

HUD1 INVESTMENT AND CONSTRUCTION JSC

Number: ~~33~~1 /CV-HUD1

Announcement of the Annual Report for 2024

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April, th 2025

INFORMATION DISCLOSURE

(CBTT/SGDCK HO CHI MINH CITY -02 Regulation 340/QD-SGDCKHCM)

**To: - State Securities Commission
- Ho Chi Minh City Stock Exchange**

1. Company name: HUD1 Investment and Construction Joint Stock Company

2. Stock code: HUI

3. Head office: No. 168 Giai Phong, Phuong Liet, Thanh Xuan, Hanoi

4. Phone: 024.38687557 Fax: 024.38686557

5. Contents of information to be announced:

Announcement of Annual Report for 2024

6. This information is published on the Company's
website: www.hud1.com.vn (shareholder relations section).

I commit that the information published above is true and fully responsible
before the law for the content of the published information.

Attachments:

- Annual Report 2024.

Recipient:

- Dear Sir;
- Luu VT, Board of Directors.

**AUTHORIZED PERSON
INFORMATION DISCLOSURE**



Luong Cong Tu

ANNUAL REPORT 2024

**HUD1 INVESTMENT AND CONSTRUCTION JOINT
STOCK COMPANY**

(STOCK CODE: HU1)

INDEX

A1. Introduction	1
1. Message from the Chairman of the Board of Directors	1
2. Some key indicators	2
3. Vision – Mission – Core values	4
A2. GENERAL INFORMATION	5
1. General information	5
2. Business lines and locations:	6
3. Information on governance model, business organization and management apparatus	8
4. Introduction of the Board of Directors	12
5. Position	15
6. Risks	17
B. PERFORMANCE IN YEAR	20
1. Production and business situation	20
2. Organization and personnel	24
3. Investment and project implementation situation	25
4. Financial situation	27
5. Shareholders and changes in equity	29
C. REPORT OF THE BOARD OF DIRECTORS/BOARD OF MANAGEMENT	30
1. Evaluation of production and business performance	30
2. Love image talent main 28 30	

A 1. Introduction

1. Message from the Chairman of the Board of Directors

Dear shareholders, customers, partners and all employees . On behalf of the Board of Directors of HUD1 Investment and Construction Joint Stock Company , I would like to send to shareholders and investors my most respectful greetings as well as wishes for health, happiness and success!

the period 2020-2025 , the domestic economy has undergone many fluctuations. From the beginning of 2020 onwards , the Covid-19 epidemic appeared with complicated and unpredictable developments, negatively affecting all aspects of life, economy and society. The epidemic has caused tens of thousands of businesses to close, millions of workers to lose their jobs.

The State has implemented many solutions to improve the business environment and support the development of enterprises. However, in the real estate sector, many of the State's legal policies in this field are not yet consistent, especially regulations on selecting investors for projects using land or mechanisms for site clearance, causing difficulties for investors in the implementation process.

Investment and Construction Joint Stock Company always receives the attention and facilitation of partner companies and customers in all production and business activities of the Company. The Company's Board of Directors always has consensus and close coordination in leadership, management and operation. The staff always maintains and promotes the spirit of solidarity and high unity in implementing production and business plans. However , due to the domestic market economy in general and real estate production and business activities in particular, and especially construction and installation activities facing many difficulties, material prices are always fluctuating, so the results of implementing economic indicators in 2024 not achieved the plan .

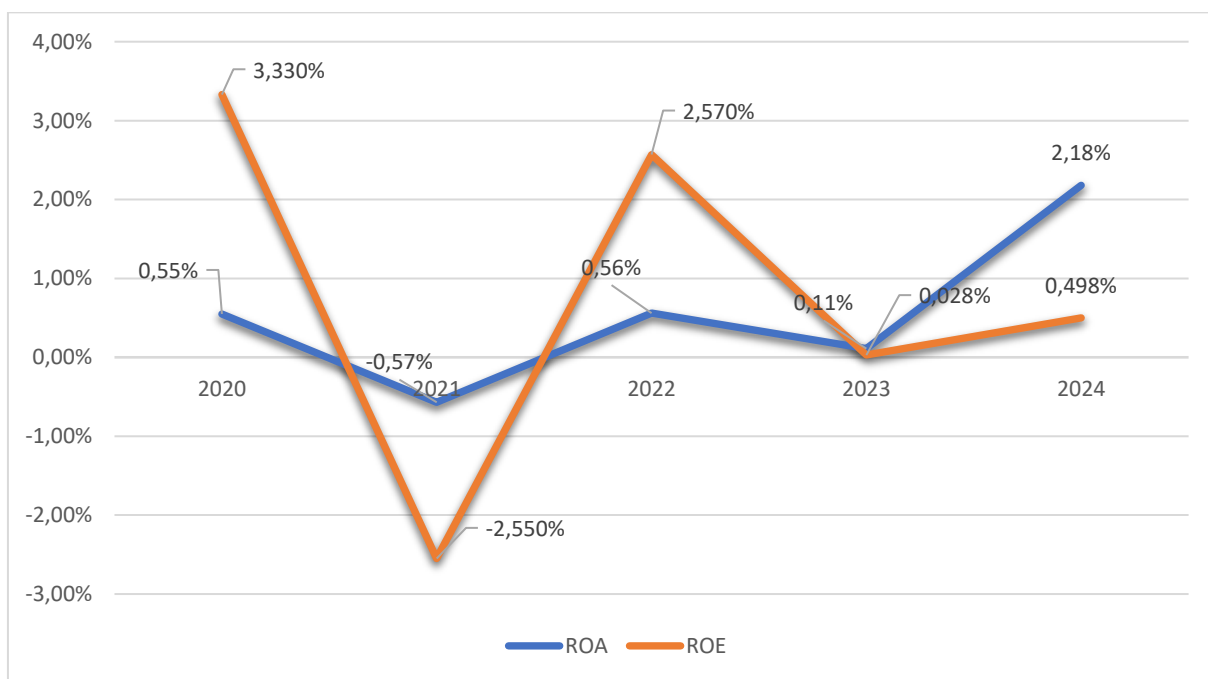
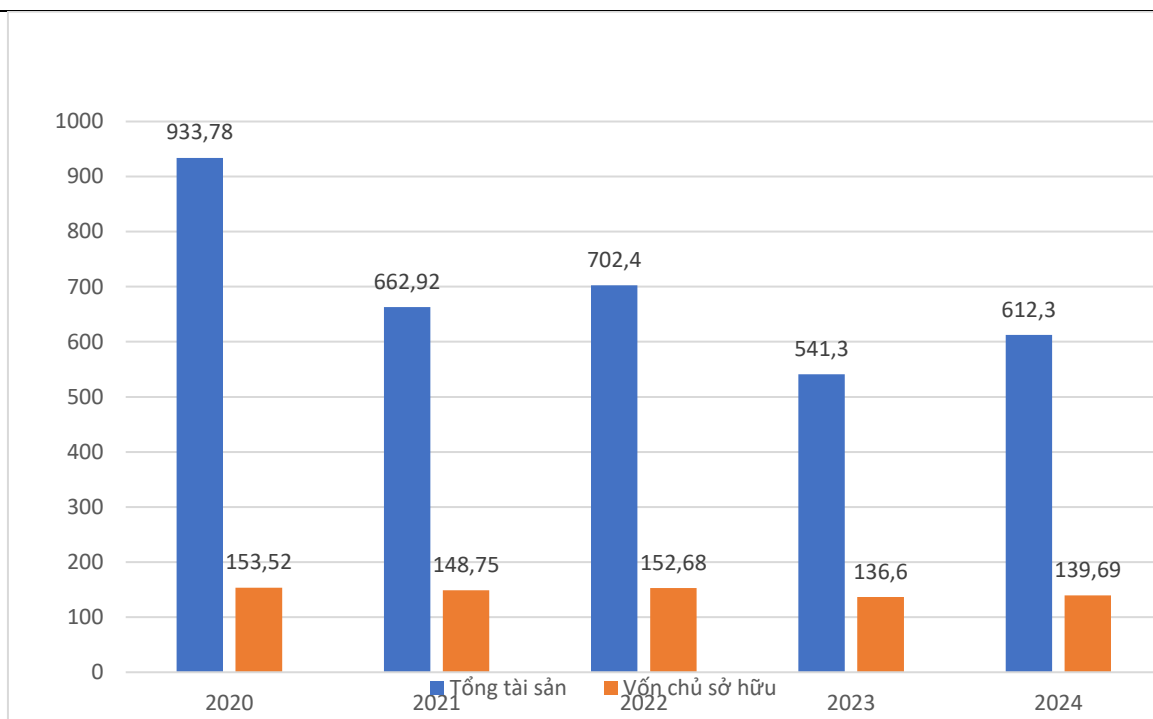
In the coming year, the Board of Directors and I personally pledge to make every effort to take advantage of the above opportunities, helping the company grow and develop.

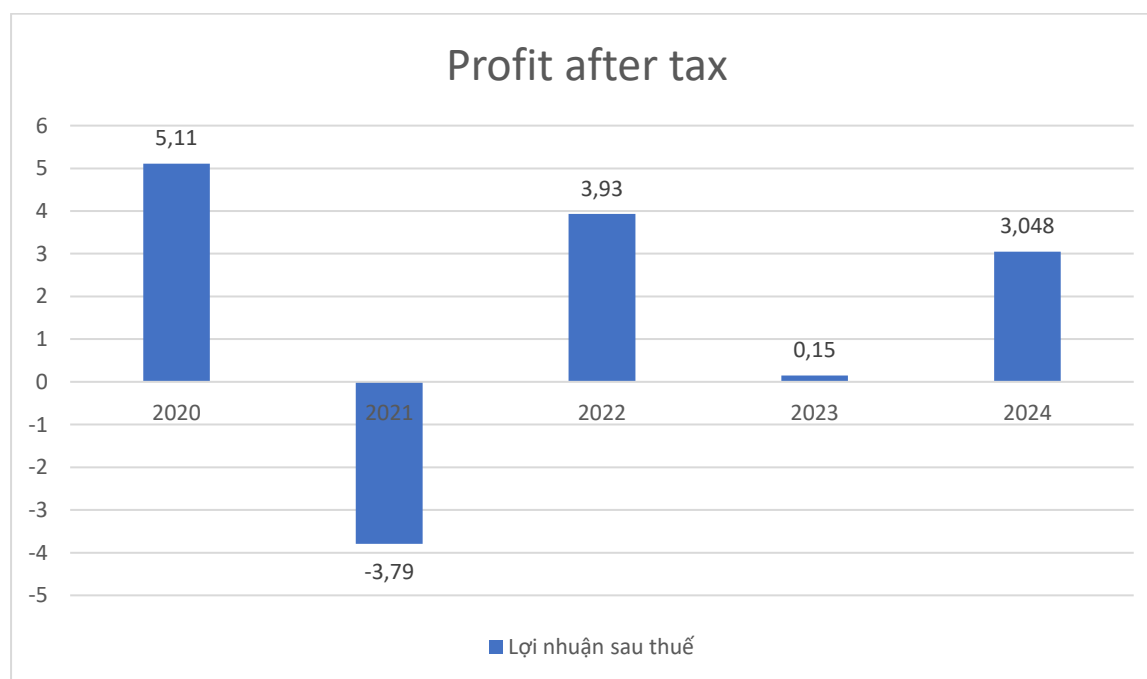
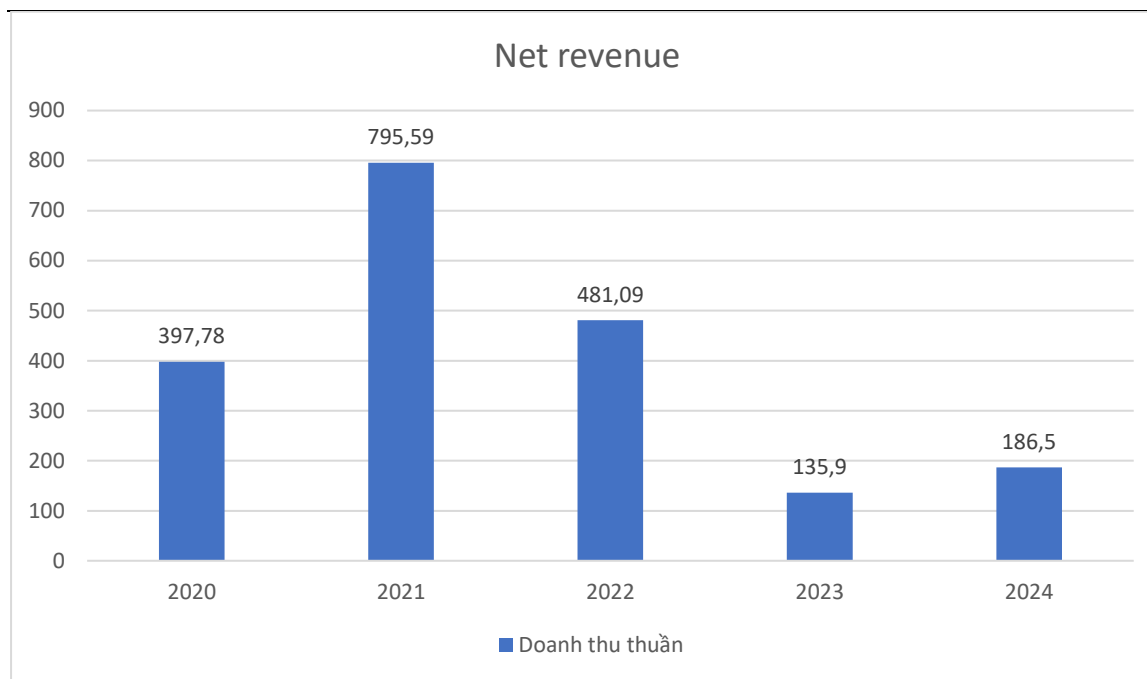
On behalf of the Board of Directors, I would like to express my gratitude to our shareholders, customers and partners who have always accompanied the Company. I would also like to express my sincere thanks to all employees for their efforts in contributing to the Company's achievements in the past time. We hope to continue to receive your support, so that together, we will continue to confidently develop the Company, enhance the brand and increase long-term benefits for our shareholders.

Thank you very much!

2. Some key indicators

Target	2020	2021	2022	2023	2024
Business results					
Net revenue from sales and services	397.78	795.59	481.09	135.9	186.5
Cost of goods sold	368.95	762.33	457.26	128.8	176.6
Profit before tax	8.41	4.48	4.92	0.189	5,543
Profit after tax	5.11	(3.79)	3.93	0.150	3,048
Balance sheet					
Total assets	933.78	662.92	702.40	541.3	612.3
Equity	153.52	148.75	152.68	136.6	139.69
Liabilities	894.51	514.17	549.72	404.6	472.6
Key financial indicators					
Return on Equity (ROE)	3.33%	(2.55)%	2.57%	0.11%	2.18%
Return on Assets (ROA)	0.55%	(0.57)%	0.56%	0.028%	0.50%





3. Vision – Mission – Core values


Vision: Construction HUD1 Investment and Construction Joint Stock Company is still striving step by step to become a strong and professional enterprise in the field of Construction and Real Estate Investment, affirming its position and brand in the national market.

Mission: The company operates with the core goal of maximizing profits for shareholders, while providing customers with the highest quality products and services.

A 2. GENERAL INFORMATION

1. General information

❖ General information

Name deliver pandemic	HUD1 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY
Paper but receive post sign business career number	0101043264
Capital thing rate	100,000,000,000 VND
Land only	168 Giai Phong Street, Phuong Liet Ward, Thanh Xuan District, Hanoi
Number electricity phone	(+84).243.8687.557
Number fax	(+84).243.8686.557
Website	www.hud1.com.vn
Code neck non - refundable	HU1
Logo	

❖ Formation and development process

Time/Phase	Event
1989	HUD1 Investment and Construction Joint Stock Company, formerly Construction Enterprise No. 1, was established under the Housing and Urban Development Company.

2000	The Ministry of Construction decided to establish Housing Construction and Development Company No. 1.
2003	The Minister of Construction has issued Decision No. 1636/QDBXD on converting Housing Construction and Development Company No. 1 under the Housing and Urban Development Investment Corporation into a joint stock company.
2004	The company has officially come into operation under the name HUD1 Investment and Construction Joint Stock Company.
2007	The company issued an increase in charter capital from 15 billion to 24.9 billion VND.
2008	The company increased its charter capital to 50 billion VND.
2011	Shares of HUD1 Investment and Construction JSC have been officially traded on the Ho Chi Minh City Stock Exchange with the code HU1, increasing charter capital to 100 billion VND.
2022	HUD1 Investment and Construction Joint Stock Company converted ownership from a 51% state-owned company of the Housing and Urban Development Investment Corporation to a 100% private-owned joint stock company (Charter capital: 100 billion VND; Total assets: 702.4 billion VND).

2. Business lines and locations:

After more than 35 years of construction and development, HUD1 Company has participated in activities and achieved many achievements in the fields of: Investment in housing development and Construction of civil, industrial, traffic and irrigation works...

❖ Industry business

- Construction of civil engineering works
- Real estate business, land use rights of owners, users or tenants
- Design consulting, construction supervision

❖ Main business products and services:

- Investment in housing business.
- Investment in new urban areas and industrial parks.

- Construction of civil, industrial, transport, irrigation, postal and telecommunications works;
- Construction of cultural, sports, tourism, hotel, office, school, hospital projects;
- Construction of technical infrastructure works in urban areas and industrial parks;
- Construction of water supply and drainage works, waste treatment and environment;
- Construction of power lines and transformer stations;
- Construction and installation of technical equipment, fire protection systems, interior and exterior decoration of construction works;
- Consulting, general contractor for investment consulting and construction of construction investment projects of all types of works;
- Investment budgeting, bidding consultancy, project supervision and management consultancy, new technology equipment and automation equipment consultancy;
- Investment project appraisal, design project appraisal, technical design appraisal and total estimate.

❖ Business location:

Some typical projects :

North :

- Project to receive authorization and implement investment in construction of Van Canh new urban area - Hanoi
- Investment project to build the commercial, residential and office complex SKY CENTRAL at 176 Dinh Cong, Dinh Cong ward, Hoang Mai district, Hanoi city
- Tam Dao Golf Club – Vinh Phuc
- Bao Thien Tower, King Mountain – Ba Vi – Hanoi
- Head office of Hanoi Investment and Development Bank
- Central Pharmaceutical Company Branch Headquarters - Bac Giang City
- CT20C Viet Hung Apartment Building - Long Bien - Hanoi
- Song Thao Cement Factory - Phu Tho
- Hanoi - Me Linh Brewery
- Housing for officers and soldiers of the General Department of Police - Ministry of Public Security at Phuong Canh ward, Nam Tu Liem district, Hanoi
- FPT University Lang Hoa Lac
- Projects in VSIP Bac Ninh Industrial Park

- Bidding packages of the Day River embankment project, Ninh Co, Nam Dinh
- Lam Ha Center Point – Bac Chau Giang Urban Area, Phu Ly City, Ha Nam Province
- Construction, supply and installation of equipment for the laboratory animal evaluation center - Vaccine testing institute
- Many other projects in provinces neighboring Hanoi.

Central region:

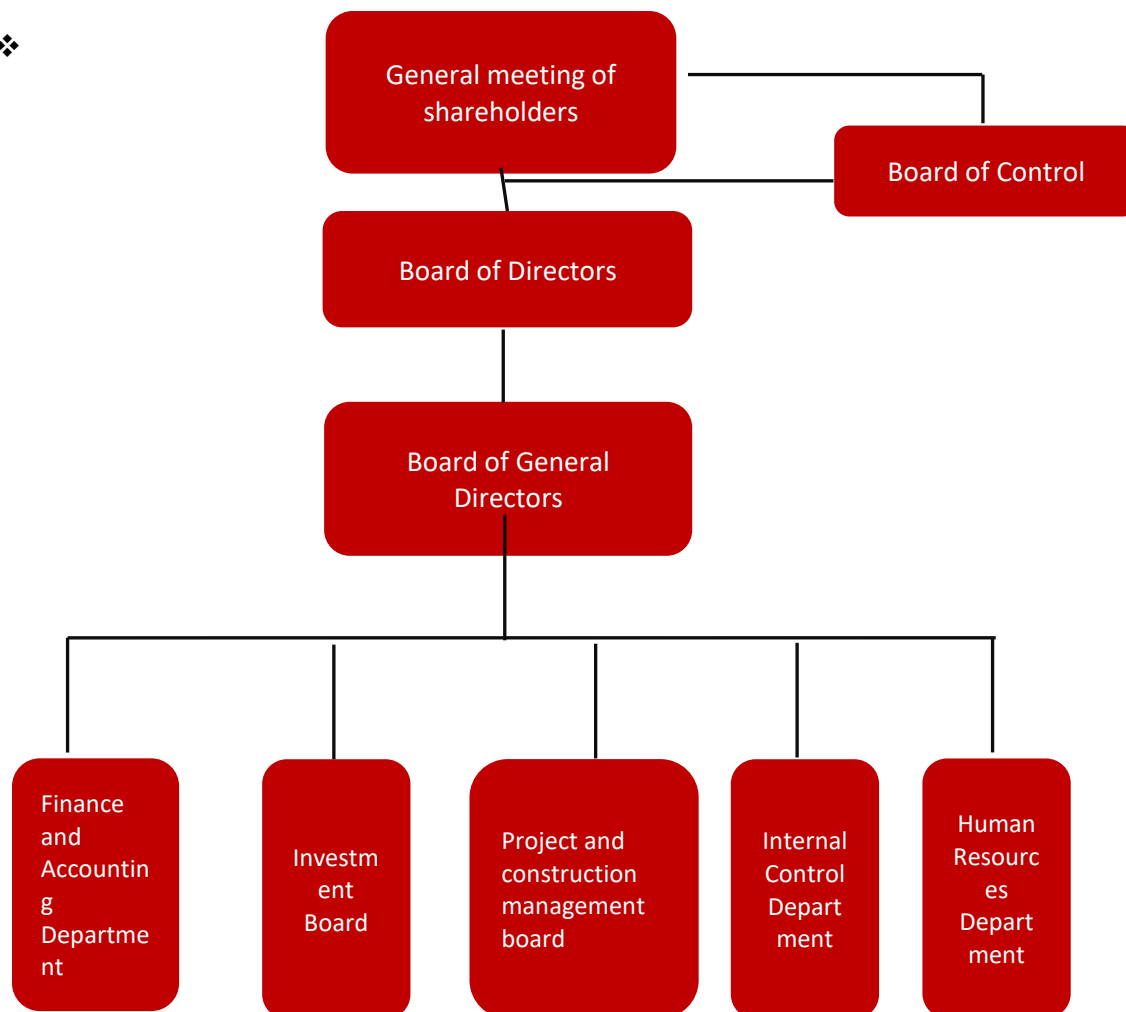
- Dong Son new urban area project - Thanh Hoa
- Ha Tinh new urban area project
- Office and commercial center 19 Le Huu Lap - Thanh Hoa
- AE Resort marine ecological urban area – Cua Tung, Quang Tri.

Southern:

- Project to build structure and architecture of toll station and operator house of Ben Luc - Long Thanh expressway
- Chanh My Eco-Urban Area Project - Binh Duong
- Traffic route of Chan My ecological urban area - Binh Duong phase 1
- Leveling the ground for package SN3 of Dong Tang Long urban area - District 9 - HCM
- Renovation of secondary and tertiary sewer pipes in Tan Hoa basin - Ho Chi Minh City
- Improve environmental sanitation in Nha Trang city

3. Information on governance model, business organization and management apparatus

- ❖ Management model + Management structure diagram



Management model

General Meeting of Shareholders: Including all shareholders with voting rights, is the highest authority of the Company.

Board of Directors: Is the Company's management body, with full authority on behalf of the Company to decide all matters related to the Company's purposes and interests, except for matters under the authority of the General Meeting of Shareholders.

Board of Directors: Is the body that manages the daily operations of the Company and is responsible to the Board of Directors for the implementation of assigned rights and duties. **Board of Supervisors:** Performs the task of controlling all business activities, management and operations of the Company on behalf of shareholders.

Human Resources Department

- The Human Resources Administration Department has the function of advising and assisting the Board of Directors and the General Director of the Company in the following areas:

- Administrative and office management
- Organization, staff and labor management
- In charge of Union work
- In charge of administration, information disclosure on the stock market
- Information work, website administration.

Finance and Accounting Department

- The Finance and Accounting Department of HUD1 Investment and Construction Joint Stock Company has the function of advising and assisting the Board of Directors and the General Director of the Company in financial activities and development strategies.

- Coordinate with functional departments to develop plans, monitor and report on financial situation and short-term (quarterly, yearly), medium and long-term business production.
- Perform accounting and statistics for all production and business activities of the Company.
- Manage and operate the Company's financial and accounting activities according to the Accounting Law
- Prepare financial reports
- Prepare financial plans; check and manage financial revenue and expenditure plans; check the use of assets , materials, and capital
- Take charge of organizing and implementing periodic asset inventories
- Manage capital to ensure the Company's production and business activities and investments are effective .

Investment Board

- Research the development orientation of the Market in the fields of urban development, housing, industrial parks, tourism, resorts, etc. (hereinafter referred to as "Project") according to the Company's investment strategy in localities to propose to the Company's Board of Directors to research and implement new projects.
- Develop, manage and evaluate the implementation of investment plans for investment projects invested by the Company; Monitor and evaluate investment projects.
- Implementing work from investment preparation stage to investment implementation and project completion (Except construction work and construction consulting services)

- Conduct business operations, recover investment capital and manage after-sales services
- Coordinate with relevant units to deliver products to customers and management agencies.
- Project investment capital settlement.

Internal control department

- Monitor compliance with regulations, rules and procedures in the operations of departments and divisions within the Company (excluding investment fields).
- Monitor the implementation of the Board of Directors' Resolutions and the meeting conclusions of the Company's departments.
- Manage contracts in the construction field, including: Contracts with investors, contracts with direct construction units, contracts with suppliers
- Providing materials, machinery and equipment for construction and installation throughout the Company.
- Cost control in the field of construction works
- Preside over the application and improvement of the Quality Management System according to ISO 9001 standards

Project Management Board, construction site:

- Advisory function, assisting the Board of Directors, General Director of the Company in the field of bidding, management, supervision of construction works from implementation to contract completion.
- Preside over the preparation and control of bidding documents and organize participation in bidding and organize participation in construction bidding, or general construction bidding for works suitable to the Company's capacity, or the capacity of the contractor consortium in which the Company joins with one or several other contractors to participate in the bidding.
- Organize construction monitoring and management including: Quality, quantity, progress, labor safety and environmental sanitation, risk control during construction at the Company's construction projects.

In addition, the Company also has Project Management Boards for the Company's ongoing projects. Currently, the Company has the following Project Management Boards:

- Project Management Board 176 Dinh Cong
- Chanh My Project Management Board
- Ha Nam Project Management Board

❖ Subsidiaries, affiliates:

Subsidiary

HUD 1.02 Investment and Construction Joint Stock Company

Address: No. 1 – Lot J – Binh Trung Dong Ward – District 2 – Ho Chi Minh City

Main business and production field: Construction of civil engineering works

Charter capital: 25 billion VND

Ownership ratio : 51%

On December 30, 2024, HUD1 Company divested all contributed capital and HUD1.02 Company is no longer a subsidiary of HUD1.

HUD 101 Construction Joint Stock Company

Address: 168 Giai Phong, Phuong Liet, Thanh Xuan, Hanoi

Main business field: Construction

Charter capital: 10.6 billion VND

Ownership ratio: 51%

Affiliated companies

CIC-DERCOR Architecture and Construction Joint Stock Company

Address: 1st Floor, CT4 - My Dinh II - Tu Liem - Hanoi

Main business and production areas: Interior design and trading

Charter capital: 5 billion VND

Ownership ratio: 20%

4. Introduction of the Board of Directors

❖ BOARD OF DIRECTORS

• Mr. DUONG TAT KHIEM - Chairman of the Board of Directors

- Date of birth: December 25, 1972

- Professional qualifications: Civil engineer, Master of engineering

- Current position: Chairman of the Board of Directors

- Working process:

+ From June 2001 to December 2004: Officer of Project Management Department, Housing and Urban Development Investment Corporation HUD

+ From January 2005 to May 2006: Deputy Project Management Department, HUD Corporation

- + From May 2006 to June 2008: Deputy Director of HUD1 Investment and Construction Joint Stock Company
- + From September 2008 to May 2019: Member in charge of the Board of Directors and Director of HUD1 Investment and Construction Joint Stock Company
- + From May 2019 to present: Chairman of the Board of Directors of HUD1 Investment and Construction Joint Stock Company.

- **Mr. LE THANH HAI - Member of Board of Directors**

- Date of birth: May 19, 1979
- Professional qualification: Master of Economics
- Position at the Company: Member of the Board of Directors / General Director of the company
- Working process:
 - + From August 2001 to June 2004: Finance and Accounting Department of Dai Viet Trading Company Limited.
 - + From June 2004 to December 2012: Deputy Head of Finance and Accounting Department, HUD1 Investment and Construction Joint Stock Company
 - + From T01/2013 to T09/2022: Chief Accountant of HUD1 Investment and Construction Joint Stock Company
 - + From September 2022 to April 2024: Deputy General Director of HUD1 Investment and Construction Joint Stock Company.
 - + From May 2024 to present: General Director of HUD1 Investment and Construction Joint Stock Company

- **Mr. LE DAC HIEU - Independent Member of Board of Directors**

- Current position: Independent Board Member
- Working process:
 - + Worked as a credit officer at a bank
 - + From June 2022 to present: Independent member of the Board of Directors of HUD1 Investment and Construction Joint Stock Company.

❖ BOARD OF SUPERVISION

- **Mr. BUI THAI KHANH - Head of Supervisory Board**

- Date of birth: June 19, 1975

- Professional qualification: Bachelor of Commerce, major in Business Administration
- Current position: Head of the Board of Supervisors of HUD1 Investment and Construction Joint Stock Company
- Working process:
 - + From August 1993 to 1996: Sales staff of Thang Long Wine Company
 - + From August 2000 to 2002: Head of Sales Department, Nam Long Co., Ltd.
 - + From September 2002 to 2004: Deputy Head of Accounting Department, Tan Chieu Garment Joint Stock Company
 - + From September 2004 to present: Accountant of construction team 111, Head of Supervisory Board of HUD1 Investment and Construction Joint Stock Company.

- **Mr. NGUYEN HONG SON - Member of Board of Supervisors**

- Date of birth: March 3, 1980
- Professional qualification: Civil Engineer
- Current position: Deputy Head of Internal Control Department, member of the Board of Supervisors
- Working process:
 - + From March 2003 to June 2005: technical staff of Song Da 9 Company
 - + From July 2005 to July 2009: worked at Construction and Transportation Joint Stock Company
 - + From June 2011 to March 2013: Specialist of Cao Bang Project Management Board, HUD1 Company
 - + From April 2013 to 2022: Deputy Head of Economic Planning Department, member of the Board of Supervisors
 - + From 2022 to present: Deputy Head of Internal Control Department, member of the Board of Supervisors.

- **Ms. Nguyen Thi Cam Huong - Member of the Board of Supervisors - Appointed on April 26, 2024.**

- Date of birth: March 26, 1973
- Professional qualification: Bachelor of Law
- Current position: Investment Department Specialist, member of the Board of Supervisors
- Working process:

- + From May 2000 to June 2008: Working at Hanoi University of Construction
- + From July 2008 to March 2024: Specialist of TCHC Department, Investment Board of HUD1 Company
- + From April 2024 to present: Investment Department Specialist, member of the Supervisory Board

BOARD OF DIRECTORS:

- **Mr. LE THANH HAI – General Director**

(Resume in the Board of Directors section)

- **Mr. TRAN VU ANH – Deputy General Director**

- Date of birth: August 3, 1971
- Professional qualification: Civil engineer
- Current position: Deputy General Director of the Company
- Working process:
 - + From June 2019 to September 2022: Deputy Director of HUD1 Investment and Construction Joint Stock Company
 - + From September 2022 to present: Deputy General Director of HUD1 Investment and Construction Joint Stock Company .

❖ SWOT ANALYSIS

Strengths:

- The company inherits the brand and experience of the Housing and Urban Development Corporation (HUD), which has been operating for more than 30 years and is one of the major brands in the field of construction and real estate business in Vietnam.
- The company receives a lot of support from HUD Corporation and other member companies. Thanks to that, the company's production cost is relatively low compared to the general level of the industry.

Opportunities:

- The macro economy has recovered and is developing relatively stably. Vietnam is the leader in Southeast Asia in terms of urbanization rate and many infrastructure projects are being completed.
- Real estate management policies have received special attention in Vietnam. Thanks to that, it has created a legal corridor for real estate activities, creating a healthy competitive environment for

businesses in particular as well as all businesses in the industry in general. - Abundant, young human resources of working age

Weaknesses:

- The Company's network is mainly concentrated in the North and the South, while the Central market only has Project Management Boards implementing specific projects.
- Bidding for construction and installation of external works is not really effective, due to the fierce competition in the construction and installation market in terms of price, due to the internal capacity of the company and the construction teams in the company focusing mainly on self-construction and installation work at projects where the company is the Investor.

Challenges:

- Although there are many real estate management policies, the system of legal documents related to the real estate industry still has overlaps that need to be resolved.
- Facing fierce competition from businesses in the same industry as the number of businesses participating in the industry is constantly increasing. - Although the price and supply of construction materials have fluctuated less than before, the direct impact of input material prices is also a big challenge for the company in making decisions about the time to purchase raw materials.

❖ POSITION

About the brand

Inheriting the experience and capacity of the Housing and Urban Development Investment Corporation (HUD) - the parent company with more than 30 years of establishment and development, HUD1 Investment and Construction Joint Stock Company is proud to be one of the branded units in the construction and real estate industry. The company has constructed many projects requiring complex technical requirements and strict product quality.

Typical evidence of the Company's position is Linh Dam urban area - one of two model urban areas in the country and the 176 Dinh Cong project in recent times.

About experience

Previously, in the Corporation, HUD1 Company was a leading member unit in the field of construction. Although inheriting the experience from the Housing and Urban Development Corporation (HUD) which was the parent company, the Company always continues to research, invest and develop to improve the products and services brought to customers.

In recent years, the Company has promoted its activities in the field of real estate investment, construction of civil works, urban areas, expanding the market and operating network.

5. The risks

✓ **Economic risks:**

The Covid-19 pandemic has disrupted the world economy for two consecutive years, with unpredictable and difficult developments in the post-pandemic years. Entering 2024, the macroeconomic situation still has negative impacts on all industries, including construction and real estate.

However, with the flexible management of the Government, the close direction of the Ministry's leaders and the efforts of the entire industry, the construction industry has achieved remarkable achievements:

In 2024, the gross domestic product (GDP) of the construction industry is estimated to reach 7.8-8.2%. The urbanization rate of the whole country, calculated by urban area, reached 44.3%. The average residential land area of the whole country is 74m²/person and the average housing area of the whole country is 26.6m² floor/person. The rate of administrative procedure records processed and fully synchronized on the national public service portal reached 100%.

Although the pandemic has been controlled, the post-pandemic economy is entering a gradual recovery phase. Businesses in the economy still face many difficulties. The budget allocated for investment projects is still limited, planning work is not synchronous, quality is not high; the financial capacity of some infrastructure investors is limited. Bank loan interest and slow disbursement of public investment capital make construction enterprises face capital difficulties.

The demand for infrastructure construction and civil engineering works tends to increase along with the "warming" of the real estate market, creating favorable conditions for the implementation of projects and works in the coming years.

✓ **Financial Risk :**

Credit risk: To conduct business, enterprises can mobilize capital from many different sources, of which a large amount of capital is financed from bank loans. At the same time, the real estate market has a characteristic of project development cycles lasting 2-3 years or even 3-5 years. Therefore, any changes by the State Bank and commercial banks in monetary policy and interest rates will directly affect the Company's production and business performance.

✓ **Operational risk:**

The stagnation of the domestic and foreign economies can greatly affect the demand in the real estate market, causing businesses to face difficulties in cash flow. However, the real estate market is also gradually adapting to the challenges of the context to hold on and seize opportunities, continuing to create attractiveness for investors. The market is forecast to recover soon and develop strongly in the next period.

Due to the nature of the industry, which frequently moves to projects in different provinces and cities, in addition to stable personnel, there will be a large number of temporary workers, which are more difficult to manage.

The company is also in an industry that requires a large labor force. If it cannot meet the demand in a timely manner, especially during peak season, it will disrupt the company's operations and directly affect the progress of ongoing projects.

✓ **Legal risks:**

As a business operating in the form of a joint stock company listed on the Ho Chi Minh City Stock Exchange and operating in the real estate-construction sector, the Company's production and business activities are subject to the regulation of legal documents on the Enterprise Law, Labor Law, and legal documents on the stock market. The State changes and issues a series of new policies. Decree 25/2020/ND-CP stipulates a number of articles of the Bidding Law on investor selection and circulars on the development of real estate types... This requires businesses to regularly update and grasp changes to implement accurately.

✓ **Environmental risks:**

The company's business activities always have a direct impact on the environment. Projects under construction can cause air pollution, water pollution, and noise pollution to the surrounding environment. In addition, large-scale complex projects, when put into use, can change the ecological environment of neighboring areas. This requires each investment project of the company to carefully analyze and evaluate the impacts on the environment. Apply advanced standards and materials that cause little pollution during the construction process.

✓ **Construction industry specific risks:**

The cost of a normal construction project includes 60-70% of material costs . Therefore, fluctuations in raw material prices will greatly affect the company's input costs, especially steel prices.

Construction production activities often take place outdoors, directly affected by environmental factors, so construction and installation work is seasonal. These environmental factors affect construction techniques and construction progress . In addition, construction machinery and outdoor material management measures also need attention . Construction takes place over a long period of time and outdoor construction can also cause unwanted damage.

✓ **Other risks:**

In addition to the above risks, during the operation, risks such as natural disasters, storms, floods, explosions, fires, etc. may occur. These are all unusual, unpredictable and rare risks. However, once they occur, these risks leave very serious consequences, causing great damage to the company's production and business activities.

For example, in 2024, there was storm number 3: storm Yagi made landfall in Vietnam in September 2024, causing serious damage to human life and property, causing strong winds and heavy rains in the entire North, directly affecting the construction progress of projects and other damages at the construction site during the storm's landing.

B. PERFORMANCE IN 2024

1. Production and business situation

❖ Industry Information

The year 2024 ended with more difficulties for the real estate sector, the market continued to have an imbalance between supply and demand, many new mechanisms helped "unblock" the market and ended a year of many fluctuations . Foreign investment capital poured heavily into industrial development, leading to increased demand for infrastructure, causing land prices to skyrocket . In addition, land fever was also caused by investors inflating prices.

House prices increase due to escalating materials: Construction material prices always tend to increase.

Many policies impact the market: In 2024, a series of new laws and codes, amended and supplemented, related to the real estate market, will continue to be implemented, such as: Investment Law, Real Estate Business Law, Housing Law, Environmental Protection Law, Corporate Income Tax Law... combined with the Construction Law to ensure the consistency of the legal system related to the approval of investment policies, approval of investors, recognition of investors of housing and real estate projects).

❖ Production and business results compared to plan

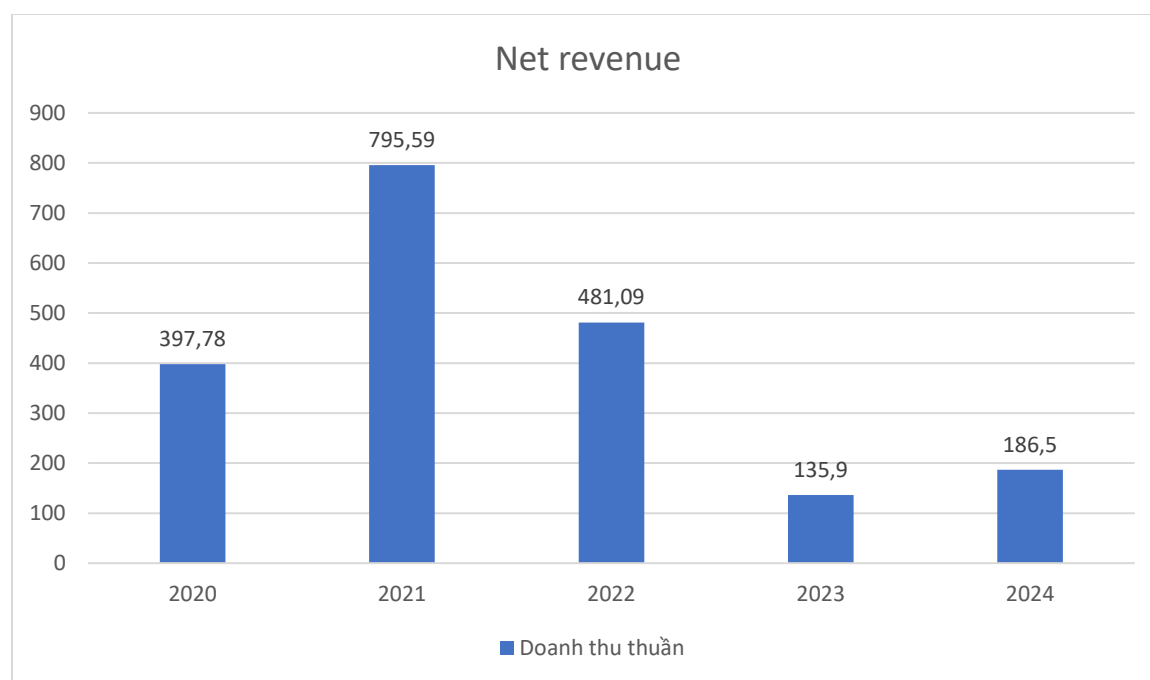
Target	Unit	KH 2024	TH 2024	TH 2024/KH 2024 (%)
Revenue	Billion VND	380	186.5	49.07%
Profit before tax	Billion VND	3.8	5.54	145.9%

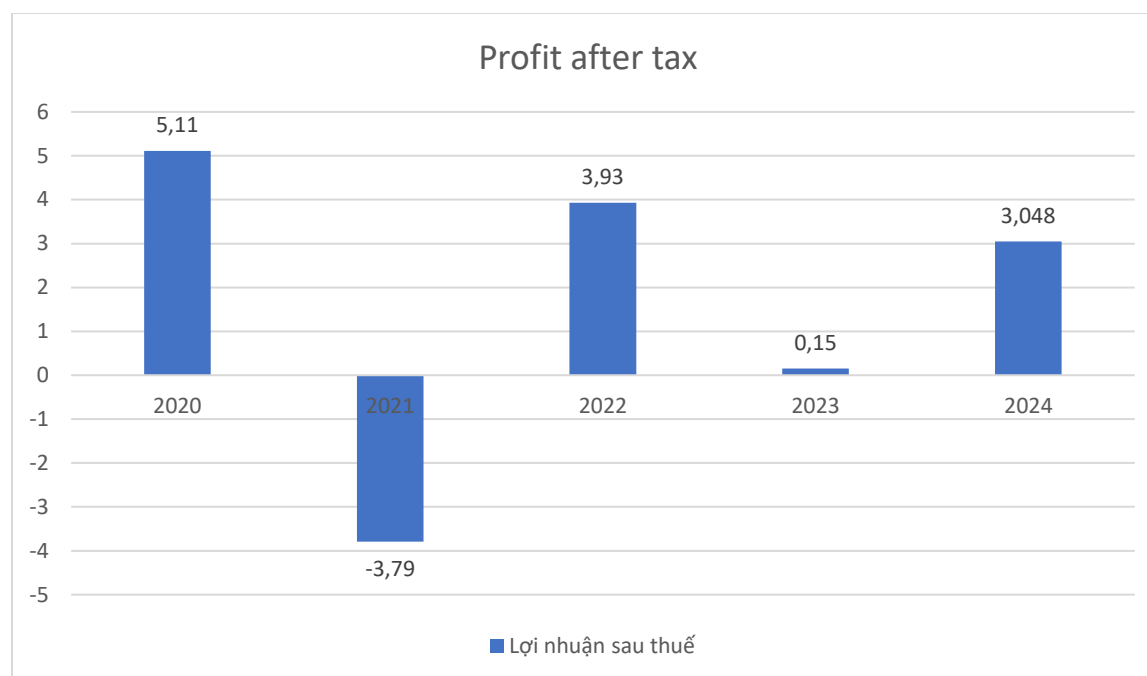
❖ By the end of 2024 , total revenue recorded 186.5 billion VND, reached 49.07% compared to the plan set by the Shareholders' Meeting. Pre-tax profit recorded 5.54 billion VND, reached 145.9% compared to the plan.

Business results over the years

❖ Business performance index table for the period 2020 - 2024

Target	Unit	2020	2021	2022	2023	2024	CAGR
Net revenue from sales and services	Billion VND	397.78	795.59	481.09	135.9	186.5	37.23%
Cost of goods sold	Billion VND	368.95	762.33	457.26	128.8	176.6	37.11%
Profit before tax	Billion VND	8.41	4.48	4.93	0.189	5,543	28.3 times
Profit after tax	Billion VND	5.11	(3.79)	3.93	0.150	3,048	19.32 times



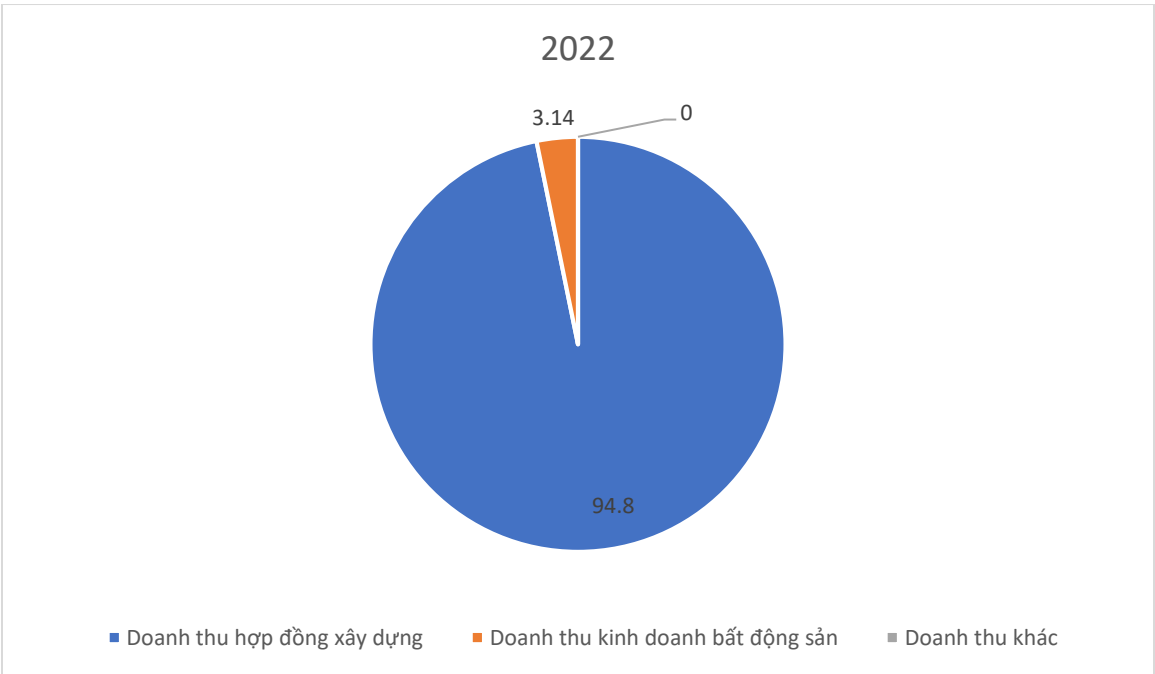
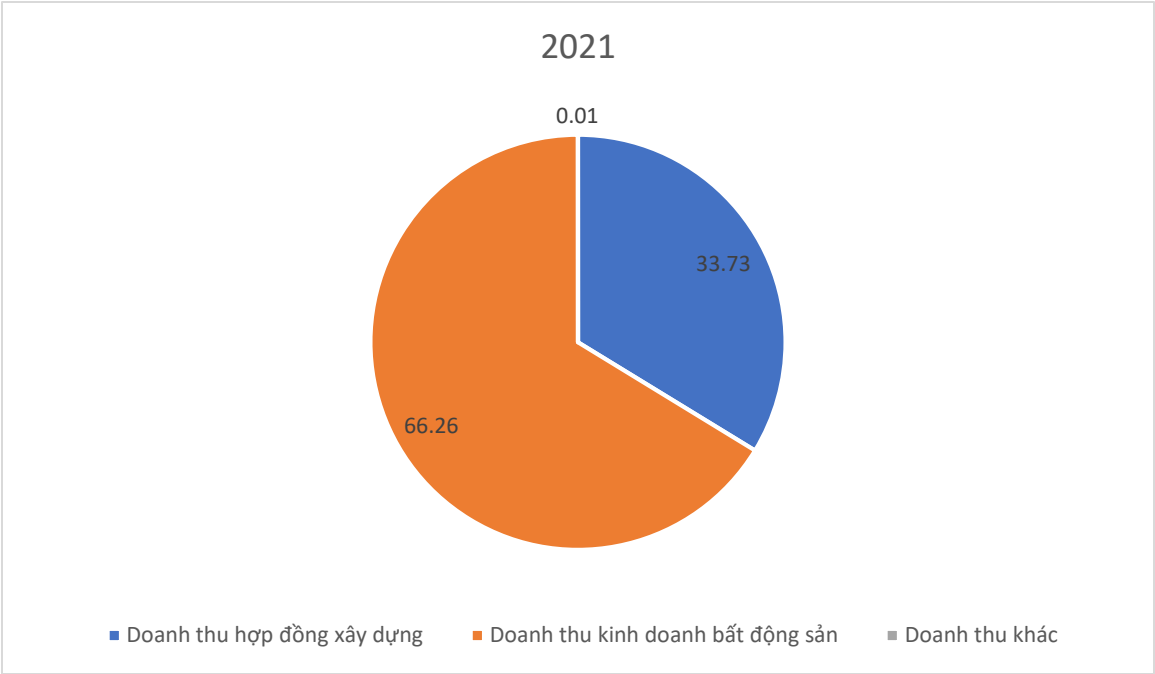


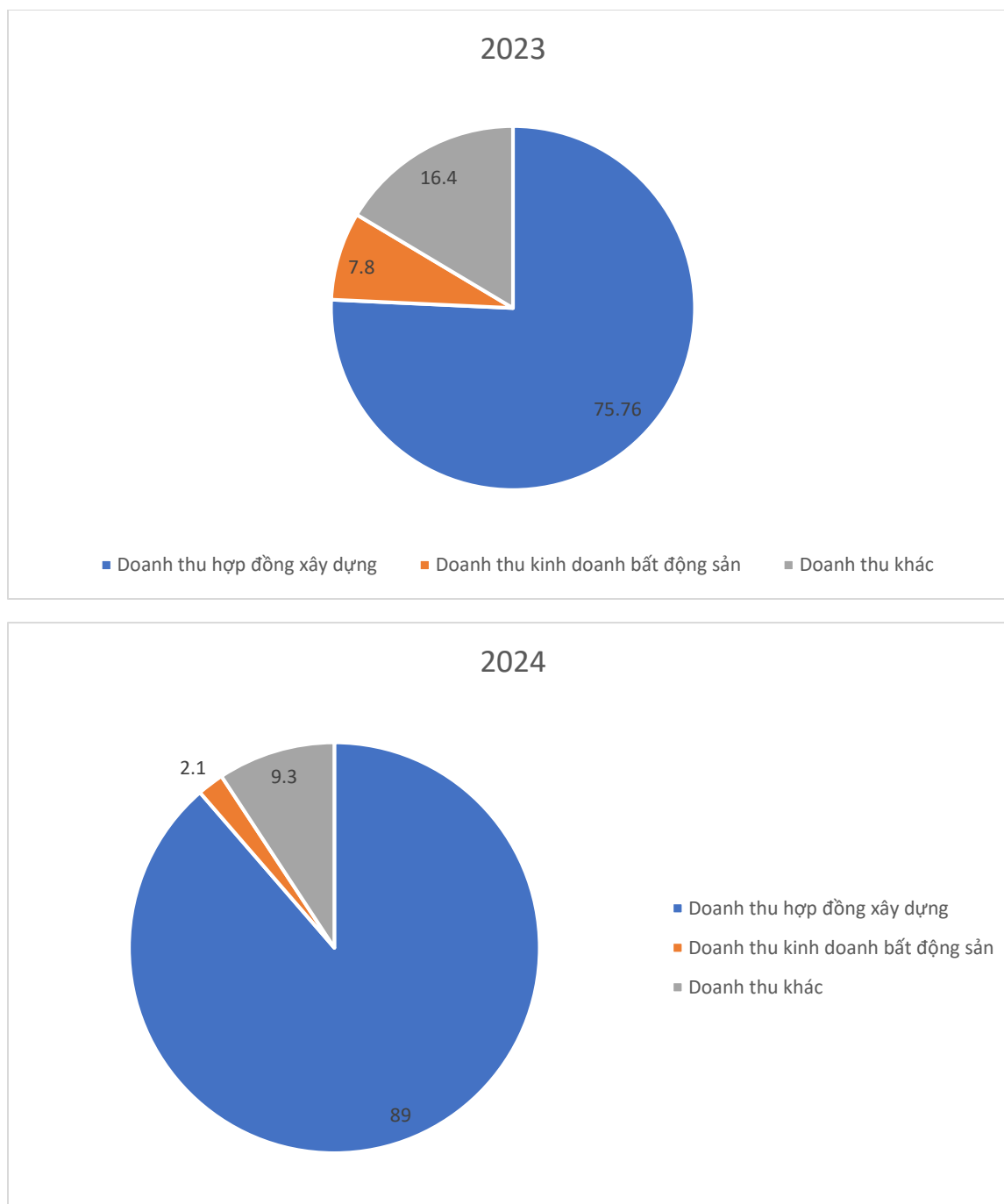
From 2020 to 2024, the Company's net revenue will increase or decrease. In 2024, the Company's net revenue will reach 186.5 billion, reaching 137.2% compared to 2023 (135.9 billion), and reaching 49.07% compared to the 2024 plan (380 billion), showing that the Company's business situation has had certain improvements compared to 2023 but is still facing difficulties and is affected by the general economy. However, pre-tax profit in 2024 achieved higher results because during the period, HUD1 Company transferred its investment capital and subsidiary HUD1.02 and liquidated some unused assets, reached 146% (5,543 billion VND) compared to the 2024 plan.

❖ Revenue structure

Target	Unit	Net revenue				
		2021	2022	2023	2024	Growth (%)
Construction contract revenue	billion dong	268.39	456.12	102.96	165.28	60.53%
Real estate business revenue	billion dong	527.15	15.12	10.66	3.9	-63.41%
Other revenue	billion dong	0.05	9.8	22.33	17.32	-22.44%

Total revenue	billion dong	795.59	481.09	135.9	186.5	37.23%
---------------	--------------	--------	--------	-------	-------	--------





Compared to 2023, the company's revenue has changed in both proportion and scale. The proportion of revenue is tilted towards construction revenue of construction contracts. Real estate business revenue decreased because Project 176 Dinh Cong was handed over and put into use .

Organization and personnel

- As of December 31, 2024, the total number of employees of the Company is 48 people .
- **Employee policy:**

Salary and human resources policy:

The Company builds a salary policy based on the salary scale prescribed by the State. Salary is paid based on the productivity coefficient of each individual and based on the business performance of the Company.

The company signs labor contracts with employees, ensures basic policies on social insurance, health insurance, health check-ups, has reward policies, and encourages employees to improve labor productivity.

Training policy:

The company always focuses on improving the quality of its management and executive staff. The human resources system at the company office has been upgraded, reducing the number and improving the quality.

With a workforce directly involved in production, the Company is streamlining and improving skills to meet the increasing demands of the industry.

The company conducts many recruitment campaigns for competent and dedicated workers, as well as retraining the current workforce.

Some other policies:

The company implements social insurance regimes for employees according to the Labor Law, labor regulations and collective labor agreements.

The company cares about the lives and improves working conditions for its employees. It cares about employees during holidays; organizes annual trips and vacations for employees...

2. Investment and project implementation status

❖ HUD1 projects in progress:

Phase 1 resort villa belongs to AE Resort – Cua Tung ecological urban area project, Quang Tri

August 10, 2019, AE Group Joint Stock Company and HUD1 Investment and Construction Joint Stock Company signed a construction contract for the project item: Resort Villas phase 1 (package No. 6) of the AE Resort - Cua Tung, Quang Tri marine ecological urban area project.

Package value 43 billion VND. Construction time 10 months.

AE Cua Tung Resort - Cua Tung resort complex project is an entertainment and resort complex located in the most beautiful bay of Cua Tung beach. The project is being built from Mui Si to Mui Chat on the coastal road of the Service - Tourism Area along the coastal road of Cua Tung - Vinh Moc, Vinh Thach commune and Cua Tung town, Vinh Linh district, Quang Tri province.

AE Cua Tung Resort owns a beach frontage of more than 1.2km, with a scale of more than 36ha including high-class resort villas, Shophouses and Condotels combined with a conference center, entertainment area, utility services serving the needs of domestic and international tourists to swim... promoting tourism development, creating a highlight of the beauty of the Cua Tung - Vinh Moc beach area. The project is located in the northeastern coastal area, the "golden triangle" of Cua Tung - Cua Viet - Con Co beach tourism is being submitted by Quang Tri province to the Prime Minister for approval to be included in one of the national key tourist areas.

Project , Thu Dau Mot City, Binh Duong Province

On December 15, 2023 , HUD1 Investment and Construction Joint Stock Company was signed a contract by the Housing and Urban Development Investment Corporation to construct and install the structure, architecture and ME package of Building C of Chanh My Ecological Urban Area, Thu Dau Mot, Binh Duong Province.

Package value 74,295 billion VND. Construction time 500 days.

Package A8: Construction of toll stations on Ben Luc - Long Thanh expressway :

In April 2024, HUD1 Company signed a Construction Contract for Package A8: Construction of architectural structures of Toll stations, office buildings, etc. of the Ben Luc - Long Thanh - Dong Nai Expressway Project with Vietnam Expressway Corporation with a package value of 192.4 billion VND. Construction period is 285 days.

Bidding Package for Construction of Laboratory Animal Evaluation Center of Vaccine Institute:

In July 2024, HUD1 Company signed a contract with the National Institute for Control of Vaccines and Medical Biologicals on the construction of Package XL01/24 Construction and supply and installation of equipment for the Laboratory Animal Evaluation Center under the Investment Project to build the Laboratory Animal Evaluation Center of the National Institute for Control of Vaccines and Medical Biologicals.

The total value of the package is 111.08 billion VND, of which the value of HUD1 is 66.033 billion.

Construction period 150 Days

.....

With the capacity and experience of having constructed many high-rise buildings, HUD1 affirms that it will complete the project on schedule and effectively.

3. Financial situation

❖ Financial situation

Indicators	Unit	2020	2021	2022	2023	2024
Business results						
Net revenue from sales and services	billion dong	397.78	795.59	481.09	135.9	186.5
Cost of goods sold	billion dong	368.95	762.33	457.26	128.8	176.6
Profit before tax	billion dong	8.41	4.48	4.93	0.189	5,543
Profit after tax	billion dong	5.11	(3.79)	3.93	0.150	3,048
Balance sheet						
Total assets	billion dong	933.78	662.92	702.48	541.2	612.3
Equity	billion dong	153.52	148.75	152.68	136.6	139.69
Liabilities	billion dong	894.51	514.17	549.72	404.6	472.6

Business results

Faced with difficulties in production and business activities, the Company strived to overcome difficulties and implement production and business tasks in 2024. However, the results of implementing the targets in 2024 have not met the set plan. Pre-tax profit in 2024 achieved higher results because during the period, HUD1 Company transferred its investment capital and subsidiary HUD1.02 and liquidated some unused assets. reached 146% (5,543 billion VND) compared to the 2024 plan.

Indicators	Unit	2020	2021	2022	2023	2024	2024-2023
Solvency ratio							
Current ratio	time	0.72	1.25	1.16	1,034	1.01	(0.024)
Quick ratio	time	0.59	1.01	0.91	0.91	0.86	(0.05)
Capital structure indicators							
Debt to total assets ratio	%	95.79%	77.56%	78.26%	74.75%	77.19%	2.44%
Debt/Equity Ratio	%	582.67%	345.67%	360.04%	296%	338%	42%
Performance indicators							
Inventory Turnover	ring	4.23	7.27	3.96	2.57	3.34	0.77
Net Revenue/Total Assets	ring	0.43	0.92	0.7	0.25	0.3	0.05
Profitability ratio							
Profit after tax ratio/ Net revenue	%	1.28%	(0.48%)	0.82%	0.11%	1.63 %	1.52%
Return on Equity (ROE)	%	3.33%	(2.55%)	2.57%	0.11%	2.18%	2.07%
Return on Assets (ROA)	%	0.55%	(0.57%)	0.56%	0.028%	0.50%	(0.472%)

Capital structure

The company's capital structure in 2024 compared to 2023 is showing a slight increase in the proportion of debt . The debt/Total assets ratio increased from 74.75 % to 77.19% .

The debt/equity ratio also followed a similar trend, increasing from 296% up 338% . The reason is that the company recorded a sharp decrease in long-term construction in progress costs and a decrease in short-term prepayments from buyers.

Ability to pay

Current ratio and Quick ratio The Company's 2024 financial statements do not change significantly compared to 2023. The recorded indicators are all ~ 1, showing that with the current total assets, the business can fully meet its due debts.

Performance

The Company's two inventory turnover indexes and net revenue/total assets ratio recorded an increase compared to 2023, mainly due to the fact that the source of work in 2024 has begun to improve.

4. Shareholders and changes in equity

As of December 31 , 2024, HUD1 Investment and Construction Joint Stock Company has issued 10,000,000 shares . Of which:

Number of common shares : 10,000,000 share

Number of preferred shares: 0 shares

Number of outstanding shares : 10,000,000 share

Number of treasury shares: 0 shares

Par value of shares: 10,000 VND/share

(*) On March 16, 2022, Housing and Urban Development Investment Corporation divested all investment capital at HUD1 Investment and Construction Joint Stock Company to individual Mr. Vu Nhat Tuan.

❖ Owner's equity change situation

Capital increase during the year: None

In 2024 , the company did not change its charter capital, the actual contributed capital of the Company reached 100,000,000,000 VND, equivalent to 10,000,000 shares.

Treasury stock transactions: None

❖ Stock situation during the year

Charter capital	100,000,000,000 VND
-----------------	---------------------

Current listed volume	10,000,000 shares
Current circulating KL	10,000,000 shares

C. REPORT OF THE BOARD OF DIRECTORS

1. Evaluation of production and business performance

❖ Overview of production and business activities

Target	Plan for 2024 (billion VND)	TH (billion VND)		Growth (%)
		TH 2023	TH 2024	
Revenue	380	135.9	186.5	37.2%
Profit before tax	3.8	0.189	5,543	29 Times

❖ In 2024 , the company's Board of Directors took many measures and tried to ensure that the company's operations were not interrupted, even though it could not complete the proposed business plan.

❖ Love image talent main

❖ Asset situation

Target	Beginning of year balance (billion VND)	End of year balance (billion VND)	Difference	
			Amount (billion VND)	Rate (%)
Current assets	418,175	478,809	60,633	
Cash and cash equivalents	2,474	56,957	54,482	
Short-term financial investment	0	0.350	0.35	
Short-term receivables	346,581	347,099	0.517	

Inventory	50,147	55,656	5,508	
Other current assets	18,971	18,746	-0.224	
Long-term assets	123,076	133,525	10,449	
Long-term receivables				-
Fixed assets	4,496	4,116	-0.38	
Long-term unfinished assets	90,610	120,021	31,411	
Long-term financial investments	27,969	7,387	-20,581	
TOTAL ASSETS	541,252	612,335	71,082	

❖ Accounts Payable Status

Target	Beginning of year balance (billion VND)	End of year balance (billion VND)	Difference	
			Amount (billion VND)	Rate (%)
LIABILITIES PAYABLE	404,612	472,646	68,034	
Short-term debt	404,612	472,646	68,034	
Short-term trade payables	83,129	84,490	1,361	
Short-term advance payment buyer	16,507	27,174	10,666	
Taxes and other payments to the State	24,716	7,196	-17,519	
Payable to workers	0.354	0.342	-0.12	

Short-term payable expenses	2,847	9,195	6,348	
Other short-term payables	78,397	84,718	6,320	
Short-term loans and finance leases	198,242	259,279	61,036	
Welfare reward fund	0.416	0.249	-0.167	
Long-term debt	-	-	-	
Deferred income tax payable	-	-	-	

2. Development orientation

Business planning orientation

In 2025 , the company will find solutions to develop its business while continuing to focus on the real estate business, combined with signing construction contracts.

With the Government's policy on plans and goals for 2025: 2025 will be an important time to complete the development goals of the industry, especially building 100,000 social housing units and aiming to complete the goal of the project "Investing in building at least 1,000,000 social housing units for low-income people and industrial park workers in the period 2021-2030"

This is also the time when the work of reorganizing the apparatus and perfecting the institutions will be given top priority by the construction industry, in order to meet the requirements of more effective management, not to leave any tasks "vacant", thereby creating a favorable legal environment for development, ensuring the real estate market develops more healthily and sustainably.

Therefore, the market next year is forecasted to be highly competitive. The Company will continue to actively seek markets, seize opportunities, and gradually expand partnerships so that if there is an opportunity, it will be ready to participate in domestic and foreign markets in the field of real estate investment and business.

Financial policy orientation

Always closely monitor exchange rates and construction material prices to have timely and reasonable material reserve policies.

Plan to check and monitor budget revenue and expenditure, balance cash flow to ensure the Company's solvency.

Organizational orientation

Research and apply the 5S model to the Company, including: Sort, Set in Order, Clean, Standardize, and Sustain.

Solve the problem of employee debt, create the best working and living conditions for officers and employees.

Apply social insurance policies for employees in accordance with legal regulations.

Encourage the company's staff to study to improve their skills to meet the increasing job requirements and higher pressure than in previous stages.

Research and propose solutions to improve the work-solving capacity of internal departments in the company's operations.

Research and issue a new salary scale system to motivate company employees to work to improve the company's labor productivity.

D. REPORT OF THE BOARD OF DIRECTORS

1. Board of Directors' assessment of all aspects of the company's operations

1.1. Results of economic indicators

2024 is a difficult year for businesses in both investment and construction. The real estate market has been sluggish for many years, many projects cannot be implemented according to the plan of the Investor, thus affecting the source of construction work that the units have been participating in. Many projects that the Investor has chosen HUD1 as the construction unit also have to be temporarily suspended because the Investor cannot carry out sales work, cannot arrange capital sources, cannot clear the construction site...; There are many changes in policies and regimes, making the implementation of the unit's work difficult, slowing down the development process of the project.

Faced with difficulties in production and business activities, the Company's Board of Directors discussed and discussed solutions to overcome difficulties and encouraged the Company's officers and employees to strive to overcome difficulties and carry out production and business tasks in 2024. The results of the implementation of the 2024 plan targets, although not meeting the specific plan, are as follows:

❖ Unit: million VND

TT	Target	KH 2024	TH 2024	%/KH
1	Invest	100,000	46	0.046%
2	Total value of production and business	480,000	230,094	47.93%
3	Revenue	380,000	186,501	49.07%
4	Submit budget	25,000	28,978	115.9%
5	Profit before tax	3,800	5,543	145.8%
6	Dividends	3%	3%	100%

- Investment value target: 100 billion VND, reaching 0.046% of the annual plan (investment value in 2024 is the capital contribution for investment preparation of projects). Phu Yen)
- Production and Business Value Index: 230,094/480,000 billion VND, reaching 47.93% of the yearly plan.
- Revenue target: 186,501/380,000 billion VND, equal to 49.07% of the year plan.
- The pre-tax profit target for the whole year reached VND 5,543 billion, equal to 145.8% of the annual plan, which is the effort of the Company's Board of Directors in directing the implementation of the plan targets. However, due to the general difficulties of the real estate construction industry, the Company has had certain improvements compared to 2023 but is still facing difficulties and is affected by the general economy. However , pre-tax profit in 2024 achieved higher results because during the period, HUD1 Company transferred its investment capital and subsidiary HUD1.02 and liquidated some unused assets. reached 146% (5,543 billion VND) compared to the plan and fulfilled the obligation to pay the state budget, so the remaining after-tax efficiency is 3,048 billion VND.
- Target for payment to the State budget: VAT, corporate income tax reached 115.9% of the yearly plan. That is the amount of VAT of the real estate project that still has to be paid, corporate income tax and some other taxes that still have to be paid.
- Dividend 2023: The Company plans to pay a 3% dividend according to the Resolution of the General Meeting of Shareholders, based on this year's undistributed profit after tax.
- Owner's equity as of December 31, 2024 reached VND 139.68 billion (audited annual financial statements). The Company's capital management and conservation in 2024 is assessed at a safe level.

- Fully and promptly pay salaries, social insurance, health insurance, unemployment insurance for employees and properly implement policies related to employees, ensuring the lives of employees.

1.2. General assessment of company activities

Despite many difficulties and challenges, the company has made great efforts in 2024. However, although the planned targets have not been completed, the company still ensures stable employment and income for employees; shareholders' capital is preserved. The organizational structure of the management apparatus is perfected, streamlined, and internally united for the comprehensive and sustainable development of the company.

With the efforts and results achieved in recent years, the Board of Directors for the 2017-2022 term has completed the tasks assigned by the General Meeting of Shareholders. To achieve this result, first of all, it is the consensus and joint efforts of the Board of Directors and all employees of HUD1 Company, the companionship of shareholders and the close direction of the Board of Directors of HUD Corporation.

Besides the achieved results, the Board of Directors found that there are still some limitations and shortcomings, namely:

- The goal of developing small and medium-sized housing projects in Hanoi and other potential localities has not achieved high results, in which, there are subjective factors mainly due to the Company's limited investment capacity, the lack of specialized staff with investment experience, financial capacity not meeting requirements, changes in bidding laws also make it difficult for the Company to find construction works...
- The management of construction activities and the method of construction contracting still reveal many shortcomings. In some bidding packages, the quality management process and financial regulations of the Company have not been followed, leading to high risks; accounting management still has many shortcomings and is slow to overcome; the results of construction activities have not been as effective as expected.
- The Company's management and control work has made progress, but there are still some shortcomings because the majority of members of the Board of Directors and the Board of Supervisors operate on a part-time basis; the operating, management and supervision system is not independent, there is a lack of specific and effective sanctions, the corporate governance system still follows the old way of thinking, has not been innovated, so the Company's management and control work has not achieved the required efficiency.
- The training and development of human resources, especially the key and successor staff, has not met the development needs of the Company in the coming time. The work of perfecting the organization and staff of functional departments and offices has not been timely and has not met the requirements of improving professional management capacity according to the field of operation and the work of reforming administrative procedures within the Company. The skilled technical workers are still lacking, and the model of the Core Technical Workers Group at production units has not been summarized and evaluated to contribute to improving competitiveness and initiative in the field of construction and installation activities.

- The role and responsibility of the Company's Capital Representative at subsidiaries and affiliated companies has not been fully promoted; the information regime between the Capital Representative and the Board of Directors has not been implemented regularly and promptly, so financial supervision activities at these companies are still limited. The management of capital, assets invested in other enterprises, and long-term financial investments is not effective, there are risks, the ability to divest and recover capital still faces many difficulties.

The Board of Directors for the term (2022-2027) will seriously review the above shortcomings, report to the General Meeting of Shareholders and be responsible for continuing to coordinate with the new Board of Directors to organize and direct the implementation of remedies.

2. Plan and orientation of the Board of Directors in 2025 and the period 2025-2028

In the coming period, the domestic economic situation is forecasted to remain very difficult and challenging, especially in the construction and real estate investment sectors. The risk of slow economic recovery and declining growth will persist. However, there will also be opportunities for businesses to recover strongly in the coming years.

The construction industry promises to continue its growth momentum as the Government is currently making efforts to improve the quality of infrastructure, narrowing the gap between supply and demand for housing. However, the business community is still facing many difficulties due to the policy of tighter control over the licensing of new projects, banks tightening credit, etc. The requirements of integration and innovation in economic development are important driving forces for the Company to implement the policy of active, comprehensive innovation, adapting to the economic structure.

In that context, the Board of Directors determines the Company's operating direction in the next period as follows.

2.1. Management and supervision task plan

- Closely follow and develop a specific plan to implement the Resolution of the 2024 General Meeting of Shareholders; effectively carry out the inspection and supervision of the Executive Board in implementing the instructions, conclusions and resolutions issued by the Board of Directors.
- Continue to strengthen reporting between the Board of Directors, between functional departments and the Board of Directors in combination with inspection and supervision to effectively implement the management and supervision of the Board of Directors.
- Based on the assessment of the situation and results of the implementation of the production and business plan for the period (2017-2022), the Board of Directors of the Company develops a 5-year plan for the period (2023-2027) with expected targets suitable to the scale, operating model and resources of the Company for each year as follows:
 - Average revenue growth: from 3 to 5%/year.
 - Average profit growth: 3 to 5% / year.
 - Average per capita income growth: 3 to 5%/year.

- Fulfill obligations to pay the state budget.
- Divestment at HUD1 Company and its subsidiaries and affiliates: continue to strive to implement in 2025.

2.2. Determine production and business plan targets for 2025

Unit: billion VND

STT	INDICATORS	VALUE
1	Invest	98
2	Total value of production and business	390
3	Revenue	300
4	Profit before tax	3.8
5	Pay to the State budget	8

2.3. Mission direction

- Regarding the Company's organizational model: Continue to improve the organization and staff, arrange the personnel of departments, divisions, and affiliated units to improve the efficiency of management and operation of the Company. Develop and promulgate internal regulations and rules in accordance with the provisions of law to meet the development needs of the Company.
- Regarding construction and installation: Improve construction and installation capacity, invest in advanced construction equipment and tools, apply technical improvements in construction and installation, research and use new environmentally friendly materials in construction investment, contributing to improving quality, speeding up construction progress, reducing costs and protecting the environment.
- Continue to effectively direct and manage the recovery of production and business capital, especially the remaining capital in construction and installation and overdue capital of customers in business, contributing to improving financial capacity, reducing short-term credit balance, reducing interest expenses, and quickly rotating capital to improve the Company's production and business efficiency.
- Regarding project investment: Continue to flexibly shift the production and business structure towards gradually increasing the investment proportion on the total production and business value. Research and evaluate the investment efficiency of some ongoing projects such as Phu Yen, Hung Yen, Hai Phong projects, etc. to consider investment decisions. Balance and supplement resources, promote investment in housing development projects, small and medium-sized urban areas on the basis of modern synchronous planning to meet the housing

development goals of the locality, contributing to creating more jobs, increasing accumulation, increasing the production and business efficiency of the Company in accordance with the provisions of law, conditions and capacity of the Company.

- Innovate, consolidate, arrange, and complete a synchronous and streamlined management apparatus; plan, train, and develop a team of key staff with professional qualifications and leadership, management, and operational capacity to meet the goal of expanding production and business scale and developing enterprises in the period of 2024-2027.

E. CORPORATE GOVERNANCE

1. Board of Directors

❖ Board Member

STT	Full Name	Position	Number of shares owned (Common stock)	Ownership ratio (%)
1	Duong Tat Khiem	Chairman of the Board	59,881	0.5988%
2	Le Thanh Hai	Board Member	15,420	0.1542 %
3	Le Duc Hieu	Board Member	0	0.00%

❖ Evaluation of the Board of Directors' performance

STT	Board Member	Position	Number of meetings attended	Proportion	Reason for not attending
1	Duong Tat Khiem	Chairman of the Board	11	100%	-
2	Le Thanh Hai	Board Member	11	100%	-
3	Le Duc Hieu	Board Member	11	100%	-

TT	Document number		Text content
1	165/QD-HĐQT	01/03/2024	Resolution on organizing the first condominium conference
2	168/QD-HĐQT	07/01/2024	Decision of the Board of Directors on appointing a representative of the Company to participate in the Management Board of Sky Central apartment building
3	171/QD-HĐQT	10/01/2024	Decision of the Board of Directors on merging the Construction Management Department into the Internal Control Department
4	172/QD-HĐQT	10/01/2024	Decision of the Board of Directors on appointing Mr. An Hong Truong to the position of Deputy Head of Internal Control Department
5	175/QD-HĐQT	10/01/2024	Decision of the Board of Directors on the dismissal of Deputy Head of Construction Management Department
6	183/QD-HĐQT	10/01/2024	Decision of the Board of Directors on appointing Ms. Vu Thi Hong Lieu to the position of Chief Accountant of the Company
7	189/QD-HĐQT	January 29, 2024	Decision of the Board of Directors on the first assignment of apartment building tasks
8	199/NQ-HĐQT	04/05/2024	Resolution of the Board of Directors on the review of production and business activities in the first quarter and the plan for the second quarter of 2024
9	217/QD-HĐQT	05/02/2024	Decision of the Board of Directors on dismissal of Mr. Nguyen Viet Phuong from the position of General Director
10	218/QD-HĐQT	05/02/2024	Decision of the Board of Directors on appointing Mr. Le Thanh Hai to the position of General Director

11	222/QD-HĐQT	05/22/2024	Decision of the Board of Directors on remuneration of the Board of Directors and the Board of Supervisors in 2024
12	226/NQ-HĐQT	07/09/2024	Resolution of the Board of Directors on the summary of production and business activities in the first 6 months of the year, plan for the third quarter of 2024
13	229/QD-HĐQT	07/24/2024	Decision on allocating welfare funds to organize vacations for Company employees in 2024
14	230/QD-HĐQT	07/31/2024	Decision on dividend payment in 2022
15	233/QD-HĐQT	05/08/2024	Decision on salary increase, productivity and bonus for employees
16	234/QD-HĐQT	08/27/2024	Decision on spending money on National Day 09/02/2024
17	239/QD-HĐQT	12/02/2024	Resolution of the Board of Directors on replacing security measures for credit limits at BIDV Bank.
18	240/QD-HĐQT	12/03/2024	Board of Directors' decision on productivity salary for the 4th quarter of 2024, project 176 Dinh Cong
19	240B/QD-HĐQT	12/05/2024	Resolution of the Board of Directors to borrow capital, appoint a representative and use assets as collateral at BIDV Bank.
20	246/QD-HĐQT	12/27/2024	Resolution of the Board of Directors on divestment of HUD1.02 Company.
21	247/QD-HĐQT	12/27/2024	Resolution of the Board of Directors on capital recovery at Lien Bao Project, Bac Ninh.

2. Board of Control

❖ Board Member

STT	Full Name	Position	Number of shares owned (Common stock)	Ownership ratio (%)
1	Bui Thai Khanh	Head of Supervisory Board	0	0%
2	Nguyen Hong Son	TV BKS	0	0%
3	Nguyen Thi Cam Huong	TV BKS – Appointed April 2024	800	0.008%

❖ Evaluation of BKS activities

- Evaluation of BKS activities

STT	Full name	Position	Number of meetings	Meeting attendance rate	Voting percentage (%)
1	Bui Thai Khanh	Head of Supervisory Board	4	100%	100%
2	Nguyen Hong Son	TV BKS	4	100%	100%
3	Nguyen Thi Cam Huong	TV BKS	4	100%	100%

- Supervisory activities of the Board of Supervisors towards the Board of Directors, the Executive Board and shareholders:

- Monitor compliance with legal regulations and Company charter in governance and operations.

- Check and supervise the legality and honesty in the management and operation of business activities, in the recording of accounting books, financial reports and the compliance with the Company Charter, Resolutions and Decisions of the Board of Directors;
- Check the business activities and financial situation of the Company's member units.
- Check and monitor compliance with procedures and regulations in most departments and affiliated units of the Company.

- Coordination of activities between the Supervisory Board and the Board of Directors, the Executive Board and other management staff:

- Attend all meetings of the Board of Directors and Executive Board of the Company .
- Advise the Board of Directors and Executive Board in amending, supplementing, and promulgating new, complete, and appropriate regulatory documents in accordance with the development scale of HUD1, focusing on improving the quality and effectiveness of administrative and operational work.
- Provide opinions to the Board of Directors on issues; summarize activities and develop plans, appoint an auditing company to audit the Company, discuss the implementation of the Company's business strategy as announced.

- Other activities of the Board of Directors:

- Quarterly Board of Supervisors meetings (in person or by written opinion) to review the work of the quarter and propose a work plan for the next quarter.
- Perform other tasks according to the functions and duties of the Board of Supervisors as prescribed in the Company's charter, the law and at the request of the Board of Directors and the proposal of the Company's General Director.

3. Transactions and remuneration of the Board of Directors, Board of Supervisors and Board of Management

STT	Full name	Position	Salary and remuneration
Board of Directors' salaries and remuneration			
1	Duong Tat Khiem	Chairman of the Board	306.428.128
2	Le Thanh Hai	Board Member	352,532,173
3	Le Dac Hieu	Board Member	0

Salary and remuneration of the Board of Supervisors			
1	Bui Thai Khanh	Head of Supervisory Board	94,938,625
2	Nguyen Hong Son	Board Member	182,036,652
Remuneration of Directors and other management personnel			
1	Le Thanh Hai	General Director	352,532,173
2	Tran Vu Anh	Deputy General Manager	282,236,530
3	Vu Thi Hong Lieu	Chief Accountant	226,177,860
4	Luong Cong Tu	TT Announcer	156,334,223

❖ NNB and NLQ stock transactions to NNB : None

❖ Transactions and contracts of the company with related parties of the company:

STT	Name of organization /individual	Relationship with the company	NSH Certificate Number*, Date of issue, Place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/ Decision No. approved by the General Meeting of Shareholders/Board of Directors... (if any, specify the date of issue)	Transaction value (VND)	Note
1	HUD101 Construction Joint	Subsidiary	Business Registration Certificate No. 0102243403 issued on April	4th Floor, No. 168 Giai Phong Street, Phuong Liet Ward, Thanh Xuan	Year 2024		171	Goods price

	Stock Company		18, 2019 (8th change)	District, Hanoi City				
2	HUD1.02 Investment and Construction Joint Stock Company	Subsidiary (*)	Business Registration No. 0306061659	Lot J, A4 Street, District 2, Ho Chi Minh City	Year 2024		0	Goods price
3	Phu Yen Housing and Urban Development Investment Company Limited	Affiliated companies		No. 485 Hung Vuong Street, Ward 9, Tuy Hoa, Phu Yen	Year 2024		46	Investment capital

(*) On December 30, 2024, HUD1 Investment and Construction Joint Stock Company divested all of its capital contributions at HUD1.02 Investment and Construction Joint Stock Company to another entity.

4. Strengthening corporate governance

❖ Compliance with corporate governance regulations

In 2024, the Company continued to comply with current regulations on corporate governance for listed companies. Including:

- Information disclosure: In 2024, the Company implemented relatively well the regulations on information disclosure, ensuring full, accurate and timely disclosure to the State Securities Commission, Ho Chi Minh City Stock Exchange as well as on the Company's website.
- Improve the quality of Annual Reports in terms of both content and form to better convey information to shareholders and the investor community.
- Develop charter and governance regulations in accordance with current Enterprise Law.

2023 Annual General Meeting of Shareholders was held in accordance with the correct procedures.

❖ Corporate governance training:

Corporate governance training courses attended by members of the Board of Directors, members of the Supervisory Board, the Executive Director, other managers and the Company Secretary in accordance with regulations on corporate governance

No training course was held in 2024 .

F. SUSTAINABLE DEVELOPMENT

1. Comply with environmental protection laws

- Environmental protection is a trend that helps businesses maintain sustainable development. Grasping that trend, in recent years, HUD1 Investment and Construction Joint Stock Company has always focused on and promoted environmental protection.
- The company not only creates jobs and stable income for employees but also focuses on environmental protection such as promoting environmental protection activities for employees; researching alternative products to help protect the environment, etc.
- Along with environmental protection activities in the company, the company also pays great attention to environmental protection in the construction area. In addition, the company also pays attention to training and organizing activities on environmental protection to raise awareness among employees such as requiring all employees to clean their work areas before starting and ending shifts; planting more trees around the company...

2. Employee policy

Salary and human resources policy:

The Company builds a salary policy based on the salary scale prescribed by the State. Paying salaries according to the productivity coefficient of each individual and based on the business performance of the Company. The Company signs labor contracts with employees, ensuring basic policies on social insurance, health insurance, health check-ups, and has a reward policy, encouraging and motivating employees to improve labor productivity. There is a policy of periodic bonuses, as well as special bonuses for individuals and groups based on the achievements that individuals or groups have achieved.

Training policy

The company always focuses on improving the quality of its management and executive staff. The personnel system at the company office has been upgraded, reducing the number and improving the quality. With the workforce directly involved in production, the company has reduced and improved the skills to meet the increasing demands of the industry. The company has carried out many recruitment campaigns for capable and dedicated workers, as well as retraining the current workforce.

Other policies The Company implements social insurance regimes for employees according to the Labor Law, labor regulations and collective labor agreements. The Company cares about the lives and improves working conditions for employees. Cares about employees during holidays; organizes annual travel and vacations for employees...

3. Corporate Responsibility to the Local Community:

Main activities in the field of construction and installation of civil engineering works, design consultancy, construction supervision. HUD1 Investment and Construction Joint Stock Company always focuses on ensuring its responsibility to the local community. Proactively implementing safety measures in construction not only for officers and workers performing construction activities but also for local people in the construction area.

Along with that, the Company also proactively implements noise control activities to avoid noise pollution affecting the community around the construction site or project.

G. FINANCIAL REPORTS



**HUD1 INVESTMENT AND CONSTRUCTION
JOINT STOCK COMPANY**

AUDITED SEPARATE FINANCIAL STATEMENTS

For the year ended 31/12/2024

TABLE OF CONTENTS

CONTENTS	Page
STATEMENT OF THE BOARD OF GENERAL DIRECTORS	2 – 3
INDEPENDENT AUDITORS' REPORT	4 – 5
AUDITED SEPARATE FINANCIAL STATEMENTS	
Separate Balance Sheet	6 - 7
Separate Income Statement	8
Separate Cash flow Statement	9
Notes to separate financial statements	10 - 31

HUD1 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

168 Giai Phong Street, Thanh Xuan District, Hanoi City

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of HUD1 Investment And Construction Joint Stock Company presents this report together with the Company's audited separate financial statements for the year ended 31st December 2024.

THE COMPANY

HUD1 Investment And Construction Joint Stock Company (hereinafter referred to as the "Company") was formerly Construction And Housing Development Company No. 1 under the Vietnam Housing And Urban Development Corporation. The Company was converted into HUD1 Investment And Construction Joint Stock Company pursuant to Decision No. 1636/QĐ-BXD dated December 3, 2003, issued by the Minister of Construction.

The Company operates under the Joint Stock Company Business Registration Certificate No. 0101043264, initially issued by the Hanoi Department of Planning and Investment on January 2, 2004, and most recently amended for the ninth change on May 10, 2024.

The Company's Charter capital under the Certificate of Business Registration changed for the ninth change on 10/05/2024 is 100,000,000,000 VND (*In Word: One hundred billion dong*s).

The Company name written in a foreign language is: HUD1 Investment and Construction Joint Stock Company, Abbreviated name: HUD1., JSC.

The Company's stock is currently listed on the HOSE Stock Exchange with stock code: HUI.

The Company's registered office is located at: No. 168 Giai Phong Street, Thanh Xuan District, Hanoi City.

BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS

Members of Boards of Management, Supervisors and General Directors who held the Company during the year and at the date of this report are as follows:

Board of Management

Mr. Duong Tat Khiem	Chairman, Legal representative
Mr. Le Thanh Hai	Member, Legal representative
Mr. Le Dac Hieu	Member

Board of Supervisors

Mr. Bui Thai Khanh	Head of the Board
Mr. Nguyen Hong Son	Member
Mrs. Nguyen Thi Cam Huong	Member (Appointed on April 26, 2024)

Board of General Directors

Mr. Le Thanh Hai	General Director (Appointed on May 02, 2024)
Mr. Tran Vu Anh	Deputy General Director

HUD1 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

168 Giai Phong Street, Thanh Xuan District, Hanoi City

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (Continued)

SUBSEQUENT EVENTS

According to the Board of General Directors, in all material respects, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the Separate financial statements for the year ended 31st December 2024.

AUDITORS

The Company's Separate financial statements for the year ended 31st December 2024 have been audited by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

The Company's Board of General Directors is responsible for preparing the Separate financial statements, which give a true and fair view of the financial position of the Company as at 31/12/2024 as well as of its income and cash flows Separate statements for the year then ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of financial statements. In preparing these financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the Separate Financial Statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the Separate Financial Statements are free from material misstatements due to frauds or errors;
- Prepare the Separate Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the Separate financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the separate financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

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

For and on behalf of the Board of General Directors, 



Le Thanh Hai
General Director
Hanoi, March 27, 2025

INDEPENDENT AUDITORS' REPORT

To: **Shareholders**
Boards of Management, Supervisors and General Directors
HUD1 Investment And Construction Joint Stock Company

We have audited the accompanying separate financial statements of HUD1 Investment And Construction Joint Stock Company as set out on pages 06 to page 31, prepared on 27/3/2025 including the Separate Balance sheet as at 31/12/2024, and the Separate Income Statement, and Separate Cash flows Statement for the year then ended, and Notes to separate financial statements.

Responsibility of the Board of General Directors

The Company's Board General of Directors is responsible for the true and fair preparation and presentation of these Separate financial statements in compliance with Vietnamese Accounting Standards, Vietnamese Accounting System and the statutory requirements relevant to the preparation and presentation of the Separate financial statements, and for the internal control as the Board of General Directors determines is necessary to enable the preparation of Separate financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

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. These Standards require us to comply with the Standards and codes of ethics, to plan and perform the audit to obtain reasonable assurance as to whether the Company's Separate financial statements are there any significant errors or not.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Separate financial statements. The audit procedures are selected based on the auditor's judgment, including the assessment of risks of material misstatement in the Separate financial statements 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 appropriate audit procedures situation, which is not intended to give 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 management, 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 gives a true and fair view of, in all material respects, the financial position of the Company as at 31 December 2024 and the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the Separate financial statements in Vietnam.

Other matters

The Company's Separate financial statements for the fiscal year ending December 31, 2023 have been audited by us with an exception opinion on the receivables whose recoverability has not been assessed, the unfinished production and business costs of the works and projects have not changed with the value as of December 31, 2023 being: 9.40 billion and 4.53 billion, respectively. By December 31, 2024, the Company has taken measures to collect debts and settle the unfinished balances, so it no longer affects the figures of the Separate financial statements as of December 31, 2024.

The Company's Separate financial statements for the fiscal year ending December 31, 2023 have been audited by us with an exception opinion on the management service fee for Sky Central 176 Dinh Cong apartment building recorded in the wrong period with a value of 6.96 billion. In 2024, the Company recorded these fees in the correct period and no longer affected the figures in the current year's Separate Financial Statements.

The Company's Separate financial Statements for the fiscal year ending December 31, 2023 were audited by us with an exception opinion on the fact that the Company has not reassessed the recoverability of the investment in Dai Thien Loc Company Limited with an original price of 13 billion. During the year, the Company transferred this investment, so this issue no longer affects the figures in the current year's Separate Financial Statements.



Bui Thi Thuy
Deputy General Director
Audit Practising Registration Certificate
No. 0580-2023-137-1

Authorised paper No. 04/2025/UQ-CPA VIETNAM dated 02 January 2025 of the Chairman

For and on behalf of

CPA VIETNAM AUDITING COMPANY LIMITED

A member firm of INPACT

Hanoi, March 27, 2025

A blue ink signature, likely belonging to Le Manh Hung, written in a cursive style.

Le Manh Hung
Auditors
Audit Practising Registration Certificate
No. 4301-2023-137-1

SEPARATE BALANCE SHEET

As at 31st December 2024

ASSETS	Code	Note	31/12/2024 VND	01/01/2024 VND
A. CURRENT ASSETS				
(100=110+120+130+140+150)	100		478,809,331,032	418,175,792,253
I. Cash and cash equivalents	110		56,957,090,298	2,474,855,862
1. Cash	111	5.1	56,957,090,298	2,474,855,862
II. Short-term financial investments	120		350,000,000	-
1. Investments held to maturity	123	5.2	350,000,000	-
III. Short-term receivables	130		347,099,046,034	346,581,251,508
1. Short-term receivables from customers	131	5.3	130,780,362,103	108,383,419,217
2. Prepayments to sellers in short-term	132	5.4	75,580,957,676	98,469,853,662
3. Other short-term receivables	136	5.5	141,064,400,272	140,054,652,646
4. Short-term allowances for doubtful debts	137	5.6	(326,674,017)	(326,674,017)
IV. Hàng tồn kho	140		55,656,493,124	50,147,998,471
1. Inventories	141	5.7	55,656,493,124	50,147,998,471
V. Other current assets	150		18,746,701,576	18,971,686,412
1. Short-term prepaid expenses	151	5.8	115,197,636	99,961,818
2. Deductible value added tax	152		18,631,503,940	18,664,949,453
3. Taxes and other receivables from government budg	153	5.15	-	206,775,141
B. LONG-TERM ASSETS	200		133,525,844,079	123,076,708,648
(200=210+220+240+250+260)				
I. Long-term receivables	210		-	-
II. Fixed assets	220		4,116,285,245	4,496,843,409
1. Tangible fixed assets	221	5.9	4,116,285,245	860,479,773
Historical costs	222		13,903,025,476	11,467,851,567
Accumulated depreciation	223		(9,786,740,231)	(10,607,371,794)
2. Intangible fixed assets	227	5.10	-	3,636,363,636
Historical costs	228		-	3,636,363,636
Accumulated amortization	229		-	-
IV. Long-term assets in progress	240		122,021,973,159	90,610,688,103
1. Work in progress	241	5.7	120,708,242,353	89,810,467,840
2. Construction in progress	242	5.11	1,313,730,806	800,220,263
V. Long-term investments	250	5.12	7,387,585,675	27,969,177,136
1. Investments in subsidiaries	251		5,406,000,000	18,156,000,000
2. Investments in joint ventures and associates	252		1,000,000,000	1,000,000,000
3. Investments in equity of other entities	253		1,546,161,825	14,500,000,000
4. Allowances for long-term	254		(564,576,150)	(5,686,822,864)
VI. Other long-term assets	260		-	-
TOTAL ASSETS				
(270 = 100 + 200)	270		612,335,175,111	541,252,500,901

SEPARATE BALANCE SHEET (Continued)

As at 31st December 2024

RESOURCES	Code	Note	31/12/2024 VND	01/01/2024 VND
C. LIABILITIES (300=310+330)	300		472,646,694,126	404,612,291,940
I. Short-term liabilities	310		472,646,694,126	404,612,291,940
1. Short-term trade payables	311	5.13	84,490,888,482	83,129,084,624
2. Short-term prepayments from customers	312	5.14	27,174,177,653	16,507,713,902
3. Taxes and other payables to government budget	313	5.15	7,196,690,990	24,716,643,813
4. Payables to employees	314		342,053,000	354,674,230
5. Short-term accrued expenses	315	5.16	9,195,600,000	2,847,203,930
6. Other short-term payments	319	5.17	84,718,305,216	78,397,496,289
7. Short-term borrowings and finance lease liabilities	320	5.18	259,279,310,526	198,242,706,893
8. Bonus and welfare fund	322		249,668,259	416,768,259
II. Long-term liabilities	330		-	-
D. OWNERS' EQUITY (400=410+430)	400		139,688,480,985	136,640,208,961
I. Owners' equity	410	5.19	139,688,480,985	136,640,208,961
1. Contributed capital	411		100,000,000,000	100,000,000,000
- Ordinary shares with voting rights	411a		100,000,000,000	100,000,000,000
2. Capital surplus	412		23,300,417,000	23,300,417,000
3. Development and investment funds	418		4,270,343,903	4,270,343,903
4. Undistributed profit after tax	421		12,117,720,082	9,069,448,058
Undistributed profit after tax brought forward	421a		9,069,448,058	8,919,704,015
Undistributed profit after tax for the current year	421b		3,048,272,024	149,744,043
II. Funding sources and other funds	430		-	-
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	440		612,335,175,111	541,252,500,901

Preparer

Chief Accountant

Hanoi, March 27, 2025

General Director



Vu Thi Hong Lieu



Vu Thi Hong Lieu



Le Thanh Hai

SEPARATE INCOME STATEMENT

For the year ended 31st December 2024

ITEMS	Code	Note	Year 2024	Year 2023
			VND	VND
1. Revenues from sales and services rendered	01	6.1	186,503,331,982	135,958,254,239
2. Revenue deductions	02		-	-
3. Net revenues from sales and services rendered (10 = 01 - 02)	10		186,503,331,982	135,958,254,239
4. Costs of goods sold	11	6.2	176,628,736,025	128,790,501,570
5. Gross revenues from sales and services rendered (20 = 10 - 11)	20		9,874,595,957	7,167,752,669
6. Financial income	21	6.3	969,200,800	195,872,740
7. Financial expenses	22	6.4	3,804,226,159	1,675,842,452
<i>In which: interest expenses</i>	23		3,658,217,035	1,675,842,452
8. Selling expenses	25		-	-
9. General administrative expenses	26	6.5	9,309,186,388	5,493,208,556
10. Net profits from operating activities (30 = 20 + (21 - 22) + 24 - (25 + 26))	30		(2,269,615,790)	194,574,401
11. Other income	31	6.6	14,592,568,182	-
12. Other expenses	32	6.6	6,779,856,848	5,915,478
13. Other profits (40 = 31 - 32)	40	6.6	7,812,711,334	(5,915,478)
14. Total net profit before tax (50 = 30 + 40)	50		5,543,095,544	188,658,923
15. Current corporate income tax expenses	51	6.7	2,494,823,520	38,914,880
16. Profits after corporate income tax (60 = 50 - 51 - 52)	60		3,048,272,024	149,744,043

Preparer



Vu Thi Hong Lieu

Chief Accountant



Vu Thi Hong Lieu

Hanoi, March 27, 2025

General Director



Le Thanh Hai

SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the year ended 31st December 2024

ITEMS	Code	Note	Year 2024 VND	Year 2023 VND
I. Net cash flows from operating activities				
1. Profit before tax	01		5,543,095,544	188,658,923
2. Adjustments for				
Depreciation of fixed assets and investment properties	02		451,777,528	190,757,689
Provisions	03		(5,122,246,714)	-
Gains (losses) on investing activities	05		(15,561,768,982)	(195,872,740)
Interest expenses	06		3,658,217,035	6,672,695,978
<i>Operating profit before changes in working capital</i>	08		<i>(11,030,925,589)</i>	<i>6,856,239,850</i>
- Increase (decrease) in receivables	09		(3,060,806,670)	36,157,638,608
- Increase (decrease) in inventories	10		(36,406,269,166)	(17,421,487,200)
- Increase (decrease) in payables	11		35,470,910,011	(162,362,329,730)
- Increase (decrease) in prepaid expenses	12		(15,235,818)	(105,998,182)
- Interest paid	14		(5,404,339,992)	(6,672,695,978)
- Enterprise income tax paid	15		(40,000,000)	(914,143,496)
- Other payments on operating activities	17		(167,100,000)	(246,252,028)
<i>Net cash flows from operating activities</i>	20		<i>(20,653,767,224)</i>	<i>(144,709,028,156)</i>
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(3,941,765,578)	(838,118,263)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		18,328,181,818	-
2. Expenditures on loans and purchase of debt instruments from other entities	23		(350,000,000)	-
3. Proceeds from lending or repurchase of debt instruments from other entities	24		-	8,300,000,000
4. Expenditures on equity investments in other entities	25		46,161,825	(1,500,000,000)
5. Proceeds from interests, dividends and distributed profits	27		16,819,962	195,872,740
<i>Net cash flows from investing activities</i>	30		<i>14,099,398,027</i>	<i>6,157,754,477</i>
III. Cash flows from financial activities				
1. Proceeds from borrowings	33		223,459,909,102	178,645,842,572
2. Repayment of principal	34		(162,423,305,469)	(41,499,215,442)
<i>Net cash flows from financial activities</i>	40		<i>61,036,603,633</i>	<i>137,146,627,130</i>
Net cash flows during the period (50 = 20+30+40)	50		54,482,234,436	(1,404,646,549)
Cash and cash equivalents at the beginning of the period	60		2,474,855,862	3,879,502,411
<i>Effect of exchange rate fluctuations</i>	61		-	-
Cash and cash equivalents at the end of the period	70	5.1	56,957,090,298	2,474,855,862

Preparer

Chief Accountant



Vu Thi Hong Lieu



Vu Thi Hong Lieu



Le Thanh Hai

NOTES TO SEPARATE FINANCIAL STATEMENTS

For the year ended 31 December 2024

1. COMPANY INFORMATION**1.1 Ownership structure**

HUD1 Investment and Construction Joint Stock Company was formerly Construction and Housing Development Company No. 1 under the Housing and Urban Development Investment Corporation, converted into HUD1 Investment and Construction Joint Stock Company according to Decision No. 1636/QĐ-BXD dated December 3, 2003 of the Minister of Construction.

The company operates under the Joint Stock Company Business Registration Certificate No. 0101043264 issued by the Hanoi Department of Planning and Investment for the first time on January 2, 2004, and registered for the ninth change on May 10, 2024.

The Company's name written in a foreign language is: HUD1 Investment and Construction Joint Stock Company, Abbreviated name: HUD1., JSC.

The Company's charter capital according to the 9th amended Business Registration Certificate is: 100,000,000,000 VND (*In words: One hundred billion dong*s).

The Company's stock is currently listed on the HOSE Stock Exchange with stock code: HU1.

The Company's registered office is located at: No. 168 Giai Phong Street, Thanh Xuan District, Hanoi City.

The number of employees as of December 31, 2024 is 49 people (as of December 31, 2023, it is 57 people).

1.2 Operating industries and principal activities

- Investment and business development of housing, urban areas and industrial parks;
- Construction and installation of all types of civil, industrial, transportation, irrigation, post and telecommunications projects, electric lines and transformer stations, infrastructure engineering works in urban areas, industrial parks, construction and installation of technical equipment, firefighting systems, interior and exterior decoration of construction works;
- Consulting and design of civil, industrial, transportation and irrigation construction projects;
- Production, import and export of supplies, equipment, construction materials, construction industry, construction technology;
- Construction and installation of ventilation, lighting, electrical and refrigeration systems;
- Consulting, construction supervision and completion of civil and industrial projects;

Main activities of the Company during the year: Investment in housing and urban area business, construction and installation of civil and industrial projects.

1.3 Normal operating cycle

The production and business cycle of the Company's real estate business is from the time of applying for an investment license, performing site clearance, basic construction until the time of completion.

The production and business cycle of the Company's construction activities is not clearly defined but depends on each contract and project.

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

1.4 The Company structure

As at 31/12/2024, the Company has subsidiaries, associates and dependent units as follows:

Subsidiaries	Major bussiness lines	Voting Ratio	Capital contribution ratio	Benefit ratio
HUD101 Construction Joint Stock Company	Construction works	51.0%	51.0%	51.0%
HUD1.02 Investment and Construction Joint Stock Company (<i>fully divested within the year</i>)	Construction works	51.0%	51.0%	51.0%

Associates	Major bussiness lines	Voting Ratio	Capital contribution ratio	Benefit ratio
CIC Decor Construction And Architecture Joint Stock Company	Furniture design and business	20.0%	20.0%	20.0%
Phu Yen Housing and Urban Development Consulting Company Limited	Construction and real estate business	15.0%	15.0%	15.0%

1.5 Statement of information comparability on the separate financial statements

The Board of Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated December 22, 2014 issued by the Ministry of Finance. Therefore, the information and figures presented in the separate financial statements are comparable.

2. FISCAL YEAR AND ACCOUNTING CURRENCY**Fiscal year**

The Company's fiscal year applicable for the preparation of its Separate financial statements starts on 1st January and ends on 31st December of solar year.

Accounting currency

The accompanying Separate financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM**Accounting System**

The Company applied to Vietnamese Accounting System promulgated under Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles of Circular 200/2014/TT-BTC dated December 22, 2014.

Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Separate Financial Statements.

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Basis of preparation of the separate financial statements**

The attached separate financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of separate financial statements.

The accompanying separate financial statements are the Company's ones, therefore, they do not include the separate financial statements of subsidiaries. Users of the separate financial statements should read them together with the Company's consolidated financial statements for the year ended 31 December, 2024 to obtain full information of the Company's financial position as well as the results of operations and cash flows during the year.

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

Accounting estimates

The preparation of the Separate financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the Separate financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash: Including Cash, Bank deposits are recorded on the basis of actual transactions.

Financial investments***Investments in subsidiaries, associates and other investments***

Investments in subsidiaries over which the Company has control, investments in associates and joint ventures over which the Company has significant influence are stated at cost method in the financial statements.

Profit distributions that Company received from the accumulated profits of the subsidiaries after the Company obtains control right are recognized in income statement. Other distributions are considered a recovery of investment and are deducted to the investment value.

Investments in subsidiaries, joint ventures, associates and other investments are presented at cost less allowance for diminution in value (if any) in the balance sheet.

Other investments are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for loss of investments

Allowance for losses of investments in subsidiaries, contributions to joint ventures, investments in associates and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments at the end of the fiscal year.

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Receivables**

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation incurred in bringing the inventories to their present location and conditions.

The cost of inventories is determined in accordance with the weighted average method.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. Inventories are accounted for using the perpetual inventory method and are valued using the weighted average method.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation.

Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using the straight-line method over the estimated useful lives of the assets. Details are as follows:

	<u>Years</u>
Buildings, structures	05 - 50
Machinery and equipment	03 - 07
Motor vehicles	06 - 07
Office equipment	03 - 05

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Intangible fixed assets and Amortization

The Company's intangible fixed assets are land use rights with indefinite duration, recorded at purchase price and costs related to establishing ownership of the land use rights. The Company does not depreciate intangible fixed assets with indefinite duration.

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Prepaid expenses**

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's prepaid expenses includes:

Tools and supplies

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 3 years.

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Company's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Company.

Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Loans and finance lease liabilities

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Company monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of Borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

The Company's payable expenses are interest expenses accrued in advance according to the loan contract, interest is paid at the end of the period when repaying the principal.

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Owners' equity**

Capital is recorded according to the actual amounts invested by shareholders.

Capital surpluses are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue, or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

Profit after corporate income tax is distributed to owners/shareholders/members after setting up funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders/Members' Council.

Profits are recognized as a liability when approved by the General Meeting of Shareholders.

Revenue and other income***Revenue from the sale of real estate***

The Company's revenue from sale of real estate is recognized when it satisfies all following conditions:

- (a) The real estate is totally completed and handed over to the buyer. The Company has transferred the significant risks and rewards of ownership of the real estate to the buyer;
- (b) The Company does not retain managerial right over the real estate as the owners or control involvement with the real estate;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (e) The costs incurred in respect of the transaction can be measured reliably.

Revenue of construction

Revenues of construction are reliably recognized in the following cases:

- For construction contracts stipulating that the contractor is paid according to the planned schedule, the revenue and expenses related to the contract are recognized in equivalent proportion to the completed work determined by the Company as at the balance sheet date
- For construction contracts stipulating that the contractor is paid according to the value of the volume performed, the revenue and expenses related to the contract are recognized in equivalent proportion to the completed work confirmed by the customer and reflected on the issued invoice

Increases and decreases in construction volume, compensation and other revenues are recognized as revenue only when agreed with the customer.

Revenues of construction are not recognized in the following cases:

- Revenue is recognized in equivalent proportion to contract costs which is probable to be paid.
- The contract costs are recognized to expenses only when they actually incur.

The difference between the total accumulated revenue of the recognized construction contract and the accumulated amount recorded on the payment invoice according to the planned progress of the contract is recorded as a receivable or payable amount according to the planned progress of construction contracts.

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Revenue and other income (Continued)*****Revenue from services***

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) Identify the completed work as at the balance sheet date; and
- (d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from interest income, dividends and profits received and other income:

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

Cost of goods sold

Cost of goods sold or services rendered including the cost of products, goods, services, investment property, production cost of construction products (for construction enterprises) sold during the period is recorded corresponding to revenue of the period.

Financial expenses

Financial expenses reflect expenses incurred during the period, mainly including borrowing costs and provisions for investment losses in other entities.

Principles and methods of recording current corporate income tax expenses

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

Current corporate income tax expense: Is the amount of corporate income tax payable calculated on taxable income in the period and the current corporate income tax rate. Current income tax is calculated based on taxable income and the tax rate applied in the tax period.

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

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

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects. When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE BALANCE SHEET

5.1 Cash and cash equivalents

	31/12/2024	01/01/2024
	VND	VND
Cash	378,579,927	412,643,021
Bank deposits	56,578,510,371	2,062,212,841
Total	56,957,090,298	2,474,855,862

5.2 Held to maturity investments

Unit: VND

	31/12/2024		01/01/2024	
Short-term	Original cost	Book value	Original cost	Book value
Deposit with term of 06 months at Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch	350,000,000	350,000,000	-	-
Total	350,000,000	350,000,000	-	-

5.3 Receivables from customers

	31/12/2024	01/01/2024
	VND	VND
HUD Housing and Urban Development Consulting	57,011,718,697	52,533,907,427
Hoang Gia Company Limited	6,686,059,790	6,686,059,790
Construction and Infrastructure Development Joint Stock Company No. 9 Hanoi	17,641,165,846	13,899,229,436
Vietnam Expressway Corporation	17,519,193,014	-
Development Investment Construction J.S.C	5,766,570,095	9,443,002,568
Receivables from customers buying houses	11,891,669,996	14,237,932,037
Receivables from other customers	14,263,984,665	11,583,287,959
Total	130,780,362,103	108,383,419,217
<i>Receivables from related parties</i>	-	371,377,000
<i>(Details in Note 7.1)</i>		

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.4 Repayments to suppliers

	31/12/2024	01/01/2024
	VND	VND
HUD1.02 Investment and Construction Joint Stock Company	-	34,409,201,316
HUD101 Construction Joint Stock Company	12,152,051,178	10,019,571,178
Dai Nam 68 Trading Company Limited	2,501,745,000	2,501,745,000
CDC Construction Joint Stock Company	31,225,606,199	31,225,606,199
Huy Hong Company Limited	3,352,521,284	3,241,461,395
Bao Yen private enterprise	1,959,592,952	1,959,592,952
Duc Chien Production and Trading Company Limited	1,991,890,000	1,991,890,000
Other customers	22,397,551,063	13,120,785,622
Total	75,580,957,676	98,469,853,662
<i>Repayments to related parties</i>		
<i>(Details in Note 7.1)</i>	<i>12,152,051,178</i>	<i>10,019,571,178</i>

5.5 Other short-term receivables

Unit: VND

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
Advances (*)	136,288,902,025	-	129,456,557,439	-
Social insurance	723,228,906	-	716,658,550	-
Sea dyke management board to break waves	-	-	3,384,709,139	-
Dividends received	-	-	1,834,980,000	-
Project 176 Dinh Cong	1,627,521,823	-	2,000,000,000	-
Others	2,424,747,518	-	2,661,747,518	-
Total	141,064,400,272	-	140,054,652,646	-

(*) Advance payment for Project Managers and Construction Teams.

5.6 Provision for short-term doubtful receivables

	31/12/2024		01/01/2024	
	Original value	Recoverable amount	Original value	Recoverable amount
	VND	VND	VND	VND
Total value of receivables and loans that are overdue or not overdue but are difficult to collect	326,674,017	-	326,674,017	-

The Company determines that bad debts can be recovered at the original price of the receivables minus the provision for short-term bad debts from these entities.

In which:

Overdue for more than 3 years
VND

Bac Ninh Provincial Party Committee Office	169,547,000
Packaging Production and Import-Export Joint Stock Company (Packexim)	157,127,017
Total	326,674,017

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.7 Inventories

Unit: VND

	31/12/2024		01/01/2024	
	Original value	Allowances	Original value	Allowances
a) Inventories	55,656,493,124	-	50,147,998,471	-
Work in progress (i)	55,656,493,124	-	50,147,998,471	-
b) Long-term assets in progress	120,708,242,353	-	89,810,467,840	-
Work in progress (i)	120,708,242,353	-	89,810,467,840	-
Total	176,364,735,477	-	139,958,466,311	-

(i) Including details of unfinished production and business costs by project:

	31/12/2024	01/01/2024
	VND	VND
a) Short-term work in progress	55,656,493,124	50,147,998,471
Completing the exterior of LK28 Kim Chung Urban Area	9,518,847	3,834,390,488
Sea embankment works - Package ND2.7	6,190,571,214	3,904,858,132
Student housing A5 - A6	32,417,349,364	32,056,709,364
Other projects	17,039,053,699	10,352,040,487
b) Long-term work in progress	120,708,242,353	89,810,467,840
Project 176 Dinh Cong	119,180,526,659	88,640,838,146
Other projects	1,527,715,694	1,169,629,694
Total	176,364,735,477	139,958,466,311

5.8 Short-term prepaid expenses

	31/12/2024	01/01/2024
	VND	VND
Short-term	115,197,636	99,961,818
Other prepaid expenses	115,197,636	99,961,818
Total	115,197,636	99,961,818

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.9 Tangible fixed assets*Unit: VND*

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORY COST					
As at 01/01/2024	4,117,345,021	2,407,727,272	4,864,544,910	78,234,364	11,467,851,567
Purchase	-	-	3,707,583,000	-	3,707,583,000
Disposal	-	-	(1,272,409,091)	-	(1,272,409,091)
As at 31/12/2024	4,117,345,021	2,407,727,272	7,299,718,819	78,234,364	13,903,025,476
DEPRECIATION VALUE					
As at 01/01/2024	3,282,130,583	2,407,727,272	4,864,544,910	52,969,029	10,607,371,794
Depreciation	162,998,880	-	269,829,652	18,948,996	451,777,528
Disposal	-	-	(1,272,409,091)	-	(1,272,409,091)
As at 31/12/2024	3,445,129,463	2,407,727,272	3,861,965,471	71,918,025	9,786,740,231
NET BOOK VALUE					
As at 01/01/2024	835,214,438	-	-	25,265,335	860,479,773
As at 31/12/2024	672,215,558	-	3,437,753,348	6,316,339	4,116,285,245

Net book value of tangible fixed assets used to secure bank loans as at 31/12/2024 is VND 672,215,558 (as at 31/12/2024 is VND 875,964,168).

History cost of tangible fixed assets which are fully depreciated but still in use as at 31/12/2024 is VND 6,624,226,278 (as at 31/12/2023 is VND 7,856,299,005).

5.10 Intangible fixed asset

The intangible fixed asset is the Land Use Right with an area of 290m2 at No. 1, Lot J, Binh Trung Dong Ward, Thu Duc City, Ho Chi Minh City. HUD1 Investment and Construction Joint Stock Company was granted the Land Use Right Certificate No. CT88874 by the Ho Chi Minh City Land Registration Office on December 26, 2023. In year 2024, the Company transferred this land use right.

5.11 Construction in progress*Unit: VND*

	31/12/2024		01/01/2024	
	Original value	Recoverable amount	Original value	Recoverable amount
Upgrading the Company headquarters	1,313,730,806	1,313,730,806	800,220,263	800,220,263
Total	1,313,730,806	1,313,730,806	800,220,263	800,220,263

HUD1 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

168 Giai Phong Street, Thanh Xuan District,
Hanoi City

Form B 09 - DN
Issued under Circular No. 200/2014/TT-BTC
December 22, 2014 of the Ministry of Finance

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.12 Long-term financial investments

	Ratio	31/12/2024 (VND)			01/01/2024 (VND)				
		Equity owned	Voting rights	Original cost	Fair value	Provision	Original cost	Fair value	Provision
Investments in Subsidiaries									
HUD101 Construction Joint Stock Company	51%		51%	5,406,000,000	(*)	-	18,156,000,000	(*)	(5,268,255,838)
HUD1.02 Investment and Construction Joint Stock Company (i)				5,406,000,000	-	-	5,406,000,000	(*)	-
				-	-	-	12,750,000,000	(*)	(5,268,255,838)
Investments in Associates									
Cic Decor Construction And Architecture Joint Stock Company	25%		25%	1,000,000,000	(*)	(564,576,150)	1,000,000,000	(*)	(418,567,026)
				1,000,000,000	(*)	(564,576,150)	1,000,000,000	(*)	(418,567,026)
Investments in other entities									
Dai Thien Loc Company Limited (ii)				1,546,161,825	-	-	14,500,000,000	-	-
Phu Yen Housing and Urban Development Consulting Company Limited (iii)				-	-	-	13,000,000,000	(*)	-
				1,546,161,825	(*)	-	1,500,000,000	(*)	-
Total				7,952,161,825	-	(564,576,150)	33,656,000,000	-	(5,686,822,864)

(*) The Company cannot determine the fair value of these investments because the shares of these Companies are not listed. The current Vietnamese Accounting Standards and Accounting Regime do not provide specific guidance on the method of determining the fair value of investments in the case of unlisted shares. The fair value of these investments may differ from the book value.

(i) According to Resolution No. 246/NQ-HĐQT dated December 27, 2024 of the Board of Directors of the Company, approving the plan to sell all shares owned at HUD 1.02 Investment and Construction Joint Stock Company to recover capital for the Company's production and business activities. Total number of shares sold: 1,275,000 shares and value: VND 6,615/share, total value received: VND 8,434,125,000.

(ii): In the year, the Company transferred the right to contribute capital to cooperate in investment with Dai Thien Loc Company Limited to Hanoi Urban Investment Joint Stock Company according to the Minutes of Agreement No. 05/HD-HUD1 dated November 30, 2024. The Company offsets the amount receivable from the transfer of this right to contribute capital with the loan from Hanoi Urban Investment Joint Stock Company.

(iii): The Company was established and operates under the Business Registration Certificate No. 4401101725 issued by the Department of Planning and Investment of Phu Yen province for the first time on December 15, 2022. Head office: No. 485 Hung Vuong Street, Ward 9, Tuy Hoa City, Phu Yen Province. Charter capital: VND 138,000,000,000. The ownership ratio of HUD1 Investment and Construction Joint Stock Company is 15% of the Charter Capital, equivalent to VND 41,400,000,000. HUD1's contributed capital as of December 31, 2024: VND 1,500,000,000. The contributed capital of shareholders will continue to be implemented according to the progress of the Residential Area project on the West side of Le Duan Street, Tuy Hoa City, Phu Yen Province. Currently, the project is in the investment preparation stage..

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.13 Short-term trade payables

Unit: VND

	31/12/2024		01/01/2024	
	Book value	Repayable amount	Book value	Repayable amount
Logik Architecture Design And Investment Consultant Joint Stock Company	16,833,756,785	16,833,756,785	22,329,644,014	22,329,644,014
Tay Bac One Member Company Limited - Son Tay Branch	-	-	4,375,484,270	4,375,484,270
Northwest Company Limited - Thang Long Branch	4,270,482,592	4,270,482,592	4,270,482,592	4,270,482,592
Delta E&C Joint Stock Company	5,474,621,576	5,474,621,576	-	-
HUD Housing and Urban Development Consulting Corporation	5,805,459,584	5,805,459,584	5,805,459,584	5,805,459,584
688 Construction Investment Joint Stock Company	4,971,810,584	4,971,810,584	5,471,810,584	5,471,810,584
Phu Xuan Construction And Consultant Joint Stock Company	3,927,502,634	3,927,502,634	5,927,502,634	5,927,502,634
Others	43,207,254,727	43,207,254,727	34,948,700,946	34,948,700,946
Total	84,490,888,482	84,490,888,482	83,129,084,624	83,129,084,624
<i>In which: Payables to related parties (Details in Note 7.1)</i>	<i>3,958,322,096</i>	<i>3,958,322,096</i>	<i>4,329,699,096</i>	<i>4,329,699,096</i>

5.14 Short-term prepayments from customers

	31/12/2024 VND	01/01/2024 VND
HUD Housing and Urban Development Investment Corporation	8,409,913,450	8,294,920,944
Khanh Hoa Provincial Development Project Management Board	-	3,042,581,220
National Institute for Testing Vaccines and Medical Biologicals	15,287,735,645	-
Other projects	3,476,528,558	5,170,211,738
Total	27,174,177,653	16,507,713,902

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.15 Taxes and receivables from, payable to the State Budget

Unit: VND

a) Taxes and receivables to State Treasury	Receivables	Arising during the year		Receivables
	01/01/2024	Additions	Paid	31/12/2024
Corporate income tax	206,775,141	206,775,141		-
Total	206,775,141	206,775,141	-	-

b) Taxes and payables to State Treasury	Payables	Arising during the year		Payables
	01/01/2024	Additions	Paid	31/12/2024
Value added tax	23,593,701,144	1,673,115,756	21,480,967,952	3,785,848,948
Corporate income tax	-	2,288,048,379	40,000,000	2,248,048,379
Personal income tax	96,956,280	267,228,695	227,377,701	136,807,274
Land tax, Land rental charges	-	496,965,802	496,965,802	-
Other taxes	-	3,000,000	3,000,000	-
Fee, charges and payables	1,025,986,389	7,167,395,707	7,167,395,707	1,025,986,389
Total	24,716,643,813	11,895,754,339	29,415,707,162	7,196,690,990

5.16 Short-term accrued expenses

	31/12/2024	01/01/2024
	VND	VND
Interest expense	-	218,367,930
Advance deduction of project costs at 176 Dinh Cong	-	2,628,836,000
Cost of construction works	9,195,600,000	-
Total	9,195,600,000	2,847,203,930

5.17 Other short-term payments

	31/12/2024	01/01/2024
	VND	VND
Trade Union fees	15,133,775	114,113,200
Health insurance	7,309,057	6,492,573
Unemployment insurance	11,273,139	11,530,256
Must pay construction teams	35,016,777,549	31,234,519,175
Project maintenance fund 176 Dinh Cong	37,689,897,827	37,689,897,827
Other payables	11,977,913,869	9,340,943,258
Total	84,718,305,216	78,397,496,289

HUDI INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

168 Giai Phong Street, Thanh Xuan District,

Hanoi City

Form B 09 - DN

Issued under Circular No. 200/2014/TT-BTC

December 22, 2014 of the Ministry of Finance

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.18 Short-term borrowings and finance lease liabilities

	01/01/2024				Arising during the year			31/12/2024	
	Repayable amount		Increase		Reduce		Carrying value		Repayable amount
	Carrying value								
Joint Stock Commercial Bank For Investment And Development Of Vietnam - Ha Noi Branch (i)	58,725,094,552	58,725,094,552	89,617,313,522	85,888,290,800	62,454,117,274	62,454,117,274			62,454,117,274
Vietnam Maritime Commercial Joint Stock Bank	4,017,612,341	4,017,612,341	-	4,017,612,341	-	-			-
Sai Gon - Ha Noi Commercial Joint Stock Bank (ii)	-	-	10,352,593,584	196,837,039	10,155,756,545	10,155,756,545			10,155,756,545
Ha Noi Urban Investment Joint Stock Company (iii)	132,500,000,000	132,500,000,000	53,500,000,000	54,115,665,289	131,884,334,711	131,884,334,711			131,884,334,711
Personal loan (iv)	3,000,000,000	3,000,000,000	69,990,001,996	18,204,900,000	54,785,101,996	54,785,101,996			54,785,101,996
Total	198,242,706,893	198,242,706,893	223,459,909,102	162,423,305,469	259,279,310,526	259,279,310,526			259,279,310,526

Unit: VND

(i): Short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch under Credit Limit Contract No. 01/2023/135016/HDTD dated November 22, 2023. The maximum regular credit limit is 200 billion VND, of which the maximum short-term loan limit, payment guarantee, and L/C issuance at any time is 85 billion VND, including the corporate credit card limit of 300 million VND. Credit limit term: extended until February 22, 2025. Loan interest rate and interest repayment period are specified in each specific Credit Contract. Purpose: Supplementing working capital, issuing guarantees, opening L/Cs for construction and installation activities. Collateral includes: Means of transport and assets being land use rights of a third party.

(ii): Short-term loan from Saigon - Hanoi Commercial Joint Stock Bank under Credit Limit Contract No. 0060/2024/HDHM-PN/SBH.11130 dated June 6, 2024. The maximum regular credit limit is 200 billion VND, of which the maximum loan limit and payment guarantee is 80 billion VND. Credit limit term: 12 months from the date of signing the contract. Loan interest rate and interest repayment period are specified in each specific Credit Contract. Purpose: supplement working capital, issue guarantees of all kinds to serve the construction activities of works and projects for which the Company signs contracts directly with the Investor. Collateral: All debt claims arising from contract No. 35/HDXD-VEC/2024 signed on May 4, 2024, Package A8: Construction of architectural structure (toll station, executive office, etc.) of the Ben Luc - Long Thanh Expressway Construction Investment Project.

HUD1 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

168 Giai Phong Street, Thanh Xuan District,
Hanoi City

Form B 09 - DN
Issued under Circular No. 200/2014/TT-BTC
December 22, 2014 of the Ministry of Finance

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.18 Short-term borrowings and finance lease liabilities

(iii): The loan contracts with Hanoi Urban Investment Joint Stock Company (HURI) with a total amount of VND 186,000,000,000, the Company has fully disbursed the loan capital. Loan purpose: Serving production and business. Loan term of the contracts: no term, loan interest rate 0.2%/year. The loans are unsecured. During the year, the Company offsets this loan payable with receivables for transfer of investment cooperation capital contribution rights at Dai Thien Loc Joint Stock Company (Note 5.12), receivables for transfer of capital contribution (Note 5.12) and amounts paid by the Company in advance to HUD1.02 Investment and Construction Joint Stock Company.

(iv): Loans for individuals who are employees of HUD1 Company, 0% interest rate. Collateral: Unsecured.

HUDI INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

168 Giai Phong Street, Thanh Xuan District,

Hanoi City

Form B 09 - DN

Issued under Circular No. 200/2014/TT-BTC
December 22, 2014 of the Ministry of Finance

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.19 Owners' equity

a. Changes of owners' equity

Unit: VND

	Share capital	Share premium	Development and Investment Fund	Retained profits	Total
As at 01/01/2023	100,000,000,000	23,300,417,000	4,270,343,903	11,919,704,015	139,490,464,918
Profit in the previous year	-	-	-	149,744,043	149,744,043
Dividends	-	-	-	(3,000,000,000)	(3,000,000,000)
As at 31/12/2023	100,000,000,000	23,300,417,000	4,270,343,903	9,069,448,058	136,640,208,961
As at 01/01/2024	100,000,000,000	23,300,417,000	4,270,343,903	9,069,448,058	136,640,208,961
Profit in this year	-	-	-	3,048,272,024	3,048,272,024
As at 31/12/2024	100,000,000,000	23,300,417,000	4,270,343,903	12,117,720,082	139,688,480,985

b. Details of owners' equity

	31/12/2024	01/01/2024
	VND	VND
Mr. Vu Nhat Tuan	51,000,000,000	51,000,000,000
Capital contribution from other shareholders	49,000,000,000	49,000,000,000
Total	100,000,000,000	100,000,000,000

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

5.18 Owners' equity (Continued)

c. Capital transactions with shareholders and appropriation of profits and dividends

	Year 2024	Year 2023
	VND	VND
Shareholders' capital		
- Opening balance	100,000,000,000	100,000,000,000
- Increased during the period	-	-
- Decrease during the period	-	-
- Closing balance	100,000,000,000	100,000,000,000
Dividend distribution	-	3,000,000,000

d. Shares

	31/12/2024	01/01/2024
	Shares	Shares
Quantity of registered shares	10,000,000	10,000,000
Quantity of issued shares	10,000,000	10,000,000
- Common shares	10,000,000	10,000,000
- Preferred shares	-	-
Purchased shares	-	-
- Common shares	-	-
- Preferred shares	-	-
Outstanding shares	10,000,000	10,000,000
- Common shares	10,000,000	10,000,000
- Preferred shares	-	-

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

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE SEPARATE INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	Year 2024	Year 2023
	VND	VND
Revenue from construction activities	165,280,600,471	102,964,350,236
Real estate business revenue	3,901,076,544	10,663,373,750
Other service revenue	17,321,654,967	22,330,530,253
Total	186,503,331,982	135,958,254,239

6.2 Cost of goods sold

	Year 2024	Year 2023
	VND	VND
Cost of construction activities	160,133,002,993	101,776,416,583
Cost of real estate business	3,619,808,926	10,256,552,426
Service cost price	12,875,924,106	16,757,532,561
Total	176,628,736,025	128,790,501,570

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

6.3 Financial income

	Year 2024 VND	Year 2023 VND
Interest income from deposits	16,819,962	195,872,740
Gains on disposal of securities	952,380,838	-
Total	969,200,800	195,872,740

6.4 Financial expenses

	Year 2024 VND	Year 2023 VND
Interest expense	3,658,217,035	1,675,842,452
Provision for financial investment	146,009,124	-
Total	3,804,226,159	1,675,842,452

6.5 General and administrative expenses

	Year 2024 VND	Year 2023 VND
Employee expenses	5,604,752,100	2,727,010,228
Amortization and Depreciation expenses	451,777,528	190,757,689
Charges and fee	58,730,601	8,915,478
Outsourcing expenses	2,933,578,240	2,421,886,351
Other cash expense/ Others	260,347,919	144,638,810
Total	9,309,186,388	5,493,208,556

6.6 Other profits

	Year 2024 VND	Year 2023 VND
Other income	14,592,568,182	-
Disposals of fixed assets, in which:	14,592,568,182	-
+ <i>Income from liquidation of fixed assets</i>	18,328,181,818	-
+ <i>Cost of liquidation of fixed assets</i>	(3,735,613,636)	-
Other expenses	6,779,856,848	5,915,478
Penalties for late tax payment	6,776,556,828	915,478
Others	3,300,020	5,000,000
Other profits	7,812,711,334	(5,915,478)

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

6.7 Current corporate income tax expenses

	Year 2024	Year 2023
	VND	VND
Total net profit before tax	5,543,095,544	188,658,923
- Unreasonable and valid costs	6,931,022,055	5,915,478
Taxable income	12,474,117,599	194,574,401
Tax rate	20%	20%
Current corporate income tax expenses	2,494,823,520	38,914,880

6.8 Production and business expenses by factors

	Year 2024	Year 2023
	VND	VND
Raw material expenses	67,562,617,108	69,473,583,621
Employee expenses	17,036,878,050	34,227,822,291
Cost of using construction machines	489,457,400	3,558,846,181
Amortization and Depreciation expenses	451,777,528	183,167,064
Outsourcing expenses	30,013,538,182	2,775,518,278
Other cash expenses	451,153,288	548,652,908
Total	116,005,421,556	110,767,590,343

7. OTHER INFORMATION
7.1 Information about related parties
a. List of stakeholders

Related parties	Relationship
HUD101 Construction Joint Stock Company	Subsidiary
HUD1.02 Investment and Construction Joint Stock Company (fully divested within the year)	Subsidiary
CIC Decor Construction And Architecture Joint Stock Company	Associate
Phu Yen Housing and Urban Development Consulting Company Limited	Associate
Key members of the company: Members of the Board of Directors, Board of Supervisors, Board of General Directors, other managers and individuals who are close relatives of key members of the Company	Significant Influence

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

7.1 Information about related parties (Continued)**b. Remuneration for Boards of Management, Supervisors and General Directors**

Full name	Position	Year 2024 VND	Year 2023 VND
Remuneration for Board of Management			
Duong Tat Khiem	Chairman of the Board of Management	306,428,128	341,938,956
Nguyen Viet Phuong	Member of the Board of Management (Resigned on June 23, 2023)	-	23,850,000
Le Thanh Hai	Member of the Board of Management and General Director	352,532,173	506,562,636
Le Dac Hieu	Member of the Board of Management	-	23,850,000
Total		658,960,301	896,201,592
Remuneration for Board of Supervisors			
Bui Thai Khanh	Head of the Board	94,938,625	96,828,000
Nguyen Hong Son	Member	182,036,652	184,364,857
Le Phuong Anh	Member (Resigned on July 2, 2023)	-	30,175,100
Total		276,975,277	311,367,957
Remuneration for Board of Directors and others			
Tran Vu Anh	Deputy General Manager	282,236,530	317,836,152
Vu Thi Hong Lieu	Chief accountant	226,177,860	170,811,609
Luong Cong Tu	The person who released the information (Appointed on June 23, 2023)	156,334,223	180,518,159
Total		664,748,613	669,165,920

c. Transactions with related parties

Other transactions	Relations	Nature of transaction	Year 2024 VND	Year 2023 VND
Phu Yen Housing and Urban Development Consulting Company Limited	Affiliate company	Contribute charter capital	46,161,825	1,500,000,000

NOTES TO SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2024

7.1 Information about related parties (Continued)

d. Related Party Balance

1. Receivables from customers	Relations	Nature of transaction	31/12/2024 VND	01/01/2024 VND
HUD101 Construction Joint Stock Company	Subsidiaries	Sale proceeds apartment	-	371,377,000
Total			-	371,377,000

2. Other receivables	Relations	Nature of transaction	31/12/2024 VND	01/01/2024 VND
HUD101 Construction Joint Stock Company	Subsidiaries	Dividends and other receivables	-	432,480,000
Total			-	432,480,000

3. Trade payables	Relations	Nature of transaction	31/12/2024 VND	01/01/2024 VND
HUD101 Construction Joint Stock Company	Subsidiaries	Construction work	3,958,322,096	4,329,699,096
Total			3,958,322,096	4,329,699,096

4. Repayments to suppliers	Relations	Nature of transaction	31/12/2024 VND	01/01/2024 VND
HUD101 Construction Joint Stock Company	Subsidiaries	Construction work	12,152,051,178	10,019,571,178
Total			12,152,051,178	10,019,571,178

7.2 Comparative figures

Comparative figures are taken from the Separate financial statements for the year ended 31 December 2023 which are audited by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

Preparer



Vu Thi Hong Lieu

Chief Accountant



Vu Thi Hong Lieu

Hanoi, March 27, 2025

General Director



Le Thanh Hai