

The Executive Board of Duc Long Gia Lai Group Joint Stock Company (Hereinafter referred to as the "Company") presents this report together with the Company's audited separate financial statements for the year ended 31 December 2024.

BOARD OF DIRECTORS AND EXECUTIVE BOARD

Members of the Board of Directors and the Executive Board of the Company who held office during the year and up to the date of this report are as follows:

Board of Directors

Mr. Bui Phap	Chairman
Mr. Nguyen Tuong Cot	Member
Mr. Nguyen Tien Dung	Member
Mr. Paul Anthony Murphy	Member
Mr. Vo Mong Hung	Member

Executive Board

Mr. Nguyen Tuong Cot	Chief Executive Officer	
Mr. Pham Minh Viet	Executive Officer	
Mr. Tran Van Phuong	Executive Officer	
Ms. Vu Thi Hai	Executive Officer	Resigned on 10 May 2024
Mr. Do Thanh Nhan	Head of Finance and Accounting Department cum Person in charge of accounting	

Board of Supervisors

Ms. Phan Thi Ngoc Anh	Head of the Board of Supervisors
Ms. Dang Thi Ha	Member
Ms. Tran Thi Nhu Hanh	Member

Board of Internal Audit

Mr. Vo Mong Hung	Head of the Board of Internal Audit
Ms. Dang Thi Ngoc Hue	Member
Ms. Truong Van Tan	Member

EVENTS AFTER THE BALANCE SHEET DATE

The Executive Board confirms that no significant events occurred after the balance sheet date that would materially affect the separate financial statements for the year ended 31 December 2024, requiring adjustment or disclosure.

STATEMENT OF THE EXECUTIVE BOARD (CONT'D)

THE AUDITOR

The accompanying financial statements for the year ended 31 December 2024 have been audited by UHY Auditing and Consulting Company Limited.

RESPONSIBILITY OF THE EXECUTIVE BOARD

The Executive Board of the Company is responsible for preparing the separate financial statements which give a true and fair view of the Company's financial position as at 31 December 2024, as well as its results of operations and its cash flows for the year then ended. In preparing these financial statements, the Executive Board is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the separate financial statements;
- Design and implement an effective system of internal control to ensure preparation and fair presentation of the financial statements in order to limit risks and frauds; and
- Prepare the separate financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue its business.

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

The Executive Board 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 to ensure that the separate financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting Systems, and related legal regulations on the preparation and presentation of the separate financial statements. It 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 Executive Board confirms that the Company has fully complied with its regulatory disclosure obligations as stipulated in Circular No. 96/2020/TT-BTC, dated 16 November 2020, issued by the Ministry of Finance, concerning information disclosure in the securities market. The Company also ensures full compliance with the provisions of Decree No. 155/2020/ND-CP, dated 31 December 2020, issued by the Government, which provides detailed guidance on the implementation of specific provisions of the Securities Law. Furthermore, the Company adheres to the corporate governance requirements outlined in Circular No. 116/2020/TT-BTC, dated 31 December 2020, issued by the Ministry of Finance, which specifies governance standards applicable to public companies under Decree No. 155/2020/ND-CP.

For and on behalf of the Executive Board,



Nguyễn Tuong Cot
Chief Executive Officer
Gia Lai, 29 March 2025

No. 445/2025/UHY-BCKT

INDEPENDENT AUDITORS' REPORT

**To: Shareholders, Board of Directors and Executive Board
Duc Long Gia Lai Group Joint Stock Company**

We have audited the accompanying separate financial statements of Duc Long Gia Lai Group Joint Stock Company (hereinafter referred to as the "Company"), as prepared on 29 March 2025 and as set out on pages 06 to 46, which comprise the balance sheet as at 31 December 2024, the income statements, and the cash flows statement for the year then ended and the Notes thereto.

The Executive Board's responsibility

The Executive Board is responsible for the preparation and fair presentation of these separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the separate financial statements, and for such internal control as the Executive Board determines is necessary to enable the preparation and presentation of the separate financial statements that are free from material misstatements, whether due to fraud or error.

The Auditors' responsibility

Our responsibility is to express an opinion on these separate financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the separate financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Executive Board, as well as evaluating the overall presentation of the separate financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditors' Opinion

In our opinion, the accompanying separate financial statements give a true and fair view, in all material respects, of the financial position of Duc Long Gia Lai Group Joint Stock Company as at 31 December 2024, and of the results of its operations and its cash flows for the year then ended, in accordance with Vietnamese Accounting standards, Vietnamese Corporate Accounting Systems and related legal regulations on the preparation and presentation of the separate financial statements.

INDEPENDENT AUDITORS' REPORT (CONT'D)

Emphasis of Matter

We draw the readers' attention to Note 35 in the Notes to the financial statements. As of 31 December 2024 the Company's accumulated losses amounted to VND 2,609,052,952,934, and its short-term liabilities exceeded its total short-term assets by VND 465,375,541,727. These conditions indicate the existence of material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. The Company is actively negotiating plans for debt rescheduling and repayments to most of the substantial portion of the overdue liabilities owed to financial institutions is secured by collateral. The Company's Executive Board has also outlined a plan to enhance business operations in the forthcoming period, investments and business collaborating with efficient companies and projects, as well as liquidating collateral assets and guarantees to with banks to further restructure the Company's financial position. The Executive Board affirms that Company's business operations are gradually stabilizing and improving and asserts that the preparation of the separate financial statements for the financial year ending 31 December 2024 on a going concern basis, is appropriate.

Our opinion is not modified in respect of this matter.

Other Matter

The separate financial statements of Duc Long Gia Lai Group Joint Stock Company for the year ended 31 December 2023 were audited by another audit firm which expressed a qualified opinion on those statements on 30 March 2024, regarding:

- The Company had not assessed the recoverability of short-term and long-term loans amounting to VND 211,309,954,412 as of 31 December 2023. However, these loans were subsequently recovered, supplemented with collateral, or adequately provisioned during the year 2024.
- Going concern, related to the accumulated net losses and short-term liabilities exceeding its total short-term assets. These matters are discussed in the "Emphasis of Matter" paragraph as mentioned above.



Pham Gia Dat
Deputy General Director
Auditor's Practicing Certificate
No. 0798-2023-112-1
For and on behalf of
UHY AUDITING AND CONSULTING LIMITED COMPANY
Hanoi, 29 March 2025

Nguyen Van Hai
Auditor
Auditor's Practicing Certificate
No. 1395-2023-112-1

BALANCE SHEET

As at 31 December 2024

ASSETS	Code	Note	31/12/2024 VND	01/01/2024 VND
CURRENT ASSETS	100		1,359,810,283,585	737,675,597,500
Cash and cash equivalents	110	5	1,125,528,258	3,925,127,205
Cash	111		1,125,528,258	3,925,127,205
Short-term investments	120		-	50,000,000,000
Held-to-maturity investments	123		-	50,000,000,000
Current accounts receivable	130		1,245,900,413,416	541,928,098,894
Short-term trade receivables	131	6	696,643,230,460	673,547,483,003
Short-term advances to suppliers	132	7	48,505,787,252	48,527,766,161
Short-term loan receivables	135	8	1,945,703,722,755	1,137,082,661,174
Other short-term receivables	136	9	713,698,172,323	605,432,291,313
Provision for doubtful short-term receivables	137		(2,158,650,499,374)	(1,922,662,102,757)
Inventories	140	10	112,106,555,951	140,840,367,827
Inventories	141		197,272,654,270	194,803,805,579
Provision for devaluation of inventories	149		(85,166,098,319)	(53,963,437,752)
Other current assets	150		677,785,960	982,003,574
Short-term prepaid expenses	151		-	10,854,543
Value-added tax deductible	152		614,279,285	905,225,011
Tax and other receivables from the State budget	153	20	63,506,675	65,924,020
NON-CURRENT ASSETS	200		966,384,161,450	1,866,145,384,442
Long-term receivables	210		336,214,654,599	1,065,964,425,678
Long-term loan receivables	215		334,946,919,599	1,064,695,755,678
Other long-term receivables	216		1,268,670,000	1,268,670,000
Provision for doubtful long-term receivables	219		(935,000)	-
Fixed assets	220		307,180,049,551	323,515,031,681
Tangible fixed assets	221	14	307,180,049,551	323,515,031,681
- Cost	222		452,925,845,953	452,925,845,953
- Accumulated depreciation	223		(145,745,796,402)	(129,410,814,272)
Intangible fixed assets	227	13	-	-
- Costs	228		399,336,795	399,336,795
- Accumulated amortization	229		(399,336,795)	(399,336,795)
Investment property	230	12	26,183,036,340	27,444,199,176
- Costs	231		56,149,693,891	56,149,693,891
- Accumulated depreciation	232		(29,966,657,551)	(28,705,494,715)
Non-current assets in progress	240		32,569,530,386	32,367,705,386
Construction in progress	242	11	32,569,530,386	32,367,705,386
Long-term investments	250	15	264,236,890,574	416,850,401,308
Investments in subsidiaries	251		555,000,000,000	804,157,612,500
Investments in associates, jointly controlled entities	252		8,900,766,000	8,900,766,000
Investment in other entities	253		480,000,000	480,000,000
Provision for long-term investments	254		(300,143,875,426)	(396,687,977,192)
Other long-term assets	260		-	3,621,213
Long-term prepaid expenses	261		-	3,621,213
TOTAL ASSETS	270		2,326,194,445,035	2,603,820,981,942

BALANCE SHEET (CONT'D)

As at 31 December 2024

RESOURCES	Code	Note	31/12/2024 VND	01/01/2024 VND
LIABILITIES	300		1,885,442,852,682	2,350,058,627,616
Current liabilities	310		1,825,185,825,312	2,320,858,627,616
Short-term trade payables	311	16	140,788,843,579	160,571,464,951
Short-term advances from customers	312	17	13,528,818,504	48,916,578,726
Tax and other payables to the State budget	313	20	23,140,117,098	10,257,158,587
Payables to employees	314		144,323,076	153,754,839
Short-term accrued expenses	315	18	307,645,807,624	414,405,659,695
Short-term unearned revenues	318		29,090,909	29,090,908
Other short-term payables	319	19	613,559,236,274	673,165,050,626
Short-term loan and finance lease obligations	320	21	724,546,892,856	1,010,831,089,092
Bonus and welfare fund	322		1,802,695,392	2,528,780,192
Non-current liabilities	330		60,257,027,370	29,200,000,000
Long-term loans and finance lease obligations	338	21	60,257,027,370	29,200,000,000
OWNER'S EQUITY	400	22	440,751,592,353	253,762,354,326
Capital	410		440,751,592,353	253,762,354,326
Share capital	411		2,993,097,200,000	2,993,097,200,000
- Shares with voting rights	411a		2,993,097,200,000	2,993,097,200,000
Share premiums	412		50,510,908,328	50,510,908,328
Investment and development fund	418		6,196,436,959	6,196,436,959
Retained earnings	421		(2,609,052,952,934)	(2,796,042,190,961)
- Accumulated losses by the end of prior year	421a		(2,796,042,190,961)	(2,204,480,460,523)
- Undistributed earnings for the current year	421b		186,989,238,027	(591,561,730,438)
TOTAL LIABILITIES AND OWNERS' EQUITY	440		2,326,194,445,035	2,603,820,981,942

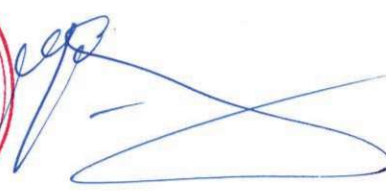
Gia Lai, 29 March 2025



Tran Thi Tinh Tu
Preparer



Do Thanh Nhan
Head of Finance and
Accounting Department
cum Person in charge of
accounting


Nguyen Tuong Cot
Chief Executive Officer


INCOME STATEMENT
For the year ended as at 31 December 2024

ITEMS	Code Note		Year 2024	Year 2023
			VND	VND
Revenue from sale of goods and rendering of services	01	24	14,451,046,362	31,056,016,091
Deductions	02		-	-
Net revenue from sale of goods and rendering of services	10		14,451,046,362	31,056,016,091
Cost of goods sold and services rendered	11	25	45,368,568,939	84,272,038,584
Gross (loss) from sale of goods and rendering of services	20		(30,917,522,577)	(53,216,022,493)
Financial income	21	26	237,133,547,307	243,278,793,783
Financial expenses	22	27	57,007,419,730	258,711,720,209
- In which: Interest expense	23		153,551,521,496	173,210,043,152
Selling expenses	25	28	86,595,784	92,874,913
General and administrative expenses	26	28	256,551,063,090	511,465,227,589
Operating (loss)	30		(107,429,053,874)	(580,207,051,421)
Other income	31	29	315,496,312,086	397,569,260
Other expenses	32	30	21,078,020,185	11,752,248,277
Other profit/(loss)	40		294,418,291,901	(11,354,679,017)
Accounting profit/(loss) before tax	50		186,989,238,027	(591,561,730,438)
Current corporate income tax expense	51	32	-	-
Net profit/(loss) after tax	60		186,989,238,027	(591,561,730,438)

Gia Lai, 29 March 2025


Tran Thi Tinh Tu
Preparer


Do Thanh Nhan
Head of Finance and
Accounting Department
cum Person in charge of
accounting


Nguyen Tuong Cot
Chief Executive Officer



CASH FLOW STATEMENT

(Indirect method)

For the year ended as at 31 December 2024

ITEMS	Codes Note	Year 2024 VND	Year 2023 VND
I. Cash flows from operating activities			
<i>Profit/(loss) before tax</i>	01	186,989,238,027	(591,561,730,438)
Adjustments for:			
Depreciation and amortization	02	17,596,144,966	18,117,835,826
Provisions	03	170,647,890,418	637,732,670,221
Gains, losses on exchange rate differences from revaluation of accounts derived from foreign currencies	04	(9,765,992,184)	(626,113,950)
Gains, losses on investing activities	05	(227,089,380,123)	(243,278,793,783)
Interest expense	06	153,551,521,496	173,210,043,152
Operating profit before movements in working capital	08	291,929,422,600	(6,406,088,972)
Increase, decrease in receivables	09	(76,257,550,546)	60,635,335,043
Increase, decrease in inventories	10	(2,468,848,691)	1,624,242,801
Increase, decrease in payables (exclusive of interest payables, enterprise income tax payables)	11	(40,201,898,383)	(8,078,768,709)
Increase, decrease in prepaid expenses	12	14,475,756	(3,612,119)
Interest expenses paid	14	(322,492,144,381)	(9,595,156,490)
Corporate income tax paid	15	-	(8,729,038,865)
Other cash outflows	17	(726,084,800)	(20,000,000)
Net cash flows from operating activities	20	(150,202,628,445)	29,426,912,689
II. Cash flows from investing activities			
Acquisition of fixed assets and other long - term assets	21	-	(38,500,000)
Loans and purchase of debt instruments from other entities	23	(2,590,684,128,753)	(1,048,849,845,616)
Collection of loans and repurchase of debt instruments of other entities	24	2,511,811,903,251	954,737,540,352
Recovery of investments in other entities	26	255,000,000,000	3,600,000,000
Receipts of loans given, dividends and profit shared	27	226,501,182,686	111,247,178,959
Net cash flows from investing activities	30	402,628,957,184	20,696,373,695
III. Cash flows from financing activities			
Receipts from loans	33	20,000,000,000	25,390,034,377
Payment for the principal	34	(275,227,168,866)	(75,982,016,553)
Net cash flows (used in) financing activities	40	(255,227,168,866)	(50,591,982,176)

CASH FLOW STATEMENT (CONT'D)

(Indirect method)

For the year ended as at 31 December 2024

ITEMS	Codes Note	Year 2024 VND	Year 2023 VND
Net (decrease) in cash for the year	50	(2,800,840,127)	(468,695,792)
Cash and cash equivalents at the beginning of the year	60	3,925,127,205	4,393,051,075
Impacts of exchange rate fluctuations	61	1,241,180	771,922
Cash and cash equivalents at the end of the year	70 5	1,125,528,258	3,925,127,205

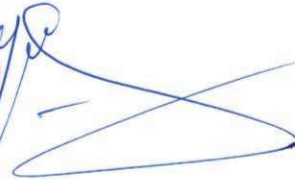
Gia Lai, 29 March 2025



Tran Thi Tinh Tu
Preparer



Do Thanh Nhan
Head of Finance and
Accounting Department
cum Person in charge of
accounting

Nguyen Tuong Cot
Chief Executive Officer

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

1. COMPANY OVERVIEW

1.1 OWNERSHIP STRUCTURE

Duc Long Gia Lai Group Joint Stock Company Established and operating under Enterprise Registration Certificate No. 5900415863, initially issued by Gia Lai Authority for Planning and Investment on 13 June 2007 and amended for the 34th time on 06 January 2025.

The registered head office of the Company is located at 90 Le Duan, Phu Dong Ward, Pleiku City, Gia Lai Province.

The Company's charter capital as stated in the Business Registration Certificate is VND 2,993,097,200,000 (Two trillion, nine hundred ninety-three billion, ninety-seven million, two hundred thousand).

The number of employees of the Company as at 31 December 2024 was 20 (as at 1 January 2024: 24 employees).

1.2 BUSINESS LINES AND PRINCIPAL ACTIVITIES

The Company's principal business activities include:

- Trading construction stones;
- Financial investment;
- Leasing machinery and equipment; leasing offices, guesthouses, and lodging facilities.

1.3 NORMAL OPERATING CYCLE

The Company's normal operating cycle is carried out within a period not exceeding 12 months.

1.4 COMPANY STRUCTURE

As of 31 December 2024, the Company had the following branch:

Branch	Address
Duc Long Gia Lai Wood Processing Branch	02 Dang Tran Con, Tra Ba Ward, Pleiku City, Gia Lai Province
Duc Long Gia Lai Wood Processing Branch No. 2 (*)	152A Ly Nam De, Tra Ba Ward, Pleiku City, Gia Lai Province, Vietnam
Duc Long Gia Lai Hotel Branch:	95-97 Hai Ba Trung, Dien Hong Ward, Pleiku City, Gia Lai Province
Duc Long Gia Lai Guesthouse Branch	43 Ly Nam De, Gia Lai Province

(*): The branch temporarily suspended its business operations from 27 September 2024 to 26 September 2025 as per Confirmation Document No. 7524/24 dated 19 September 2024 issued by Gia Lai Authority for Planning and Investment.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

1. COMPANY OVERVIEW (CONT'D)

1.4 COMPANY STRUCTURE (CONT'D)

Subsidiaries:

Subsidiaries	Place of establishment and operation	Ownership ratio	Voting rights ratio	Main operation field
Duc Long Dak Nong BOT and BT Joint Stock Company	Dak Nong	70,6%	70,6%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai BOT and BT Joint Stock Company	Gia Lai	73,5%	73,5%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai Power Investment and Development Joint Stock Company	Gia Lai	93,35%	93,35%	Operating a hydropower plant

Related companies:

Name	Area of operation	Ownership ratio	Voting rights ratio	Main operation field
Gia Lai Consulting and Construction Transportation Infrastructure JSC	Gia Lai	20,00%	20,00%	Consult, soil testing, estimated and construction

2. ACCOUNTING PERIOD, UNIT OF CURRENCY USED IN FINANCIAL STATEMENTS.

2.1 ACCOUNTING PERIOD

Financial year of the Company started from 01 January to 31 December.

The separate financial statements being attached is for the fiscal year ended 31 December 2024.

2.2 UNIT OF CURRENCY OF THE SEPARATE FINANCIAL STATEMENTS

The accounting currency used in accounting records and in the preparation of this separate financial statements is Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS

3.1 STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

The separate financial statements for the year ended 31 December 2024 are prepared in accordance with the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 by the Ministry of Finance amending and supplementing certain articles of Circular No. 200/2014/TT-BTC.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

3. ACCOUNTING STANDARDS (CONT'D)

3.1 STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM (CONT'D)

The Executive Board of Duc Long Gia Lai Group Joint Stock Company ensures full compliance with requirements of Vietnamese Accounting Standards and Vietnamese Corporate Accounting System for the preparation of the separate financial statements.

3.2 BASIS OF PREPARATION SEPARATE FINANCIAL STATEMENTS

The reports being prepared based on the historical cost model and accrual accounting and in accordance with Vietnamese accounting standards as well as Vietnamese corporate accounting system.

Users of the separate financial statements are advised to review the consolidated financial statements of the company in addition to the financial year ended on 31 December 2024, to obtain comprehensive information regarding the financial positions, performance results, and cash flow of the entity.

3.3 ACCOUNTING METHOD

The Company applies the computerized accounting system.

4. ACCOUNTING POLICIES

The following accounting policies are the foundation in preparing the separate financial statements for the financial year ended 31 December 2024.

4.1 CHANGES IN ACCOUNTING POLICIES AND NOTES

The accounting policies used by the Company in preparing the separate financial statements for the year ended 31 December 2024 are consistently with those applied for preparing the separate financial statements for the year ended 31 December 2023.

4.2 ACCOUNTING ESTIMATES

The preparation of the separate financial statements in conformity with Vietnamese Accounting Standards requires the Executive Board to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets as at the reporting date, as well as the reported amounts of revenue and expenses during the financial year (operating period). Actual results may differ from those estimates and assumptions.

4.3 CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, demand deposits at banks, deposits, and guarantees, as well as short-term investments with an original maturity of no more than 3 months, which are highly liquid, easily convertible into a known amount of cash, and subject to insignificant risk of changes in value.

4.4 RECEIVABLES AND PROVISIONS FOR DOUBTFUL RECEIVABLES

Receivables are presented at their carrying amounts, net of provision for doubtful debts.

The classification of receivable is based on the following principles:

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

4. ACCOUNTING POLICIES (CONT'D)

4.4 RECEIVABLES AND PROVISIONS FOR DOUBTFUL RECEIVABLES (CONT'D)

- Trade receivables represent amounts receivable arising from commercial transactions related to the sale of goods and services between the Company and independent buyers.
- Other receivables represent non-commercial receivables that are not related to purchase and sale transactions.

The provision for doubtful debts is made by the Company for receivables that are overdue for payment as stipulated in economic contracts, contractual commitments, or debt commitments, where the Company has made several collection attempts but has not yet recovered the debts. The determination of the overdue period is based on the original payment term under the initial sales contract, without considering any debt extension agreements between the parties. The provision is also made for receivables not yet due but where the debtor is bankrupt, undergoing dissolution procedures, missing, or has absconded. The provision is reversed when the debts are recovered.

Any increase or decrease in the provision for doubtful debts at the separate financial statement closing date is recorded as general and administrative expenses.

4.5 INVENTORIES

Inventories are stated at the lower of cost and net realizable value. The cost of inventory includes the costs of bringing the inventories to their present location and condition, including: purchase price, non-refundable taxes, costs of transportation, loading and unloading, storage during purchase, normal loss, and other costs directly attributable to the purchase of inventory.

Net realizable value is the estimated selling price of inventories in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

The company applies the perpetual inventory method for accounting for inventory. The cost of goods sold is calculated using the weighted average method.

The Company's provision for inventory devaluation is made in accordance with prevailing regulations. Accordingly, the Company is allowed to make provisions for devaluation of inventories when the original cost of inventory is higher than the net realizable value at the end of the accounting period.

4.6 PREPAID EXPENSES

Long-term prepaid expenses include expenses incurred during the financial year that relate to multiple periods of production and business activities. These expenses are recorded as long-term prepaid expenses and are gradually allocated to the business results over several periods.

The calculation and allocation of long-term prepaid expenses into production and business costs in each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria.

The Company's prepaid expenses include the value of tools and supplies awaiting allocation, fixed asset repair costs, office repair and completion costs and other costs, which are considered to be able 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 regulations.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

4. ACCOUNTING POLICIES (CONT'D)

4.7 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are recorded at historical cost, presented on the balance sheet in original cost, accumulated depreciation and net book value.

The recognition of tangible fixed assets and depreciation of fixed assets in compliance with Vietnam Accounting Standard No. 03 - Tangible fixed assets, Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System.

Tangible fixed assets are presented as original cost and accumulated depreciation. The original cost of tangible fixed assets includes the purchase price and all directly attributable expenses incurred to bring the asset to a working condition for its intended use. The cost of tangible fixed assets built by contractors includes the value of the completed handover, directly related costs (if any).

Tangible fixed assets are depreciated on a straight-line method based on estimated useful life. The accounting for tangible fixed assets is categorized into groups of assets with similar nature and usage purposes in the Company's business operations. The specific depreciation periods are as follows:

Assets	Depreciation period (year)
- Building, structure and property	05 - 50
- Machinery, equipment	05 - 20
- Transportation vehicles	08 - 10
- Office, administrative equipment	03 - 05
- Trees	20
- Others	08 - 10

4.8 INTANGIBLE FIXED ASSETS AND AMORTIZATION

Intangible fixed assets are recorded at historical cost, and presented on the balance sheet under cost, accumulated depreciation and net book value.

The recognition and depreciation of intangible fixed assets are carried out in accordance with Vietnamese Accounting Standard No. 04 - Intangible fixed assets, Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System.

The cost of intangible fixed assets includes all expenses incurred by the Company to acquire the assets up to the time the assets are ready for use. Subsequent expenses related to intangible fixed assets are recognized as operating expenses in the period unless these expenses are associated with a specific intangible fixed asset and enhance the economic benefits derived from the assets.

Intangible fixed assets are recorded at cost and accumulated amortization. These primarily include management software, which is amortized over an estimated useful life of 10 years.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

4. ACCOUNTING POLICIES (CONT'D)

4.9 INVESTMENT PROPERTY

The right to utilize land, a house, a portion of a house, or infrastructure that is possessed by the Company for the purpose of earning income through rental or capital appreciation is referred to as investment property. Investment property is stated at its original cost, minus the accumulated depreciation. The original cost of investment property is the total cost that the Company is required to pay or the fair value of the consideration given to acquire the investment property up to the time of purchase or completion of construction.

These expenses are documented as an increase in original cost unless it is anticipated that they will generate a greater economic benefit for the investment real estate in the future than the initial, assessed level of performance. Expenses associated with investment real estate that occur subsequent to initial recognition are recorded.

When investment properties are sold, the cost and accumulated depreciation are written off, and any resulting gain or loss is recognized as income or expense in the period.

Transfers from owner-occupied property or inventories to investment property are effected exclusively when the proprietor ceases to use the property and commences leasing it to another party or at the conclusion of the construction phase. Transfers from investment property to owner-occupied property or inventories happen exclusively when the proprietor commences to utilize the property or to develop it with the intention of selling it. Transfers from investment property to owner-occupied property or inventories do not alter the cost or carrying amount of the property at the time of the transfer.

The straight-line method is employed to depreciate investment properties that are used for rental purposes over their anticipated useful lives. The anticipated useful lives of specific investment properties are as follows:

Assets	Year of depreciation
- Building, structure and property	10 - 50

4.10 FINANCIAL INVESTMENTS

Held-to-maturity financial investments include: Term bank deposits, bonds, preferred shares that the issuer is obligated to repurchase at a specific future date, loans, and other investments held to maturity for the purpose of earning periodic interest.

Subsidiaries are companies that controlled by the entities or have significant influence in decision-making process. Control is accomplished when the Company has the authority to regulate the financial and operational policies of an investee company in order to capitalize on its operations.

At the time of acquisition and subsequently, an investment entity is obligated to assess the value of an investment in a subsidiary at the consideration transferred. Simultaneously, the income and expenses of a subsidiary are incorporated into the income statement after the date of acquisition by a reporting entity. Any other comprehensive income or loss received from the investee will be recognized as a reversal of investment and therefore deductible from the consideration of investment.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

4. ACCOUNTING POLICIES (CONT'D)

4.10 FINANCIAL INVESTMENTS (CONT'D)

Joint-ventures, arrangements businesses in which the investment entity has a substantial impact on the investee's decision-making process but does not satisfy the subsidiary criteria. The investee's direct or indirect ownership will be used to determine the significant influence. Nevertheless, the investor's decision-making is influenced solely by financial decisions, rather than the management decision-making process.

The value of an investment at the time of acquisition must be assessed by an investment entity using the transferred consideration. Subsequent measurement is the carrying amount of the investment in the balance sheet is the cost of acquisition, which has been modified by the provisions for loss of financial investments.

Provision for loss in financial investments

Provisions for losses on investment accounts in equity instruments of other entities are established by the Company during the preparation of distinct financial statements. The company establishes provisions as follows when investment accounts experience a decline in value in comparison to their initial prices:

- The provision is based on the market value of the shares for investments in listed shares or for which the fair value of the investment is reliably determined.
- Provisions are made for investments whose fair value cannot be determined at the reporting date in an amount that is equivalent to the difference between the actual capital contributions of the parties at other entities and the actual equity multiplied by the company's capital contribution ratio in comparison to the total actual capital contributions of the parties at other entities.

In case an investment entity is obligated to prepare the consolidation of financial statements, the foundation for establishing the loss provision is the consolidated financial statements.

Adjustments for provision in financial investments to other entities must be identified at the closing date of financial statements and recognized in the income statement as financial expenses or income.

Loans: determined at cost, minus the allowance for uncertain debts. The anticipated level of potential loss is used to determine the allowance for doubtful debts on loans.

4.11 LOANS AND FINANCIAL LEASE

Each lending entity ensures that loans are monitored, including the repayment term and loan agreements. Loans and debts in foreign currency are subject to meticulous monitoring in the original currency.

4.12 BORROWING COSTS

Borrowing costs are recognized as expenses in the production and business activities during the year they are incurred, except for borrowing costs directly related to the investment in the construction or production of qualifying assets. These costs are capitalized into the value of such assets when the conditions specified in the Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. Additionally, for specific loans dedicated to the construction of fixed assets or investment properties, interest costs are capitalized even when the construction period is less than 12 months.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

4. ACCOUNTING POLICIES (CONT'D)

4.13 LIABILITIES AND ACCRUED EXPENSES

Payables and accrued expenses are recognized for future amounts payable in relation to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is carried out according to the following principles:

- Trade payables reflect payables of a commercial transactions from the purchase of goods, services, assets where the supplier is an independent entity from the Company, including payables from imports through trustees.
- Accrued expenses reflect amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to lack of invoices or insufficient accounting records and documents and amounts payable to employees in terms of leave wages, operating expenses deducted in advance.
- Other payables reflect payables that are non- commercial in nature, unrelated to the purchase, sale or provision of goods and services.

4.14 OWNER'S EQUITY

Owner's equity is recognized according to the actual amount of capital contributed by shareholders.

Undistributed profit after tax reflects the business results (profit or loss) after corporate income tax and the distribution or settlement of losses by the Company. The distributable accumulated earnings are required to not exceed the undistributed profit after tax in the consolidated financial statements after the impact of profits recorded from bargain purchases has been excluded. Retained earnings are the property of shareholders; however, the decision to retain them, distribute them or distributable amount to shareholders through dividends will be determined by the company's charter, comply with Vietnamese law and approved by the General Meeting of Shareholders.

4.15 REVENUE

Revenue is recognized when it is probable that the economic benefits will flow to the company and can be reliably measured. Net revenue is measured at the fair value of the amounts received or receivable after deducting trade discounts, sales rebates, and sales returns:

Revenue from selling goods and products

Revenue from sales of goods is recognized when all following conditions are simultaneously met:

- Most of the risk and benefit associated with ownership of the product or goods has been transferred to the buyer;
- The Company no longer retains control over the goods as the owner nor exercises any further control over them.;
- Future economic benefits can be measured reliably;
- Future economic benefits will flow to the entity or captured;
- Cost associated will sales can be identified.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

4. ACCOUNTING POLICIES (CONT'D)

4.15 REVENUE (CONT'D)

Revenue from rendering services

When contract performance results are estimated reliably:

- Revenue is determined with relative certainty;
- Ability to derive economic benefits from the transaction of providing such services;
- Determine the part of work completed on the date of preparation of the Balance Sheet;
- Determine the costs incurred for the transaction and the cost to complete the transaction to provide that service.

The extent of service work finished is established by the approach used to evaluate the completed tasks.

Revenue from financial activities

Financial revenue is recognized when the following two conditions are simultaneously satisfied:

- Ability to obtain economic benefits;
- Revenue is determined with relative certainty.

4.16 COST OF GOODS SOLD

The cost of goods sold in the year is recorded in accordance with the revenue generated in the period and ensures compliance with the prudence principle. Cases of abnormal losses, expenses in excess of normal levels, and lost inventories after excluding the responsibilities of relevant collectives and individuals,... are fully and promptly recorded in the cost of goods sold for the year.

4.17 FINANCE EXPENSES

Criteria for documentation for finance expenses include:

- Costs or losses associated with financial investment endeavors;
- Costs associated with borrowing;
- Losses incurred from liquidation, transfer of short-term securities, and transaction costs associated with selling securities;
- Allowance for the devaluation of trading securities, allowance for investment losses in other entities, losses incurred from the sale of foreign currencies, exchange rate losses, and so forth.

The aforementioned sums are recorded in accordance with the total amount incurred during the year, and they are not offset against financial income.

4.18 TAXATION

Input value-added tax (VAT) is accounted for using the deduction method.

Current tax payable is calculated based on taxable income for the year. Taxable income may differ from accounting profit before tax presented in the income statement as it excludes taxable or deductible income and expenses in other years (including carryforward losses, if any) and non-taxable or non-deductible items.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

4. ACCOUNTING POLICIES (CONT'D)

4.18 TAXATION (CONT'D)

The current corporate income tax rate is 20%.

Taxable profit is determined based on the business results after adjustment for non-taxable income and non-deductible expenses. The determination of the current taxable profit and corporate income tax payable is based on prevailing tax regulations. However, these regulations are subject to periodic variation and its ultimate determination depends on the results of tax authorities' examination.

Other taxes are in accordance with the prevailing regulations by the State.

4.19 RELATED PARTIES

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial and operating decisions. Related parties include:

- Enterprises have the right to control or be directly or indirectly controlled by one or more intermediaries, joint ventures, associates, or jointly controlled entities.
- Individuals have the right to vote in reported enterprises, having a significant influence directly or indirectly on these enterprises, key management have the authority and responsibility for making plan, management and controlling activities of the Company, including close family members of these individuals.
- Enterprises owned by aforementioned individuals, having direct or indirect voting rights or having a significant influence on the business.

When considering each related party relationship, attention is paid to the nature of the relationship, not just its legal form. Accordingly, all transactions and balances with related parties are disclosed by the Company in the notes below.

5. CASH AND CASH EQUIVALENTS

	31/12/2024	01/01/2024
	VND	VND
- Cash on hand	859,696,864	3,700,245,705
- Demand deposits at bank	265,831,394	224,881,500
	<u>1,125,528,258</u>	<u>3,925,127,205</u>

DUC LONG GIA LAI GROUP JOINT STOCK COMPANY
90 Le Duan, Phu Dong Ward, Pleiku City, Gia Lai Province

SEPARATE FINANCIAL STATEMENTS
For the year ended 31 December 2024

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

6. SHORT-TERM TRADE RECEIVABLES

	31/12/2024		01/01/2024	
	Balance VND	Provision VND	Balance VND	Provision VND
- Duc Long Bao Loc Public Service JSC	16,366,045,256	(14,926,045,256)	18,186,045,256	(15,902,269,560)
- Duc Long Gia Lai Power Investment and Development JSC	-	-	1,145,951,000	(1,145,951,000)
- Alpha Seven Group JSC	3,960,030,000	(1,350,800,000)	2,701,600,000	(944,240,000)
- Mr. Ly Tran Tien	391,021,500,000	(391,021,500,000)	391,021,500,000	(391,021,500,000)
- Mr. Nguyen Tuan Vu	123,580,100,002	(123,580,100,002)	129,695,100,000	(129,695,100,000)
- Others (*)	161,715,555,202	(86,628,031,741)	130,797,286,747	(109,030,849,936)
	696,643,230,460	(617,506,476,999)	673,547,483,003	(647,739,910,496)
Trade receivables from related parties <i>(Details stated in Note 34)</i>	20,326,075,256		22,033,596,256	

(*) As of the date of this report, the Company has recovered VND 26 billion from other receivables from customers as of 31 December 2024.

7. SHORT-TERM ADVANCES TO SUPPLIERS

	31/12/2024		01/01/2024	
	Balance VND	Provision VND	Balance VND	Provision VND
- Gia Lai Traffic Construction and Consulting JSC	100,000,000	(100,000,000)	100,000,000	(100,000,000)
- Alpha Seven Group JSC	23,909,089	-	82,818,181	-
- Cu Bong 1 Farms One-Member Co., Ltd	15,204,370,000	(15,204,370,000)	15,204,370,000	(15,204,370,000)
- Duc Sang Gia Lai Mineral Exploitation Co., Ltd	7,603,234,071	(7,603,234,071)	7,603,234,071	(7,603,234,071)
- Others	25,574,274,092	(22,876,351,075)	25,537,343,909	(25,056,351,075)
	48,505,787,252	(45,783,955,146)	48,527,766,161	(47,963,955,146)
Advances to related party suppliers <i>(Details stated in Note 34)</i>	123,909,089	-	182,818,181	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

8. LOAN RECEIVABLES

	31/12/2024		01/01/2024	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
Short-term loan receivables	1,945,703,722,755	(947,439,233,363)	1,135,121,287,727	(103,998,912,014)
- Tay Nguyen Supply Materials Co., LTD	-	-	248,998,555,500	(39,685,056,500)
- Pham Linh Gia Lai One-Member Co., LTD	-	-	158,311,573,320	-
- Mr. Huynh Quoc Binh	-	-	145,083,159,082	-
- Phu Thanh Gia Pleiku Co., LTD (1)	438,330,000,000	(140,565,000,000)	-	-
- Tay Nguyen Mining and Stone Processing JSC (2)	22,258,000,000	-	-	-
- Ms. Ho Thi My Trinh (3)	177,506,225,330	(94,886,719,484)	-	-
- Duc Long Gia Lai Investments and Constructions JSC (4)	143,020,419,820	-	-	-
- Truong An Tay Nguyen One-Member Co., LTD (5)	226,502,145,250	(692,581,524)	-	-
- Ms. Pham Thi Bay (6)	201,792,000,000	-	-	-
- DLGL Afforestation and Industrial Crops JSC (7)	10,000,000,000	-	-	-
- Others (8)	726,294,932,355	(711,294,932,355)	582,727,999,825	(64,313,855,514)
Short-term borrowing receivables	-	-	1,961,373,447	(1,961,373,447)
- Tay Nguyen Clean Energy Investment & Development JSC	-	-	1,961,373,447	(1,961,373,447)
Long-term loan receivables	334,946,919,599	(935,000)	1,064,695,755,678	(514,988,972,365)
- DLGL Afforestation and Industrial Crops JSC (7)	334,945,984,599	-	377,565,000,443	(327,315,000,443)
- Phu Thanh Gia Pleiku Co., LTD	-	-	248,884,000,000	(52,404,500,000)
- Pham Linh Gia Lai One-Member Co., LTD	-	-	62,000,000,000	(24,480,004,422)
- Tay Nguyen Mining and Stone Processing JSC	935,000	(935,000)	313,765,000,000	(90,376,967,500)
- Others	-	-	62,481,755,235	(20,412,500,000)
	2,280,650,642,354	(947,440,168,363)	2,201,778,416,852	(620,949,257,826)
Loan receivables from related parties	143,020,419,820		-	

(Details stated in Note 34)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

8. LOAN RECEIVABLES (CONT'D)

- (1) According to Loan Agreement No. 09/2024/HĐ dated 01 September 2024 between the Company and Phu Thanh Gia Pleiku Co., LTD, with an interest rate of 8.5% per annum and a loan term of 15 months, the loan is secured by third-party assets valued at VND 272.1 billion. As of the date of this report, the Company has recovered VND 25,675,000,000.
- (2) According to Loan Agreement No. 12/2024/HĐ dated 25 September 2024 between the Company and Tay Nguyen Mining and Stone Processing JSC, with an interest rate of 8.5% per annum and a loan term of 12 months, the loan is secured by third-party assets valued at VND 25.9 billion.
- (3) According to Loan Agreement No. 10/2024/HĐ dated 05 September 2024 between the Company and Ms. Ho Thi My Trinh, with an interest rate of 8.0% per annum and a loan term of 12 months, the loan is secured by assets valued at VND 80 billion. As of the date of this report, the Company has recovered VND 2,619,505,846.
- (4) According to Loan Agreement No. 03/2024/HĐ dated 20 January 2024 between the Company and Duc Long Gia Lai Construction Investment JSC, with an interest rate of 8.0% per annum and a loan term of 12 months, the loan is secured by third-party assets valued at VND 133.4 billion. As of the date of this report, the Company has recovered VND 10,600,000,000.
- (5) According to Loan Agreement No. 01/2024/HĐ dated 05 January 2024 between the Company and Truong An Tay Nguyen Co., LTD, with an interest rate of 9.0% per annum and a loan term of 15 months, the loan is secured by third-party assets valued at VND 225.8 billion.
- (6) According to Loan Agreement No. 04/2024/HĐ dated 05 March 2024 between the Company and Ms. Pham Thi Bay, with an interest rate of 8.0% per annum and a loan term of 18 months, the loan is secured by third-party assets valued at VND 201.8 billion..
- (7) On 10 March 2025, the Board of Directors of Duc Long Gia Lai Group JSC decided to convert the loan into a capital contribution under the Investment Cooperation Agreement for the Wind Power Plant and Solar Power Plant Project in Chu Puh District, Gia Lai Province, managed by Duc Long Gia Lai Plantation and Industrial Tree JSC.
- (8) Unsecured loans without collateral: As of the date of this report, the Company has recovered VND 15 billion from loans to other parties.

DUC LONG GIA LAI GROUP JOINT STOCK COMPANY
90 Le Duan, Phu Dong Ward, Pleiku City, Gia Lai Province

SEPARATE FINANCIAL STATEMENTS
For the year ended 31 December 2024

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

9. OTHER RECEIVABLES

	31/12/2024		01/01/2024	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
Short-term				
- Loan interest receivable (1)	713,698,172,323	(547,920,833,866)	605,432,291,313	(556,008,979,289)
- Duc Long Dung Quat Co., LTD (2)	582,117,624,657	(546,728,542,304)	600,611,570,536	(556,008,979,289)
- Duc Long Dak Nong BOT & BT JSC (3)	107,470,200,000	-	-	-
- Advances to employees	20,572,500,000	-	-	-
- Short-term mortgages, collateral, deposits	3,347,726,497	(1,192,291,562)	2,715,662,519	-
- Others	50,000,000	-	50,000,000	-
	140,121,169	-	2,055,058,258	-
Long-term				
- Long-term mortgages, collateral, deposits	1,268,670,000	-	1,268,670,000	-
	1,268,670,000	-	1,268,670,000	-
	714,966,842,323	(547,920,833,866)	606,700,961,313	(556,008,979,289)
Other receivables from related parties	35,799,734,053		-	
<i>(Details stated in Note 34)</i>				

(1) As of 31 December 2024, the total interest receivables from loans to other parties amounted to VND 582,117,624,657, with collateral valued at VND 9,555,436,274. The total provisioned amount was VND 546,728,542,304. As of the date of this report, the Company has recovered VND 9,837,527,608.

(2) On 15 December 2024, the Board of Directors of Đức Long Gia Lai Group JSC approved the increase of capital contribution to Duc Long Dung Quat Co., LTD with a value of VND 200 billion. The loan amount of VND 107.5 billion was converted into an advance payment for capital contribution.

(3) Dividends for 2024 paid in advanced in accordance with the Annual General Meeting of Shareholders No. 01/NQ – ĐHĐCĐ – DLDN dated 15 March 2024 of Duc Long Dak Nong BOT and BT JSC.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

10. INVENTORIES

	31/12/2024		01/01/2024	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
- Raw materials	9,245,220,262	(9,245,220,262)	9,283,220,262	(4,641,610,131)
- Work in progress	8,199,336,030	(8,199,336,030)	8,199,336,030	(2,435,577,275)
- Finished goods	4,324,520,932	(4,324,520,932)	6,034,568,538	(2,534,034,713)
- Goods	175,503,577,046	(63,397,021,095)	171,286,680,749	(44,352,215,633)
	197,272,654,270	(85,166,098,319)	194,803,805,579	(53,963,437,752)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

11. CONSTRUCTION IN PROGRESS

	31/12/2024	01/01/2024
	VND	VND
- DLGL Hotel Pleiku (1)	30,612,218,993	30,612,218,993
- Project Wind Farm Ia Blu 1 - Chu Puh	1,272,727,272	1,272,727,272
- Other projects	684,584,121	482,759,121
	<u>32,569,530,386</u>	<u>32,367,705,386</u>

(1): The DLGL Hotel Pleiku project was constructed under Business Cooperation Contract No. 15/2019/HĐHTĐT dated 15 July 2019, between the Company and Mr. Bui Phap and Ms. Nguyen Thi Huong. As part of the agreement, Mr. Bui Phap and Ms. Nguyen Thi Huong contributed capital in the form of land use rights and certain assets located at 95-97-99 Hai Ba Trung Street, Dien Hong Ward, Pleiku City, Gia Lai Province. The Company contributed capital and technical expertise to invest in the development of the Duc Long Gia Lai Hotel project. The cooperation period extends from the signing date of the contract until the expiration of the operating license.

12. INVESTMENT PROPERTY

	Buildings and structures	Total
	VND	VND
COST		
01/01/2024	56,149,693,891	56,149,693,891
31/12/2024	<u>56,149,693,891</u>	<u>56,149,693,891</u>
ACCUMULATED DEPRECIATION		
01/01/2024	28,705,494,715	28,705,494,715
- Depreciation	1,261,162,836	1,261,162,836
31/12/2024	<u>29,966,657,551</u>	<u>29,966,657,551</u>
NET BOOK VALUE		
01/01/2024	<u>27,444,199,176</u>	<u>27,444,199,176</u>
31/12/2024	<u>26,183,036,340</u>	<u>26,183,036,340</u>

The cost of investment properties as at 31 December 2024 that have been fully depreciated but are still in use: VND 12,272,723,861 (01 January 2024: VND 12,272,723,861)

The net book value of investment property as at 31 December 2024 was pledged as collateral to secure loans: VND 26,183,036,340 (as of 01 January 2024: VND 27,444,199,176).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

13. INTANGIBLE FIXED ASSETS

Items	Land use rights	Copyright, computer software	Total
	VND	VND	VND
COST			
01/01/2024	81,652,795	317,684,000	399,336,795
31/12/2024	81,652,795	317,684,000	399,336,795
AMORTIZATION			
01/01/2024	81,652,795	317,684,000	399,336,795
31/12/2024	81,652,795	317,684,000	399,336,795
NET BOOK VALUE			
01/01/2024	-	-	-
31/12/2024	-	-	-

The cost of intangible fixed assets as at 31 December 2024 that have been fully depreciated but are still in use: VND 399,336,795 (01 January 2024: VND 399,336,795).

DUC LONG GIA LAI GROUP JOINT STOCK COMPANY
90 Le Duan, Phu Dong Ward, Pleiku City, Gia Lai Province

SEPARATE FINANCIAL STATEMENTS
For the year ended 31 December 2024

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

14. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Perennial garden	Others	Total
	VND	VND	VND	VND	VND	VND	VND
COST							
01/01/2024	248,060,904,576	11,282,956,208	14,595,666,484	838,430,927	175,885,082,455	2,262,805,303	452,925,845,953
31/12/2024	248,060,904,576	11,282,956,208	14,595,666,484	838,430,927	175,885,082,455	2,262,805,303	452,925,845,953
ACCUMULATED DEPRECIATION							
01/01/2024	58,427,892,059	10,028,510,430	14,257,614,859	761,565,015	44,243,733,080	1,691,498,829	129,410,814,272
- Depreciation	6,943,760,402	122,727,276	255,065,717	22,496,359	8,795,003,952	195,928,424	16,334,982,130
31/12/2024	65,371,652,461	10,151,237,706	14,512,680,576	784,061,374	53,038,737,032	1,887,427,253	145,745,796,402
NET BOOK VALUE							
01/01/2024	189,633,012,517	1,254,445,778	338,051,625	76,865,912	131,641,349,375	571,306,474	323,515,031,681
31/12/2024	182,689,252,115	1,131,718,502	82,985,908	54,369,553	122,846,345,423	375,378,050	307,180,049,551

- The cost of intangible fixed assets as at 31 December 2024 that have been fully depreciated but are still in use: VND 32,700,032,611 (01 January 2024: VND 31,496,752,097)

- The net book value of intangible fixed assets as at 31 December 2024 was pledged as collateral to secure loans: VND 158,554,017,178 (as of 01 January 2024: VND 303,284,416,174).

DUC LONG GIA LAI GROUP JOINT STOCK COMPANY
90 Le Duan, Phu Dong Ward, Pleiku City, Gia Lai Province

SEPARATE FINANCIAL STATEMENTS
For the year ended 31 December 2024

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

15. LONG-TERM INVESTMENTS

	31/12/2024			01/01/2024		
	Historical cost VND	Provision (*) VND	Fair value VND	Historical cost VND	Provision (*) VND	Fair value VND
<i>Investments in subsidiaries</i>	555,000,000,000	(299,663,875,426)	255,336,124,574	804,157,612,500	(396,207,977,192)	407,949,635,308
- Duc Long Dak Nong BOT and BT JSC	176,500,000,000	-	176,500,000,000	176,500,000,000	-	176,500,000,000
- Duc Long Gia Lai BOT and BT JSC	149,800,000,000	(136,670,135,413)	13,129,864,587	149,800,000,000	(149,800,000,000)	-
- Mass Noble Investment Limited (**)	-	-	-	249,157,612,500	(100,928,562,866)	148,229,049,634
- Duc Long Gia Lai Power Investment and Development JSC	228,700,000,000	(162,993,740,013)	65,706,259,987	228,700,000,000	(145,479,414,326)	83,220,585,674
<i>Investments in joint ventures and associates</i>	8,900,766,000	-	8,900,766,000	8,900,766,000	-	8,900,766,000
- Gia Lai Traffic Construction Consulting JSC	8,900,766,000	-	8,900,766,000	8,900,766,000	-	8,900,766,000
<i>Investments in equity of other entities</i>	480,000,000	(480,000,000)	-	480,000,000	(480,000,000)	-
- Duc Long Bao Loc Public service JSC	480,000,000	(480,000,000)	-	480,000,000	(480,000,000)	-

(*): Provision quantified through financial statements of investee.

(**): According to Resolution No. 07/QĐ-HĐQT-DLGL dated 15 July 2024, issued by the Board of Directors of Duc Long Gia Lai Group JSC regarding the restructuring of the Company's capital investment in Mass Noble Investments Limited, the Company transferred its entire investment valued at VND 249,157,612,500, representing a 97.73% ownership of Mass Noble Investments Limited's charter capital. The total transfer value was VND 255 billion, based on a valuation certificate issued by the appraisal company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

15. LONG-TERM INVESTMENTS (CONT'D)

Detailed information about subsidiaries of the Company as at 31 December 2024 as follows:

Subsidiaries	Establishment and operation address	Ownership ratio	Voting rights ratio	Main operation field
Duc Long Dak Nong BOT and BT JSC	Dak Nong	70,6%	70,6%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai BOT and BT JSC	Gia Lai	73,5%	73,5%	Operating transportation infrastructure under the BOT model
Duc Long Gia Lai Power Investment and Development JSC	Gia Lai	93,35%	93,35%	Operating a hydropower plant

Detailed information about associates of the Company as at 31 December 2024 as follows:

Name	Establishment and operation address	Ownership ratio	Voting rights ratio	Main operation field
Gia Lai Consulting and Construction Transportation Infrastructure JSC	Gia Lai	20,00%	20,00%	Consulting, soil testing, estimate and construction

Detailed information about the Company's investments in other entities as of 31 December 2024 is as follows:

Name	Establishment and operation address	Ownership ratio	Voting rights ratio	Main operation field
Duc Long Bao Loc Public Service JSC	Lam Dong	7,20%	7,20%	Passenger road transportation within and outside urban areas (excluding bus transportation)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

16. SHORT-TERM TRADE PAYABLES

	31/12/2024	01/01/2024
	VND	VND
- Song Da 901 Branch - Song Da 9 JSC	49,627,407,966	50,227,407,966
- Others	91,161,435,613	110,344,056,985
	140,788,843,579	160,571,464,951

In which, overdue payments amounted VND 37,977,435,213.

17. SHORT-TERM ADVANCES FROM CUSTOMERS

	31/12/2024	01/01/2024
	VND	VND
- Duc Long Gia Lai BOT and BT JSC	12,219,817,130	12,219,817,130
- Alpha Seven Group JSC	-	522,200,000
- Tan Thuong Power JSC	-	34,839,674,670
- Others	1,309,001,374	1,334,886,926
	13,528,818,504	48,916,578,726
Advances from related party customers	12,219,817,130	47,581,691,800
<i>(Details stated in Note 34)</i>		

In which, overdue payments amounted VND 543,082,049.

18. SHORT-TERM ACCRUED EXPENSES

	31/12/2024	01/01/2024
	VND	VND
- Construction project costs	82,375,830,788	82,375,830,788
- Interest expense	225,269,976,836	332,029,828,907
	307,645,807,624	414,405,659,695

In which, overdue payments without collateral amounted VND 3,475,651,818.

19. OTHER SHORT-TERM PAYABLES

	31/12/2024	01/01/2024
	VND	VND
- Duc Long Gia Lai BOT and BT JSC	15,753,717,880	15,768,371,531
- Alpha Seven Group JSC	2,064,375,501	2,064,375,501
- Duc Long Gia Lai Investments and Constructions JSC	-	26,433,460
- Duc Long Gia Lai Power Investments & Development JSC	535,821,918	-
- Interests	592,777,841,826	652,893,213,026
- Convertible bonds interests	1,443,858,450	1,443,858,450
- Social, Health, Unemployed insurance	71,088,924	118,016,884
- Others	912,531,775	850,781,774
	613,559,236,274	673,165,050,626
Other short-term payables to related parties	18,353,915,299	17,859,180,492
<i>(Details stated in Note 34)</i>		

In which, overdue payments without collateral amounted VND 636,950,826.

DUC LONG GIA LAI GROUP JOINT STOCK COMPANY
90 Le Duan, Phu Dong Ward, Pleiku City, Gia Lai Province

SEPARATE FINANCIAL STATEMENTS
For the year ended 31 December 2024

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

20. TAX AND OTHER PAYABLES/RECEIVABLES TO THE STATE BUDGET

	01/01/2024	Payable	Paid/Deducted	31/12/2024
	VND	VND	VND	VND
Payables				
- Output VAT	1,171,875,084	(109,736,065)	226,526,601	835,612,418
- Personal income tax	-	5,786,948	-	5,786,948
- Property tax, land rental	4,278,447,984	13,025,224,810	4,807,402,377	12,496,270,417
- Fees, legal fees and other duties	4,806,835,519	5,081,611,796	86,000,000	9,802,447,315
	10,257,158,587	18,002,887,489	5,119,928,978	23,140,117,098
Receivables				
- Property tax, land rental	63,506,675	-	-	63,506,675
- Personal income tax	2,417,345	15,000,456	12,583,111	-
	65,924,020	15,000,456	12,583,111	63,506,675

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

21. LOANS AND FINANCE LEASE OBLIGATIONS

	31/12/2024		During the year		01/01/2024	
	Balance	Amount that can be settled	Increase	Decrease	Balance	Amount that can be settled
	VND	VND	VND	VND	VND	VND
Short-term loans and finance lease obligations						
<i>Short-term</i>	724,546,892,856	724,546,892,856	9,000,000,000	295,284,196,236	1,010,831,089,092	1,010,831,089,092
- Duc Long Gia Lai BOT and BT JSC (1)	174,983,815,400	174,983,815,400	-	47,097,061,747	222,080,877,147	222,080,877,147
- Duc Long Gia Lai Construction Investment JSC	-	-	-	20,057,027,370	20,057,027,370	20,057,027,370
- Quang Phu 1 Highland Farm One-Member Co., LTD	-	-	-	25,390,034,377	25,390,034,377	25,390,034,377
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Lai branch (2)	174,983,815,400	174,983,815,400	-	1,650,000,000	1,650,000,000	1,650,000,000
<i>Bonds payments due (3)</i>	417,273,219,456	417,273,219,456	-	15,000,000,000	432,273,219,456	432,273,219,456
<i>Long-term loans due for repayment</i>	132,289,858,000	132,289,858,000	9,000,000,000	233,187,134,489	356,476,992,489	356,476,992,489
- Saigon Thuong Tin Commercial Joint Stock Bank - HCM city branch	-	-	-	178,012,997,289	178,012,997,289	178,012,997,289
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Lai branch (4)	132,289,858,000	132,289,858,000	9,000,000,000	-	123,289,858,000	123,289,858,000
- Saigon Thuong Tin Commercial Joint Stock Bank - Gia Lai branch	-	-	-	55,174,137,200	55,174,137,200	55,174,137,200
Long-term loans and finance lease obligations						
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Lai branch (4)	60,257,027,370	60,257,027,370	40,057,027,370	9,000,000,000	29,200,000,000	29,200,000,000
- Duc Long Gia Lai BOT and BT JSC (1)	20,057,027,370	20,057,027,370	20,057,027,370	-	-	-
- Duc Long Gia Lai Power Investment and Development JSC (5)	20,000,000,000	20,000,000,000	20,000,000,000	-	-	-
Loans and finance lease obligations from related parties	784,803,920,226	784,803,920,226	49,057,027,370	304,284,196,236	1,040,031,089,092	1,040,031,089,092
(Details stated in Note 34)	40,057,027,370	40,057,027,370	-	-	45,447,061,747	45,447,061,747

21. LOANS AND FINANCIAL LEASE OBLIGATIONS (CONT'D)

- (1) Loan Agreement No. 01/HĐVV dated 01 January 2016 and its annexes and meeting minutes between the Company and BOT and BT Duc Long Gia Lai JSC feature an interest rate of 6.7% per annum. The repayment period for principal has been extended until 31 December 2030. The loan is unsecured.
- (2) Credit Limit Agreement No. 01/2017/370018/HĐTD dated 11 October 2017 between the Company and the Gia Lai Branch of the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV). The interest rate is determined in specific credit agreements. The loan term is from 11 October 2017 to 31 August 2018. Collateral includes wood processing machinery and equipment owned by the Company.

- (3) Bond Purchase Agreement dated 31 December 2014 between the Company and the Gia Lai Branch of BIDV features an interest rate of 10% per annum for the first interest calculation period. Subsequent periods have an interest rate equal to the average deposit rate for individuals in VND, paid post-term with a 12-month maturity, as published by BIDV, VietinBank (Gia Lai Branch), and Agribank (Gia Lai Branch) at the rate determination date, plus a margin of 3.5% per annum. The term runs from 31 December 2014 to 31 December 2019. Secured by assets of Duc Long Gia Lai Plantation and Industrial Tree JSC, Duc Long Dung Quat Co., LTD, Alpha Seven Group JSC, and other Company-owned assets.

Another Bond Purchase Agreement dated 30 December 2017 between the Company and BIDV Gia Lai Branch offers an interest rate of 10% per annum for the first interest calculation period. Subsequent periods follow the same calculation method as the prior agreement, with a term from 30 December 2017 to 30 December 2022. Secured by assets owned by Chairman Bui Phap, Ms. Nguyen Thi Huong, and other Company-owned assets.

- (4) Mid-term and long-term Credit Agreement No. 01/2008/HĐ dated 16 May 2008 and its amendments (Agreement No. 57/2013/BSHĐ dated 16 October 2020). Interest rate: 12% per annum until 25 December 2013. From 26 December 2013 onwards, the rate is based on internal capital sales interest for a 168-month term announced by the Bank, plus a fee of 3% per annum, adjusted monthly on the 26th, ensuring the rate does not drop below the initial lending rate. The loan term was adjusted to 168 months. Secured by assets financed by the loan, which are now completed tangible fixed assets of the Company.

Another long-term Credit Agreement No. 02/2009/HĐ dated 30 December 2009 and its amendments (Agreement No. 01/2012/HĐ dated 16 January 2012). Floating interest rate calculated by adding a fee of 4.2% per annum to the regular 12-month deposit rate published by BIDV Gia Lai Branch. Loan term: 144 months from the first loan disbursement, with a grace period of 72 months. Secured by assets financed by the loan, now completed tangible fixed assets of the Company.

Another long-term Credit Agreement No. 02/2013/HĐ dated 01 October 2013. Interest rate: fixed at 12% per annum until 25 October 2013. From 26 October 2013, onwards, the rate is determined based on internal capital sales interest for a 76-month term announced by the Bank, plus a fee of 3% per annum, adjusted monthly on the 26th, ensuring the rate does not drop below the initial lending rate. Loan term: 76 months from the signing date to 31 December 2019. Secured by assets owned by Duc Long Gia Lai Mining and Mineral Processing JSC.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

21. LOANS AND FINANCIAL LEASE OBLIGATIONS (CONT'D)

- (4) Long-term Credit Agreement No. 01/2012/HĐ dated 30 June 2012 and its amendment (Agreement No. 56/2013/BSHD dated 16 October 2013) specify a fixed interest rate of 12% per annum until 25 December 2013. From 26 December 2013 onwards, the loan interest rate is determined based on the internal capital sales interest rate for a 168-month term announced periodically by the Bank, plus a fee of 2.5% per annum, adjusted monthly on the 26th. The adjusted interest rate will not be lower than the lending rate at the time of borrowing. The loan term is 168 months, from 30 June 2012 to 30 June 2026. The loan is secured by assets financed by the loan, which are now completed tangible fixed assets of the Company.
- (5) Loan Agreement No. 01/2024/HĐCV dated 06 October 2024 between the Company and Duc Long Gia Lai Power Investment and Development JSC, features an interest rate of 8.6% per annum and a loan term of 60 months. The loan is unsecured.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

22. OWNER'S EQUITY

22.1 OWNER'S EQUITY TRANSACTIONS

	Year 2024 VND	Year 2023 VND
Owners' invested equity		
+ Opening equity	2,993,097,200,000	2,993,097,200,000
+ Closing capital	2,993,097,200,000	2,993,097,200,000

22.2 SHARE

	31/12/2024 Share	01/01/2024 Share
- Number of shares registered for issuance	299,309,720	299,309,720
- Number of shares sold in public market	299,309,720	299,309,720
+ Common shares	299,309,720	299,309,720
- Number of shares repurchased	-	-
- Number of shares outstanding	299,309,720	299,309,720
+ Common shares	299,309,720	299,309,720

* Par value of shares outstanding (VND 10,000/share)

22.3 FUNDS

	31/12/2024 VND	01/01/2024 VND
- Development investment funds	6,196,436,959	6,196,436,959

DUC LONG GIA LAI GROUP JOINT STOCK COMPANY
90 Le Duan, Phu Dong Ward, Pleiku City, Gia Lai Province

SEPARATE FINANCIAL STATEMENTS
For the year ended 31 December 2024

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

22. OWNER'S EQUITY (CONT'D)

22.4 STATEMENT OF CHANGES IN EQUITY

Items	Share capital VND	Share premium VND	Development and investment fund VND	Retained earnings VND	Total VND
01/01/2023	2,993,097,200,000	50,510,908,328	6,196,436,959	(2,204,480,460,523)	845,324,084,764
- Lost in year	-	-	-	(591,561,730,438)	(591,561,730,438)
31/12/2023	2,993,097,200,000	50,510,908,328	6,196,436,959	(2,796,042,190,961)	253,762,354,326
01/01/2024	2,993,097,200,000	50,510,908,328	6,196,436,959	(2,796,042,190,961)	253,762,354,326
- Profit in year	-	-	-	186,989,238,027	186,989,238,027
31/12/2024	2,993,097,200,000	50,510,908,328	6,196,436,959	(2,609,052,952,934)	440,751,592,353

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

23. OFF – BALANCE SHEET ITEMS

	31/12/2024	01/01/2024
Foreign currencies		
- USD	173,890.51	174,007.80
- LAK	50,348,391,902.25	50,348,391,902.25

24. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	Year 2024 VND	Year 2023 VND
- Sales from woods and woods products	38,200,000	2,198,322,000
- Sales from stones products	10,269,410,000	24,199,785,000
- Sales from leasing	4,143,436,362	4,657,909,091
	14,451,046,362	31,056,016,091
Revenue from related parties <i>(Details stated in Note 34)</i>	2,605,090,908	2,605,090,908

25. COST OF GOODS SOLD AND SERVICES RENDERED

	Year 2024 VND	Year 2023 VND
- Cost of goods from woods products	38,000,000	1,995,371,087
- Cost of goods from stones products	10,068,383,309	24,003,127,631
- Cost of goods from leasing activities	4,059,525,063	4,310,102,114
- Provision for devaluation of inventory	31,202,660,567	53,963,437,752
	45,368,568,939	84,272,038,584

26. FINANCIAL INCOME

	Year 2024 VND	Year 2023 VND
- Interest from deposits or loans	200,120,131,623	221,247,643,833
- Income from sale of investments	5,842,387,500	-
- Dividends, distributed profits	21,405,036,000	21,405,036,000
- Foreign exchange revaluation gains	9,765,992,184	626,113,950
	237,133,547,307	243,278,793,783
Financial income from related parties <i>(Details stated in Note 34)</i>	42,635,732,758	21,405,036,000

27. FINANCIAL EXPENSES

	Year 2024 VND	Year 2023 VND
- Interest expense	107,433,344,051	123,126,378,270
- Bond interest	46,118,177,445	50,083,664,882
- Provision for investments	(96,544,101,766)	85,501,677,057
	57,007,419,730	258,711,720,209
Financial expenses from related parties <i>(Details stated in Note 34)</i>	2,117,559,991	1,947,395,256

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

28. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Year 2024	Year 2023
	VND	VND
Selling expenses	86,595,784	92,874,913
- Labour costs	86,595,784	92,874,913
General and administrative expenses	256,551,063,090	511,465,227,589
- Labour costs	1,758,317,619	2,100,338,527
- Depreciation of fixed assets	4,088,020,042	4,020,619,818
- Provision for doubtful debts	235,989,331,617	501,657,141,737
- Other expenses in cash	14,715,393,812	3,687,127,507
	256,637,658,874	511,558,102,502
General, administrative and selling expense from related parties	54,545,456	220,423,662
<i>(Details stated in Note 34)</i>		

29. OTHER INCOME

	Year 2024	Year 2023
	VND	VND
- Liquidation of scrap	-	363,636,364
- Interest write off from Sacombank (*)	315,457,184,776	-
- Others	39,127,310	33,932,896
	315,496,312,086	397,569,260

(*): In compliance with Document No. 2440/CV-TT.XLN dated 05 December 2024 from Saigon Thuong Tin Commercial Joint Stock Bank (Sacombank) regarding interest waivers, the principal and interest payable amounted to VND 236.039 billion. The Bank waived all outstanding accrued interest as of the loan settlement date, requiring the Company to complete payment no later than 15 December 2024. The Company successfully settled the entire principal and interest on 13 December 2024.

30. OTHER EXPENSES

	Year 2024	Year 2023
	VND	VND
- Late payment penalty expenses	5,075,611,796	810,192,470
- Depreciation of unused fixed assets	9,771,755,616	9,825,369,384
- Others	6,230,652,773	1,116,686,423
	21,078,020,185	11,752,248,277
Other expenses from related parties	2,560,134,421	-
<i>(Details stated in Note 34)</i>		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

31. COST BY FACTOR

	Year 2024	Year 2023
	VND	VND
- Labor costs	1,844,913,403	2,193,213,440
- Fixed asset depreciation	17,596,144,966	18,117,835,826
- Other expenses in cash	16,385,484,344	3,757,551,167
	35,826,542,713	24,068,600,433

32. CURRENT CORPORATE INCOME TAX EXPENSE

	Year 2024	Year 2023
	VND	VND
Total accounting profit before CIT	186,989,238,027	(591,561,730,438)
Adjustment increases	267,559,932,834	938,456,640,973
- Provision for short-term doubtful debts	235,989,331,617	-
- Other non-deductible expenses	31,570,601,217	938,456,640,973
Adjustment decreases	142,810,237,876	390,612,644,521
- Dividends distributed, profit shared	21,405,036,000	21,405,036,000
- Reversal of provision for doubtful debts	-	368,581,494,571
- Reversal of financial investment provisions	111,639,209,692	-
- Gain on foreign exchange revaluation of cash and receivables	9,765,992,184	626,113,950
Total taxable income for the period	311,738,932,985	(43,717,733,986)
Prior years' losses carried forward	(311,738,932,985)	-
Total taxable income for the year	-	(43,717,733,986)
Tax rate	20%	20%
Total current corporate income tax expense	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

33. SEGMENT REPORT

The Executive Board of the Company determines that the Company's management decisions are mainly based on the types of products and services the Company provides. Therefore, the Company's primary segment reporting is based on business sectors.

The Company's segment reporting by business sector is as follows:

Year 2024	Sales from woods and woods products VND	Sales from stones products VND	Sales from leasing VND	Total VND
Net revenue from sales and service provision to external customers	38,200,000	10,269,410,000	4,143,436,362	14,451,046,362
Total net revenue from sales and service provision	38,200,000	10,269,410,000	4,143,436,362	14,451,046,362
Allocated expenses	31,240,660,567	10,068,383,309	4,059,525,063	45,368,568,939
Segment business performance	(31,202,460,567)	201,026,691	83,911,299	(30,917,522,577)
Expenses not allocated				256,637,658,874
Profit from business operation				(287,555,181,451)
Financial income				237,133,547,307
Financial expenses				57,007,419,730
Other income				315,496,312,086
Other expenses				21,078,020,185
Current corporate income tax				-
Profit after corporate income tax				186,989,238,027
Assets not allocated				2,326,194,445,035
Liabilities not allocated				1,885,442,852,682

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

33. SEGMENT REPORT (CONT'D)

Year 2023

Net revenue from sales and service provision to external customers

Total net revenue from sales and service provision

Allocated expenses

Segment business performance

Expenses not allocated

Profit from business operation

Financial income

Financial expenses

Other income

Other expenses

Current corporate income tax

Profit after corporate income tax

Assets not allocated

Liabilities not allocated

	Sales from woods and woods products VND	Sales from stones products VND	Sales from leasing VND	Total VND
	2,198,322,000	24,199,785,000	4,657,909,091	31,056,016,091
	<u>2,198,322,000</u>	<u>24,199,785,000</u>	<u>4,657,909,091</u>	<u>31,056,016,091</u>
	55,958,808,839	24,003,127,631	4,310,102,114	84,272,038,584
	<u>(53,760,486,839)</u>	<u>196,657,369</u>	<u>347,806,977</u>	<u>(53,216,022,493)</u>
				511,558,102,502
				(564,774,124,995)
				243,278,793,783
				258,711,720,209
				397,569,260
				11,752,248,277
				<u>(591,561,730,438)</u>
				2,603,820,981,942
				<u>2,350,058,627,616</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

34. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Related party other than member of the Board of Directors, Board of Supervisors and the Executive Board are as follows:

		Year 2024	Year 2023
	Position	VND	VND
Mr. Nguyen Tuong Cot	Chief Executive Officer	160,650,000	181,153,846
Ms. Vu Thi Hai	Executive Officer	72,454,701	262,884,615
Mr. Pham Minh Viet	Executive Officer	420,000,000	425,000,000
Mr. Tran Van Phuong	Executive Officer	313,500,000	380,000,000
Mr. Do Thanh Nhan	Head of Finance and Accounting Department cum Person in charge of accounting	278,428,034	242,886,751
		<u>1,245,032,735</u>	<u>1,491,925,212</u>

During the year, members of the Board of Directors and the Supervisory Board did not incur any salaries or remuneration from the Company.

Other parties related to the Company include:

No.	Related party	Relationship
1	Duc Long Dak Nong BOT & BT JSC	Subsidiaries
2	Duc Long Gia Lai BOT & BT JSC	Subsidiaries
3	Duc Long Gia Lai Investment and Power Development JSC	Subsidiaries
4	Tan Thuong Energy JSC	Share member of the board
5	Gia Lai Consulting and Construction of Transportation Infrastructure JSC	Associates
6	Duc Long Bao Loc Public Services JSC	Associates
7	Duc Long Gia Lai Investment and Construction JSC	Share member of the board
8	Alpha Seven Group JSC	Share extraordinary shareholder
9	Mr. Bui Phap	Chairman of the board
10	Mrs. Nguyen Thi Huong	Related to chairman of the board
11	Mr. Vo Mong Hung	Member of the board, Head of internal audit department

Transactions with related parties

	Year 2024	Year 2023
	VND	VND
Revenue from goods and services	2,605,090,908	2,605,090,908
- Duc Long Bao Loc Public Service JSC	1,309,090,908	1,309,090,908
- Alpha Seven Group JSC	1,296,000,000	1,296,000,000
Transfer of investment	255,000,000,000	-
- Alpha Seven Group JSC	255,000,000,000	-
Proceeds from investment transfer	255,000,000,000	-
- Alpha Seven Group JSC	255,000,000,000	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

34. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONT'D)

Transactions with related parties (cont'd)

	Year 2024 VND	Year 2023 VND
Transfer of investment	5,842,387,500	-
- Alpha Seven Group JSC	5,842,387,500	-
Purchase of goods and services	54,545,456	220,423,662
- Alpha Seven Group JSC	54,545,456	220,423,662
Lending	254,594,850,000	1,406,000,000
- Duc Long Gia Lai Construction Investment JSC	254,594,850,000	1,406,000,000
Repayment of lending	111,574,430,180	1,406,000,000
- Duc Long Gia Lai Construction Investment JSC	111,574,430,180	1,406,000,000
Interest receivable	15,388,309,258	-
- Duc Long Gia Lai Construction Investment JSC	15,388,309,258	-
Interest received	161,075,205	2,594,007,623
- Duc Long Gia Lai Construction Investment JSC	161,075,205	2,594,007,623
Dividend payment	21,405,036,000	21,405,036,000
- Duc Long Dak Nong BOT and BT JSC	21,180,000,000	21,180,000,000
- Gia Lai Traffic Construction and Consulting JSC	225,036,000	225,036,000
Dividend received	925,036,000	84,945,036,000
- Gia Lai Traffic Construction and Consulting JSC	225,036,000	225,036,000
- Duc Long Dak Nong BOT and BT JSC	700,000,000	84,720,000,000
Borrowing	20,145,122,305	56,587,034,377
- Duc Long Gia Lai Construction Investment JSC	-	25,390,034,377
- Duc Long Gia Lai Power Investment and Development JSC	20,000,000,000	-
- Mr. Bui Phap	-	30,997,000,000
- Mr. Vo Mong Hung	145,122,305	200,000,000
Repayment of borrowing	25,535,156,682	31,197,000,000
- Duc Long Gia Lai Construction Investment JSC	25,390,034,377	-
- Mr. Bui Phap	-	30,997,000,000
- Mr. Vo Mong Hung	145,122,305	200,000,000
Interest	2,117,559,991	1,947,395,256
- Duc Long Gia Lai BOT and BT JSC	1,382,096,328	1,920,961,796
- Duc Long Gia Lai Construction Investment JSC	134,641,745	26,433,460
- Duc Long Gia Lai Power Investment and Development JSC	600,821,918	-
Interest paid	226,075,205	-
- Duc Long Gia Lai Construction Investment JSC	161,075,205	-
- Duc Long Gia Lai Power Investment and Development JSC	65,000,000	-
Other expenses	2,560,134,421	-
- Duc Long Gia Lai BOT and BT JSC	2,560,134,421	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

34. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONT'D)

Balances with related parties

	31/12/2024 VND	01/01/2024 VND
Trade receivables	20,326,075,256	22,033,596,256
- Duc Long Bao Loc Public Service JSC	16,366,045,256	18,186,045,256
- Duc Long Gia Lai Power Investment and Development JSC	-	1,145,951,000
- Alpha Seven Group JSC	3,960,030,000	2,701,600,000
Advance payment	123,909,089	182,818,181
- Gia Lai Traffic Construction and Consulting JSC	100,000,000	100,000,000
- Alpha Seven Group JSC	23,909,089	82,818,181
Loan receivables	143,020,419,820	-
- Duc Long Gia Lai Construction Investment JSC	143,020,419,820	-
Other receivables	35,799,734,053	-
- Duc Long Dak Nong BOT and BT JSC	20,572,500,000	-
- Duc Long Gia Lai Construction Investment JSC	15,227,234,053	-
Advances from customers	12,219,817,130	47,581,691,800
- Duc Long Gia Lai BOT and BT	12,219,817,130	12,219,817,130
- Alpha Seven Group JSC	-	522,200,000
- Tan Thuong Power JSC	-	34,839,674,670
Other payables	18,353,915,299	17,859,180,492
- Duc Long Gia Lai BOT and BT JSC	15,753,717,880	15,768,371,531
- Alpha Seven Group JSC	2,064,375,501	2,064,375,501
- Duc Long Gia Lai Construction Investment JSC	-	26,433,460
- Duc Long Gia Lai Power Investment and Development JSC	535,821,918	-
Borrowings and finance lease	40,057,027,370	45,447,061,747
- Duc Long Gia Lai BOT and BT JSC	20,057,027,370	20,057,027,370
- Duc Long Gia Lai Construction Investment JSC	-	25,390,034,377
- Duc Long Gia Lai Power Investment and Development JSC	20,000,000,000	-

Related parties provided collateral for the Company's loans

These parties include Mr. Bui Phap (Chairman of the Board of Directors), Ms. Nguyen Thi Huong (a party related to Mr. Bui Phap), and Alpha Seven Group JSC (common major shareholder). Their assets were used as collateral to secure the Company's loans (refer to Note 21).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

35. GOING CONCERN

As of 31 December 2024, the Company's accumulated losses amounted to VND 2,609,052,952,934, and its short-term liabilities exceeded its total short-term assets by VND 465,375,541,727. Additionally, certain overdue debts and unsecured loans had an estimated total value of VND 62,381,149,025. These conditions indicate the existence of material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. In 2024, the Company implemented a corporate restructuring plan, contributing to a reduction in accumulated losses, and repaid more than VND 597 billion. The Executive Board is continuing negotiations on debt rescheduling and repayments to banks for the period 2025–2026, as well as addressing other due obligations. Most of the Company's overdue debts with financial institutions are secured by collateral. Furthermore, the Executive Board has also outlined a plan to enhance business operations in the forthcoming period, including investments and business collaborations with efficient companies and projects, as well as liquidating collateral assets and guarantees with banks to further restructure the Company's financial position. The Company has developed a roadmap for divesting non-profitable assets and withdrawing from inefficient business sectors in order to accumulate cash flow and gradually reduce outstanding principal debt as planned.

Accordingly, the Executive Board affirms that the Company's business operations are gradually stabilizing and improving. It remains confident that the preparation and presentation of the consolidated financial statements for the financial year ended 31 December 2024 on a going concern basis is appropriate.

36. COMPARATIVE FIGURES

The comparative figures are from the audited separate financial statements for the year ended 31 December 2023 of Duc Long Gia Lai Group Joint Stock Company.

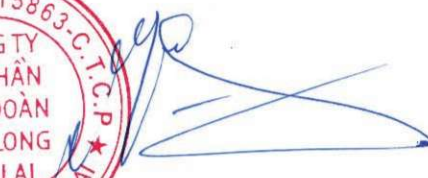
Gia Lai, 29 March 2025



Tran Thi Tinh Tu
Preparer



Do Thanh Nhan
Head of Finance and
Accounting Department
cum Person in charge of
accounting



Nguyen Tuong Cot
Chief Executive Officer