



DAMSAN

DAMSAN JOINT STOCK COMPANY
ANNUAL REPORT
2024



CONTENT

<div><div>A</div><div>PREFACE</div></div> <div><div>I. MESSAGE FROM THE CHAIRMAN OF THE BOARD OF DIRECTORS</div><div>1. Some key indicators</div><div>II. SOME MAIN INDICATORS</div><div>1. Vision</div><div>2. Mission</div><div>3. Core Values</div></div>	<div>04</div> <div>06</div> <div>08</div> <div>09</div> <div>09</div> <div>09</div> <div>09</div>
<div><div>B</div><div>GENERAL INFORMATION</div></div> <div><div>1. Overview</div><div>2. Formation and development history</div><div>3. DAMSAN Outstanding Awards</div><div>4. Industries and business areas</div><div>5. Business Location</div><div>6. Information on the governance model, business organization, and management structure</div><div>7. Position</div><div>8. Risk factors</div></div>	<div>10</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>17</div> <div>18</div> <div>21</div> <div>23</div>
<div><div>C</div><div>OPERATION SITUATION IN THE YEAR</div></div> <div><div>I. PRODUCTION AND BUSINESS ACTIVITIES</div><div>1. Industry Information</div><div>2. Production and business results compared to the plan</div><div>3. Business results over the years</div><div>4. Consolidated Revenue and profit structure</div><div>5. Board of Management</div><div>6. Human Resources and HR Policy</div><div>II. INVESTMENT AND PROJECT IMPLEMENTATION</div><div>1. Major investments in the year</div><div>2. Progress of the Company's Projects</div><div>3. Major financial indicators</div><div>III. SHAREHOLDERS AND CHANGE OF EQUITY CAPITAL</div><div>1. Stock</div><div>2. Shareholder Structure</div><div>3. Changes in the owner's investment capital</div></div>	<div>27</div> <div>28</div> <div>28</div> <div>29</div> <div>30</div> <div>31</div> <div>32</div> <div>33</div> <div>34</div> <div>34</div> <div>34</div> <div>35</div> <div>36</div> <div>36</div> <div>36</div> <div>37</div>
<div><div>D</div><div>EVALUATION REPORT OF THE BOARD OF MANAGEMENT</div></div> <div><div>I. CHALLENGES AND ADVANTAGES IN 2024</div><div>II. PRODUCTION AND BUSINESS RESULTS ACHIEVED IN 2024</div><div>III. FINANCIAL SITUATION</div><div>IV. DEVELOPMENT PLAN, SOLUTIONS TO IMPLEMENT THE BUSINESS PLAN IN 2025</div><div>1. Operating and managing the Company in 2025</div><div>2. Production and business plan of the consolidated company in 2025</div><div>3. New investment plan</div><div>4. Solutions and measures to achieve the goals of the 2024 business plan</div><div>5. Report on the Company's Environmental and Social Responsibilities</div></div>	<div>38</div> <div>40</div> <div>41</div> <div>42</div> <div>43</div> <div>43</div> <div>44</div> <div>45</div> <div>45</div>
<div><div>E</div><div>REPORT OF THE BOARD OF DIRECTORS</div></div> <div><div>I. EVALUATION OF THE BOARD OF DIRECTORS ON ALL ASPECTS OF THE COMPANY'S ACTIVITIES</div><div>1. Assessment of the macroeconomic situation and sectors</div><div>2. Evaluation of the Board of Directors on the activities of the Board of Management</div><div>3. Orientation of the Board of Directors in 2025</div></div>	<div>46</div> <div>48</div> <div>49</div> <div>50</div> <div>50</div>
<div><div>F</div><div>CORPORATE GOVERNANCE</div></div> <div><div>I. BOARD OF DIRECTORS</div><div>II. SUPERVISORY BOARD</div><div>III. TRANSACTIONS, REMUNERATION, AND BENEFITS OF THE BOARD OF DIRECTORS, THE BOARD OF MANAGEMENT AND THE SUPERVISORY BOARD</div></div>	<div>51</div> <div>52</div> <div>56</div> <div>58</div>
<div><div>G</div><div>SUSTAINABILITY REPORT</div></div> <div><div>I. IMPACT ON THE ENVIRONMENT</div><div>II. WATER CONSUMPTION</div><div>III. ENERGY CONSUMPTION</div><div>IV. COMPLIANCE WITH THE LAW ON ENVIRONMENTAL PROTECTION</div><div>V. POLICIES RELATED TO EMPLOYEES</div><div>VI. REPORTING RELATED TO RESPONSIBILITY TO LOCAL COMMUNITIES</div><div>VII. AUDITED FINANCIAL STATEMENTS 2024</div></div>	<div>61</div> <div>62</div> <div>62</div> <div>63</div> <div>63</div> <div>63</div> <div>64</div> <div>65</div>



PREFACE

I. MESSAGE FROM THE CHAIRMAN OF THE BOARD OF DIRECTORS

1. Some key indicators

II. SOME MAIN INDICATORS

1. Vision

2. Mission

3. Core Values





MESSAGE FROM THE CHAIRMAN OF THE BOARD OF DIRECTORS

Dear Shareholders, Valued Customers, Esteemed Partners, and all employees of Damsan Joint Stock Company,

On behalf of the Company, I would like to extend a respectful greeting to all of you, along with wishes for good health and success in all your endeavors. As a new year begins, I would like to share some insights into the business performance of Damsan Joint Stock Company in the past year of 2024.

The core business of Damsan Joint Stock Company is in the field of fiber production. This is not only an important sector in the economy but also plays a crucial role in participating in the supply chain of many diverse products and services for customers worldwide. In 2024, the business performance of ADS's fiber production sector improved as demand from the Chinese and Japanese markets rebounded. In summary for 2024, ADS achieved relatively positive results with fiber production and export volume reaching 12,163.53 tons; towel business reaching 2,776.40 tons, and cotton business reaching 4,697.51 tons.

In summary for 2024, Damsan Joint Stock Company achieved consolidated net revenue of 1,628.96 billion VND and consolidated after-tax profit of 55.13 billion VND.

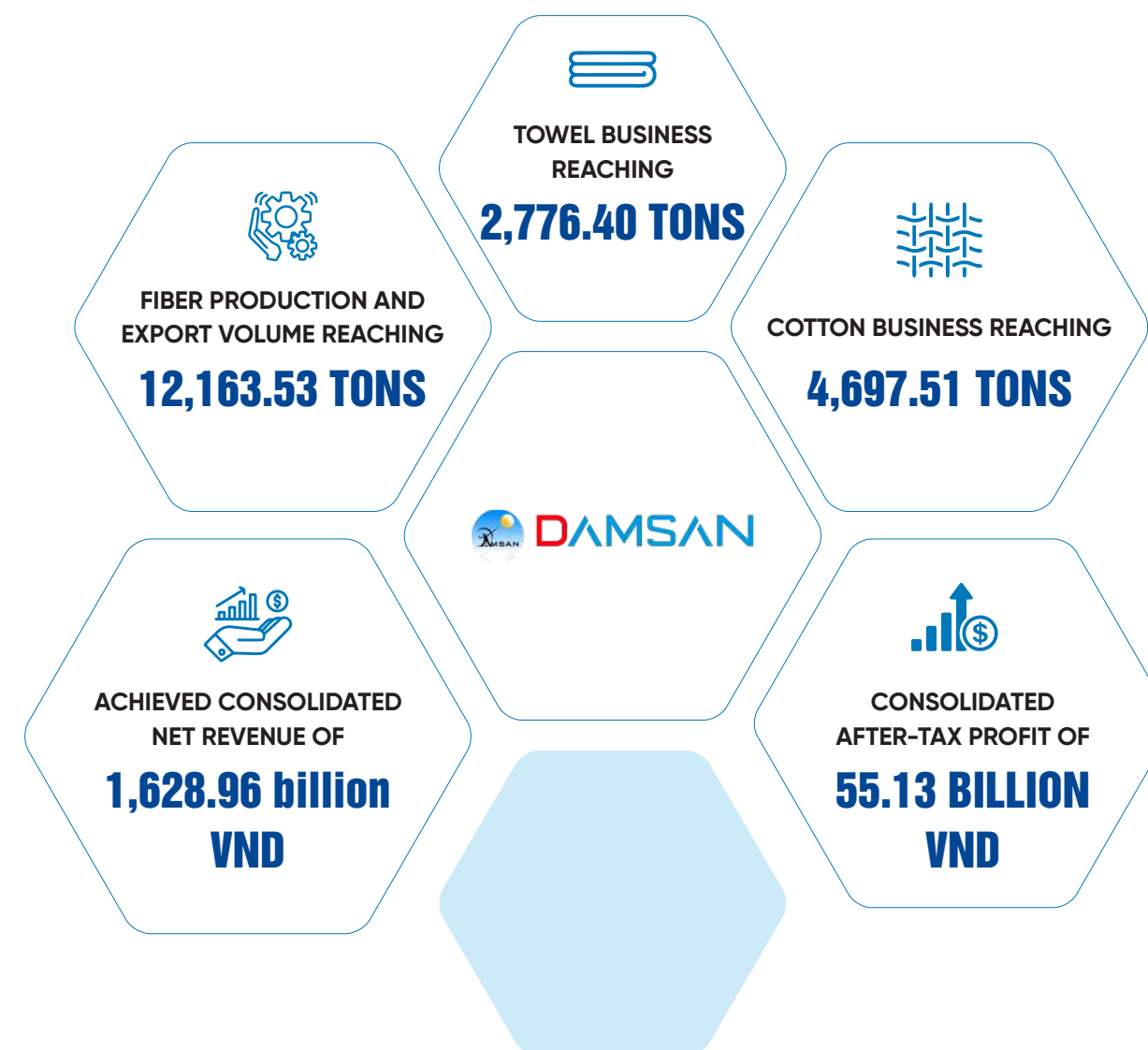
However, in order to go further and achieve the big goals that we have set, we need to maintain and strengthen the commitment and efforts of each individual in the company. We need to work together in a spirit of solidarity, creativity, and patience to overcome challenges and difficulties.

I believe that with a proactive and innovative spirit, we will continue to achieve great successes and sustainable development in the future.

Thank you to all of you for your contributions and support for the development of Damsan Joint Stock Company in the past. The Company's leadership and I are determined to maintain a professional and passionate working spirit to build a strong collective and together contribute to creating sustainable values for society.

On behalf of the Board of Directors


CHỦ TỊCH H.Đ.Q.T
Vũ Huy Đông



1. SOME MAIN INDICATORS

CONTENT	UNIT	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023	YEAR 2024
BUSINESS RESULTS						
Sales	Billion VND	1,339.29	1,513.15	1,692.60	1,641.85	1,628.99
Net sales	Billion VND	1,339.01	1,513.15	1,692.56	1,641.85	1,628.96
Cost of goods sold	Billion VND	1,275.63	1,335.82	1,555.06	1,455.83	1,495.36
Gross Profit	Billion VND	63.38	177.33	137.51	186.02	133.60
Profit before tax	Billion VND	28.1	113.61	86.23	86.46	63.52
Profit after tax	Billion VND	24.44	100.49	74.94	74.99	55.13
BALANCE SHEET						
Total assets	Billion VND	1,837.89	1,985.17	2,181.69	2,503.79	2,603.85
Charter capital	Billion VND	280.69	380.69	437.79	583.95	763.95
Equity	Billion VND	422.14	583.90	657.09	918.25	957.32
Liabilities	Billion VND	1,415.75	1,401.27	1,524.60	1,585.54	1,646.52
MAJOR FINANCIAL INDICATORS						
Return on equity (ROE)	%	5.10	19.98	12.08	9.52	5.88
Return on total assets (ROA)	%	1.18	5.26	3.60	3.20	2.16
Number of outstanding shares at the end of the period	Stock	28,069,450	38,069,450	43,779,034	58,394,727	76,394,727
Underlying earnings per share	VND/share	750	2,952	1,705	1,120	633

(Source: ADS's audited consolidated financial statements over the years)

II. DEVELOPMENT ORIENTATION



To become a leading global enterprise, pioneering in the fiber/textile industry and focusing on transformation into the high-tech manufacturing sector, while still maintaining the core of textiles and real estate



We apply advanced, environmentally friendly technology, modern management, a professional team, and a progressive and innovative corporate culture. By reducing the consumption of resources and energy and protecting the environment, we aim to contribute to society, bringing modern and eco-friendly products and services to the community, with a focus on the middle and lower-income segments



- Serving Customers:**

Respect customers, always have useful and reasonable solutions to satisfy customer needs.
- Unity and Synergy:**

Every individual at DAMSAN needs to join forces towards the goal of sustainable development.
- Continuous Improvement:**

Not satisfied with the current state, always aspiring to improve work outcomes, work efficiency, and quality of life.
- Growing Together:**

Linking the development of DAMSAN with everyone in society and every DAMSAN employee.



GENERAL INFORMATION

1. Overview
2. Formation and development history
3. DAMSAN Outstanding Awards
4. Industries and business areas
5. Business Location
6. Information on the governance model, business organization,
and management structure
7. Position
8. Risk factors



I. GENERAL INFORMATION

1. Overview

In March 2006

Thai Binh Investment Trading Joint Stock Company and Hanoi Handicrafts Import and Export Joint Stock Company (Artexport) negotiated investment cooperation to implement the textile spinning factory project with a capacity of 3,500

In March 2006

Thai Binh Trading and Investment Joint Stock Company and Hanoi Handicraft Import-Export Joint Stock Company (Artexport) negotiated to cooperate on investing in the 3,500-ton/year spinning and weaving factory project in Thai Binh. In April 2006, the People's Committee of Thai Binh province issued a decision approving the project and leasing land to Thai Binh Trading and Investment Joint Stock Company to build the fiber factory in Nguyen Duc Canh Industrial Park – Thai Binh. In May 2006, Thai Binh Trading and Investment Joint Stock Company and members of the handicraft import-export company decided to contribute capital to establish Damsan Textile Fiber Joint Stock Company and decided to assign Damsan Textile Fiber Joint Stock Company as the investor and implement the project.

In June 2006

the company started construction of Damsan I factory with a total investment of 121 billion VND and a capacity of 2,880 tons of OE yarn/year and 2,220 tons of CD yarn/year in Nguyen Duc Canh Industrial Park, Thai Binh City, Thai Binh Province, with main machinery imported from the Federal Republic of Germany and Switzerland.

On June 12, 2006

the Thai Binh Department of Planning and Investment issued the first business license No. 0803000284 to Damsan Textile Fiber Joint Stock Company. In 2009, the company was awarded the title "Vietnam Gold Enterprise" by the Vietnam Association of Small and Medium Enterprises.

COMPANY NAME	DAMSAN JOINT STOCK COMPANY
DIGITAL BUSINESS REGISTRATION CERTIFICATE	1000389853 issued by the Department of Planning and Investment of Thai Binh province for the first time on June 12, 2006, registered for the 17th change on May 21, 2024
CHARTER CAPITAL	763,947,270,000 VND
ADDRESS	Lot A4 – Bui Vien Street – Industrial Park. Nguyen Duc Canh – Thai Binh City
PHONE NUMBER	(022) 7364.3826
FAX NUMBER	(022) 7364.2312
WEBSITE	http://damsanjsc.vn
STOCK CODE	ADS
EXCHANGES	HSX

In June 2010

the company continued to expand investment in Damsan II factory with a total investment of 10 million USD and a capacity of 3,600 tons of OE yarn/year and 720 tons of towels/year in Gia Le Industrial Park, Dong Hung District, Thai Binh Province. Modern machinery and technology were imported from the Federal Republic of Germany, Switzerland, Japan, etc.

In 2013

the company was certified to meet international competitiveness criteria and was awarded the Golden Star of Vietnam award along with the title of Top 100 Vietnamese Brands in international integration. Maximizing the overseas market, increasing the export turnover of towels and yarn from 32 million USD (in 2012) to 38.7 million USD (in 2013).

In 2014

the company promoted the production and business of OE, CD yarn and the business of raw cotton, yarn business through processing, production and export of towels; Successfully invested in a 12,000-spindle compact spinning line and reinstalled machinery and equipment to suit production; Commenced the construction of a social housing building for low-income people at 56 Tran Hung Dao, Le Hong Phong Ward, Thai Binh City, with a scale of 18 floors and 256 apartments; Developed a long-term orientation for the company's development until 2018; Operated financial and monetary activities in import and export, ensuring profitability.

2. FORMATION AND DEVELOPMENT HISTORY

On October 23, 2015

the company completed the increase of its charter capital from 100.7 billion VND to 160.7 billion VND with the aim of investing in EIFFEL Fiber Joint Stock Company and increasing the total yarn production capacity to 16,560 tons/year.

On November 19, 2015

the company officially changed its name to Damsan Joint Stock Company, in line with the company's development orientation and strategy for the 2015–2020 period.

In 2015

handed over and put into use the social housing building for low-income people at 56 Tran Hung Dao, Le Hong Phong Ward, Thai Binh City. In addition, the company was approved by Thai Binh Province to invest in a 15-story social housing building for low-income people at Group 39, 40 Quang Trung Ward, Thai Binh City, with a scale of 286 apartments.

On December 15, 2017

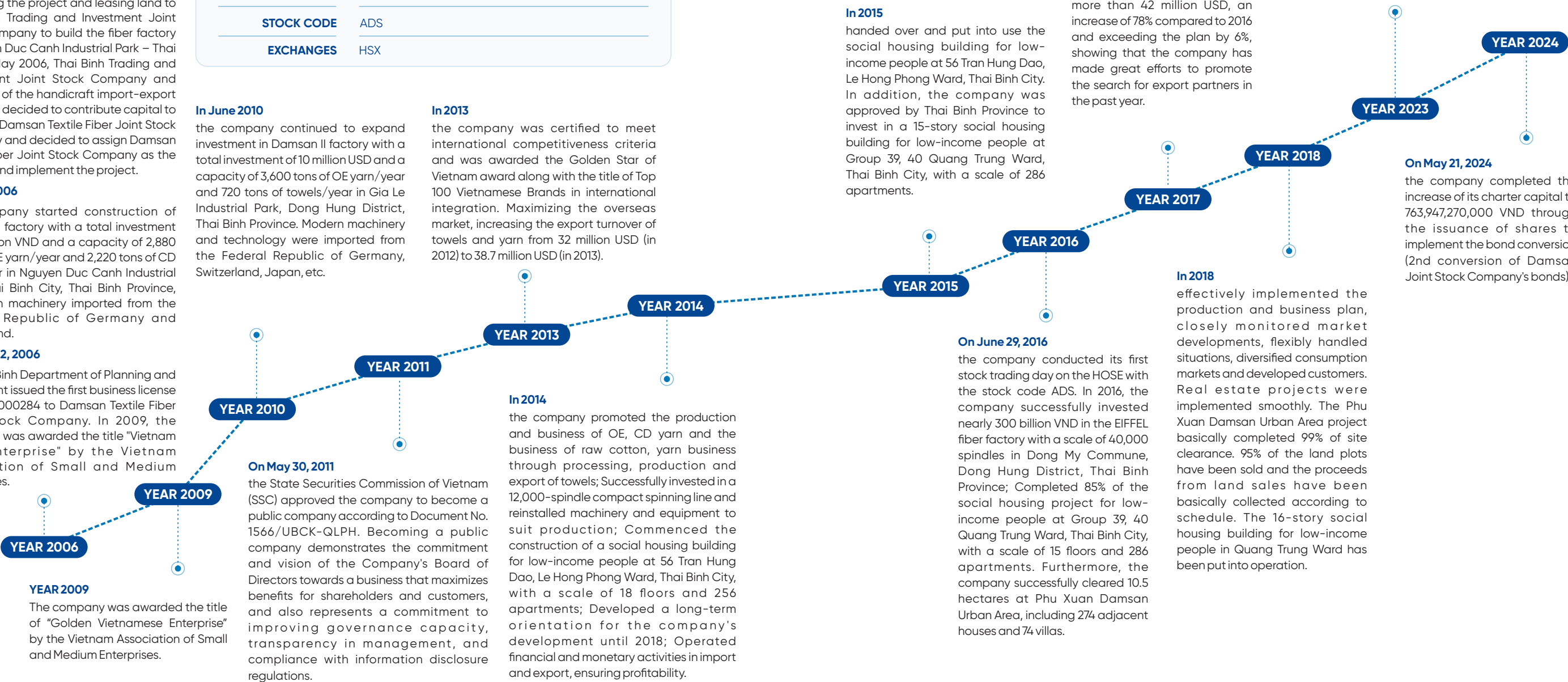
successfully offered 8.6 million shares with an average selling price of 17,000 VND/share, raising more than 146 billion VND for the company. In addition, handed over and put into use the 15-story social housing building for low-income people at Group 39, 40 Quang Trung Ward, Thai Binh City in July 2017. The company's import-export turnover reached 70.5 million USD, an increase of 74% compared to 2016 and exceeding the set plan by 1%. Of which, the export value reached more than 42 million USD, an increase of 78% compared to 2016 and exceeding the plan by 6%, showing that the company has made great efforts to promote the search for export partners in the past year.

In August 2023

the company completed increasing its charter capital to 583,947,270,000 VND through the issuance of shares to pay dividends for 2022.

On May 21, 2024

the company completed the increase of its charter capital to 763,947,270,000 VND through the issuance of shares to implement the bond conversion (2nd conversion of Damsan Joint Stock Company's bonds).



3. DAMSAN OUTSTANDING AWARDS



The company achieved the title "Vietnam Gold Enterprise"



Golden Star of Vietnam Award & Top 100 Vietnamese Brands in international integration



Damsan J.S.C.'s staff received a Certificate of Merit from the Prime Minister



Top 500 Most Profitable Private Enterprises in Vietnam & Top 50 Vietnam's Prosperous Companies with the fastest growth rate.



Top 60 prestigious brands and products of Vietnam's construction industry & Awarded the Government's Emulation Flag.



Damsan J.S.C. received a Certificate of Merit from the Chairman of the People's Committee of Thai Binh Province commending the unit for its outstanding achievements in social security work in 2021, contributing to the socio-economic development of the province.



Damsan J.S.C. received a Certificate of Merit from the Prime Minister commending the collective for its excellent and outstanding achievements in the Covid-19 epidemic prevention and control.



Damsan J.S.C. received a Certificate of Merit from the Chairman of the People's Committee of Thai Binh Province commending the unit for its outstanding achievements in social security work in 2022, contributing to the socio-economic development of the province.



Damsan J.S.C. received a Certificate of Merit from the Chairman of the People's Committee of Thai Binh Province commending the unit for its excellent and outstanding achievements in social security work in Thai Binh province in 2023.



Damsan J.S.C. received a Certificate of Merit as a typical enterprise of Thai Binh city Business lines and business locations Business lines

4. INDUSTRIES AND BUSINESS AREAS

A. BUSINESS LINE

INDUSTRY CODE	BUSINESS LINE
4212	Construction of road works Details: Construction of traffic works (bridges, roads)
4221	Construction of electrical works Details: Construction of transmission lines and substations
4222	Construction of water supply and drainage works
4223	Construction of telecommunications and communication works
4229	Construction of other public works Details: Construction of irrigation works; construction of socio-cultural works and other types of public-utility works.
4299	Construction of other civil engineering works Details: Construction of civil and industrial works; construction of technical infrastructure works (water supply and drainage), agricultural and rural development works.
4322	Installation of water supply, drainage, heating, and air conditioning systems
4641	Wholesale fabrics, garments, shoes Details: Wholesale fabrics, ready-to-wear garments
7730	Rental of machinery, equipment, and other tangible items without a driver
7110	Architectural activities and related technical consultancy Details: Architectural design of the building; design of civil-industrial works; design of water supply and drainage works; mechanical and electrical design of works; design and construction of traffic works, agricultural and rural development works; design of technical infrastructure works; verification: Verification of design + cost estimate of DD&T construction works; verification of design + cost estimate of traffic works (bridges, roads); supervise the construction of works; supervise the construction of civil-industrial works; supervision of technical infrastructure works; supervision of traffic works (bridges, roads); supervision of agricultural and rural development works; supervise the installation of equipment in the works; construction survey; topographic survey; consultancy on management of traffic works projects (bridges, roads), formulation of construction investment projects; consultancy on management of civil and industrial projects, formulation of construction investment projects; consultancy on project management of technical infrastructure works, formulation of construction projects; consultancy on preparation of bidding documents, evaluation of bids, consultancy on contractor selection.
4102	Building a house that is not for living in
1392	Ready-to-wear production (except for apparel)
1393	Production of carpets, blankets, mattresses
4101	Building a house for living
1311 (Main)	Yarn production
4669	Other specialized wholesalers have not been classified anywhere Details: Wholesale Textile Yarn, Cotton
4659	Wholesale machinery, equipment, and other machine parts Details: Wholesale of machinery, equipment, and spare parts for the textile industry
6810	Trading in real estate, land use rights belonging to owners, users, or lessors
1312	Woven Fabric Production
1313	Finishing Textile Products
4771	Retail of garments, footwear, leather goods, and faux leather goods in specialty stores Details: Retail of garments in specialty stores
4662	Wholesale of metals and metal ores Details: Wholesale iron, steel; Wholesale of non-ferrous metals (except wholesale gold)
2592	Mechanical processing; Metal Processing and Coating
4663	Wholesale of other materials and installation equipment in construction
4752	Retail of hardware, paints, glass, and other installation equipment for construction in specialty stores
4330	Completion of construction works
4321	Electrical System Installation

B. MAIN BUSINESS PRODUCTS AND SERVICES

YARN PRODUCTS, COTTON TOWELS



REAL ESTATE



SOLAR PANELS



5. BUSINESS LOCATION



YARN PRODUCTS

- Consumed in the domestic market of Vietnam and exported to Korea, Japan, and China...
- Cotton towels: produced for export to Asian, European, and American markets.



REAL ESTATE

- Social housing business: for low-income people in Quang Trung Ward, Thai Binh City; Phu Xuan Damsan Urban Area in in Phu Xuan Commune, Thai Binh City.
- Investment in construction of infrastructure of Ninh An industrial cluster, Kien Xuong, Thai Binh.
- Investing in the construction of industrial park infrastructure in An Ninh commune, Tien Hai district, Thai Binh province.

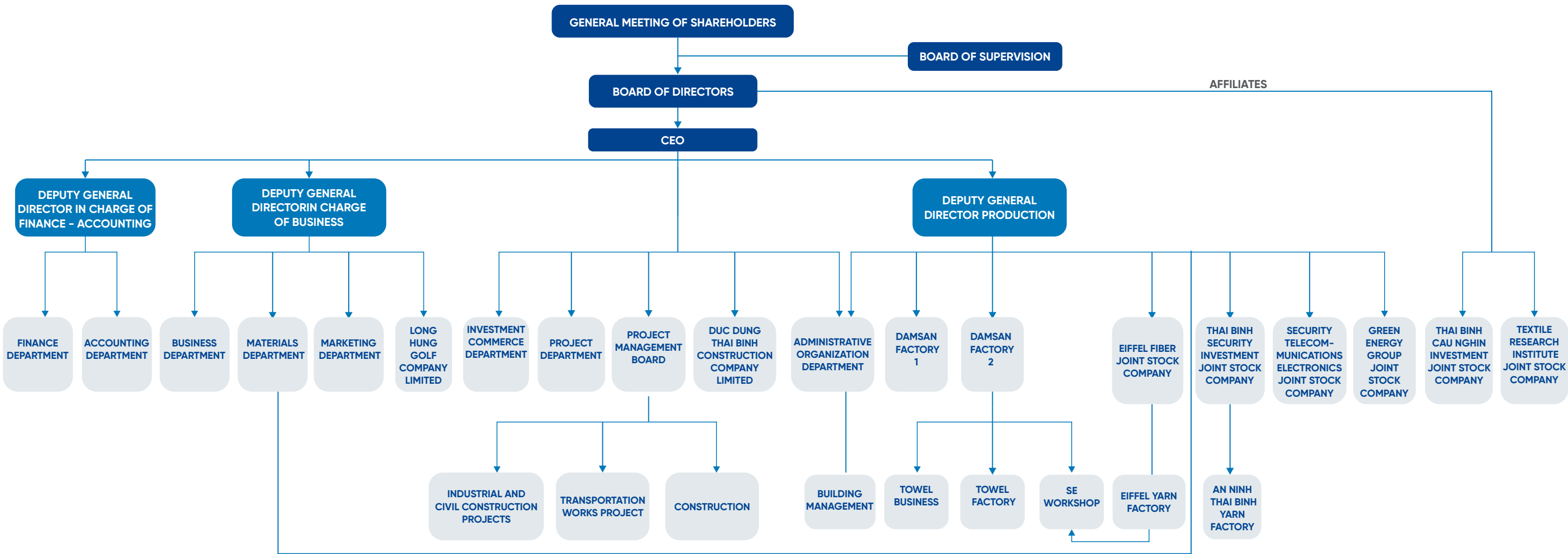


SOLAR PANELS

- Supply solar panels for solar power plant projects, rooftop solar power, household solar power, etc. for domestic corporations, businesses, and households.

6. INFORMATION ON THE GOVERNANCE MODEL, BUSINESS ORGANIZATION, AND MANAGEMENT STRUCTURE

A. GOVERNANCE MODEL - MANAGEMENT STRUCTURE DIAGRAM



GENERAL MEETING OF SHAREHOLDERS

The General Meeting of Shareholders of Damsan Joint Stock Company (GMS) comprises all shareholders with voting rights. It is the highest authority of the Company, exercising the right and obligation to approve development orientations, decide on production and business plans and targets, increase (or decrease) charter capital, and distribute profits and dividends. It also decides on amendments and supplements to the Company's Charter, elects, appoints, and removes members of the Board of Directors (BOD) and the Supervisory Board, and decides on the reorganization or dissolution of the Company, as well as other rights and obligations as stipulated by law and the Company's Charter.

BOARD OF DIRECTORS

The Board of Directors is the highest management body of the Company, elected by the GMS, consisting of one (1) Chairman and four (4) members with a term of office of five (5) years. The BOD acts on behalf of the Company to decide on all matters related to the Company's objectives and interests, except for issues under the authority of the GMS. The BOD is responsible for overseeing the activities of the Board of Management and other management personnel in the Company. The rights and obligations of the BOD are defined by law, the Company's Charter, internal regulations, and resolutions of the GMS.

SUPERVISORY BOARD

The Supervisory Board is an entity directly under the GMS, elected by the Company's GMS. The Supervisory Board is responsible for inspecting the reasonableness and legality of business operations management and the Company's financial reports. The Supervisory Board operates independently of the BOD and the Board of Management.

BOARD OF MANAGEMENT

The General Director is appointed by the Board of Directors and has the rights and duties to implement the resolutions of the Board of Directors and the General Meeting of Shareholders. The General Director decides on issues that do not require a decision from the Board of Directors, including signing financial and commercial contracts on behalf of the Company, and organizing and managing the Company's daily business operations according to best management practices. Assisting the General Director are Deputy General Directors in charge of: Finance - Accounting, Business, Production, and the Head of Human Resources.

B. SUBSIDIARIES AND AFFILIATES

Subsidiaries

EIFFEL Yarn Joint Stock Company			
Lot 159/14, Gia Le Industrial Park, Dong Xuan Commune, Dong Hung District, Thai Binh			
Main Business Activities	Charter capital	Voting Rate	Profit after tax in 2024
Weaving yarn	300 (billion VND)	85%	33.76 (billion VND)

CÔNG TY LIÊN KẾT

Textile Research Institute Joint Stock Company			
478 Minh Khai Street, Vinh Huy Ward, Hai Ba Trung District, Hanoi			
Main Business Activities	Charter capital	Voting Rate	Profit after tax in 2024
Textile product research	50 (billion VND)	30%	5.8 (billion VND)

An Ninh Thai Binh Security Investment Joint Stock Company			
Km18+500, Road 39B, An Ninh Industrial Cluster, An Ninh Commune, Tien Hai District, Thai Binh Province			
Main Business Activities	Charter capital	Voting Rate	Profit after tax in 2024
Yarn production	165 (billion VND)	43.12%	-2.67 (billion VND)

Thai Binh Cau Nghin Investment Joint Stock Company			
Lot 36, Chu Van An Street - Dam San - Quang Trung Residential Project, Group 07, Quang Trung Ward, Thai Binh City, Thai Binh Province, Vietnam.			
Main Business Activities	Charter capital	Voting Rate	Profit after tax in 2024
Construction of bridges and roads	338.9 (billion VND)	45%	-0.26 (billion VND)

AD Green Energy Group Joint Stock Company			
Lot CN2, Km18+500, Road 39B, An Ninh Industrial Cluster, An Ninh Commune, Tien Hai District, Thai Binh Province			
Main Business Activities	Charter capital	Voting Rate	Profit after tax in 2024
Production of batteries and accumulators	173 (billion VND)	47.27%	-11.71 (billion VND)

7. POSITION

Damsan Joint Stock Company, starting from its core industry of fiber production, has experienced 18 years of strong development and continuous expansion into various other sectors. Throughout each stage of its growth, Damsan has not only affirmed its position in the textile and garment industry but has also pioneered in many new fields, making significant contributions to the country's economic development.

EARLY STAGE: A SOLID FOUNDATION FROM THE FIBER INDUSTRY

Since its establishment, 2006 was a significant year for Vietnam as the country officially joined the WTO and entered a new economic era. However, it was also a time when Vietnamese people faced difficulties in meeting domestic demand and had to import fiber from abroad. Recognizing this opportune moment, Mr. Vu Huy Dong, along with members of a handicraft import-export company, jointly founded DAMSAN Textile Fiber Joint Stock Company with the DAMSAN 1 factory located in Thai Binh. The company continued to expand its investment with the DAMSAN 2 factory and the An Ninh factory, reaching a current capacity of 20,000 tons per year, contributing up to 50 million US dollars annually to the country's export turnover. This remarkable efficiency was achieved thanks to DAMSAN's implementation of the 5S model in its production management process, which helped reduce waste and improve the work efficiency of its staff and employees, creating jobs for over 300 workers and fostering the strong and sustainable development of the textile fiber industry.



A SHIFT: INVESTING IN SOCIAL HOUSING REAL ESTATE

DAMSAN has gradually developed into a multi-industry corporation to elevate its business strength with a commitment to contributing to the community and society. In 2014, DAMSAN became a pioneering entity in Thai Binh province by investing in the Tran Hung Dao social housing project. For two consecutive years, DAMSAN continued to build additional social housing projects in Quang Trung residential area, Group B 34, Quang Trung Ward, and the Phu Xuan DAMSAN urban area with a total area of 105,000 m , as well as the Bo Xuyen Ward residential area, aiming to improve the quality and living environment of the people.

Continuing its development momentum in 2019, DAMSAN further expanded into the industrial real estate sector with the An Ninh industrial cluster project, covering a total area of 75 hectares, meeting green, modern, and smart standards to protect the environment according to international regulations.



SOLAR PANEL PRODUCTION: A SUSTAINABLE DIRECTION

In 2023, responding to the call of the Vietnamese government for development, DAMSAN proceeded with the construction of the AD Green solar panel manufacturing plant with an area of 79,000 m².



LAND CLEARANCE DECISION FOR NINH AN INDUSTRIAL CLUSTER – A STRATEGIC STEP FOR ECONOMIC DEVELOPMENT

The Ninh An Industrial Cluster (IC), with a planned area of up to 740,000 m², is one of the key economic projects in Kien Xuong district, Thai Binh province. Established under Decision No. 1257/QĐ-UBND dated June 21, 2023, of the Thai Binh Provincial People's Committee, this industrial cluster not only brings economic development opportunities but also serves as a foundation for infrastructure innovation and modernization, attracting diverse industries.

The construction process of the Ninh An IC is closely linked to the synchronized coordination between all levels of government, businesses, and local residents. The land clearance decision is considered a strategic move to accelerate the construction progress and create a development platform for the region.

With the completion of the land clearance, the Ninh An IC will soon become one of the modern and multi-functional industrial clusters in Thai Binh province. This project not only brings great opportunities but also creates thousands of jobs, contributing to the improvement of the socio-economic life of the people. The Ninh An Industrial Cluster is a clear demonstration of the harmonious combination between economic development and the protection of community interests. This is not just a project, but also a symbol of Thai Binh's aspirations for future advancement.



8. RISK FACTORS

A. ECONOMIC RISKS

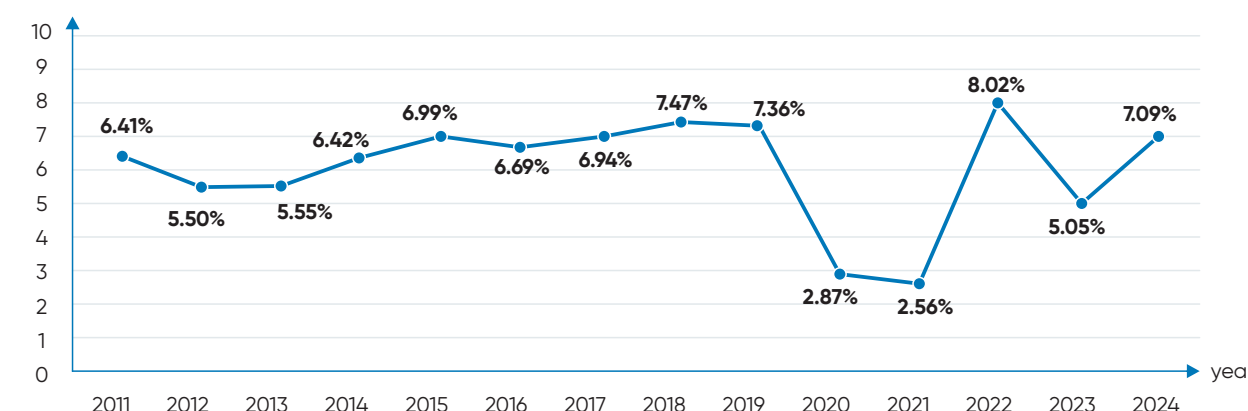
With its current primary business sector being fiber production, the Company's business performance is heavily reliant on the growth rate and developments of the overall economy.

In 2024, the Vietnamese economy continued its strong recovery trend amidst numerous difficulties, global political instability, and crises related to the real estate and banking sectors. The estimated GDP for 2024 reached 476.3 billion USD, a 7.09% increase compared to the previous year, equivalent to a per capita GDP of 4,700 USD, exceeding the 6.5% growth target thanks to the main drivers of services and industrial production. Within the industrial and construction sector, the industrial sector recovered positively and grew strongly compared to 2023. The added value of the industrial sector in 2024 increased by 8.32% compared to the

previous year, only lower than the 8.52% increase in 2022 during the 2019–2024 period, contributing 2.7% s to the total added value growth rate of the entire economy.

Forecasts suggest that along with the global growth recovery and building on the high growth momentum of 2024, Vietnam will achieve breakthrough growth targets in 2025. However, risks and challenges remain present. Vietnam continues to face pressure from inflation, increasing and unpredictable geopolitical crises, and strategic competition in trade and technology affecting the overall economic growth rate. Therefore, the Company always has a specialized department that researches and closely monitors the macroeconomic environment to provide advice to the management board on future trends and key business impacts, thereby making appropriate decisions and strategies.

GDP GROWTH RATE IN 2011 – 2024



Source: General Statistics Office



B. INFLATION RISK

In addition to GDP growth, the inflation rate is also a macroeconomic factor that affects the Company's business operations. Rising inflation will drive up the cost of raw materials and overall business expenses, impacting the company's profit margins.

The average Consumer Price Index (CPI) in 2024 increased by 3.63% compared to 2023, indicating that inflation has been controlled within the target set by the National Assembly at the beginning of the year. This inflation level is consistent with the socio-economic situation in the country, actively supporting economic growth, contributing to macroeconomic stability, and is a bright spot in Vietnam's economic development results in 2024.

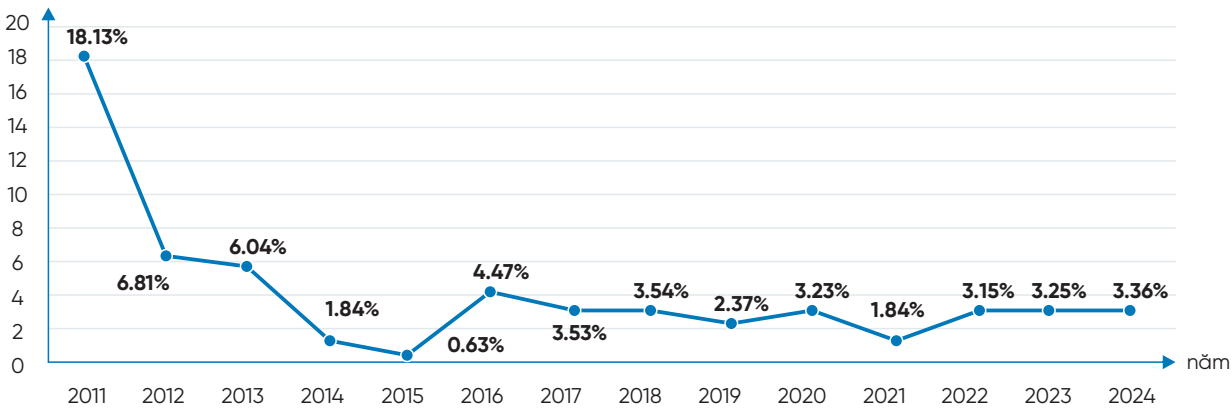
However, factors that could create inflationary pressure in 2025 remain. Currently, military conflicts in some countries are escalating, with unpredictable developments and the risk of spreading. Trade competition between major countries is increasingly fierce. At the same time, extreme weather events are severely impacting the global economy and society.

This can lead to supply chain disruptions, increase transportation costs, and affect commodity price fluctuations. In particular, the tax policies during the term of the President-elect Donald Trump have the potential to be very harsh, leading to retaliatory responses from other countries. Increased trade protectionism and trade barriers will exacerbate trade tensions and disrupt global supply chains, which could trigger a new wave of inflation. Domestically, the import costs of raw materials for production may increase in line with global prices and

be affected by exchange rate fluctuations, impacting production costs and product prices, putting pressure on businesses' production, and consequently driving up domestic consumer goods prices and creating inflationary pressure. Besides, stimulus packages, reductions in lending interest rates, credit expansion, and increased public investment, while helping to alleviate difficulties for the economy, may also create pressure on price levels if the money supply is not properly controlled.



VIETNAM'S AVERAGE CPI FOR THE PERIOD 2011-2024



C. INTEREST RATE RISK

Interest rates are a sensitive economic variable; changes in interest rates will affect production and consumption behavior in society. For a business, interest rate risk is the risk when the business's borrowing costs are higher than its ability to generate profits, and the level of interest rate risk also varies between industries depending on their debt structure.

The State Bank of Vietnam's (SBV) interest rate management is a highlight praised by international organizations for the effectiveness of Vietnam's monetary policy management. In 2024, the SBV continued to maintain low policy interest rates to guide the market to reduce lending interest rates and support businesses. The average lending interest rate for new transactions of commercial banks decreased by 0.44% compared to 2023. However, businesses' access to capital remains limited. This is because commercial banks' lending decisions are based on credit scoring, so if a business has high risk, lending interest rates will not decrease. Looking at the current economic and business landscape, the financial health of businesses is still unstable, with many difficulties persisting. On the one hand, lower interest rates create conditions for businesses to increase their borrowing, meaning easier and cheaper access to credit. But this depends somewhat on whether businesses operate efficiently, have outlets for production, and have a need to expand the scale of investment and production, which in turn determines their demand for credit. Because when businesses have a demand for credit, it requires continuous circulation of money in the economy. Only then will the credit that commercial banks inject into the market be effective and meaningful. These factors also pose risks to Damsan Joint Stock Company when accessing loan capital.

D. LEGAL RISKS

The company operates as a joint-stock company, and all its activities are governed by a system of legal documents, including: the Enterprise Law, the Securities Law, the Commercial Law, and other relevant legal documents and circulars. The Company also complies with the legal regulations of the countries where it conducts commercial activities, buying and selling goods, especially those related to product quality standards and import-export procedures.

To mitigate this risk, the Company has a legal department that regularly monitors, forecasts, and updates changes in the law and their impact on the Company's business projects. The company continuously trains and develops personnel to have a solid grasp of legal expertise. In addition, the Company has used legal consulting services to ensure the preparation of legal procedures for investment projects and corporate governance in accordance with the law.

E. ENVIRONMENTAL RISKS

According to the assessment of the Management team, the environmental risks associated with the Company's business lines are not high. However, during production activities, there may be some emissions of air pollution, noise, and water pollution to the surrounding environment. Moreover, environmental risks all have legal implications, so the Company always pays close attention to complying with legal regulations related to environmental factors. Each project undergoes appraisal and environmental impact assessment by reputable experts before implementation



F. INDUSTRY-SPECIFIC RISKS

Risks from raw materials

In recent years, Vietnam has been one of the few countries in Asia to expand its spinning production activities. Not only foreign investors such as Texthong Group (Hong Kong), Kyung Bang Vietnam (Korea), Itochu (Japan), but also domestic enterprises such as Vinatex, Dai Cuong, Phu Bai, Thien Nam have increased their investment in this industry. Most businesses export a large portion of their yarn production, leading to fierce competition in product quality and selling prices. Moreover, free trade agreements will not only create opportunities but also pose more challenges for textile enterprises as they face fierce competition from newly established or expanded factories in Vietnam seeking to benefit from these agreements.



Risks from competition

In recent years, Vietnam has been one of the very few countries in Asia that has expanded the production activities of the spinning industry. Not only foreign investors such as Texthong Group (Hong Kong), Kyung Bang Vietnam (Korea), and Itochu (Japan) but also domestic enterprises such as Vinatex, Dai Cuong, Phu Bai, and Thien Nam have also increased their investment capital in this industry. Most enterprises export most of the yarn produced; the competition in product quality and selling prices is fierce. Not only that, free trade agreements will not only create opportunities but also add more challenges for textile and garment enterprises as they face fierce competition from newly established enterprises or factory expansion in Vietnam to benefit from these agreements.

Regarding real estate activities, the Company also faces certain competitive risks. Along with the State's policies to encourage enterprises operating in the field of construction and real estate investment and business, the number of enterprises operating in this field is increasing; in addition, there is increasing competitive pressure from foreign organizations with strong financial potential, management, technology and human resources. Moreover, the Company has just shifted to operating in the field of construction and real estate business. Therefore, having to compete directly with businesses in the industry is inevitable.

G. OTHER RISKS

In addition to the risks mentioned above, there are other risks such as: war, natural disasters, fire, epidemics, etc. These are force majeure risks, although very rare, but when they occur, they can cause significant damage to property, people, and the Company's production and business operations. To minimize these risks, Damsan regularly and promptly captures information from the media and social networks, as well as regularly inspects the fire prevention and fighting systems at the Company to reduce and prevent major losses that may occur.

RISK MANAGEMENT

- ✓ The risk management policy is established to define the approach to risk and risk management. At the same time, the risk management policy also clearly states the responsibilities in risk management throughout the enterprise.
- ✓ The Board of Directors is responsible for developing strategic direction and structure for the risk management function to ensure the most effective operation for the Company.
- ✓ Functional departments in the enterprise are primarily responsible for daily risk management, integrating risk management awareness and communication within their department. The Company focuses on internal audit/control to ensure that risk management is effectively implemented through assessments according to established programs and plans.

OPERATION SITUATION IN THE YEAR

I. PRODUCTION AND BUSINESS ACTIVITIES

1. Industry Information
2. Production and business results compared to the plan
3. Business results over the years
4. Consolidated Revenue and profit structure
5. Board of Management
6. Human Resources and HR Policy

II. INVESTMENT AND PROJECT IMPLEMENTATION

1. Major investments in the year
2. Progress of the Company's Projects
3. Major financial indicators

III. SHAREHOLDERS AND CHANGE OF EQUITY CAPITAL

1. Stock
2. Shareholder Structure
3. Changes in the owner's investment capital

I. PRODUCTION AND BUSINESS ACTIVITIES

1. INDUSTRY INFORMATION

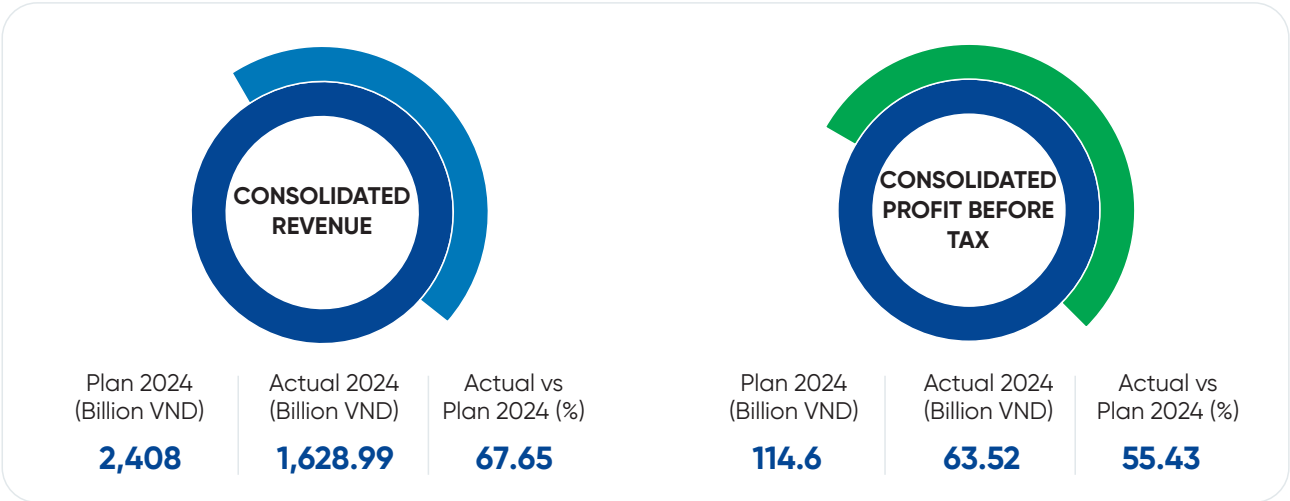
The Vietnamese textile industry generally continued its recovery trend and maintained a relatively good growth rate amidst the complex and unpredictable global situation, escalating conflicts in many regions, sharp fluctuations in oil prices and freight rates, slow economic and trade recovery, and particularly declining aggregate demand, as well as complicated natural disasters, climate change, and energy security issues. According to the report from the Vietnam Textile and Apparel Association (VITAS), textile and apparel export turnover in 2024 is estimated to reach 44 billion USD, meeting the expected level, an increase of 11.26% compared to 2023; import turnover is estimated to reach 25 billion USD, an increase of 14.79%; trade surplus is 19 billion USD, an increase of 6.93% compared to 2023. The leading export market for textiles and apparel in 2024 remains the United States, with an estimated turnover of 16.71 billion USD, an increase of 12.33% compared to 2023 and accounting for 37.98% of total export turnover; Japan is estimated to reach 4.57 billion USD, an increase of 6.18%, accounting for 10.39%; the EU is estimated to reach 4.3 billion USD, an increase of 7.66%, accounting for 9.77%; Korea is estimated to reach 3.93 billion USD, an increase of 10.36%, accounting for 8.93%; China is estimated to reach 3.65 billion USD, an increase of 1.76%, accounting for 8.3%; ASEAN is estimated to reach 2.9 billion USD, an increase of 4.84%, accounting for 6.59%.

In 2024, the Vietnamese textile and apparel industry also has many advantages, as 17/19 new-generation Free Trade Agreements (FTAs) have taken effect. This is a global market that brings great advantages to Vietnamese textiles and apparel. The Vietnamese textile and apparel business community has quickly adopted the strategy of market diversification; diversifying customer partners and diversifying high value-added products. The industry has also readily adopted automation technology, digital management, and adapted well to the demands of green and sustainable standards from many export markets. This is the premise and foundation for the growth of the textile and apparel industry in 2024.



2. PRODUCTION AND BUSINESS RESULTS COMPARED TO THE PLAN

IMPLEMENTATION OF THE 2024 PLAN



REASONS:

While the Vietnamese economy and the textile industry have shown strong recovery and growth in 2024, Damsan Joint Stock Company has not achieved its set revenue and profit targets. This situation can be attributed to several reasons:

Intense competition in the textile industry

- Despite the 11% growth of the Vietnamese textile industry and its 44 billion USD turnover, not all businesses in the sector have benefited.
- Vietnam ranks second in the world for textile exports, indicating fierce competition among domestic enterprises. Larger companies with advantages in scale, technology, and market presence may secure more orders than small and medium-sized enterprises like Damsan.
- Bangladesh, although surpassed by Vietnam, remains a strong competitor with its cheap labor and benefits from trade agreements.

Fluctuations in the supply chain and orders

- Textile orders may concentrate on large enterprises or those with strong distribution systems, making it difficult for Damsan to expand its market share.
- Volatility in input material costs such as cotton, yarn, and fabric can affect the company's profit margins, especially without stable long-term contracts.

Financial difficulties and the impact of real estate and banking

- While the Vietnamese economy is recovering, it is still affected by global political instability and crises in the real estate and banking sectors. This may limit Damsan's access to capital for production expansion or technology upgrades.
- If Damsan has loans from banks or investments in real estate, it may be affected by these fluctuations.

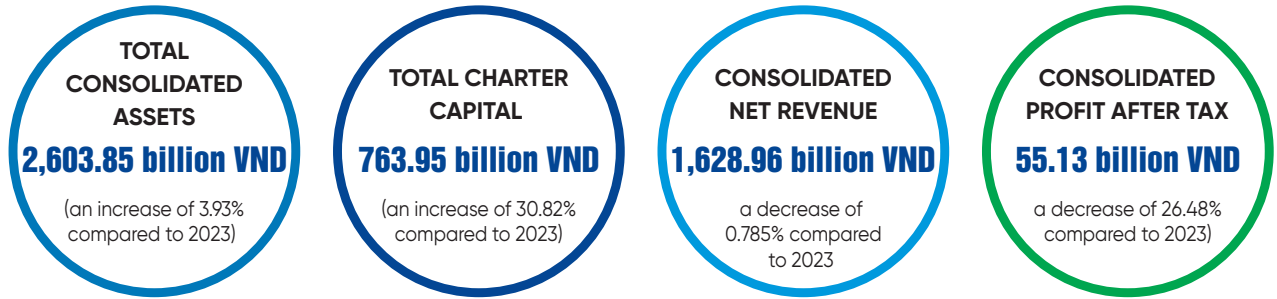
Internal efficiency and business strategy

- Failure to meet targets may be due to Damsan not fully capitalizing on the growth trend of the textile industry. Internal issues such as order management, production costs, business strategy, or market expansion capabilities may be reasons why the company has not achieved its goals.
- If the company relies heavily on a few major customers or specific export markets, a decline in orders from a few partners can significantly impact business results.

3. BUSINESS RESULTS OVER THE YEARS

CONSOLIDATED BUSINESS RESULTS FOR THE PERIOD OF 2020 – 2024

INDICATORS	UNIT	2020	2021	2022	2023	2024	AVERAGE INCREASE OVER 2020–2024 (%)
Total assets	Billion VND	1,837.89	1,985.17	2,181.69	2,503.79	2,603.85	9.10
Charter capital	Billion VND	280.69	380.69	437.79	583.95	763.947	28.44
Net sales	Billion VND	1,339.01	1,513.15	1,692.56	1,641.85	1,628.96	5.02
Cost of goods sold	Billion VND	1,275.63	1,335.82	1,555.06	1,455.83	1,495.36	4.05
Profit before tax	Billion VND	28.1	113.61	86.23	86.46	63.52	22.62
Profit after tax	Billion VND	24.44	100.47	74.94	74.99	55.13	22.55



4. CONSOLIDATED REVENUE AND PROFIT STRUCTURE

NO.	Indicators	2023		2024		2024/2023	
		Sales (Billion VND)	Gross profit (Billion VND)	Sales (Billion VND)	Gross profit (Billion VND)	Sales (%)	Gross profit (%)
1	Cotton Business	225.30	211.08	193,1	193.1	(14.29)	(91,80)
2	Fiber Business	709.11	-24.65	838,33	838.33	18.22	(46,21)
3	Towel Business	347.60	29.17	330,26	330.26	(4.99)	(8,98)
4	Real Estate Business	178.22	112.88	185,25	185.25	3.94	8,44
5	Others	181.62	54.41	82,05	82.05	(54.82)	(93,81)
Total		1,641.85	186.02	1,628,99	1,628.99	(0,78)	(28.18)

The company's total revenue in 2024 decreased slightly by 0.78% compared to 2023, while gross profit decreased significantly by 28.16%, indicating that the company's profit margin is narrowing compared to the previous year. The fiber business continues to account for the largest share of revenue, but gross profit from this segment decreased by 46.21% compared to 2023, reflecting the company's difficulty in controlling costs

from fiber production. Meanwhile, gross profit from the cotton business decreased sharply by 91.8% compared to 2023, making this segment's contribution to the company's total gross profit almost negligible. The towel business, despite only a slight decrease in revenue, was also affected in terms of profit. The real estate business still had slight growth, with revenue up 3.94% and gross profit up 8.44% compared to 2023.



5. BOARD OF MANAGEMENT

NO.	FULL NAME	TITLE	NUMBER OF SHARES HELD	OWNERSHIP RATE (%)
1	Mr. Vu Huy Duc	General Director	1,539.489	2.01%
2	Ms. Vu Phuong Diep	Deputy General Director	121.670	0.16%
3	Mr. Vuong Quoc Duong	Deputy General Director	1,145.834	1.5%
4	Mr. Le Xuan Chien	Deputy General Director	341.791	0.45%
5	Ms. Pham Thi Dung	Chief Accountant	29.645	0.04%

Mr. Vu Huy Duc
General Director

Birthdate:

17/10/1979

ID No.:

034079008512 – issued by the Police Department for Administrative Management of Social Order on 18/12/2019

Address:

No. 08, Cluster 3, Tran Hung Dao Ward, Thai Binh City

Qualifications:

Bachelor of Economics

Changes in the Board of Management

No.

Ms. Vu Phuong Diep
Deputy General Director

Birthdate:

02/09/1986

ID No:

034186013540 – issued by the Police Department for Administrative Management of Social Order on 07/08/2022

Address:

No. 28, Lane 12, Pham The Hien Street, Urban Area II, Tran Hung Dao, Thai Binh

Qualifications:

Bachelor of Finance

Mr. Vuong Quoc Duong
Deputy General Director

Birthdate:

17/05/1985

ID No:

051085000377 – issued by the Police Department for Administrative Management of Social Order on 09/03/2023

Address:

No. 28, Lane 12, Pham The Hien Street, Urban Area II, Tran Hung Dao, Thai Binh

Qualifications:

Master of Business Administration

Mr. Le Xuan Chien
Deputy General Director

Birthdate:

09/10/1983

ID No:

034083024955 – issued by the Police Department for Administrative Management of Social Order on 24/10/2023

Address:

Cluster 03, Tran Hung Dao Ward, Thai Binh City

Qualifications:

Bachelor of Economics

Ms. Pham Thi Dung
Chief Accountant

Birthdate:

16/10/1981

ID No:

034181002802 – issued by the Police Department of Residential Registration and Population on 09/12/2015

Address:

Pham Village, Phu Chau Commune, Dong Hung District, Thai Binh Province

Qualifications:

Bachelor of Economics

6. HUMAN RESOURCES AND HR POLICY

A. PERSONNEL STRUCTURE

NO.	CRITERIA	UNIT	YEAR 2024	PERCENTAGE
I	By qualifications			
1	Udergraduate and postgraduate	Person	89	14%
2	College, vocational secondary	Person	65	11%
3	Basic & skilled workers	Person	10	2%
4	General labor	Person	435	73%
II	By Labor Type			
1	Direct Labor	Person	432	72%
2	Indirect labor	Person	167	28%
III	By gender			
1	Male	Person	288	48%
2	Female	Person	311	52%
TOTAL		Person	599	100

B. POLICIES FOR EMPLOYEES

Recruitment:

The Company's recruitment objective is to attract capable and qualified labor that meets the needs of expanding the Company's production and business operations. The Company's recruitment mechanism always ensures equal, objective, and transparent opportunities for all candidates.

Training:

In addition to recruitment regulations and procedures, the Company always focuses on developing human resources through training policies to improve skills and professional knowledge. Annually, the Company develops plans and organizes training for employees through internal training and external training programs both domestically and internationally.

Working Regime:

The company operates on a shift work policy. The company is divided into 03 shifts/day. Workers work in shifts with 8 hours/day and 5.5 days/week. In addition, when overtime is required, the Company provides employees with appropriate compensation in accordance with the law. Employees are entitled to leave for personal days, holidays, Tet (Lunar New Year), sickness, and maternity leave in accordance with the provisions of the Labor Code.



Salary, bonus, and welfare policies:

The Company develops salary and bonus policies appropriate to each job position, skill, and professional qualification of employees to accurately assess the capabilities and work results of each individual in the company, while creating motivation to encourage employees to develop their abilities and responsibilities to improve work productivity, quality, and efficiency. In addition to salary, bonus, and benefit policies in accordance with the law, Company employees also enjoy other preferential benefits such as priority to purchase the Company's shares and bonds. The level of preferential treatment depends on the level of each individual's contribution to the Company and is determined by the General Meeting of Shareholders. The Company fully implements regimes and policies for employees regarding health insurance, social insurance, unemployment insurance, etc., in accordance with current labor laws and organizes periodic health check-ups for employees.

II. INVESTMENT AND PROJECT IMPLEMENTATION

1. MAJOR INVESTMENTS IN THE YEAR

In 2024, the Company recorded an increase in the original cost of investment properties for lease with a value of 42 billion VND. Specifically, this is the increase recorded corresponding to the area of industrial park infrastructure within the An Ninh Industrial Cluster project, Tien Hai district, Thai Binh province, which is eligible for recording lease revenue in the year



2. PROGRESS OF THE COMPANY'S PROJECTS

An Ninh Industrial Cluster Project: Technical infrastructure reaches 100%. The company has signed contracts with investors to build factories in An Ninh Industrial Cluster.

- An Ninh Yarn Factory: Stable production operations
- AD Green Factory: Moving machinery and equipment to the site at Damsan 2 Factory, Gia Le Industrial Park, Dong My, Thai Binh City. AD Green Factory at An Ninh Industrial Park changed its investment purpose to factory rental, signed a contract with a Chinese customer from the end of November 2024.
- Factory for lease No. 1: Completed and handed over to the lessee, DK PAK Joint Stock Company.
- Factories for lease No. 2 and No. 3: Completed and handed over to the lessee, Chitac Vietnam Co., Ltd., revenue will start to arise from January 2025.
- Factory for lease No. 4: Completed and handed over to the lessee, HongXi Technology Vietnam Co., Ltd.
- Factory for rent No. 5 and office building have been constructed and are expected to be handed over to Chitac Vietnam Co., Ltd. in the first quarter of 2025.



Ninh An Industrial Cluster Project: Phase 1 site clearance has been completed.

Bo Xuyen Ward Residential Area Project: Technical infrastructure completed 100%. Currently carrying out rough construction and finishing 31/41 lots.

Quang Trung Ward Residential Area, Group 39, 40 Project: Phase 1 technical infrastructure completed. Construction of 15/18 lots, reaching 83%.

Phu Xuan Project: Technical infrastructure completed. Construction of 280/302 lots, reaching over 90%.

Project to invest in the construction of the road from Thai Binh city to Cau Nghin: The output realized as of December 31, 2024 reached 80 billion, Damsan Joint Stock Company stopped implementing the Project because the People's Committee of Thai Binh Province signed a decision to terminate the Project implementation and switch from BOT investment to public investment and assigned the Provincial Traffic Construction Investment Project Management Board to accept the volume and value of the implemented items and take over management; at the same time, settle all remaining costs and obligations according to the Project Contract and the Agreement on conditions for early termination of the Contract between the Provincial People's Committee and the Investor and the Project Enterprise.



3. MAJOR FINANCIAL INDICATORS

TARGETS	Unit	2023	2024
1. Solvency ratio			
- Current ratio	times	1.32	1.23
- Quick Ratio	times	0.97	0.90
2. Capital structure ratio			
- Debt/total assets ratio	%	63.33	63.23
- Debt/equity ratio	%	172.67	171.99
3. Efficiency ratio			
- Inventory Turnover	rounds	3.01	2.84
- Net Revenue/Gross Assets	rounds	0.70	0.64
4. Profitability indicators			
- Profit after tax/ Net revenue (ROS)	%	4.57	3.38
- Profit after tax / Owner's equity (ROE)	%	9.52	5.88
- Profit after tax/ Total asset (ROA)	%	3.20	2.16
- Profit from Business Activities/ Net Sales	%	5.39	3.46

SOLVENCY RATIOS

In 2024, the Company's current and quick ratios did not change significantly. The current ratio in 2023 was 1.32, and in 2024 it was 1.23. The current ratio consistently remains above 1, indicating the Company's good ability to pay short-term debts

PROFITABILITY RATIOS

In 2024, the Company's profitability ratios are as follows: ROS in 2024 reached 3.38%, ROE in 2024 reached 5.88%, and ROA reached 2.16%.

OPERATING EFFICIENCY RATIOS

The inventory turnover ratio in 2024 is 2.84 times, a significant decrease compared to 2023, which was 3.01 times. The net revenue to total assets ratio reached 0.64 times.



CAPITAL STRUCTURE RATIOS

The Company's capital structure ratios in 2024 did not change much compared to 2023. The Company uses debt as the main source of capital for production and business activities, especially short-term debt. The Debt to Equity Ratio in 2024 is 171.99%, slightly decreasing from 172.67% in 2023, showing that the Company's capital structure still maintains the stability of 2023.

III. SHAREHOLDERS AND CHANGE OF EQUITY CAPITAL

1. STOCK

Stock Code:
ADS

Charter capital:
763,947,270,000 VND

Number of common shares:
shares

Number of preferred shares:
0 shares

Number of outstanding shares:
76,394,727 shares

Number of treasury shares:
0 shares

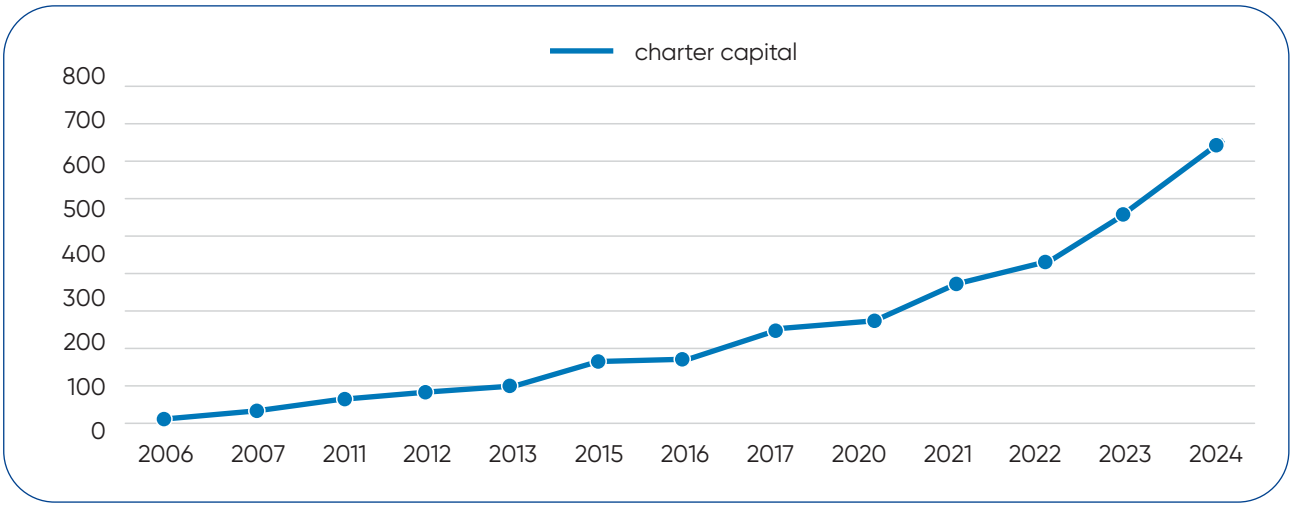
Par value:
10,000 VND/share

2. SHAREHOLDER STRUCTURE

SHAREHOLDER STRUCTURE AS OF 31/12/2024					
NO.	SHAREHOLDER NAME	NUMBER OF SHARES	PAR VALUE (VND)	RATE (%)	NUMBER OF SHAREHOLDERS
1	Major shareholders	17,233,958	172,339,580,000	22.56	3
2	Minority shareholders	59,160,769	561,607,690,000	77.44	5.107
3	Treasury shares				
	Total	76,394,727	763,947,270,000	100	5.110
1	Domestic shareholders	76,285,562	762,852,620,000	99.85	5.077
1.1	Institutional Shareholders	2,940,796	29,407,960	3.85	26
1.2	Individual Shareholders	73,344,766	733,447,660	96	5.051
2	Foreign shareholders	109,165	1,091,650,000	0.15	33
3	Treasury Stocks				
	Total	76,394,727	763,947,270,000	100	5.110
LIST OF MAJOR SHAREHOLDERS (31/12/2024)					
NAME OF INSTITUTION/INDIVIDUAL		ID NUMBER/PASSPORT/BUSINESS REGISTRATION	ADDRESS	NUMBER OF SHARES	OWNERSHIP RATE
Vu Huy Dong		034055003633	Group 4, Tran Hung Dao Ward, Thai Binh City, Thai Binh	9,206,284	12.05%
Do Duc Khang		033079001978	Tay Ho, Hanoi	4,058,174	5.31%
Do Van Khoi		033056011019	51F Yen Phu Village, Yen Phu Ward, Tay Ho District, Hanoi	3,969,500	5.20%
THE MAXIMUM FOREIGN OWNERSHIP RATE IN THE COMPANY IS 50%.					

3. CHANGES IN THE OWNER'S INVESTMENT CAPITAL

Since its establishment, the Company has undergone the following capital increases		
YEAR	CHARTER CAPITAL (VND)	CAPITAL INCREASE DETAILS
2006	12,000,000,000	Charter capital upon establishment
2007	32,329,000,000	Existing shareholders
2010	60,000,000,000	Issue of shares to existing shareholders
2012	80,700,000,000	Private placement of shares
2013	100,700,000,000	Private placement of shares
2015	160,700,000,000	Private placement of shares
2016	168,734,810,000	Issuance of shares to pay dividends in 2015
2017	255,178,010,000	Issued to existing shareholders, private placement
2020	280,694,500,000	Issuance of shares to pay dividends in 2019
2021	380,694,500,000	Public offering of shares
2022	437,790,340,000	Issuance of shares to pay dividends in 2021
05/2023	507,790,340,000	Convert individual bonds into shares
08/2023	583,947,270,000	Issuance of shares to pay dividends in 2022
15/01/2024	733,947,270,000	Private placement of shares
21/05/2024	763,947,270,000	Issuance of shares converted from bonds



4. OTHER SECURITIES

No



EVALUATION REPORT OF THE BOARD OF MANAGEMENT

I. CHALLENGES AND ADVANTAGES IN 2024

II. PRODUCTION AND BUSINESS RESULTS ACHIEVED IN 2024

III. FINANCIAL SITUATION

IV. DEVELOPMENT PLAN, SOLUTIONS TO IMPLEMENT THE BUSINESS PLAN IN 2025

1. Operating and managing the Company in 2025
2. Production and business plan of the consolidated company in 2025
3. New investment plan
4. Solutions and measures to achieve the goals of the 2024 business plan
5. Report on the Company's Environmental and Social Responsibilities



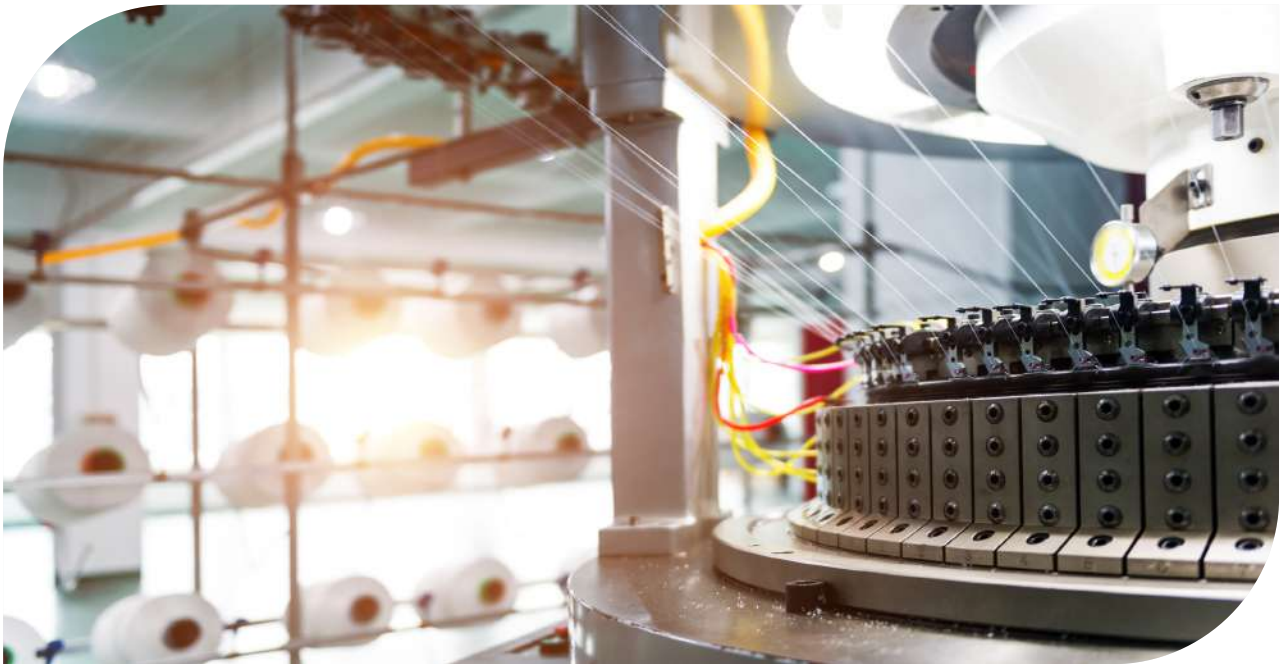
I. CHALLENGES AND ADVANTAGES IN 2024

CHALLENGES

The Vietnamese textile and garment industry, in general, still faces many challenges. Textile and garment enterprises always face pressure regarding the stability of orders due to rapid changes in decisions from brands. The next challenge that the textile and garment industry faces is that unit prices are not increasing. According to data from the Vietnam Textile and Apparel Association (Vitas), the average export price of fiber in Vietnam has continued to decrease throughout the months of 2024 compared to the low base of 2023. Specifically, in February, the average price was about 2,433 USD/ton, down 22% compared to the same period last year. In addition, the current shortage of raw material supply is also a major challenge for the textile and garment industry. New generation FTAs are requiring origin from yarn and fabric onwards. Meanwhile, Vietnam still has to import a significant amount of fibers and fabrics, especially from China. Finally, although green growth is an opportunity to help solidify the position of Vietnam's textile and garment brands in the export market, it is also a significant challenge in the transition, such as the financial investment for greening and obtaining green certifications (hiring assessment and consulting organizations to complete the certification process).

ADVANTAGES

In 2024, Vietnam's total textile and garment export turnover reached 44 billion USD, an increase of 11.3% compared to 2023. Particularly in the second half of the year, the textile and garment industry witnessed impressive growth, at times reaching nearly 20% compared to the same period in 2023, as businesses effectively took advantage of the shift in orders from some other countries such as China, Myanmar, and Bangladesh. At the same time, 17/19 free trade agreements that Vietnam participates in have taken effect, creating favorable conditions for textile and garment enterprises to increase their competitiveness in major markets as well as penetrate new and potential markets. In addition, consumer demand in key markets such as the US, EU, and Japan has begun to recover as inflation cools down and monetary policy gradually eases. By the end of 2024, the market share of Vietnamese textiles and garments in major markets continued to expand, with the United States reaching nearly 18.9%, Japan reaching 17.9%, and South Korea reaching 29.2% market share. Meanwhile, competitors such as China and Bangladesh generally saw a decline in market share. In particular, Vietnam's textile and garment industry is also benefiting from the trend of supply chain diversification. Fashion retailers are showing a trend of diversifying their supply sources in the long term, reducing dependence on China due to concerns about political risks, labor costs no longer being cheap, and high transportation costs.



II. PRODUCTION AND BUSINESS RESULTS ACHIEVED IN 2024

In 2024, the Board of Management promoted solidarity, focused on directing the active implementation of the Board of Directors' resolutions, streamlined the organizational structure, and sought solutions to difficulties, continuing to effectively implement the Company's key projects. Damsan Joint Stock Company still achieved many successes in its business operations, with consolidated revenue reaching 1,628.99 billion VND and profit after tax reaching 55.13 billion VND.



RESULTS OF CONSOLIDATED PRODUCTION AND BUSINESS ACTIVITIES IN 2024

Unit: Billion VND

NO.	INDICATORS	YEAR 2023	YEAR 2024	% +/- 2024/2023
1	Total assets	2,503.79	2,603.85	4.00
2	Owners' Equity	918.25	957.32	4.25
3	Revenue from sales and provision of services	1,641.85	1,628.99	(0.78)
4	Profit before tax	86.46	63.52	(26.53)
5	Profit after tax	74.99	55.13	(26.48)

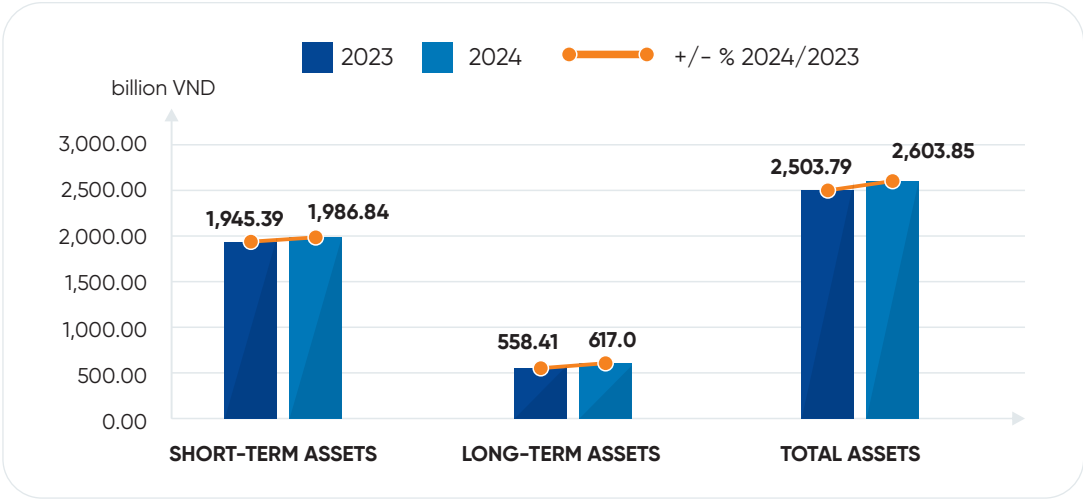
(Source: Audited Consolidated Financial Statements 2024)

Regarding the scale of the Company's total consolidated assets, in 2024, the total asset value of the Company reached 2,603.85 billion VND, an increase of 4% compared to 2023. The Company's equity in 2024 increased by 4.25% compared to 2023 and reached 957.32 billion VND

Consolidated revenue from sales and service provision of the Company reached more than 1,628.99 billion VND, decrease of 0.78% compared to 2023. Profit after tax in 2024 of the Company reached 55.13 billion VND, an increase of 26.48% compared to 2023.

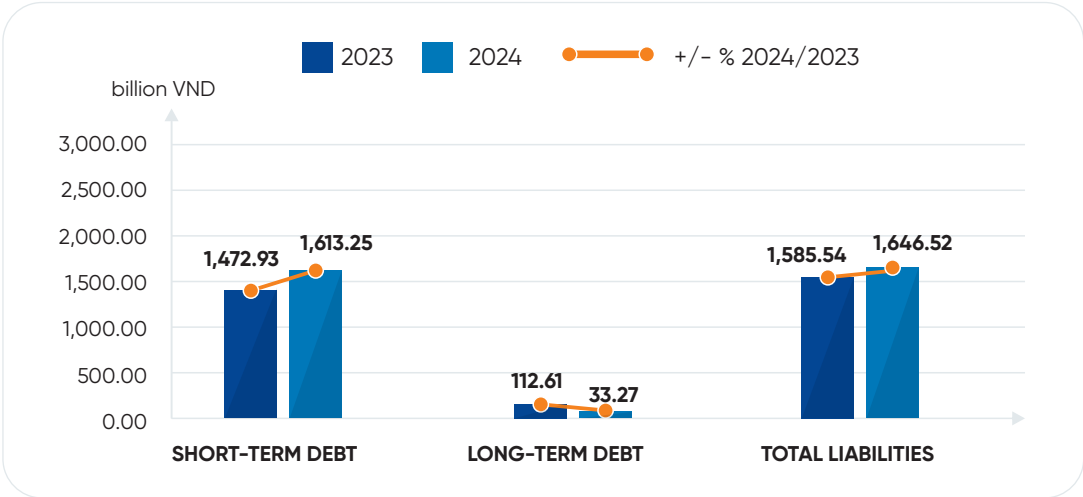
III. FINANCIAL SITUATION

CONSOLIDATED ASSETS



In 2024, the company's total consolidated assets reached 2,603.85 billion VND, up 3.99% compared to 2023. The asset structure is mainly short-term assets accounting for 76.30% (mainly including inventories, receivables and cash), long-term assets accounting for 23.70% (mainly fixed assets and long-term financial investments).

LIABILITIES



The company's total consolidated liabilities in 2024 are 1,646.52 billion VND, an increase of 3.85% compared to 2023. The debt structure is mainly short-term debt with a value of 1,613.25 billion VND, accounting for 97.98% of total liabilities. In the short-term debt structure, the main proportions are other short-term payables and short-term loans and finance leases. For long-term debt items, the main structure is the outstanding balance of bank loans and convertible bonds.

The company has no overdue payables.

IV. DEVELOPMENT PLAN, SOLUTIONS TO IMPLEMENT THE BUSINESS PLAN IN 2025

1. OPERATING AND MANAGING THE COMPANY IN 2025

The company's brand identity orientation by business area:

- Textile sector (Cotton yarn production, export of cotton towels, etc.) through subsidiaries such as Eiffel Yarn Joint Stock Company, An Ninh Yarn Joint Stock Company.
- Urban and industrial real estate sector (Urban area construction, industrial park development, traffic road construction) through Damsan Joint Stock Company, Eiffel Yarn Joint Stock Company, Thai Binh Cau Nghin Investment Joint Stock Company.
- Renewable energy sector (Production of solar panels, LED lights, etc.) through AD Green Energy Group Joint Stock Company. In order to maximize the capabilities of the management team and employees at the company:

In terms of finance: diversify capital sources, ensure low capital costs, and balance safe, effective, and sustainable use.

In terms of personnel: build a high-quality human resource, focus on recruitment and training, and enhance skills training classes for management staff. Build a distinct corporate culture, improve employee awareness and discipline, and increase labor productivity.

In terms of business: closely monitor market developments, be flexible in handling situations, diversify consumption markets and develop customers.

In terms of technology: For lines that need to be replaced or new investment projects, invest in new, high-performance, low-energy, and highly automated technology.

In terms of administration and management: Improve administrative and management capacity, approach international standards, and issue clear regulations and processes to ensure safe, effective, and sustainable production and business operations.



2. PRODUCTION AND BUSINESS PLAN OF THE CONSOLIDATED COMPANY IN 2025

NO.	INDICATORS	UNIT	ACTUAL 2024	PLAN 2025	PLAN 2025/ACTUAL 2024(%)
1	Net sales	Billion VND	1.628,96	1.950,4	+19.73%
2	Profit before tax	Billion VND	63,52	120,5	+89.70%
3	Dividend Ratio	%	8	15%	+87.50%
4	Average income	VND/person	8,000,000	9.000.000	+12.5%

3. NEW INVESTMENT PLAN

PRODUCTION AND BUSINESS

PRODUCTION AND TRADING OF YARN, COTTON

Hiện sản xuất 90-100% công suất theo thời gian và khả năng tiêu thụ.

SOLAR PANELS

Transfer machinery and equipment at the AD Green Factory to Damsan Factory in Gia Le Industrial Zone, expected to complete installation and resume production by the beginning of Q3/2025, products sold in the domestic market to serve the installation of rooftop solar power, AD Green Factory in An Ninh Tien Hai Industrial Cluster leased out to generate profits for the real estate business.

FACTORIES FOR LEASE AND REMAINING LAND

Complete the factory for lease project and complete the infrastructure at An Ninh Industrial Cluster.

Build 100,000m2 factory for rent in 2025

RESIDENTIAL REAL ESTATE

Complete the remaining commercial land plots in Phu Xuan, Bo Xuyen and Quang Trung.

INVESTMENT

Invest in 2 social housing buildings in Phu Xuan Damsan Urban Area in 2024.

Complete investment procedures, implement site clearance for An Ninh Industrial Cluster expansion of 25ha

Complete investment procedures, implement site clearance phase 1 for Vu Ninh Industrial Cluster expansion of 18.3ha

Thai Binh - Cau Nghin BOT road project:

Suspend the Thai Binh - Cau Nghin BOT road project, finalize settlement with the state within this year and possibly into 2025.

Complete procedures and implement investment in the construction of 2 social housing buildings in Phu Xuan Damsan Urban Area in 2025, expected to start investment in the third quarter of 2025.

Complete and invest in 100,000m2 of factories for rent in Ninh An and An Ninh Industrial Parks

FORMULATION OF NEW INVESTMENT PROJECTS

Focus primarily on industrial clusters, industrial parks and social housing.

Prepare proposals to request investment in 2 more industrial clusters this year to provide groundwork for this sector in subsequent years.

Prepare an investment proposal for an Industrial Park in Thai Binh or other provinces.

4. SOLUTIONS AND MEASURES TO ACHIEVE THE GOALS OF THE 2024 BUSINESS PLAN

In 2025, the global economy is forecast to remain unstable, and order growth will be difficult to surge. The textile industry currently faces the dual challenge of fluctuating raw material prices and declining consumer demand; at the same time, labor costs are increasingly competitive as Vietnam attracts more and more FDI, leading to increased labor demand and increasingly fierce wage competition. In order to maximize profits in 2025, the company's Executive Board has plans and measures to implement the set goals from the beginning of the year, specifically:

Improve machinery and equipment, diversify product types to adapt to market trends; Implement flexible production in yarn factories, weaving factories, and towel factories according to the business plan; Optimize production costs, maintain machinery and equipment according to a schedule, control consumption and quality indicators in detail and strictly in each production stage; ensure the best product quality, increase competitiveness, maintain stable output and revenue, and strive to achieve the profit target for 2025.

Stay close to the market to make timely price adjustments, plan appropriate raw materials, and ensure the highest business efficiency.

Continuously update state agencies to complete project procedures and documents, promptly respond to and provide relevant documents for functional agencies to approve documents for implementation according to plan.

Continue to streamline the organization, improve labor productivity and reduce general costs.



5. REPORT ON THE COMPANY'S ENVIRONMENTAL AND SOCIAL RESPONSIBILITIES

Assessment related to environmental indicators: The Company always complies with environmental protection laws. In 2024:

- Number of violations resulting in penalties due to non-compliance with environmental laws and regulations: None
- Total amount of penalties due to violations for non-compliance with environmental laws and regulations: None

Assessment related to labor issues: In 2024, the Company always took care of the lives of employees, fully implemented bonus regimes for holidays throughout the year, birthdays, and collective activities to connect employees and create a great force to comprehensively achieve the Company's business goals.

In addition to strictly adhering to environmental protection requirements towards sustainable development, the Company also pays attention to humanitarian, charitable, and gratitude activities with the desire to contribute to a more quality and happier life.





REPORT OF THE BOARD OF DIRECTORS

I. EVALUATION OF THE BOARD OF DIRECTORS ON ALL ASPECTS OF THE COMPANY'S ACTIVITIES

1. Assessment of the macroeconomic situation and sectors
2. Evaluation of the Board of Directors on the activities of the Board of Management
3. Orientation of the Board of Directors in 2025



I. EVALUATION OF THE BOARD OF DIRECTORS ON ALL ASPECTS OF THE COMPANY'S ACTIVITIES

1. ASSESSMENT OF THE MACROECONOMIC SITUATION & SECTORS

The socio-economic situation of Vietnam in 2024 continued its clear recovery trend. The total national output in 2024 is estimated to increase by 7.09% compared to the previous year. Domestically, the production of goods and services maintained stable growth, ensuring the satisfaction of consumption demand and serving exports. Overall in 2024, CPI increased by 3.36% compared to the previous year, achieving the set plan target.

Besides that, the global context continued to be unpredictably volatile, with escalating conflicts in many regions; sharp fluctuations in oil prices and freight rates, slow recovery of the economy and trade, complicated developments in natural disasters, climate change, and energy security; labor shortages and competition in major production centers and industrial parks caused many difficulties for businesses in organizing production. The global textile and apparel market began to show signs of recovery from the middle of the year as major central banks such as the FED and ECB made operating interest rate cuts and employment and people's incomes improved. It is estimated that for the whole year of 2024, the global demand for textiles and apparel reached approximately 794 billion USD, an increase of nearly 3% compared to 2023, but still 8% lower than in 2022.2

For the textile and apparel industry in Vietnam, the first and second quarters of 2024 were still very difficult. The objective factor was that the world economy continued to decline, inflation increased; political instability continued... In addition, textile and apparel demand did not increase, orders for the garment industry continued to be small and fragmented, with strict requirements on quality and fast delivery times. Notably, garment prices in the first 6 months of the year were still very low compared to the prices of 2023. For the yarn industry, the market was still sluggish, selling prices were below cost, although there was a slight improvement, it was still a loss. However, the second half of the year saw an unexpected reversal. Some of Vietnam's textile and apparel competitor markets experienced political instability, typically Bangladesh, leading customers to shift orders from Bangladesh to Vietnam. Vietnam is one of the preferred markets for these shifted orders.

Faced with new market developments, Damsan Joint Stock Company has proactively adjusted its business strategy to adapt to the challenging context.



Compared to its competitors, Vietnam is the fastest-growing textile and apparel exporter, with a growth rate of over 10%, and total export turnover is expected to reach nearly 44 billion USD by the end of 2024. With this result, Vietnam surpassed India in textile and apparel export growth, as India achieved nearly 7%. China's total export turnover in 11 months was 273.4 billion USD, an increase of only 2%; competitor Bangladesh's export growth decreased and only reached 27.7 billion USD.3

In the real estate sector, for the whole year of 2024, the entire market recorded nearly 81,000 real estate products offered for sale, an increase of more than 40% compared to 2023. Of which, 65,376 products were newly offered for sale, about 3 times higher than in 2023, but only about 7% compared to 2018 - the year before the pandemic occurred. In the fourth quarter of 2024 alone, the market recorded 28,000 new products offered for sale, 2 times higher than the previous quarter and 4 times higher than the same period in 2023.4

Transaction volume in 2024 also continued to grow steadily as supply improved in both quantity and quality. The demand for real estate purchases, including both residential and investment purposes, is very high and is constantly increasing along with the urbanization rate and economic development process, based on an improving legal framework.

Overall in 2024, the entire market recorded more than 47,000 successful transactions, equivalent to an absorption rate of 72%. With more than 50% of primary transactions contributed by investment demand. In which, there is a certain amount of speculation.

EVALUATION OF PRODUCTION AND BUSINESS RESULTS

INDICATORS	UNIT	2023	2024	% TĂNG TRƯỞNG
Total assets	Billion VND	2,503.79	2,603.85	3.99
Charter capital	Billion VND	583.95	763.95	30.82
Net sales	Billion VND	1,641.85	1,628.96	(0.80)
Cost of goods sold	Billion VND	1,455.83	1,495.36	2.72
Profit before tax	Billion VND	86.46	63.52	(26.53)
Profit after tax	Billion VND	74.99	55.13	(26.48)

2. EVALUATION OF THE BOARD OF DIRECTORS ON THE ACTIVITIES OF THE BOARD OF MANAGEMENT

In 2024, the Board of Directors of Damsan Joint Stock Company supervised the activities of the Board of Management in implementing the resolutions of the General Meeting of Shareholders and the Board of Directors as follows: The Board of Directors worked closely with the Supervisory Board and General directors, and unit managers to have a clear understanding of the company's operational situation in order to provide practical recommendations to assist the General Director/Board of Management in successfully completing the tasks assigned by the General Meeting of Shareholders and the Board of Directors. Periodically, a representative of the Supervisory Board reports at meetings of the Board of Directors: the situation of production and business management in departments/units within the company; key risks identified in the quarter, and action plans to overcome and minimize risks; reports on audits conducted in the quarter, including audit findings and remedial solutions. Through this, the Board of Directors and the Supervisory Board assess whether the action plans and remedial solutions are appropriate to the actual situation to provide more practical recommendations. Periodically, listen to General Directors/unit managers report on the results of production and business tasks, the implementation of assigned targets in meetings of the Board of Directors, promptly identify inadequacies and difficulties to provide solutions. The Board of Directors issues resolutions after periodic meetings and as required to approve quarterly business results, assess the market situation to review the business plan for the next quarter and other issues under the approval authority of the Board of Directors to provide a basis for the General Director/Board of Management to implement

General assessment based on the Charter, promulgated regulations and rules, the Board of Directors authorizes the Board of Management to decide on the Company's daily business operations and organize the implementation of decisions, business plans and operating directions of the Board of Directors and the General Meeting of Shareholders. Through the mechanism of inspection and supervision by quarterly periodic reports on business results, the Company's operating situation and ad-hoc reports when required, the Board of Directors assesses that the General Director/Board of Management has exercised the assigned powers and duties in accordance with current legal regulations, the Company's Charter, decisions of the General Meeting of Shareholders and the Board of Directors, and has exercised the assigned powers and duties honestly and carefully to ensure the maximum legitimate interests of the Company and shareholders. The company's board of management has made great efforts and has excellently completed the administrative management activities as well as the set business targets. At the same time, it has also done well in building a business environment based on sustainable development, improving corporate governance, and enhancing the role of governance and risk control.



3. ORIENTATION OF THE BOARD OF DIRECTORS IN 2025

A. GOALS

Build Damsan Joint Stock Company to be stronger and more efficient based on the rational use of resources; enhance corporate governance capacity, and achieve greater integration in finance, technology, and markets;

Build a team of strong and professional leaders, and at the same time, develop a team of skilled business managers and experts



B. IMPLEMENTATION ORIENTATION

The Board of Directors has decided to shift the Company's management model, changing the Company's model from direct to an operating office and orienting towards brand identity by industry: Textiles; Urban and industrial real estate; Traffic real estate, in order to maximize the capabilities of the Company's management team and employees:

REGARDING CAPITAL

Diversify capital sources, ensure low capital costs, balance safe, effective, and sustainable use.

REGARDING PROJECTED RESOURCES

Build high-quality human resources, focus on recruitment and training, enhance skills training classes for management staff; build a distinct corporate culture, improve employee awareness and discipline, increase labor productivity.

REGARDING BUSINESS

Closely monitor market developments, be flexible in handling situations, diversify consumption markets and develop customers.

REGARDING TECHNOLOGY

For production lines that need replacement or new investment projects, invest in new, high-performance, low-energy, and highly automated technology.

REGARDING ADMINISTRATION AND MANAGEMENT:

Enhance administrative and management capacity, adopt international standards, and establish clear regulations and processes to ensure safe, effective, and sustainable production and business operations.



CORPORATE GOVERNANCE

I. BOARD OF DIRECTORS

II. SUPERVISORY BOARD

III. TRANSACTIONS, REMUNERATION, AND BENEFITS OF THE BOARD OF DIRECTORS, THE BOARD OF MANAGEMENT AND THE SUPERVISORY BOARD

I. BOARD OF DIRECTORS

1. MEMBER OF THE BOARD OF DIRECTORS

NO.	FULL NAME	POSITION	NUMBER OF SHARES OWNED (SHARES)	OWNERSHIP RATE (%)
1	Mr. Vu Huy Dong	Chairman of the Board of Directors	9,206,284	12.05%
2	Mr. Do Van Khoi	Non-executive Board of Directors Member	3,969,500	5.20%
3	Mr. Nguyen Le Hung	Non-executive Board of Directors Member	3,612,043	4.73%
4	Mr. Le Van Tuan	Non-executive Board of Directors Member	828,664	1.08%
5	Mr. Pham Van Thuong	Independent Board of Directors Member	-	-



MR. VU HUY DONG

- Chairman of the Board of Directors
- Date of Birth: 21/06/1955
- ID No.: 034055003633 – issued by the Police Department of Residence and National Defense on 23/10/2017
- Address: No. 01 Le Trong Thu Street, Group 4, Tran Hung Dao Ward, Thai Binh City
- Qualifications Bachelor of Economics – Hanoi Foreign Trade University
- Number of positions of members of the Board of Directors/managers held in other companies: none



MR. DO VAN KHOI

- Non-executive Member of the Board of Directors
- Birthday 07/04/1956
- ID No.: 033056011019 – issued by the Police Department for Administrative Management of Social Order on 01/11/2021
- Address 51F Yen Phu Village, Yen Phu Ward, Tay Ho, Hanoi
- Qualifications Bachelor of Economics, Hanoi Foreign Trade University
- Number of positions of members of the Board of Directors/managers held in other companies: none

MR. NGUYEN LE HUNG

- Non-executive Member of the Board of Directors
- Birthday 30/08/1973
- ID No.: 001073069599 – issued by the Police Department for Administrative Management of Social Order on 18/12/2021
- Address P1404-27, Huynh Thuc Khang, Dong Da, Hanoi
- Qualifications Civil Engineer – University of Civil Engineering
- Number of positions of members of the Board of Directors/managers held in other companies: 01 Chief Financial Officer of Minh Tri Co., Ltd.

MR. LE VAN TUAN

- Non-executive Member of the Board of Directors
- Birthday 01/07/1961
- ID No.: 034061015442 – issued by the Police Department for Administrative Management of Social Order on 21/06/2021
- Address No. A14, C6 Building, Ton That Thiep National Park, Ba Dinh, Hanoi
- Qualifications Bachelor of Economics
- Number of positions of members of the Board of Directors/managers held in other companies: 02
 - Chairman of the Board of Directors of Thanh Binh Hanoi Joint Stock Company
 - Chairman of the Board of Directors of Mining Technology and Construction Consulting Joint Stock Company

MR. PHAM VAN THUONG

- Independent Member of the Board of Directors
- Birthday 19/02/1985
- ID No.: 030085004797 – issued by the Resident Police Department and the National Population Police Department on 23/03/2017
- Address P2613 CC BMM, Phuc La, Ha Dong, Hanoi
- Qualifications Bachelor of Banking and Finance
- Number of positions of members of the Board of Directors/managers held in other companies: none

2. CHANGES IN THE BOARD OF DIRECTORS

No.

3. EVALUATION OF THE PERFORMANCE OF THE BOARD OF DIRECTORS

NO.	MEMBER OF THE BOARD OF DIRECTORS	POSITION	NUMBER OF MEETINGS ATTENDED	ATTENDANCE RATE
1	Mr. Vu Huy Dong	Chairman of the Board of Directors	12	100%
2	Mr. Nguyen Le Hung	Non-executive Board of Directors Member	12	100%
3	Mr. Do Van Khoi	Non-executive Board of Directors Member	12	100%
4	Mr. Le Van Tuan	Non-executive Board of Directors Member	12	100%
5	Mr. Pham Van Thuong	Independent Board of Directors Member	12	100%

In 2024, the Board of Directors of Damsan Joint Stock Company made many efforts, providing timely direction and close supervision of the Executive Board's activities in implementing the strategic goals and business plans set out, specifically:

- The Board of Directors maintained regular operations in accordance with the provisions of the Company's Charter, ensuring the required number of meetings and the attendance of members to meet the legal and effective requirements of the meetings.
- The Board of Directors effectively fulfilled its role, whereby the role of each member was clearly demonstrated to ensure maximum benefits for shareholders.
- The Board of Directors supervised the implementation of the BOD's decisions and the General Meeting of Shareholders' resolutions.
- The Board of Directors directed and supervised the implementation of important Company projects such as risk management, auditing, and improvement of business processes.



4. RESOLUTIONS/DECISIONS OF THE BOARD OF DIRECTORS

NO.	NUMBER OF RESOLUTIONS/ DECISIONS.	DATE	CONTENT	ADOPTION RATE
1	0201/2024/NQ - HĐQT	02/01/2024	Implementation of private placement of shares to investors	100%
2	09012024/NQ-HĐQT	09/01/2024	Approved the plan to handle the remaining shares due to investors not registering and not paying the purchase money in the private placement	100%
3	15012024/2024/NQ-HĐQT	15/01/2024	Approved the report based on the results of the private placement of shares	100%
4	2301/2024/QĐ-HĐQT	23/01/2024	Changes in business registration	100%
5	29022024/NQ-HĐQT	29/02/2024	Approved the 2nd interest payment, principal payment, and exercise of the right to convert bonds into shares (2nd installment) of Damsan Joint Stock Company bonds (ADSH2224001)	100%
6	02032024/NQ-HĐQT	02/03/2024	Regarding the organization of the Annual General Meeting of Shareholders in 2024	100%
7	05032024/NQ-HĐQT	05/03/2024	Approved the payment of interest on bonds of Damsan Joint Stock Company (ADSH2224001)	100%
8	09032024/NQ-HĐQT	09/03/2024	Approved the production and business plan in 2024	100%
9	18032024/NQ-HĐQT	18/03/2024	Approved the consultation of bondholders of Damsan Joint Stock Company (ADSH2224001) in writing	100%
10	04042024/NQ-HĐQT	04/04/2024	Approved changes to some terms and conditions of bonds of Damsan Joint Stock Company (ADSH2224001)	100%
11	17042024-1/NQ-HĐQT	17/04/2024	Regarding the exercise of the right to convert bonds into shares (Phase 2 conversion) of bonds of Damsan Joint Stock Company (ADSH2224001)	100%
12	21052024/NQ-HĐQT	21/05/2024	Regarding the approval of the issuance of shares to exercise the right to convert bonds (Conversion of the 2nd tranche of Damsan Joint Stock Company Bonds (ADSH2224001)	100%
13	02082024/NQ-HĐQT	02/08/2024	Regarding the payment of dividends in 2023 in cash	100%
14	3112/2024/DS-QĐMN	31/12/2024	Regarding the dismissal of the Chief Accountant of the Company	100%
15	3112/2024/DS-QĐ	31/12/2024	Regarding the appointment of the Company's Accounting Officer	100%

5. ACTIVITIES OF INDEPENDENT BOARD MEMBERS

Independent members of the Board of Directors have properly fulfilled the duties and responsibilities assigned by the General Meeting of Shareholders; fully attended meetings and provided opinions, casting independent votes on issues requiring decisions by the Board of Directors; participated in supervising and directing the activities of the Executive Board according to the work assigned by the Board of Directors.

Assessing the activities of the Board of Directors in 2024, independent members of the Board of Directors noted that:

- The Company's Board of Directors in 2024 worked with a high sense of responsibility, properly fulfilled its role and proposed many solutions, making correct, timely and transparent decisions in governance; fully complied with regulations for public companies.
- The Board of Directors held sufficient regular and extraordinary meetings to approve issues within its authority; regularly directed and supervised the implementation of resolutions of the Board of Directors and the General Meeting of Shareholders.
- The Board of Directors and the Executive Board made great efforts in seeking, proposing and implementing appropriate and effective operating solutions in the complex developments of the socio-economic situation in 2024.

II. SUPERVISORY BOARD

1. MEMBERS OF THE SUPERVISORY BOARD

NO.	FULL NAME	POSITION	NUMBER OF SHARES OWNED	OWNERSHIP RATE (%)
1	Ms. Pham Thi Hoi	Head of the Supervisory Board	6,213	0.01%
2	Ms. Ta Thi Thu Hien	Member of the Supervisory Board	803	0.00%
3	Ms. Vu Thuy Linh	Member of the Supervisory Board	32	0.00%

2. EVALUATION OF THE PERFORMANCE OF THE SUPERVISORY BOARD

NO.	MEMBERS OF THE SUPERVISORY BOARD	POSITION	NUMBER OF MEETINGS ATTENDED	REASONS FOR NOT ATTENDING
1	Ms. Pham Thi Hoi	Head of the Supervisory Board	05	100%
2	Ms. Vu Thuy Linh	Member of the Supervisory Board	05	100%
3	Ms. Ta Thi Thu Hien	Member of the Supervisory Board	05	100%

3. ACTIVITIES OF THE SUPERVISORY BOARD

In 2024, the Supervisory Board performed its functions and duties in supervising the Company's management and administration activities, ensuring objectivity and truthfulness based on the Company's Charter, the General Meeting of Shareholders' Resolutions, the Board of Directors' Resolutions, and current legal regulations. Specifically, the Supervisory Board carried out the following tasks:

- The Supervisory Board regularly inspects and supervises to ensure that the Company operates in accordance with the Enterprise Law, the Company's Charter and the General Meeting of Shareholders' Resolutions;
- The Supervisory Board closely monitors the operational situation of units, conducts quarterly inspections of units to support them in performing accounting in accordance with regulations and implementing policies for employees;
- The Supervisory Board also provides many comments to the Board of Directors and the Board of Management on the implementation of the Production and Business Plan, as well as accounting work;
- The Supervisory Board coordinates with the Board of Directors to inspect the implementation of planned targets approved by the General Meeting of Shareholders, issued Resolutions and Decisions, implementation progress, etc. It reviews and evaluates planned targets, and promptly directs and orients the Board of Management to ensure the company's operations.

4. EVALUATION OF THE BOARD OF DIRECTORS ON THE ACTIVITIES OF THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT

WITH THE BOARD OF DIRECTORS

The activities of the Board of Directors in 2024 complied with the organizational and operational charter of the Company as well as current legal regulations, organizing regular meetings, quarterly periodic meetings, and extraordinary meetings when necessary, chaired by the Chairman of the Board of Directors, regularly inviting the Head of the Supervisory Board to attend and implement the resolutions of the General Meeting of Shareholders, discussing and resolving key issues of the Company, implementing the principle of democratic centralism, transparency. Proposing timely solutions to remove obstacles in production and business activities, exploiting favorable opportunities, investing in effective development, preserving capital, and promptly addressing the rights of shareholders and the regime for employees. The Resolutions of the Board of Directors are consistent with the functions and powers as prescribed by law and the company's charter. The decisions of the Board of Directors are focused and highly unified.



WITH THE BOARD OF MANAGEMENT

The Company's operations have been implemented by the board of management based on the Resolutions and Decisions of the General Meeting of Shareholders, the Board of Directors, and the Company's Charter.

The Board of Management has proactively overcome the difficulties of the economy and the actual financial situation of the enterprise, allocating the structure by sector and closely monitoring the actual work situation. The management and administration of member units have been structured in a positive and dynamic direction in the implementation of production and business tasks in terms of finance and clearer rights and obligations.



III. TRANSACTIONS, REMUNERATION, AND BENEFITS OF THE BOARD OF DIRECTORS, THE BOARD OF MANAGEMENT AND THE SUPERVISORY BOARD

1. REMUNERATION OF THE BOARD OF DIRECTORS, SUPERVISORY BOARD, AND BOARD OF MANAGEMENT

	FULL NAME	TITLE	INCOME (VND)
BOARD OF DIRECTORS	Mr. Vu Huy Dong	Chairman of the Board of Directors	629,643,942
	Mr. Nguyen Le Hung	Non-executive Board of Directors Member	120,000,000
	Mr. Do Van Khoi	Non-executive Board of Directors Member	156,000,000
	Mr. Le Van Tuan	Non-executive Board of Directors Member	120,000,000
	Mr. Pham Van Thuong	Independent Board of Directors Member	120,000,000
BOARD OF MANAGEMENT	Mr. Vu Huy Duc	General Director	343,523,865
	Ms. Vu Phuong Diep	Deputy General Director	393,586,250
	Mr. Vuong Quoc Duong	Deputy General Director	530,710,256
	Mr. Le Xuan Chien	Deputy General Director	452,812,212
SUPERVISORY BOARD	Ms. Pham Thi Hoi	Head of the Supervisory Board	244,766,692
	Ms. Vu Thuy Linh	Member of the Supervisory Board	168,932,538
	Bu Ta Thi Thu Hien	Member of the Supervisory Board	123,769,038
CHIEF ACCOUNTANT	Pham Thi Dung	Chief Accountant	217,654,692

2. STOCK TRANSACTIONS OF INSIDERS AND INSIDERS-RELATED PERSON

NO.	TRANSACTION EXECUTIONER	RELATIONS WITH INSIDERS	NUMBER OF SHARES OWNED AT THE BEGINNING OF THE PERIOD		NUMBER OF SHARES OWNED AT THE END OF THE PERIOD		REASONS FOR INCREASE, DECREASE (BUY, SELL, CONVERT, BONUS...)
			Number of Shares	Proportion%	Number of Shares	Proportion%	
				%		%	
1	Vu Huy Duc	General Director	3,382,489	5.79%	1,539,489	2.01%	Sell stocks Convert 30% of bonds into shares (Phase 2)
2	Vuong Quoc Duong	Deputy General Director	1,025,834	1.76%	1,145,834	1.50%	Convert 30% of bonds into shares (Phase 2)
3	Do Van Khoi	Member of the Board of Directors	2,669,500	4.57%	3,969,500	5.20%	Purchase of privately issued shares Convert 30% of bonds into shares (Phase 2)
4	Do Duc Khang	Son of Mr. Do Van Khoi	3,058,174	5.24%	4,058,174	5.31%	Purchase of privately issued shares
5	Nguyen Le Hung	Member of the Board of Directors	3,312,043	5.67%	3,612,043	4.73%	Convert 30% of bonds into shares (Phase 2)
6	Long Hung Golf Co., Ltd.	Ms. Vu Phuong Diep – Deputy General Director of the company – Director	65	0.00%	1,638,865	2.15%	Buy stocks

3. TRANSACTIONS AND CONTRACTS OF THE COMPANY WITH RELATED PERSONS

STT	COMPANY NAME	TRANSACTION VALUE (MILLION VND)	
		SELLING	BUYING
1	Dong Phong Textile and Garment Joint Stock Company	142,699.8	92,668.64
2	API IMPORT-EXPORT CO., LTD	37,801.59	65,766.86
3	AD Green Energy Group Joint Stock Company	172.47	109,330.81
4	Long Hung Golf Co., Ltd.	68,779.1	127,027.71
5	Thai Binh Security Investment Joint Stock Company	120,724.18	570,977.41
6	ADP Investment Joint Stock Company	97,655.43	138,906.46
7	Duc Dung Thai Binh Construction Co., Ltd.	59,915.62	207,410.96
8	ADE Energy Joint Stock Company	33,830.88	3,048.45

4. IMPLEMENTATION OF CORPORATE GOVERNANCE REGULATIONS

Since joining the stock market, the Company has always proactively grasped relevant legal regulations and updated them in a timely manner, such as:

- Fully complying with information disclosure obligations.
- Periodically organizing the General Meeting of Shareholders.
- Applying the Charter, Internal Regulations on corporate governance closely based on the Enterprise Law 2020, Decree 155/2020/ND-CP on corporate governance guidelines applicable to public companies and Circular 116/2020/TT-BTC guiding a number of articles of Decree 155/2020.
- The above not only improves management efficiency but also promotes fairness and transparency in handling incidents and arising errors. Thereby helping to stabilize and improve production and business efficiency for the Company.

5. ENHANCING CORPORATE GOVERNANCE EFFICIENCY

GOVERNANCE CRITERIA	EFFICIENCY ENHANCEMENT SOLUTIONS
Training and learning plan on corporate governance	Members of the Board of Directors, Supervisory Board, and Board of Management plan to participate in a full range of courses/training on corporate governance organized by the SSC/HSX.
Investor Relations	Update the information disclosure process according to the Information Disclosure Regulation of the Ho Chi Minh City Stock Exchange.
Financial Management Accounting	Improving the efficiency of using accounting software in financial management – accounting.



SUSTAINABILITY REPORT

I. IMPACT ON THE ENVIRONMENT

II. WATER CONSUMPTION

III. ENERGY CONSUMPTION

IV. COMPLIANCE WITH THE LAW ON ENVIRONMENTAL PROTECTION

V. POLICIES RELATED TO EMPLOYEES

VI. REPORTING RELATED TO RESPONSIBILITY TO LOCAL COMMUNITIES

VII. AUDITED FINANCIAL STATEMENTS 2024

I. IMPACT ON THE ENVIRONMENT

1. INITIATIVES AND MEASURES TO REDUCE GREENHOUSE GAS EMISSIONS

Planting more trees within the factory premises to increase CO2 absorption and improve air quality.

Promoting electricity conservation awareness.

Intensifying communication about environmental protection for all factory employees.



2. MATERIAL RESOURCE MANAGEMENT

Total raw materials used for production and packaging: Approximately 6,928 tons of cotton, 4,953 tons of yarn, and 1,563 tons of towels.

II. WATER CONSUMPTION

1. WATER CONSUMPTION



2. WASTEWATER RECYCLING AND TREATMENT

Due to the nature of its industry, the company uses a large amount of water for the production of cotton towels and garments. The company implements wastewater recycling and treatment processes in accordance with regulations, without causing adverse effects to the surrounding environment.



III. ENERGY CONSUMPTION

1. ELECTRICITY CONSUMPTION

The Company uses electricity mainly for two purposes: operating machinery and lighting in the factory. The Company is always aware of using electricity economically in accordance with the National Target Program on Energy Efficiency and Conservation, and also to reduce business production costs.



2. SAVING ELECTRICITY

The Company has implemented an electricity saving program: propagating to raise employee awareness in electricity use and replacing some light bulbs with energy-saving ones.

In the near future, the Company will intensify efforts to reduce electricity consumption by reviewing electrical machinery and equipment to replace them if necessary.

The Company has implemented the construction of a rooftop solar power system at Gia Le Industrial Park and Nguyen Duc Canh Industrial Park, orienting towards the development of renewable energy for the entire Company.



IV. COMPLIANCE WITH THE LAW ON ENVIRONMENTAL PROTECTION

The Company always complies with environmental laws and regulations. Environmental inspection teams regularly come to inspect and conclude that the company has complied with environmental protection measures. The company has also not been subject to any administrative penalties for violations due to non-compliance with laws and regulations.



V. POLICIES RELATED TO EMPLOYEES

In 2024, the Company always took care of the lives of employees, fully implemented bonus regimes for holidays throughout the year, birthdays, and collective activities to connect employees and create a great force to comprehensively achieve the Company's business goals.

The company regularly organizes internal training activities for staff in the company on skills, in-depth knowledge applied in each area of the Company's operations to develop skills and continuous learning to support employees to ensure employment and career development.

VI. REPORTING RELATED TO RESPONSIBILITY TO LOCAL COMMUNITIES

Sharing values with the community is considered one of our missions and a criterion for measuring the success of the organization. Shared success can be sustainable success.

Building a working environment that ensures all employees are safe, healthy, have the opportunity to develop, support themselves and their families,... creating stable jobs for local labor is a major social responsibility that Damsan Joint Stock Company has achieved. In addition to efforts in production and business, the Company clearly defines the responsibility of a social enterprise. Every year, the Company always sets aside a portion of its profits to carry out community-oriented activities, contributing to improving social life in the spirit of helping and sharing with difficult and unfortunate circumstances in life, together contributing to building a better, more humane society.

In addition to contributions to community development, we also fulfill our responsibility in ensuring the living environment of the local community by strictly and voluntarily complying with regulations on environmental solutions.



VII. AUDITED FINANCIAL STATEMENTS 2024

(Attached to this report)

Thai Binh, 14 April, 2025
Legal representative



DAMSAN JOINT STOCK COMPANY
AUDITED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024



DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

TABLE OF CONTENTS

CONTENT	<u>PAGES</u>
STATEMENT OF BOARD OF GENERAL DIRECTORS	2 - 3
INDEPENDENT AUDITORS' REPORT	4 - 5
CONSOLIDATED BALANCE SHEET	6 - 7
CONSOLIDATED INCOME STATEMENT	8
CONSOLIDATED CASH FLOW STATEMENT	9 - 10
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS	11 – 63

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

STATEMENT OF BOARD OF GENERAL DIRECTORS

The Board of General Directors of Damsan Joint Stock Company (hereinafter referred to as the "Company") presents its report and the Company's consolidated financial statements for the financial year ended as at 31 December 2024

BOARD OF MANAGEMENT, BOARD OF GENERAL DIRECTORS AND BOARD OF SUPERVISION

Members of the Board of Management, Board of General Directors and Board of Supervisors of the Corporation who held office for the financial year ended as at 31 December 2024 and to the date of this report are as follows:

Board of Management

Mr. Vu Huy Dong	Chairman
Mr. Do Van Khoi	Member
Mr. Nguyen Le Hung	Member
Mr. Le Van Tuan	Member
Mr. Pham Van Thuong	Member

Board of Supervisors

Ms. Pham Thi Hoi	Head of the Board of Supervisors	Resigned on 02/01/2025
Ms. Vu Thuy Linh	Head of the Board of Supervisors	Appointed on 02/01/2025
Ms. Ta Thi Thu Hien	Member	

Board of General Directors and Chief Accountant

Mr. Vu Huy Duc	General Director	Resigned on 07/01/2025
	Executive Deputy CEO	Appointed on 07/01/2025
Ms. Vu Phuong Diep	Deputy General Director	
Mr. Vuong Quoc Duong	Deputy General Director	
Mr. Le Xuan Chien	Deputy General Director	
Ms Tran Minh Ha	Person in charge of accounting	Appointed on 01/01/2025
Ms. Pham Thi Dung	Chief Accountant	Resigned on 01/01/2025

EVENTS AFTER THE THE REPORTING DATE

The Board of General Directors of the Company confirms that no significant events have occurred after the end of the financial year that would have a material impact, requiring adjustment or disclosure in the attached consolidated financial statements.

LEGAL REPRESENTATION

The legal representative of the Company for the financial year ended as at 31 December 2024 and to the date of this report is Mr. Vu Huy Dong – Chairman.

Mr. Vu Huy Dong, Chairman of the Board of Management of the Company, has signed a Decision authorizing Mr. Le Xuan Chien, Deputy General Director of the Company, according to Decision No. 1507/2024/UQ-DS dated 15 July 2024, to sign the Company's consolidated and consolidated financial statements

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

STATEMENT OF BOARD OF GENERAL DIRECTORS (CONT'D)**THE AUDITOR**

UHY Auditing and Consulting Co., Ltd. has audited the Company's consolidated financial statements for the financial year ended 31 December 2024

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of the Company is responsible for preparing the annual consolidated financial statements which give a true and fair view of the consolidated financial position, consolidated results of operations and cash flows of the Company for the year. In preparing these consolidated financial statements, the Board of General Directors is required to:

- Establish and implement an effective internal control system to minimize the risk of material misstatement due to fraud or error in preparing and presenting the consolidated financial statements;
- Comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the relevant statutory requirements applicable to financial reporting;
- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- Prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue its business;
- Design and implement an effective system of internal control to ensure preparation and fair presentation of the consolidated financial statements in order to limit risks and fraud.

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 consolidated financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the consolidated financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

OTHER COMMITMENTS

The Board of General Directors commits that the Company has fully complied with its regulatory disclosure obligations as stipulated Circular No. 96/2020/TT-BTC, dated 16 November 2020, issued by the Ministry of Finance regarding information disclosure in the securities market. The Company also ensures full compliance with the provisions of Decree No. 155/2020/ND-CP dated 31 December 2020, issued by the Government, and Circular No. 116/2020/TT-BTC, dated 31 December 2020, issued by the Ministry of Finance, which provides guidelines on corporate governance applicable for public companies under Decree No. 155/2020/ND-CP.

For and on behalf of the Board of General Directors,


Le Xuan Chien
Deputy General Director
Thai Binh, 27 March 2025

No: 387 /2025/UHY-BCKT

INDEPENDENT AUDITORS' REPORT

*Of the consolidated financial statements of Damsan Joint Stock Company
For the financial year as at 31 December 2024*

**To: Shareholders, Board of General Directors and Board of Management
Damsan Joint Stock Company**

We have audited the accompanying consolidated financial statements of Damsan Joint Stock Company (hereinafter referred to as the "Company") as prepared on 27 March 2025 and set out on pages 06 to 63, which comprise the consolidated balance sheet as at 31 December 2024, the consolidated income statement and the consolidated cash flows statement for the year then ended and the notes there to.

The Board of General Directors' responsibility

The Board of General Directors of the Company is responsible for the preparation and fair presentation of the Company's consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of consolidated financial statements and for such internal control as the Board of General Directors determines necessary to ensure that the consolidated financial statements are free from material misstatements, whether due to fraud or error

Auditors' responsibility

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

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

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

INDEPENDENT AUDITORS' REPORT (CONT'D)

Auditor's Opinion

In our opinion, the attached consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Company as of 31 December 2024, the consolidated results of its operations, and its consolidated cash flows for the financial year ended 31 December 2024, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and related legal regulations on the preparation and presentation of consolidated financial statements.



A blue ink signature, likely belonging to the auditor, written in a cursive style.

Le Quang Nghia
Deputy General Director
Audit Registration Certificate
No. 3660-2021-112-1
For and on behalf of
UHY AUDITING AND CONSULTING CO., LTD
Hanoi, 27 March 2025

Ngo Anh Dung
Auditor
Audit Registration Certificate
No. 5215-2021-112-1

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED**FINANCIAL STATEMENTS**

For the financial year ended
31 December 2024

Form B01-DN/HN

CONSOLIDATED BALANCE SHEET*As at 31 December 2024*

ASSETS	Code	Note	31/12/2024	01/01/2024
			VND	VND
CURRENT ASSETS	100		1,986,840,906,194	1,945,387,034,832
Cash and cash equivalents	110	4	271,992,099,803	152,045,243,846
Cash	111		191,492,099,803	151,960,243,846
Cash and cash equivalents	112		80,500,000,000	85,000,000
Short-term investments	120	5	376,743,332,996	380,450,450,157
Held-for-trading securities	121	5.1	70,000,000,000	65,000,000,000
Held-to-maturity investments	123	5.2	306,743,332,996	315,450,450,157
Current accounts receivable	130		783,539,133,181	881,033,776,648
Short-term trade receivables	131	6	276,999,354,125	210,680,340,524
Short-term advances to suppliers	132	7	272,810,349,256	316,058,943,385
Short-term loan receivables	135	8	92,950,103,588	84,342,340,512
Other short-term receivables	136	9	166,836,265,743	293,376,888,150
Provision for doubtful short-term receivables	137	10	(26,056,939,531)	(23,424,735,923)
Inventories	140	11	535,352,440,620	518,206,692,341
Inventories	141		535,352,440,620	518,206,692,341
Other current assets	150		19,213,899,594	13,650,871,840
Short-term prepaid expenses	151	13	505,323,606	659,418,215
Value-added tax deductible	152		18,705,807,937	12,986,066,777
Taxes and other receivables from the State budget	153	20	2,768,051	5,386,848

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED**FINANCIAL STATEMENTS**

For the financial year ended

31 December 2024

Form B01-DN/HN

CONSOLIDATED BALANCE SHEET (CONT'D)

As at 31 December 2024

ASSETS	Code	Note	31/12/2024	01/01/2024
			VND	VND
LONG-TERM ASSETS	200		617,004,917,042	558,405,222,070
Fixed assets	220		140,228,276,048	156,622,695,448
Tangible fixed assets	221	14	116,542,878,107	155,900,972,977
- Historical costs	222		406,063,174,924	444,425,393,215
- Accumulated depreciation	223		(289,520,296,817)	(288,524,420,238)
Finance lease assets	224		23,059,940,790	-
- Historical costs	225		25,094,972,122	-
- Accumulated depreciation	226		(2,035,031,332)	-
Intangible fixed assets	227	15	625,457,151	721,722,471
- Historical costs	228		1,925,306,375	2,285,306,375
- Accumulated depreciation	229		(1,299,849,224)	(1,563,583,904)
Investment properties	230	16	20,364,822,978	21,219,091,950
- Historical costs	231		182,029,739,036	140,048,094,171
- Accumulated depreciation	232		(161,664,916,058)	(118,829,002,221)
Long-term assets in progress	240		52,314,349,051	49,394,788,548
Construction in progress	242	12	52,314,349,051	49,394,788,548
Long-term investments	250	5	350,274,883,922	295,164,611,597
Investments in associates, jointly controlled entities	252	5.3	350,274,883,922	295,164,611,597
Other long-term assets	260		53,822,585,043	36,004,034,527
Long-term prepaid expenses	261	13	10,704,286,884	8,182,042,604
Deferred tax assets	262		43,118,298,159	27,821,991,923
TOTAL ASSETS	270		2,603,845,823,236	2,503,792,256,902

Form B01-DN/HN

CONSOLIDATED BALANCE SHEET (CONT'D)
As at 31 December 2024

CAPITAL	Code	Note	31/12/2024	01/01/2024
			VND	VND
LIABILITIES	300		1,646,524,530,902	1,585,541,464,673
Current liabilities	310		1,613,250,512,659	1,472,931,616,830
Short-term trade payables	311	19	85,103,552,631	56,876,908,979
Short-term advances from customers	312	18	15,920,996,146	70,487,248,560
Taxes and other payables to State budget	313	20	51,516,295,461	36,110,748,234
Payables to employees	314		4,342,072,976	5,552,147,949
Short-term accrued expenses	315	22	816,811,855	2,984,292,624
Short-term unearned revenues	318	23	3,273,801,280	3,186,433,493
Short-term other payables	319	24	469,276,668,450	472,919,610,394
Short-term loan and finance lease obligations	320	21	980,272,428,276	822,086,341,013
Bonus and welfare fund	322		2,727,885,584	2,727,885,584
Long-term liabilities	330		33,274,018,243	112,609,847,843
Long-term unearned revenues	336	22	2,921,498,672	3,258,594,668
Other long-term payables	337	23	16,801,406,921	8,982,902,513
Long-term loans and finance lease obligations	338	21	13,551,112,650	70,533,179,796
Convertible bonds	339	25	-	29,835,170,866
OWNER'S EQUITY	400		957,321,292,334	918,250,792,229
Capital	410	26	957,321,292,334	918,250,792,229
Share capital	411		763,947,270,000	583,947,270,000
- Ordinary shares with voting rights	411a		763,947,270,000	583,947,270,000
Share premium	412		63,554,698,331	62,638,303,935
Convertible bond - options	413	25	-	1,076,949,952
Other owners' capital	414		2,294,024,276	2,294,024,276
Investment and development fund	418		10,410,274,952	10,410,274,952
Retained earnings	421		65,987,517,055	77,998,095,991
- Undistributed earnings by the end of prior year	421a		15,926,191,072	19,570,578,287
- Undistributed earnings of current year	421b		50,061,325,983	58,427,517,704
Non-controlling interests	429		51,127,507,720	179,885,873,123
TOTAL LIABILITIES AND OWNERS' EQUITY	440		2,603,845,823,236	2,503,792,256,902

Thai Binh, 27 March 2025

Preparer

Person in charge of
accounting

Deputy General Director



Pham Thi Dung



Tran Minh Ha



Le Xuan Chien

Form B02-DN/HN

CONSOLIDATED INCOME STATEMENT
For the financial year ended 31 December 2024

Items	Code	Note	Year 2024	Year 2023
			VND	VND
Revenue from sales of goods and rendering of services	01	28	1,628,994,904,330	1,641,849,464,703
Deductions	02	29	33,707,505	-
Net revenue from sales of goods and rendering of services	10		1,628,961,196,825	1,641,849,464,703
Cost of good sold and services rendered	11	30	1,495,364,872,107	1,455,825,774,548
Gross profit from sales of goods and rendering of services	20		133,596,324,718	186,023,690,155
Financial income	21	31	30,895,531,562	46,794,809,826
Financial expenses	22	32	51,744,306,480	87,044,325,327
<i>In which: Interest expenses</i>	23		42,299,443,904	59,589,188,333
Shares of profit of associates, joint-ventures	24		(8,690,255,675)	(7,434,255,244)
Selling expenses	25	33	11,504,161,264	13,263,117,610
General and administration expenses	26	33	36,213,482,643	36,537,439,750
Net profit from operating activities	30		56,339,650,218	88,539,362,050
Other income	31	34	10,394,030,967	3,544,138,198
Other expense	32	35	3,209,808,127	5,624,562,505
Other profit	40		7,184,222,840	(2,080,424,307)
Total net profit before tax	50		63,523,873,058	86,458,937,743
Current corporate income tax expenses	51	36	6,546,358,671	11,256,574,395
Deferred corporate income tax expenses	52	37	1,851,731,726	212,319,830
Profit after corporate income tax	60		55,125,782,661	74,990,043,518
Net profit after tax attributable to shareholders of the parent	61		50,061,325,983	58,427,517,704
Net profit after tax attributable to non-controlling interests	62		5,064,456,678	16,562,525,814
Basic earnings per share	70	39	667	1,120
Diluted earnings per share	71	40	667	870

Thai Binh, 27 March 2025

Preparer

Person in charge of
accounting

Deputy General Director



Pham Thi Dung



Tran Minh Ha



Le Xuan Chien

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

**CONSOLIDATED
FINANCIAL STATEMENTS**

For the financial year ended
31 December 2024

Form B03-DN/HN

**CONSOLIDATED CASH FLOW STATEMENT
(By indirect method)**

For the financial year ended 31 December 2024

Items	Code Note	Year 2024 VND	Year 2023 VND
Cash flows from operating activities			
Profit before tax	01	63,523,873,058	86,458,937,743
Adjustments for			
Depreciation and amortisation	02	79,083,596,981	74,278,057,184
Provisions	03	2,632,203,608	4,015,002,127
Foreign exchange (gains)/losses arisen from revaluation of monetary accounts denominated in foreign currency	04	(369,411,913)	2,005,247,650
(Profits)/losses from investing activities	05	(29,493,918,382)	(27,166,693,194)
Interest expenses	06	42,299,443,904	59,589,188,333
Operating profit before changes in working capital	08	157,675,787,256	199,179,739,843
Increase/decrease in receivables	09	123,787,067,033	(97,860,059,114)
Increase/decrease in inventory	10	(17,145,748,279)	(69,024,934,358)
Increase/decrease in payables (excluding interest payables, enterprise income tax payables)	11	(37,480,161,789)	(40,845,787,959)
Increase/decrease in prepaid expenses	12	(2,404,378,787)	1,804,931,384
Increase/decrease in trading securities	13	(5,000,000,000)	(15,000,000,000)
Interest expenses paid	14	(43,421,049,009)	(60,459,083,477)
Corporate income tax paid	15	(15,326,961,426)	(15,772,395,752)
Net cash flows from operating activities	20	160,684,554,999	(97,977,589,433)
Cash flows from investing activities			
Purchase of fixed assets and other long-term assets	21	(75,751,065,973)	(88,290,998,072)
Proceeds from disposals of fixed assets and other long-term assets	22	21,029,440,861	3,262,370,371
Loans to other entities and purchase of debt instruments of other entities	23	(225,889,238,936)	(151,699,383,407)
Collection of loans and resale of debt instrument of other entities	24	225,988,593,021	196,894,264,657
Equity investments in other entities	25	(180,000,000,000)	-
Interest and dividend received	27	31,811,276,279	21,979,399,499
Net cash flows from investing activities	30	(202,810,994,748)	(17,854,346,952)

Form B03-DN/HN

CONSOLIDATED CASH FLOW STATEMENT (CONT'D)
(By indirect method)

For the financial year ended 31 December 2024

Items	Code	Note	Year 2024 VND	Year 2023 VND
Cash flows from financing activities				
Capital contribution and issuance of shares	31		150,000,000,000	125,000,000,000
Drawdown of borrowings	33		2,187,782,849,693	2,047,881,836,672
Repayment of borrowings	34		(2,082,217,931,405)	(1,944,677,076,069)
Payment of principal of finance lease liabilities	35		(4,267,778,407)	(7,816,735,480)
Dividends paid	36		(89,544,727,000)	(7,175,000,000)
Net cash flows from financing activities	40		161,752,412,881	213,213,025,123
Net cash flows in the the year	50		119,625,973,132	97,381,088,738
Cash and cash equivalents at beginning of the year	60	4	152,045,243,846	54,664,554,175
Impact of exchange rate fluctuation	61		320,882,825	(399,067)
Cash and cash equivalents at the end of the year	70	4	271,992,099,803	152,045,243,846

Thai Binh, 27 March 2025

Preparer

**Person in charge of
accounting**

Deputy General Director



Pham Thi Dung



Tran Minh Ha



Le Xuan Chien

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

**CONSOLIDATED
FINANCIAL STATEMENTS**

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

Form B09-DN/HN

1. COMPANY OVERVIEW**1.1 OWNERSHIP STRUCTURE**

DamSan Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company established and operating under Joint Stock Company Registration Certificate No. 1000389853, initially issued by the Department of Planning and Investment of Thai Binh Province on 12 June 2006, and most recently amended for the 17th time on 10 June 2024.

The Company's head office is located at Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward, Thai Binh City, Thai Binh Province.

The Company's charter capital, as registered, amounts to VND 763,947,270,000. As of 31 December 2024, the charter capital remains VND 763,947,270,000, equivalent to 76,394,727 shares, which are currently listed on the Ho Chi Minh City Stock Exchange under the stock code ADS.

As at 31 December 2024, the total number of employees of the Company and its subsidiary was 411 people (as at 31 December 2023: 470 people)

1.2 BUSINESS SECTORS AND PRINCIPAL ACTIVITIES

The Company's principal business activities include:

- Producing yarns, coarse textiles, and finishing textile products
- Wholesale of fabrics, ready-to-wear goods, and shoes (Details: Wholesale of fabrics and ready-to-wear goods)
- Other specialized wholesale activities not classified elsewhere (Details: Wholesale of textile and cotton yarns)
- Wholesale of machinery, equipment, and other machine parts (Details: Wholesale of machinery, equipment, and spare parts for the textile and garment industry)
- Trading in real estate and land use rights owned, used, or leased
- Construction of all types of houses
- Construction of railway and road works (Details: Construction of road works)
- Production of ready-to-wear goods (except for costumes)

1.3 NORMAL BUSINESS CYCLE

The Company's normal business cycle is not more than 12 months.

1.4 COMPANY STRUCTURE

As at 31 December 2024, the Company has subsidiaries and associates as follows:

Subsidiaries:

Name	Head office	Ownership interest	Voting rights	Main business activities
Eiffel Yarn Joint Stock Company (*)	Thai Binh	85.00%	85.00%	Fiber weaving

(*) During the year, the Company successfully acquired 11,500,000 shares of Eiffel Yarn Joint Stock Company. As a result, the Company's voting rights in Eiffel Yarn Joint Stock Company increased from 46.67% to 85.00%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

1. COMPANY OVERVIEW (CONT'D)

1.4 COMPANY STRUCTURE (CONT'D)

Joint ventures and associates:

Name	Head office	Ownership interest	Voting rights	Main business activities
Textile Research Institute Joint Stock	Ha Noi	30.00%	30.00%	Fiber production, research, and development of textile technology
AD Green Energy Group Joint Stock Company	Thai Binh	43.12%	43.12%	Manufacturing of motors, generators, electrical transformers, electrical distribution and control equipment
Thai Binh Cau Nghin Investment Joint Stock	Thai Binh	45.00%	45.00%	Construction of bridges and roads
An Ninh Thai Binh Investment Joint Stock Company	Thai Binh	47.27%	47.27%	Fiber production

Information about the Company's subsidiaries, joint ventures and associates is detailed in Notes No. 5.

1.5 STATEMENT OF COMPARABILITY ON CONSOLIDATED FINANCIAL STATEMENTS

The comparative figures on the consolidated balance sheet, consolidated income statement, consolidated cash flows statement and corresponding explanations are derived from the Company's audited consolidated financial statements for the financial year ended 31 December 2023.

2. BASIS OF THE PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND FINANCIAL YEAR

2.1 BASIS FOR THE PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements include the financial statements of the Company and its controlled entities (subsidiaries) for the financial year ended 31 December 2024. Control is achieved when the Company has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

The operating results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date of acquisition or up to the date of disposal of the investment in the subsidiary.

The financial statements of subsidiaries are prepared using accounting policies consistent with those of the Company. Where necessary, adjustments are made to the subsidiaries' financial statements to ensure that the accounting policies applied by the Company and its subsidiaries are consistent.

All intra-group transactions and balances between the Company and its subsidiaries are eliminated on consolidation.

Non-controlling interests are presented in the consolidated balance sheet as a separate component of equity. The portion of profit or loss attributable to non-controlling interests is also presented as a separate item in the consolidated statement of profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND FINANCIAL YEAR (CONT'D)

2.2 FINANCIAL YEAR

The Company's financial year begins on 1 January and ends on 31 December of the calendar year. This consolidated financial statement is prepared for the financial year ending 31 December 2024.

2.3 STATEMENT ON COMPLIANCE WITH ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

The consolidated financial statements of the Company are prepared and presented in compliance with the requirements of the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and the legal regulations related to the preparation and presentation of consolidated financial statements.

3. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies adopted by the Company in the preparation of these consolidated financial statements are as follows:

3.1 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies used by the Company to prepare the consolidated financial statements for 2024 are applied consistently with those applied to prepare the consolidated financial statements for 2023.

3.2 ACCOUNTING ESTIMATES

The preparation of consolidated financial statements in accordance with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets at the financial statement date, as well as the reported amounts of revenue and expenses throughout the financial year. Actual business results may differ from these estimates and assumptions.

3.3 CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, demand deposits, cash in transit, and short-term or highly liquid investments. Highly liquid investments are those with an original maturity of no more than three months, readily convertible to known amounts of cash, and subject to an insignificant risk of changes in value.

3.4 FOREIGN CURRENCY TRANSACTIONS

Foreign currency transactions in the financial year are converted into Vietnamese Dong at the actual exchange rate on the transaction date. The actual exchange rate is determined based on the following principles:

- For purchases or sales of foreign currency, the exchange rate is the rate specified in the foreign currency purchase and sale contract between the Company and the commercial bank;
- For capital contributions or receipt of capital contributions, the exchange rate is the foreign currency buying rate of the bank where the Company maintains the account used to receive the investor's capital on the date of contribution;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)*(These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements)***3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)****3.4 FOREIGN CURRENCY TRANSACTIONS (CONT'D)**

- When recognising receivables, the exchange rate is the buying rate of the commercial bank designated by the Company for the customer's payment at the time the transaction occurs;
- When recognising payables, the exchange rate is the selling rate of the commercial bank where the Company intends to carry out the transaction at the time the transaction occurs;
- When purchasing assets or making immediate payments in foreign currency, the exchange rate is the buying rate of the commercial bank where the Company makes the payment.

The actual exchange rate used when revaluing foreign currency-denominated monetary items at the time of preparing the consolidated financial statements is determined based on the following principles:

- For items classified as assets: the foreign currency buying rate of the commercial bank with which the Company regularly conducts transactions is applied;
- For items classified as payables: the foreign currency selling rate of the commercial bank with which the Company regularly conducts transactions is applied.

All actual exchange differences arising during the period, as well as differences from revaluing the balances of foreign currency-denominated monetary items at the end of the period, are recognised in the profit or loss of the accounting period.

3.5 FINANCIAL INVESTMENTS***Trading securities***

Trading securities are securities held by the Company for trading purposes. Trading securities are recognized from the date the Company obtains ownership rights and are initially measured at fair value of the consideration paid at the transaction date, plus any directly attributable transaction costs.

In subsequent financial years, investments in trading securities are measured at cost, net of any impairment of trading securities.

The provision for impairment of trading securities is made in accordance with prevailing accounting regulations.

Held-to-maturity investments

Held-to-maturity investments include investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments comprise term deposits at banks (including promissory notes and treasury bills), bonds, redeemable preference shares with a mandatory repurchase obligation at a specified future date, and loans held to maturity for the purpose of earning periodic interest, as well as other held-to-maturity investments.

Held-to-maturity investments are recognized from the purchase date and initially measured at purchase cost plus directly attributable transaction costs. Interest income from held-to-maturity investments after the purchase date is recognized in the statement of profit or loss on an accrual basis. Any interest accrued before the Company acquires the investment is deducted from the purchase cost at the acquisition date.

Held-to-maturity investments are measured at cost, net of any provision for doubtful debts.

The provision for doubtful debts of held-to-maturity investments is made in accordance with prevailing accounting regulations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.5 FINANCIAL INVESTMENTS (CONT'D)

Loans

Loans are measured at cost, net of any provision for doubtful debts. The provision for doubtful debts of loans is made based on the estimated potential losses.

Investment in Associates

An associate is an entity over which the Company has significant influence but is neither a subsidiary nor a joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but does not constitute control or joint control over those policies.

The results of operations, assets, and liabilities of associates are incorporated in the financial statements using the equity method. Investments in associates are initially recognised at cost and subsequently adjusted for the Company's share of changes in the net assets of the associate after the date of acquisition. Losses of an associate in excess of the Company's interest in that associate (including any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognised.

Unrealised profits and losses arising from transactions between a member of the Company and an associate are eliminated to the extent of the Company's interest in the associate in the consolidated financial statements.

Investment in equity instruments of another entity

Investment in equity instruments of another entity reflects investments in equity instruments where the Company does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are recorded at cost, less any provision for impairment.

For long-term investments (not classified as trading securities) and where there is no significant influence over the investee: If the investment is in listed shares or if the fair value of the investment can be reliably determined, provisions are made based on the market value of the shares. If the fair value of the investment cannot be determined at the reporting date, provisions are made based on the financial statements of the investee at the time the provision is recognized.

3.6 RECEIVABLES AND PROVISION FOR DOUBTFUL DEBTS

Receivables represent amounts recoverable from customers or other parties. Receivables are presented at their book value, net of any provision for doubtful debts.

A provision for doubtful debts is made for amounts such as: receivables that are overdue under the terms of economic contracts, loan agreements, contractual commitments, or debt obligations; and receivables that are not yet due but are deemed unlikely to be recovered. The provision for overdue receivables is based on the original repayment terms stated in the sales contract, without taking into account any extensions or rescheduling agreed between the parties. For receivables that are not yet due but where the debtor is bankrupt, undergoing dissolution procedures, missing, or has absconded, a provision is also recognised.

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
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**CONSOLIDATED
FINANCIAL STATEMENTS**

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**3.7 INVENTORIES**

Inventories are stated at the lower of cost and net realisable value. The cost of inventories includes direct materials, direct labour, and an appropriate proportion of manufacturing overheads, if any, incurred to bring the inventories to their current location and condition. The cost of inventories issued is determined using the weighted average method.

Net realisable value is determined as the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale, including marketing, selling, and distribution expenses.

Inventories are accounted for using the perpetual inventory method.

Method of determining the value of work-in-progress at the end of the period:

- Costs of unfinished construction and business activities are accumulated for each uncompleted project or for those not yet recognised as revenue, corresponding to the volume of work remaining in progress at period-end.
- Costs of unfinished production are accumulated based on actual costs incurred for each type of uncompleted product, according to the percentage of equivalent completed products.

Provision for inventory devaluation is made by the Company in accordance with prevailing accounting regulations. Accordingly, the Company is allowed to make provisions for obsolete, damaged, substandard inventories and in cases where the cost of inventories exceeds their net realisable value at the end of the accounting period.

3.8 TANGIBLE FIXED ASSETS AND DEPRECIATION

The historical cost of tangible fixed assets includes the purchase price and all other directly attributable costs incurred to bring the asset to its intended condition and location for use.

The historical cost of self-constructed tangible fixed assets includes actual construction or production costs incurred, together with installation and trial run costs.

The recognition and depreciation of tangible fixed assets are carried out in accordance with Vietnamese Accounting Standard No. 03 – Tangible Fixed Assets; Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance providing guidance on the corporate accounting regime; Circular No. 45/2013/TT-BTC dated 25 April 2013 providing guidance on the regime for the management, use and depreciation of fixed assets; Circular No. 147/2016/TT-BTC dated 13 October 2016 amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC; and Circular No. 28/2017/TT-BTC dated 12 April 2017 amending and supplementing a number of articles of Circular No. 45/2013/TT-BTC and Circular No. 147/2016/TT-BTC issued by the Ministry of Finance.

Tangible fixed assets are depreciated in a straight-line method based on estimated useful life. The specific depreciation periods is as follows:

Categories of fixed assets	Estimated useful life (Year)
- Buildings and structures	06 - 20
- Machinery and equipment	05 - 10
- Vehicles and transmission equipment	07 - 10
- Office equipment and management tools	03 - 05

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**CONSOLIDATED
FINANCIAL STATEMENTS**

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**3.9 INTANGIBLE FIXED ASSETS**

Intangible fixed assets are presented at historical cost less accumulated amortisation. The Company's intangible fixed assets include:

Land use rights

Land use rights represent all actual costs incurred by the Company directly related to the land, including the cost of acquiring the land use rights, compensation costs, site clearance, land levelling, registration fees, and other related costs. Land use rights are amortised using the straight-line method over the land use period.

Computer software

The purchase cost of standalone computer software (i.e., not an integral part of related hardware) is capitalised and accounted for as an intangible fixed asset. Computer software is amortised using the straight-line method over a period of 7 years.

3.10 FINANCE LEASES

The determination of whether an arrangement is, or contains, a lease is based on the substance of the arrangement at inception: whether the fulfilment of the arrangement depends on the use of a specific asset and whether the arrangement conveys the right to use the asset.

A lease is classified as a finance lease if, under the lease terms, substantially all the risks and rewards incidental to ownership of the asset are transferred to the lessee. All other leases are classified as operating leases.

Assets acquired under finance lease agreements are capitalised in the consolidated balance sheet at the commencement of the lease term at the lower of the fair value of the leased asset and the present value of the minimum lease payments. The principal portion of the future lease payments under finance leases is recognised as a liability. The interest element of the lease payments is charged to the consolidated statement of profit or loss over the lease term using the interest rate implicit in the lease, applied to the outstanding balance of the finance lease liability.

Capitalised finance lease assets are depreciated on a straight-line basis over the shorter of the estimated useful life of the asset or the lease term, unless it is reasonably certain that ownership of the asset will transfer to the lessee at the end of the lease term.

Lease payments under operating leases are recognised as an expense in the consolidated statement of profit or loss on a straight-line basis over the lease term.

3.11 CONSTRUCTION IN PROGRESS

Assets under construction for production, lease, administration or any other purpose shall be recognised at historical cost. Such cost includes services and related borrowing costs in accordance with the Company's accounting policies. Depreciation of these assets is applied in the same manner as for other assets and commences when the assets are in the condition necessary for their intended use.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.12 INVESTMENT PROPERTIES

Investment properties include land use rights, buildings, and structures held by the Company to earn rentals or for capital appreciation. Investment properties held for rental purposes are presented at historical cost less accumulated depreciation. Investment properties held for capital appreciation are presented at historical cost less impairment losses. The historical cost of acquired investment properties includes the purchase price and directly attributable costs such as legal service fees, registration fees, and other related transaction costs. The historical cost of self-constructed investment properties is based on the final settlement value of the construction or other directly attributable costs of the investment property.

For the infrastructure component of the An Ninh Industrial Park Project in Tien Hai District, where revenue is recognised in full at once, the Company applies one-time depreciation to cost of sales related to the leasing service.

3.13 PREPAID EXPENSES

Prepaid expenses include actual costs incurred but related to the business operations over multiple accounting periods. The Company's prepaid expenses include the following costs:

Tools and instruments

Tools and instruments that have been put into use are amortized into expenses using the straight-line method, with an allocation period not exceeding 36 months.

Other expenses

Allocated based on the prepayment period and the period during which the economic benefits will be realized in the future.

3.14 PAYABLES

Payables are monitored based on their payment terms, creditors, the currency in which they are payable, and other relevant factors in accordance with the Company's management requirements.

3.15 LOANS AND FINANCE LEASE LIABILITIES

Loans and financial lease payables are monitored by each lender, each loan agreement, and the repayment term of the loans and financial lease payables. In the case of loans or payables in foreign currency, detailed tracking is performed in the original currency.

3.16 BORROWING COSTS

Borrowing costs are recognised as production and business expenses in the period in which they are incurred, except for borrowing costs that are directly attributable to the acquisition, construction, or production of qualifying assets, which are capitalised as part of the cost of those assets when all the conditions set out in Vietnamese Accounting Standard No. 16 – "Borrowing Costs" are met. Additionally, for borrowings specifically used for the construction of fixed assets or investment properties, interest expenses are capitalised even if the construction period is less than 12 months.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)*(These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements)***3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)****3.17 ACCRUED EXPENSES**

Accrued expenses are actual expenses not yet paid but recognised in the production and business expenses of the period in order to avoid significant fluctuations in reported costs when such expenses are incurred, and to ensure the matching principle between revenue and expenses.

- The Company recognises accrued expenses under the following main cost categories:
- Interest expenses payable during the period, including: bond interest payable and bank loan interest;
- Other expenses related to the Company's business activities during the period.

3.18 OWNER'S EQUITY

Owner's equity is recognised based on the actual capital contributed by the owners.

Share premium represents the difference between the par value, direct issuance costs, and the issuance price of shares, including cases of reissuing treasury shares. Share premium can be positive (if the issuance price exceeds the par value and related issuance costs) or negative (if the issuance price is lower than the par value and related issuance costs).

Other capital under owner's equity includes capital accumulated from retained earnings, donations, grants, and asset revaluation adjustments (where permitted to increase or decrease the owner's capital).

Undistributed profit after tax represents the Company's profit or loss after corporate income tax, along with the distribution and allocation of retained earnings. Profit distribution is carried out only when the undistributed profit after tax does not exceed the amount reported in the consolidated financial statements, after excluding the impact of bargain purchase gains. If dividends or profit distributions exceed the available undistributed profit after tax, the excess amount is recorded as a reduction in contributed capital.

The Company allocates the following reserves from net profit after corporate income tax, as proposed by the Board of Management and approved by shareholders at the Annual General Meeting of Shareholders:

- Development investment fund: This reserve is allocated to support business expansion and long-term investment projects.
- Welfare, bonus, and executive bonus fund: This reserve is allocated for employee rewards, incentives, and welfare benefits. It is presented as a liability in the financial statements.

Dividends payable to shareholders are recognised as a liability in the Company's consolidated balance sheet once the Board of Management announces the dividend distribution and the Vietnam Securities Depository and Clearing Corporation announces the ex-dividend date.

3.19 REVENUE AND INCOME RECOGNITION**Revenue from sales of goods and finished products**

Revenue from the sale of goods and finished products is recognized when all of the following conditions are satisfied:

- The Company has transferred substantially all the risks and rewards of ownership of the goods or products to the buyer;

DAMSAN JOINT STOCK COMPANY

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CONSOLIDATED**FINANCIAL STATEMENTS**

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**3.19 REVENUE AND INCOME RECOGNITION (CONT'D)**

- The Company no longer retains control over or managerial involvement with the goods as would be the case with ownership;
- The revenue amount can be measured reliably. If the contract allows the buyer to return the goods under specific conditions, revenue is recognised only after those conditions are no longer applicable and the buyer no longer has the right to return the goods (except in cases where the customer can exchange the goods for other goods or services);
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs associated with the sale transaction can be measured reliably.

Revenue from rendering of services

Revenue from service transactions is recognized when the outcome of the transaction can be reliably estimated. If the service is rendered over multiple periods, revenue is recognized based on the stage of completion at the reporting date. The outcome of a service transaction is determined when all of the following conditions are met:

- Revenue can be measured reliably. If the contract allows the buyer to return services under specific conditions, revenue is only recognized when those conditions no longer exist and the buyer no longer has the right to return the service;
- There is a probability that economic benefits will flow to the Company;
- The stage of completion of the service at the reporting date can be reliably determined.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

The portion of the service work that has been completed is determined using the completed work assessment method.

Revenue from real estate sales

Revenue from real estate sales, where the Company is the project developer, is recognized when all of the following conditions are met:

- The real estate property has been fully completed and delivered to the buyer, and the Company has transferred substantially all the risks and rewards of ownership;
- The Company no longer retains managerial control or effective control over the real estate property;
- Revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs associated with the real estate sale transaction can be measured reliably.

For real estate sales where the customer is responsible for completing the construction or where the Company completes the construction based on the customer's requirements, revenue is recognised when the basic structural work has been completed and handed over to the customer.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.19 REVENUE AND INCOME RECOGNITION (CONT'D)

For subdivided land plots where the land has been transferred to the customer, the Company recognises revenue for the portion of land sold when all of the following conditions are met:

- Substantially all the risks and rewards associated with land use rights have been transferred to the buyer;
- The revenue amount can be measured reliably;
- The costs associated with the sale transaction can be measured reliably;

The Company has received or is certain to receive economic benefits from the land plot sale transaction.

Revenue from leasing land with developed infrastructure

The Company applies the regulations of Circular No. 200/2014/TT-BTC dated 22 December 2014, issued by the Ministry of Finance guiding the Corporate Accounting Regime, to recognise revenue from rental activities. Specifically, in cases where the lease term accounts for more than 90% of the asset's useful life, the Company recognises revenue in a one-time lump sum for the entire amount of rental income received in advance, provided that all four (4) of the following conditions are met:

- The lessee has no right to terminate the lease agreement, and the lessor is not obligated to refund the advance payment under any circumstances or in any form;
- The advance rental payment is not less than 90% of the total expected rental income stated in the lease agreement for the entire lease term, and the lessee must pay the full rental amount within 12 months from the commencement date of the lease;
- Substantially all risks and rewards associated with ownership of the leased asset have been transferred to the lessee;
- The lessor is able to reasonably estimate the cost of the leasing activity.

At the same time, the Company recognises one-time depreciation of the related investment property into the cost of rental services.

Revenue from financial activities

Revenue from interest, royalties, dividends, profit shares, and other financial activities is recognised when both of the following conditions are met:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and;
- Revenue can be reliably measured.

Dividends and profit distributions are recognized when the Company has the right to receive dividends or profit from its investments.

Bonus shares or dividends paid in shares: No income is recognized when the right to receive bonus shares or dividends in shares is established. The number of bonus shares or dividends in shares received is disclosed in the relevant consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)*(These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements)***3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)****3.20 COST OF GOODS SOLD**

The cost of goods sold during the period is recorded in accordance with the revenue recognised in the same period and ensures compliance with the prudence principle. Losses of materials and goods exceeding allowable limits, costs incurred beyond normal norms, and inventory losses (after deducting the responsibility of relevant individuals and collectives) are fully and promptly recorded in the cost of goods sold for the period.

The advance allocation of expenses for the temporary calculation of real estate cost, if any, adheres to the following principles:

- Expenses included in the approved investment and construction estimates but lacking sufficient documentation for volume acceptance are temporarily allocated in advance;
- Expenses related to real estate products completed and eligible for revenue recognition within the year are temporarily allocated in advance;
- The amount of pre-allocated expenses and actual costs recognised in the cost of goods sold must correspond to the standard cost price calculated based on the total estimated cost of the sold real estate product (determined by area).

3.21 FINANCIAL COSTS

Expenses recorded in financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing expenses;
- Losses due to liquidation, short-term securities transfer, securities sale transaction expenses;
- Provision for depreciation of trading securities, provision for investment losses in other units, losses incurred when selling foreign currency, exchange rate losses, etc.

These amounts are recognised based on the total incurred during the year and are not offset against financial income.

3.22 TAXES AND OTHER PAYABLES TO STATE BUDGET***Value Added Tax (VAT)***

Social housing projects for low-income households in the form of construction-transfer contracts are subject to 5% VAT

Corporate Income Tax

Corporate Income Tax represents the total value of current tax payable and deferred tax.

The current tax payable is calculated based on taxable income for the year. Taxable income differs from net profit presented in the Income Statement because taxable income does not include income or expenses that are taxable or deductible in other years (including carried forward losses, if any) and does not include non-taxable or non-deductible items.

Deferred income tax is determined based on the tax rate that is expected to apply in the year in which the asset will be recovered or the liability will be settled. Deferred income tax is recognized in the Income Statement and is only recognized in equity when the tax is related to items directly recorded in equity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.22 TAXES AND OTHER PAYABLES TO STATE BUDGET (CONT'D)

Deferred income tax assets and liabilities must be offset when the Company has a legal right to offset current income tax assets against current income tax liabilities, and when the deferred income tax assets and liabilities are related to income taxes administered by the same tax authority, and the Company intends to settle the current income tax on a net basis.

The determination of the Company's income tax is based on the current tax regulations. However, these regulations change periodically, and the final determination of corporate income tax depends on the audit results by the competent tax authorities.

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

3.23 EARNINGS PER SHARE

Basic Earnings Per Share (EPS) is calculated by dividing the profit or loss after tax attributable to shareholders of common stock (after adjusting for the allocation to the Bonus and Welfare Fund and the Executive Bonus Fund) by the weighted average number of common shares outstanding during the period.

Diluted Earnings Per Share (EPS) is calculated by dividing the profit or loss after tax attributable to shareholders of common stock (after adjusting for the allocation to the Bonus and Welfare Fund, the Executive Bonus Fund, and dividends on convertible preferred shares) by the weighted average number of common shares that would be issued if all potential common shares that have a dilutive effect were converted into common shares.

3.24 RELATED PARTIES

Related parties are entities or individuals that have control or significant influence over the financial and operating policy decisions of another party. Related parties include:

- Entities that have control, are controlled directly or indirectly through one or more intermediaries, or are under common control with the Company. This includes the parent company, subsidiaries within the Group, joint ventures, jointly controlled entities, and associates.
- Individuals who, directly or indirectly, hold voting rights in the reporting entities that result in significant influence over such entities. This also includes key management personnel responsible for planning, directing, and controlling the Company's activities, as well as their close family members.
- Entities in which the aforementioned individuals directly or indirectly hold voting rights or have significant influence.

When assessing related party relationships, the substance of the relationship is considered rather than merely the legal form. Accordingly, all transactions and balances with related parties are disclosed in the following notes.

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

**CONSOLIDATED
FINANCIAL STATEMENTS**
For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

4. CASH AND CASH EQUIVALENTS

	31/12/2024	01/01/2024
	VND	VND
- Cash on hand	529,270,171	493,141,908
- Cash in bank	190,962,829,632	151,467,101,938
- Cash equivalents (*)	80,500,000,000	85,000,000
Total	271,992,099,803	152,045,243,846

(*)As at 31 December 2024, cash equivalents include term deposits of 80.5 billion VND with a 1-month term, placed at the Vietnam Bank for Agriculture and Rural Development - Thai Binh Branch and the Sai Gon - Hanoi Commercial Joint Stock Bank - Thai Binh Branch, with interest rates ranging from 3.5% per year to 4% per year

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

5. FINANCIAL INVESTMENTS**5.1 SECURITIES**

	31/12/2024			01/01/2024		
	Historical cost VND	Fair value VND	Provision VND	Historical cost VND	Fair value VND	Provision VND
Total value of bonds	70,000,000,000	70,000,000,000	-	65,000,000,000	65,000,000,000	-
+ Bonds of Viet Nam Joint Stock Commercial Bank for industry and trade, Thai Binh Branch	-	-	-	5,000,000,000	5,000,000,000	-
+ Bonds of the Bank for Agriculture and Rural Development, Tay Do branch (*)	70,000,000,000	70,000,000,000	-	60,000,000,000	60,000,000,000	-
	70,000,000,000	70,000,000,000	-	65,000,000,000	65,000,000,000	-

Bond investments held for business purposes include:

(*) Bonds issued by the Bank for Agriculture and Rural Development - Tay Do Branch:

- Number of bonds: 200,000 bonds; Par value 100,000 VND/bond, issuance date 24/12/2020, bond term: 07 years. Interest rate 6.25%/year;
- Number of bonds: 5,000 bonds; Far value 1,000,000 VND/bond, issuance date 31/12/2021, bond term: 10 years. Interest rate 5.95%/year;
- Number of bonds: 200,000 bonds; Par value 100,000 VND/bond, issue date 29/12/2022, bond term, 08 years. Interest paid every 01 year with an interest rate of 6.55%/year
- Number of bonds: 150,000 bonds; Far value 100,000 VND/bond, issue date 05/12/2023, bond term, 08 years. Interest paid every 01 year with an interest rate of 7.23%/year
- Number of bonds: 100,000 bonds; Far value 100,000 VND/bond, issue date 14/08/2024, bond term, 10 years. Interest is paid every 01 year with interest rate = reference interest rate + margin (2%).

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

6. FINANCIAL INVESTMENTS (CONT'D)**5.2 HELD- TO- MATURITY INVESTMENT**

	31/12/2024		01/01/2024	
	Historical cost VND	Book value VND	Historical cost VND	Book value VND
Short-term	306,743,332,996	306,743,332,996	315,450,450,157	315,450,450,157
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Thai Binh Branch	38,536,974,465	38,536,974,465	31,490,000,000	31,490,000,000
- Vietnam International Commercial Joint Stock Bank	-	-	13,400,000,000	13,400,000,000
- Agriculture and Rural Development Bank - Tay Do Hanoi Branch	84,521,819,400	84,521,819,400	22,256,864,100	22,256,864,100
- Saigon - Hanoi Commercial Joint Stock Bank - Thai Binh Branch	8,891,680,139	8,891,680,139	27,971,015,418	27,971,015,418
- Military Commercial Joint Stock Bank - Thai Binh Branch	1,692,999,000	1,692,999,000	12,460,129,648	12,460,129,648
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Binh Branch	56,944,947,680	56,944,947,680	88,510,876,536	88,510,876,536
- Bac A Commercial Joint Stock Bank - Thai Binh Branch	-	-	24,568,095,891	24,568,095,891
- Vietnam Public Commercial Joint Stock Bank	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch	9,000,000,000	9,000,000,000	5,000,000,000	5,000,000,000
- Indovina Bank Limited	30,854,912,312	30,854,912,312	28,493,468,564	28,493,468,564
- Vietnam Modern Bank Limited Bank	25,000,000,000	25,000,000,000	25,000,000,000	25,000,000,000
- SinoPac Bank - Ho Chi Minh City	20,300,000,000	20,300,000,000	17,300,000,000	17,300,000,000
- An Binh Commercial Joint Stock Bank - Hanoi Branch	12,000,000,000	12,000,000,000	-	-
- Tien Phong Commercial Joint Stock Bank - Dong Da Branch	9,000,000,000	9,000,000,000	9,000,000,000	9,000,000,000
Total	306,743,332,996	306,743,332,996	315,450,450,157	315,450,450,157

(*) Short-term deposits at commercial banks with original terms of less than 12 months, with interest rates ranging from 2.7% per year to 8% per year. The total value of short-term deposits at commercial banks used as collateral, pledge, or security for loans as of 31 December 2024 is 306,743,332,996 VND (as of 1 January 2024, it was 315,450,450,157 VND).

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

5. FINANCIAL INVESTMENTS (CONT'D)**5.3 INVESTMENT IN RELATED PARTIES**

The value of the investment in the associate company using the equity method is as follows:

	31/12/2024		01/01/2024	
	Historical cost	Value according to the equity method	Historical cost	Value according to the equity method
	VND	VND	VND	VND
Investment in joint ventures, associates	366,681,742,000	350,274,883,922	301,681,742,000	295,164,611,597
+ Textile Research Institute Joint Stock Company	31,575,000,000	34,487,471,698	31,575,000,000	33,946,315,097
+ Thai Binh Cau Nghin Investment Joint Stock Company	182,506,742,000	182,282,742,311	182,506,742,000	182,401,214,975
+ An Ninh Thai Binh Investment Joint Stock Company	78,000,000,000	67,203,283,434	48,000,000,000	40,942,097,795
+ AD Green Energy Group Joint Stock Company	74,600,000,000	66,301,386,479	39,600,000,000	37,874,983,730
Total	366,681,742,000	350,274,883,922	301,681,742,000	295,164,611,597

Details of the Company's joint ventures and associates on 31 December 2024 are as follows:

Name	Head Office	Ownership interest	Voting rights	Main Business Activities
Joint Stock Company - Textile and Garment Research Institute	Ha Noi	30.00%	30.00%	Yarn production, research and development of textile and garment industry technology
AD Green Energy Group Joint Stock Company	Thai Binh	43.12%	43.12%	Manufacturing motors, generators, power transformers, electrical distribution and control equipment
Thai Binh Cau Nghin Investment Joint Stock Company	Thai Binh	45.00%	45.00%	Construction of bridges and roads
An Ninh Thai Binh Investment Joint Stock Company	Thai Binh	47.27%	47.27%	Yarn production

Significant transactions between the Company and its subsidiaries, joint ventures, and associates during the period are detailed in Note 40.

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

7. SHORT-TERM RECEIVABLES

	31/12/2024		01/01/2024	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
Short-term	276,999,354,125	(12,617,047,260)	210,680,340,524	(12,617,047,260)
Foreign customers	33,657,975,508	(332,712,264)	27,804,047,163	(332,712,264)
- Xiamen ITG Group Corp ., Ltd	17,154,996,074	-	-	-
- Weihai Textile Group Import and Export Co., Ltd	8,411,268,640	-	-	-
- Sumisho Montlanc Co.,Ltd	2,475,924,031	-	-	-
- Kajun Co.,Ltd	701,640,041	-	1,655,088,814	-
- Anhui Huamao Im&Ex Co.ltd	-	-	20,819,353,883	-
- Ya Mai Chi Co.,Ltd	1,615,390,627	-	768,066,242	-
- Other trade receivables	3,298,756,095	(332,712,264)	4,561,538,224	(332,712,264)
Receivables from domestic customers	155,700,065,362	(12,284,334,996)	93,404,528,593	(12,284,334,996)
- ADE Energy Joint Stock Company	31,712,371,326	-	6,261,874,645	-
- Elite Solar Wafer (VIETNAM) Limited Liability Company	26,983,504,996	-	-	-
- Minh Huy International Limited Liability Company	23,749,600,000	-	-	-
- TH Comet Pharmaceutical Limited Liability Company	17,611,156,119	-	-	-
- Duc Dung Thai Binh Construction Company Limited	6,386,296,000	-	-	-
- GM Construction Joint Stock Company	-	-	8,708,661,963	-
- Thai Binh Construction and Trading Company Limited	1,314,364,733	-	743,217,852	-
- ADP Investment Joint Stock Company	-	-	28,761,334,766	-
- Tengrong Aluminum Vietnam Limited Liability Company	-	-	11,111,690,012	-
- Dong Phong Textile Joint Stock Company	14,142,844,637	-	3,865,149,100	-
- KMTT Company Limited	8,096,362,366	-	-	-
- Other trade receivables	25,703,565,185	(12,284,334,996)	33,952,600,255	(12,284,334,996)
Receivables from customers buying real estate	87,641,313,255	-	89,471,764,768	-
- Thai Binh City People's Committee	29,328,206,428	-	29,328,206,428	-
- Other trade receivables	58,313,106,827	-	60,143,558,340	-
Long-term	-	-	-	-
Total	276,999,354,125	(12,617,047,260)	210,680,340,524	(12,617,047,260)
Receivables from related parties (Details in note 42)	46,044,466,352	-	38,888,358,511	-

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

8. ADVANCES TO SUPPLIERS

	31/12/2024		01/01/2024	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
Short-term	272,810,349,256	(10,641,878,663)	316,058,943,385	(10,641,878,663)
- Long Hung Golf Company Limited	43,605,265,458	-	103,571,253,617	-
- Duc Dung Thai Binh Construction Company Limited	97,429,858,216	-	101,515,236,149	-
- ADP Investment Joint Stock Company	21,632,924,683	-	-	-
- AD Green Energy Group Joint Stock Company	81,228,773,812	-	74,929,247,301	-
- Others	28,913,527,087	(10,641,878,663)	36,043,206,318	(10,641,878,663)
Long-term	-	-	-	-
Total	272,810,349,256	(10,641,878,663)	316,058,943,385	(10,641,878,663)
Advance payments to related party suppliers	151,645,837,348	-	187,037,552,440	-
(Details in note 42)				

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

9. LOAN RECEIVABLES

	31/12/2024		01/01/2024	
	Balance VND	Provision VND	Balance VND	Provision VND
Short-term	92,950,103,588	(90,000,000)	84,342,340,512	(90,000,000)
- Thai Binh City Land Fund Development Center (1)	87,224,457,588	-	64,136,694,512	-
+ Quang Trung project	63,385,498,856	-	31,867,851,711	-
+ Phu Xuan project	23,838,958,732	-	23,861,472,569	-
+ Bo Xuyen project	-	-	6,630,104,504	-
+ Le Hong Phong project	-	-	1,777,265,728	-
- Ms Vu Phuong Diep	-	-	11,000,000,000	-
- Other loan receivables	5,725,646,000	(90,000,000)	9,205,646,000	(90,000,000)
Long-term	-	-	-	-
Total	92,950,103,588	(90,000,000)	84,342,340,512	(90,000,000)
Loans to related parties	90,000,000	(90,000,000)	11,090,000,000	(90,000,000)
(Details in note 42)				

(1) The Company made an advance payment to the Land Development Centre of Thai Binh City under an agreement to provide funds for site clearance for the social housing investment and construction project at the five-story residential complex in Blocks 39 and 40, Quang Trung Ward, Thai Binh City. This also includes counterpart projects such as the Residential Area in Blocks 39-40, Quang Trung Ward, Phu Xuan Urban Area, and the Residential Area in Bo Xuyen Ward, Thai Binh City, at an interest rate of 10.4% per annum. This advance payment was audited in Phase 1 by the State Audit of Vietnam, which issued Audit Report No. 99/KTNN-TH dated 31 January 2018. The auditors determined the accrued interest as of 31 October 2017, and the Company recognised accrued interest up to this date (Note 9).

As of 31 October 2017, the competent state authority had allocated 80% of the counterpart land for the Phu Xuan and Quang Trung projects. The remaining interest will be settled once the government completes the land allocation. Therefore, the Company has not estimated or recognised any accrued interest from 31 October 2017 to the present.

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

10. OTHER RECEIVABLES

	31/12/2024		01/01/2024	
	Balance VND	Provision VND	Balance VND	Provision VND
Short-term	166,836,265,743	(12,810,000)	293,376,888,150	(75,810,000)
- Receivables from interest of deposit, loan	5,733,399,706	-	13,152,533,935	-
- Advances	36,177,225,756	-	46,189,975,856	-
- Deposits	2,833,578,349	-	2,701,260,290	-
- Management Board of Thai Binh Industrial Zones	1,041,196,000	-	1,041,196,000	-
- Thai Binh City Land Fund Development Center (1)	7,071,411,542	-	7,071,411,542	-
- The People's Committee of Thai Binh province (2)	4,061,960,841	-	4,061,960,841	-
- Department of Finance of Thai Binh Province (3)	76,922,296,289	-	76,583,390,018	-
- Lam Son Joint Stock Company	1,481,456,528	-	9,894,830,528	-
- Ms Dang Thi Van	-	-	41,500,000,000	-
- Ms Hoang Kim Thu (4)	12,500,000,000	-	32,000,000,000	-
- The partner group is represented by Ms. Tran Thi Bich Hanh	-	-	11,999,152,778	-
- The partner group is represented by Ms. Hoang Kim Thu	-	-	22,800,000,000	-
- Other receivables	19,013,740,732	(12,810,000)	24,381,176,362	(75,810,000)
Total	166,836,265,743	(12,810,000)	293,376,888,150	(75,810,000)
Receivables from related parties	4,179,432,108	-	19,507,702,287	-

(Details in note 42)

(1) Accrued interest receivable from the Land Development Centre of Thai Binh City related to the advance payment for site clearance of the Quang Trung social housing project (Note 8).

(2) Accrued interest receivable from the People's Committee of Thai Binh Province related to the advance payment for site clearance and construction of the Quang Trung social housing project, Phu Xuan residential area, Bo Xuyen residential area, and Quang Trung residential area (Note 8).

(3) Funds collected on behalf of the authorities pursuant to Decision No. 4581/UBND-KT dated 24 November 2017, requiring the full transfer of proceeds from the sale and lease of apartments in the social housing project for low-income households in Blocks 39 and 40, Quang Trung Ward, Thai Binh City, Thai Binh Province.

(4) Business cooperation contract No. 01.2023/EIFFEL-NTT dated 1 May 2023, and business cooperation contract No. 02.2023/EIFFEL HKT dated 1 August 2023, with a cooperation period of 1 year. The assets securing the cooperation are shares owned in certain companies..

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

11. DOUBTFUL DEBTS

	31/12/2024			01/01/2024		
	Historical cost	Recoverable value	Provision	Historical cost	Recoverable value	Provision
	VND	VND	VND	VND	VND	VND
Receivables or loans that are overdue for payment or not overdue but unlikely to be recoverable	28,162,655,502	2,105,715,971	(26,056,939,531)	30,042,996,740	6,618,260,817	(23,424,735,923)
- Ghulam Rabbani and Co	833,194,874	-	(833,194,874)	833,194,874	-	(833,194,874)
- Sofeene enterprises	761,021,813	-	(761,021,813)	761,021,813	-	(761,021,813)
- LGW Limited	545,706,638	-	(545,706,638)	545,706,638	-	(545,706,638)
- Saurashatra cotton & Agro Products	405,703,253	-	(405,703,253)	405,703,253	-	(405,703,253)
- Others	25,617,028,924	2,105,715,971	(23,511,312,953)	27,497,370,162	6,618,260,817	(20,879,109,345)
Total	28,162,655,502	2,105,715,971	(26,056,939,531)	30,042,996,740	6,618,260,817	(23,424,735,923)

12. INVENTORIES

	31/12/2024		01/01/2024	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
- Goods in transit	6,860,832,000	-	-	-
- Raw material	34,472,643,263	-	17,581,855,588	-
- Tools, supplies	8,627,808,735	-	9,093,897,543	-
- Work in process (*)	375,937,953,924	-	437,490,004,059	-
- Finished goods	23,165,416,516	-	39,211,624,891	-
- Goods	86,287,786,182	-	14,829,310,260	-
Total	535,352,440,620	-	518,206,692,341	-

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

11. INVENTORIES (CONT'D)

() Work-in-progress production costs include:*

	31/12/2024		01/01/2024	
	Historical cost VND	Provision VND	Historical cost VND	Provision VND
- Infrastructure of housing development project in residential area, group 39, 40, Quang Trung ward, Thai Binh city, Thai Binh province	2,822,819,565	-	2,822,819,565	-
- Quang Trung social housing project, Thai Binh city, Thai Binh province	29,776,977,522	-	29,671,217,522	-
- Infrastructure of the housing development project in Phu Xuan commune, Thai Binh city, Thai Binh province	115,414,301,228	-	112,456,956,040	-
- Housing development project for residential area of Bo Xuyen ward	73,340,513,385	-	70,306,718,214	-
- Housing development project in residential area of Phu Xuan commune, Thai Binh city, Thai Binh province	23,040,034,104	-	29,699,293,527	-
- Housing development project for residential area of Quang Trung	9,341,356,312	-	19,521,334,738	-
- Infrastructure of housing development project in residential area, Bồ Xuyên ward, Thai Binh city, Thai Binh province	1,714,940,183	-	10,584,246,526	-
- Ho Chi Minh City Office Project	16,201,276,540	-	16,201,276,540	-
- Consulting costs for construction supervision of ADP textile house	140,125,447	-	-	-
- An Ninh Industrial Cluster - Tien Hai	76,647,298,282	-	131,990,530,621	-
- Costs of implementing other projects	18,203,643,012	-	2,059,105,836	-
- Work-in-progress	9,294,668,344	-	12,176,504,930	-
Total	375,937,953,924	-	437,490,004,059	-

DAMSAN JOINT STOCK COMPANY
Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial
Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh
Province

**CONSOLIDATED
FINANCIAL
STATEMENTS**

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

12. CONSTRUCTIONS IN PROGRESS

	31/12/2024	01/01/2024
	VND	VND
Long-terms construction in progress	52,314,349,051	49,394,788,548
- Purchase fixed assets	-	25,094,561,485
- Construction in progress (*)	52,314,349,051	24,300,227,063
Total	52,314,349,051	49,394,788,548

(*) Among them, the cost of implementing the factory construction project for lease amounts to VND 41,916,171,208 at the An Ninh Industrial Cluster, An Ninh Commune, Tien Hai District, Thai Binh Province, according to Investment Certificate No. 336430272 issued by the Thai Binh Department of Planning and Investment on 12 May 2022.

13. PREPAID EXPENSES

	31/12/2024	01/01/2024
	VND	VND
Short-term	505,323,606	659,418,215
- Tools and consumables awaiting for allocation	103,109,156	202,194,120
- Others	402,214,450	457,224,095
Long-term	10,704,286,884	8,182,042,604
- Tools and consumables awaiting for allocation	8,308,333,353	6,182,237,466
- Others	2,395,953,531	1,999,805,138
Total	11,209,610,490	8,841,460,819

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENT

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

14. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery equipment	Vehicles and transmission equipment	Office equipment and management tools	Other	Total
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
HISTORICAL COST						
01/01/2024	127,136,880,548	294,305,346,327	22,322,540,484	660,625,856	-	444,425,393,215
- Purchase during the year	-	2,618,288,560	-	-	3,048,446,090	5,666,734,650
- Liquidation, sale	-	(42,018,821,123)	(2,010,131,818)	-	-	(44,028,952,941)
31/12/2024	127,136,880,548	254,904,813,764	20,312,408,666	660,625,856	3,048,446,090	406,063,174,924
ACCUMULATED DEPRECIATION						
01/01/2024	(69,241,488,597)	(211,142,722,280)	(7,539,079,706)	(601,129,655)	-	(288,524,420,238)
- Depreciation during the year	(6,811,573,824)	(25,155,403,692)	(2,095,885,138)	(21,951,048)	(31,572,790)	(34,116,386,492)
- Liquidation, sale	-	32,674,174,205	446,335,708	-	-	33,120,509,913
- Increase or decrease due to reclassification	-	637,120	-	(637,120)	-	-
31/12/2024	(76,053,062,421)	(203,623,314,647)	(9,188,629,136)	(623,717,823)	(31,572,790)	(289,520,296,817)
NET BOOK VALUE						
01/01/2024	57,895,391,951	83,162,624,047	14,783,460,778	59,496,201	-	155,900,972,977
31/12/2024	51,083,818,127	51,281,499,117	11,123,779,530	36,908,033	3,016,873,300	116,542,878,107

- The net book value of tangible fixed assets used as collateral, pledge, or security for loans as of 31 December 2024, was 103,905,653,978 VND (as of 1 January 2024, it was 146,202,556,280 VND).
- The original cost of fully depreciated tangible fixed assets still in use as of 31 December 2024, is 12,341,892,086 VND (as of 1 January 2024, it was 36,701,831,086 VND).

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED**FINANCIAL STATEMENTS**

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

15. INTANGIBLE FIXED ASSETS

	Computer software VND	Land use rights VND	Total VND
HISTORICAL COST			
01/01/2024	360,000,000	1,925,306,375	2,285,306,375
- Liquidation, sale	(360,000,000)	-	(360,000,000)
31/12/2024	-	1,925,306,375	1,925,306,375
ACCUMULATED DEPRECIATION			
01/01/2024	(360,000,000)	(1,203,583,904)	(1,563,583,904)
- Depreciation during the year	-	(96,265,320)	(96,265,320)
- Liquidation, sale	360,000,000	-	360,000,000
31/12/2024	-	(1,299,849,224)	(1,299,849,224)
NET BOOK VALUE			
01/01/2024	-	721,722,471	721,722,471
31/12/2024	-	625,457,151	625,457,151

- The carrying amount of intangible fixed assets used as collateral, pledge, or security for loans as at 31 December 2024 was VND 625,457,151 (as at 1 January 2024: VND 721,722,471).
- The original cost of fully amortised intangible fixed assets still in use as at 31 December 2023 was VND 360,000,000 (as at 1 January 2023: VND 360,000,000).

16. INVESTMENT PROPERTIES

	Factory for rent VND	Industrial park infrastructure (*) VND	Total VND
HISTORICAL COST			
01/01/2024	21,356,724,173	118,691,369,998	140,048,094,171
- Purchase during the year	-	41,981,644,865	41,981,644,865
31/12/2024	21,356,724,173	160,673,014,863	182,029,739,036
ACCUMULATED DEPRECIATION			
01/01/2024	(137,632,223)	(118,691,369,998)	(118,829,002,221)
- Depreciation during the year	(854,268,972)	(41,981,644,865)	(42,835,913,837)
31/12/2024	(991,901,195)	(160,673,014,863)	(161,664,916,058)
NET BOOK VALUE			
01/01/2024	21,219,091,950	-	21,219,091,950
31/12/2024	20,364,822,978	-	20,364,822,978

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone,
Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

**CONSOLIDATED
FINANCIAL STATEMENTS**

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

16. INVESTMENT PROPERTIES (CONT'D)

(*) Investment properties increased during the year corresponding to the area that met the criteria for rental revenue recognition in the An Ninh Industrial Cluster Project, Tien Hai District, Thai Binh Province.

For the infrastructure component of the industrial park project where revenue is recognised in full at once, the Company applies one-time depreciation to the cost of leasing services.

In accordance with Vietnamese Accounting Standard No. 05 – Investment Property, the fair value of investment properties as at 31 December 2024 must be disclosed. As at the date of issuance of these consolidated financial statements, the Company has not been able to value the fair value of its investment properties due to the lack of specific guidance on determining the fair value of investment property.

17. FINANCE LEASES

	Machinery equipment VND	Total VND
HISTORICAL COST		
01/01/2024	-	-
- Financial lease for the year	25,094,972,122	25,094,972,122
31/12/2024	<u>25,094,972,122</u>	<u>25,094,972,122</u>
ACCUMULATED DEPRECIATION		
01/01/2024	-	-
- Depreciation during the year	(2,035,031,332)	(2,035,031,332)
31/12/2024	<u>(2,035,031,332)</u>	<u>(2,035,031,332)</u>
NET BOOK VALUE		
01/01/2024	-	-
31/12/2024	<u>23,059,940,790</u>	<u>23,059,940,790</u>

18. ADVANCES FROM CUSTOMERS

	31/12/2024 VND	01/01/2024 VND
Short-term	15,920,996,146	70,487,248,560
- Panca Sakti International PTE Ltd	4,746,656,250	4,746,656,250
- Jun and Rak Trading Limited Liability Company	-	507,469,214
- Customers buying real estate	8,570,009,287	23,157,217,066
- Other	2,604,330,609	42,075,906,030
Long-term	-	-
Total	<u>15,920,996,146</u>	<u>70,487,248,560</u>

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

19. TRADE PAYABLES

	31/12/2024		01/01/2024	
	Balance	Amount that can be settled	Balance	Amount that can be settled
	VND	VND	VND	VND
Short-term	85,103,552,631	85,103,552,631	56,876,908,979	56,876,908,979
Payables for production and business activities	81,548,448,569	81,548,448,569	42,348,312,940	42,348,312,940
- Domestic supplier	78,743,436,905	78,743,436,905	39,663,588,374	39,663,588,374
+ An Ninh Thai Binh Investment Joint Stock Company	37,244,536,296	37,244,536,296	-	-
+ Minh Thanh Garment and Textile Hanoi Limited Liability Company	5,594,673,302	5,594,673,302	7,423,600,324	7,423,600,324
+ Ha Viet Construction Technology Joint Stock Company	-	-	1,370,570,128	1,370,570,128
+ API Company Limited	7,480,124,280	7,480,124,280	-	-
+ Dong Phong Textile and Garment Joint Stock Company	-	-	1,700,868,472	1,700,868,472
+ SHP Joint Stock Company	-	-	71,260,521	71,260,521
+ Hai Nam Concrete Industry and Construction Joint Stock Company	612,482,014	612,482,014	963,647,014	963,647,014
+ Thai Binh Construction and Trading Company Limited	2,306,357,399	2,306,357,399	4,074,331,754	4,074,331,754
+ Other trade payables	25,505,263,614	25,505,263,614	24,059,310,161	24,059,310,161
- Foreign supplier	2,805,011,664	2,805,011,664	2,684,724,566	2,684,724,566
+ Ambica Cot Seeds Limited	106,956,486	106,956,486	99,333,780	99,333,780
+ Uday cotton industries	159,797,743	159,797,743	148,909,407	148,909,407
+ Textile enterprises limited	1,081,520,428	1,081,520,428	1,081,938,220	1,081,938,220
+ M/S Nakoda Enterprises	8,941,572	8,941,572	8,304,314	8,304,314
+ Saurer Technologies GMBH & CO. KG Elastomer Components	3,321,630	3,321,630	3,084,900	3,084,900
+ Other trade payables	1,444,473,805	1,444,473,805	1,343,153,945	1,343,153,945
Payable to construction contractor	3,555,104,062	3,555,104,062	14,528,596,039	14,528,596,039
- GM Construction Joint Stock Company	3,555,104,062	3,555,104,062	14,528,596,039	14,528,596,039
Long-term	-	-	-	-
Total	85,103,552,631	85,103,552,631	56,876,908,979	56,876,908,979
Payable to related parties	44,724,660,576	44,724,660,576	1,700,868,472	1,700,868,472
(Details in note 42)				

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

20. TAXES AND OTHER PAYABLES TO/ RECEIVABLE FROM STATE BUDGET

	01/01/2024	Taxes incurred during the year	Taxes paid during the year	31/12/2024
	VND	VND	VND	VND
Taxes and payables to the State				
- Value added tax	1,440,545,083	28,526,992,146	21,465,898,356	8,501,638,873
- Import and export tax	-	188,999,336	188,999,336	-
- Corporate income tax	34,616,641,132	23,694,396,633	15,326,961,426	42,984,076,339
- Personal income tax	53,562,019	3,980,807,475	4,003,789,245	30,580,249
- Real estate tax, land rent	-	232,089,819	232,089,819	-
- Other taxes	-	14,153,834	14,153,834	-
	36,110,748,234	56,637,439,243	41,231,892,016	51,516,295,461
	01/01/2024	Receivable amount /actual payment during the year	The payable amount has been deducted during the year	31/12/2024
	VND	VND	VND	VND
Taxes and receivables to the State				
- Import and export tax	2,768,052	122,999,072	122,999,073	2,768,051
- Real estate tax, land rent	2,618,796	733,540,489	736,159,285	-
	5,386,848	856,539,561	859,158,358	2,768,051

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

21. BORROWING AND FINANCE LEASE LIABILITIES

Item	31/12/2024		During the year		01/01/2024	
	Balance	Amount that can be settled	Increase	Decrease	Balance	Amount that can be settled
	VND	VND	VND	VND	VND	VND
Short-term borrowings and finance leases	980,272,428,276	980,272,428,276	2,187,786,487,015	2,033,955,951,989	822,086,341,013	822,086,341,013
Short-term	974,156,876,039	974,156,876,039	2,186,466,487,015	2,005,415,949,375	793,106,338,399	793,106,338,399
Short-term loans (VND)	963,169,946,039	963,169,946,039	2,041,001,324,645	1,630,135,631,905	552,304,253,299	552,304,253,299
+ Vietnam Bank for Agriculture and Rural Development - Tay Do Branch (1)	268,700,000,000	268,700,000,000	503,100,000,000	402,750,000,000	168,350,000,000	168,350,000,000
+ INDOVINA Limited Liability Bank (2)	43,600,000,000	43,600,000,000	77,600,000,000	34,000,000,000	-	-
+ Vietnam Public Joint Stock Commercial Bank - Thai Binh Branch	-	-	51,450,000,000	51,450,000,000	-	-
+ Vietnam Joint Stock Commercial Bank for Foreign Trade - Hoa Binh Branch (3)	10,000,000,000	10,000,000,000	20,000,000,000	10,000,000,000	-	-
+ Vietnam Joint Stock Commercial Bank for Investment and Development - Thai Binh Branch (4)	340,051,174,432	340,051,174,432	751,882,071,117	640,747,296,750	228,916,400,065	228,916,400,065
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Thai Binh Branch (5)	175,447,642,776	175,447,642,776	352,773,103,992	198,525,461,216	21,200,000,000	21,200,000,000
+ Military Joint Stock Commercial Bank - Thai Binh Branch	-	-	-	8,884,220,331	8,884,220,331	8,884,220,331
+ Bac A Joint Stock Commercial Bank - Thai Binh Branch	-	-	52,000,000,000	52,000,000,000	-	-
+ International Joint Stock Commercial Bank Branch in Thai Binh	-	-	26,000,000,000	39,984,730,212	13,984,730,212	13,984,730,212
+ SinoPac Bank - Ho Chi Minh City (6)	62,635,347,278	62,635,347,278	108,135,347,278	112,500,000,000	67,000,000,000	67,000,000,000
+ Vietnam Modern Bank Limited Liability Bank (7)	27,300,000,000	27,300,000,000	62,625,020,705	79,293,923,396	43,968,902,691	43,968,902,691
+ Vietnam International Financial Leasing Company Limited (8)	9,500,000,000	9,500,000,000	9,500,000,000	-	-	-
+ An Binh Joint Stock Commercial Bank - Hanoi Branch (9)	25,935,781,553	25,935,781,553	25,935,781,553	-	-	-

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

21. BORROWING AND FINANCE LEASE LIABILITIES (CONT'D)

Item	31/12/2024		During the year		01/01/2024	
	Balance	Amount that can be settled	Increase	Decrease	Balance	Amount that can be settled
	VND	VND	VND	VND	VND	VND
Short-term loans (USD)	10,986,930,000	10,986,930,000	145,465,162,370	375,280,317,470	240,802,085,100	240,802,085,100
+ Vietnam Bank for Agriculture and Rural Development - Tay Do Branch (1)	10,986,930,000	10,986,930,000	128,852,109,000	146,167,959,000	28,302,780,000	28,302,780,000
+ Bac A Joint Stock Commercial Bank - Thai Binh Branch	-	-	687,640,000	38,587,480,000	37,899,840,000	37,899,840,000
+ Vietnam Joint Stock Commercial Bank for Investment and Development - Thai Binh Branch	-	-	10,856,997,502	77,218,267,602	66,361,270,100	66,361,270,100
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Thai Binh Branch	-	-	747,220,868	43,515,395,868	42,768,175,000	42,768,175,000
+ INDOVINA Limited Liability Bank	-	-	2,451,125,000	24,673,325,000	22,222,200,000	22,222,200,000
+ Vietnam Public Joint Stock Commercial Bank - Thai Binh Branch	-	-	1,627,080,000	39,136,200,000	37,509,120,000	37,509,120,000
+ Vietnam Modern Bank Limited Liability Bank	-	-	242,990,000	5,981,690,000	5,738,700,000	5,738,700,000
Long-term loan due for repayment	6,115,552,237	6,115,552,237	1,320,000,000	28,540,002,614	28,980,002,614	28,980,002,614
Long-term loan due for repayment VND	6,115,552,237	6,115,552,237	1,320,000,000	7,153,750,000	7,593,750,000	7,593,750,000
+ Vietnam International Financial Leasing Company Limited (8)	4,355,552,237	4,355,552,237	4,355,552,237	-	-	-
+ Vietnam Bank for Agriculture and Rural Development - Tay Do Branch	-	-	-	5,393,750,000	5,393,750,000	5,393,750,000
+ Vietnam Environment Protection Fund (10)	1,760,000,000	1,760,000,000	1,320,000,000	1,760,000,000	2,200,000,000	2,200,000,000
Long-term loan due for repayment USD	-	-	-	21,386,252,614	21,386,252,614	21,386,252,614
+ Vietnam Joint Stock Commercial Bank for Investment and Development - Thai Binh	-	-	-	21,386,252,614	21,386,252,614	21,386,252,614

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

21. BORROWING AND FINANCE LEASE LIABILITIES (CONT'D)

Item	31/12/2024		During the year		01/01/2024	
	Balance	Amount that can be settled	Increase	Decrease	Balance	Amount that can be settled
	VND	VND	VND	VND	VND	VND
Long-term loan	13,551,112,650	13,551,112,650	756,923,364	57,738,990,510	70,533,179,796	70,533,179,796
+ Vietnam Environment Protection Fund (10)	4,840,000,000	4,840,000,000	-	2,640,000,000	7,480,000,000	7,480,000,000
+ Vietnam Bank for Agriculture and Rural Development - Tay Do Branch	-	-	-	7,428,333,333	7,428,333,333	7,428,333,333
+ Vietnam Joint Stock Commercial Bank for Investment and Development - Thai Binh	-	-	-	1,416,666,667	1,416,666,667	1,416,666,667
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Thai Binh Branch	-	-	-	37,630,659,866	37,630,659,866	37,630,659,866
+ Vietnam International Financial Leasing Company Limited (11,12)	8,711,112,650	8,711,112,650	756,923,364	8,623,330,644	16,577,519,930	16,577,519,930
Total	993,823,540,926	993,823,540,926	2,188,543,410,379	2,129,325,602,365	892,619,520,809	892,619,520,809

Details of short-term loans:

- (1) Loan from the Vietnam Bank for Agriculture and Rural Development - Tay Do Branch under Credit Limit Agreement No. 1462-LAV-202401308 dated December 20, 2024, with the following terms:
- Credit limit: 300,000,000,000 VND;
 - Interest rate: The interest rate is determined in each specific credit agreement according to the applicable interest rate system for each period;
 - Purpose of the loan: To supplement working capital for the implementation of the production and business plan for the 2024-2025 period, including items such as yarn, high-quality towels, handmade cotton handkerchiefs, cotton, and processed yarn;
 - Contract term: A maximum of 12 months from the signing date of the contract.;

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

21. BORROWING AND FINANCE LEASE LIABILITIES (CONT'D)***Details of short-term loans(Cont'd):***

- Method of loan security: The loan is secured by assets mentioned in Credit Agreement No. 1462-LAV-202401308 dated 20 December 2024:
- The total value of the technical infrastructure of the Damsan II factory and the constructions on the land parcels as per the Asset Mortgage Agreement No. 440/HĐTC signed on 25 September 2012, and the Addendum dated 31 October 2022, between the Vietnam Bank for Agriculture and Rural Development - Tay Do Branch and Damsan Joint Stock Company.
- The term deposits and bonds between Damsan Joint Stock Company and the Vietnam Bank for Agriculture and Rural Development - Tay Do Branch with a total value of 70,000,000,000 VND as stated in Credit Agreement No. 1462-LAV-202301019 dated 12 October 2023.
- The machinery and equipment of the An Ninh Industrial Cluster's wastewater treatment station as per the Mortgage Agreement No. 15122022/HĐCC-EIFFEL signed on 15 December 2022.
- The total value of the construction works of the An Ninh Industrial Cluster's centralized wastewater treatment station between the Vietnam Bank for Agriculture and Rural Development – Tay Do Branch and Eiffel Yarn Joint Stock Company as per the Asset Mortgage Agreement No. 2333 signed on 26 December 2022.

(2) Loan from Indovina Bank Ltd. under Credit Limit Agreement No. 2026/IVB – HĐHMTD/2024 dated 9 July 2024, with the following terms:

- Credit limit: 5,000,000 USD;
- Interest rate: The interest rate is specified in each specific debt agreement;
- Purpose of the loan: To finance part of the working capital, issue guarantees, open letters of credit, and issue corporate credit cards for the borrower;
- Contract term: 12 months

Method of loan security: The bank provides the credit limit to the borrower based on assets partially accepted as collateral:

Collateral assets: Term deposits at Indovina Bank Hanoi Branch;

Additional collateral assets: The benefits derived from exploiting the value of land use rights and the entire infrastructure attached to the land at the current time and in the future for 03 land parcels granted to the user, Eiffel Yarn Joint Stock Company, located at An Ninh Industrial Cluster, An Ninh Commune, Tien Hai District, Thai Binh Province, detailed as follows:

Parcel number 484, map sheet number 3 as per the Land Use Rights Certificate, House Ownership and Other Assets attached to the land No. CS666833, issued by the People's Committee of Thai Binh Province on 10 March 2022;

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

21. BORROWING AND FINANCE LEASE LIABILITIES (CONT'D)***Details of short-term loans(Cont'd):***

Parcel No. 608, map sheet No. 5 as per the Land Use Rights Certificate, House Ownership and Other Assets Attached to the Land No. DD999087, Registration No. "CT"04743, issued by the People's Committee of Thai Binh Province on 24 October 2022;

Parcel No. 612, map sheet No. 5 as per the Land Use Rights Certificate, House Ownership and Other Assets Attached to the Land No. DD999088, Registration No. "CT"04744, issued by the People's Committee of Thai Binh Province on 24 October 2022.

(3) Loan from Vietcombank – Hoa Binh Branch under the Credit Contract No. 138/24/1648374/HDCTD/DAMSAN signed on 28 June 2024, with the following terms:

- Credit Limit: 10,000,000,000 VND;
- Interest Rate: The interest rate is specified in each individual loan agreement;
- Loan Purpose: To supplement working capital and issue L/C to serve the production and business activities of cotton yarn;
- Contract Term: 12 months from the date of signing the contract;
- Loan Security: The loan is secured by:
 - Term deposits of Damsan Joint Stock Company at the Military Commercial Joint Stock Bank – Thai Binh Branch, according to the asset list attached to the credit contract No. 94427.22755.1155640.TD dated 19 December 2022.
 - Goods (Cotton, crochet towels, etc.), formed from economic contracts according to the asset list attached to the credit contract No. 94427.22755.1155640.TD dated 19 December 2022.

(4) Vietnam Investment and Development Bank – Thai Binh Branch

(a) Loan from Vietnam Investment and Development Bank – Thai Binh Branch under the Credit Contract No. 02/2024/2127123/HDTD signed on 09 July 2024, with the following terms:

- Credit Limit: 200,000,000,000 VND;
- Interest Rate: The interest rate is specified in each individual loan agreement;
- Loan Purpose: To supplement working capital for production and business activities, provide guarantees, issue L/C, and discount document sets;
- Contract Term: From the date of signing this contract until 30 June 2025;

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

21. BORROWING AND FINANCE LEASE LIABILITIES (CONT'D)***Details of short-term loans(Cont'd):***

(b) Short-term Loan from Vietnam Joint Stock Commercial Bank for Investment and Development – Thai Binh Branch under the Credit Contract No. 02/2024/7217771/HĐTD dated 19 April 2024, and Credit Contract No. 03/2024/7217771/HĐTD dated 12 September 2024, with the following terms:

- Credit Limit: 137,000,000,000 VND;
- Interest Rate: The interest rate is specified in each individual loan agreement;
- Loan Purpose: To supplement working capital, provide guarantees, issue L/C, and discount export goods documents;
- Contract Term: Until 12 September 2025;
- Loan Security: Secured by the Collateral/ Pledge/ Guarantee/ Escrow agreements.

(5) Loan from Vietnam Joint Stock Commercial Bank for Industry and Trade – Thai Binh Branch:

(a) Credit Loan Contract No. 01/2024-HĐCVHM/NHCT1360-DAMSAN dated 7 June 2024, **with the following terms**

- Credit Limit: 200,000,000,000 VND;
- Interest Rate: The interest rate is specified in each individual loan agreement;
- Loan Purpose: To supplement working capital for the production and business activities of cotton yarn, towels, and other towel products;
- Contract Term: 12 months from the date of signing the contract;
- Loan Security: The loan is secured by assets listed in Credit Loan Contract No. 01/2023-HĐCVHM/NHCT1360-DAMSAN dated 16 May 2023, including:
 - Pledge agreement of valuable papers number 01/2019/HĐBĐ/NHCT360-DAMSAN dated 23 October 2019; 01/2020/HĐBĐ/NHCT360 dated 11 March 2020; 02/2022/HĐBĐ/NHCT360-DAMSAN-HĐTG dated 8 July 2022; 01/2023/HĐBĐ/NHCT360-DAMSAN-HĐTG dated 13 January 2023
 - Pledge agreement of transportation vehicles number 02/2021/HĐBĐ/NHCT360-DAMSAN dated 30 November 2021 and number 01/2022/HĐBĐ/NHCT360-DAMSAN dated 25 May 2022;
 - Pledge agreement of property rights number 04/2021/HĐBĐ/NHCT360-QTS dated 30 November 2021 and number 05/2021/HĐBĐ/NHCT360-QTS dated 30 November 2021;
 - Pledge agreement of movable assets number 01/2021/HĐBĐ/NHCT360-DAMSAN;
 - Pledge agreement of goods number 03/2021/HĐBĐ/NHCT1360-HTK dated 30 November 2021.

(b) Credit limit agreement number 01/2024-HĐCVHM/NHCT360-EIFFEL, the loan is secured by the deposit balance under the deposit agreement issued by Vietnam Joint Stock Commercial Bank for Industry and Trade – Thai Binh Branch.

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

21. BORROWING AND FINANCE LEASE LIABILITIES (CONT'D)***Details of short-term loans(Cont'd):***

(6) Loan from SinoPac Bank – Ho Chi Minh City Branch according to Credit Agreement No. 23/004 signed on 20 February 2023, and the amendment to the short-term credit agreement No. 231003-SDBS signed on 25 March 2024, with the following terms:

- Credit limit: 4,000,000 USD;
- Interest rate: The interest rate is specified in each individual debt agreement;
- Loan purpose: To supplement working capital for the production and business activities of cotton, yarn, and towels;
- Contract term: The credit term is specified in each individual debt agreement;
- Loan collateral: The loan is secured by the fixed-term deposits of Damsan Joint Stock Company at SinoPac Bank – Ho Chi Minh City Branch with a total value of 17,300,000,000 VND, as stated in Credit Agreement No. 23/004 signed on 20 February 2023..

(7) Loan from Vietnam Modern Bank (VietNam Modern Bank) according to Credit Agreement No. 0396/2024/HDCV/OCEANBANK.CN THÁI BÌNH signed on 18 September 2024, with the following terms:

- Credit limit: 150,000,000,000 VND;
- Interest rate: The interest rate is specified in each individual debt agreement;
- Loan purpose: To supplement working capital for the production and business activities of cotton, yarn, and towels;
- Contract term: 12 months from the date of signing the agreement;

(8) Loan from Vietnam International Leasing Company Limited (VILC) according to Financial Leasing Agreement No. 2024-00345-000 signed on 26 December 2024, with the following terms:

- Credit limit: 9,500,000,000 VND
- Interest rate: The lease interest rate is composed of the basic interest rate and the specified interest rate.
- Basic interest rate: 3.07% per annum
- Specified interest rate applicable for all disbursements under this Agreement: 2.93% per annum.
- Loan purpose: To supplement working capital for the operation of machinery and equipment currently under financial lease at VILC.
- Contract term: 12 months from the date of borrowing.

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

21. BORROWING AND FINANCE LEASE LIABILITIES (CONT'D)**Details of short-term loans(Cont'd):**

(9) Loan from An Binh Commercial Joint Stock Bank - Thai Binh Branch according to Credit Agreement No. 958/24/TD/SME/157 signed on 15 August 2024, with the following terms:

- Credit limit: 100,000,000,000 VND;
- Interest rate: The interest rate is specified in each individual debt agreement;
- **Loan purpose:** To supplement working capital for the production and business activities of cotton, yarn, and towels;

Details of long-term loans:

(9) Long-term loan from the Vietnam Environmental Protection Fund and Eiffel Yarn Joint Stock Company according to the Environmental Protection Investment Credit Agreement No. 01/21/TD TT-QTM/EFL signed on 26 April 2021; The loan amount under the credit agreement is 15,470,000,000 VND. The outstanding loan balance as of 31 December 2023 is 6,600,000,000 VND. The loan term is 07 years from the date of borrowing, and the loan's purpose is to cover the costs of implementing the An Ninh Industrial Complex Wastewater Treatment Plant Project. The interest rate for the loan is 2.6% per year.

(10) Loan from Vietnam International Financial Leasing Company according to the Financial Leasing Agreement No. 2023-00045-000 signed on 21 April 2023 with the following terms:

- Credit limit: 165,385 USD;
- Interest rate: The lease interest rate is the total of the base interest rate and the specified interest rate. The base interest rate is the 3-month SOFR rate: 4.89779% per year, and the specified interest rate is 2.44417% per year;
- Loan purpose: Payment for 2 towel weaving machines;
- Contract term: 48 months from the date of the loan;

(11) Loan from Vietnam International Financial Leasing Company according to the Financial Leasing Agreement No. 2023-00044-000 signed on 21 April 2023 with the following terms:

- Credit limit: 955,000 USD
- Interest rate: The lease interest rate is the total of the base interest rate and the specified interest rate. The base interest rate is the 3-month SOFR rate: 4.89779% per year, and the specified interest rate is 2.44417% per year;
- Loan purpose: Payment for a production line of 10 jacka weaving machines;
- Contract term: 48 months from the date of the loan;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

22. ACCRUED EXPENSES

	31/12/2024	01/01/2024
	VND	VND
Short-term	816,811,855	2,984,292,624
- Bond interest payable	-	1,175,318,074
- Accrued interest expenses	816,811,855	1,808,974,550
Long-term	-	-
Total	816,811,855	2,984,292,624

23. UNREARNED REVENUE

	31/12/2024	01/01/2024
	VND	VND
a) Short-term	3,273,801,280	3,186,433,493
- Revenue from factory rental	3,273,801,280	3,186,433,493
b) Long-term	2,921,498,672	3,258,594,668
- Revenue from factory rental	2,921,498,672	3,258,594,668
Total	6,195,299,952	6,445,028,161

24. OTHER PAYABLES

	31/12/2024	01/01/2024
	VND	VND
Short-term	469,276,668,450	472,919,610,394
- Excess assets awaiting resolution	81,275,535	-
- Trade union fund	988,345,901	892,105,151
- Social insurance	16,942,552	14,856,737
- Health insurance	21,104,122	16,134,877
- Unemployment insurance	7,084,004	6,920,416
- Dividends, profits payable	4,257,750,000	8,007,750,000
- Payables for land and infrastructure costs of Phu Xuan urban area project (1)	255,375,496,620	255,375,496,620
- Payables for land and infrastructure costs of Quang Trung urban area project (2)	19,893,999,636	37,318,547,571
- Payables for land and infrastructure costs of Bo Xuyen urban area project (3)	41,636,990,599	48,267,095,103
- Building maintenance fee	1,137,848,435	1,467,578,802
- Collect project advance payment	123,637,697,464	104,125,918,052
- Collecting cooperation money to implement the BOT Cau Nghin Project	200,000,000	200,000,000
- Others	22,022,133,582	17,227,207,065
Long-term	16,801,406,921	8,982,902,513
- Long-term deposits, collateral received	16,801,406,921	8,982,902,513
Total	486,078,075,371	481,902,512,907

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

24. OTHER PAYABLES (CONT'D)

- (1) This represents the payable amount for land use fees and infrastructure costs related to the Phu Xuan Urban Area Project and the Phu Xuan Commune Residential Project in Thai Binh City, which were approved for housing development investment under Decision No. 312/UBND-CTXDGT dated 29 January 2016, issued by the People's Committee of Thai Binh Province. As of now, the final settlement with the People's Committee of Thai Binh Province has not yet been completed.
- (2) This represents the payable amount for land use fees related to the adjacent housing area in Quang Trung, part of the Residential Project in Blocks 39 and 40, Quang Trung Ward, Thai Binh City, which was approved for housing development investment under Decision No. 314/UBND-CTXDGT dated 29 January 2016, issued by the People's Committee of Thai Binh Province. As of now, the final settlement with the People's Committee of Thai Binh Province has not yet been completed.
- (3) This represents the payable amount for land use fees related to the adjacent housing area in Bo Xuyen, part of the Residential Project in Bo Xuyen Ward, Thai Binh City, which was approved under Decision No. 1616/UBND dated 8 May 2020, issued by the People's Committee of Thai Binh Province. As of now, the final settlement with the People's Committee of Thai Binh Province has not yet been completed.
- (4) Payable amount related to advances received for the purchase of adjacent housing units.

25. CONVERTIBLE BONDS

	31/12/2024	01/01/2024
	VND	VND
Convertible bond value	-	30,912,120,818
- Owner's equity structure	-	1,076,949,952
- Initial recognition of principal debt structure	-	29,835,170,866
Total	-	30,912,120,818

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward,
Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

26. OWNERS' EQUITY**26.1 CHANGES IN OWNERS' EQUITY**

Items	Share capital	Share premium	Convertible bond option	Other capital	Development and investment funds	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND	VND
01/01/2023	437,790,340,000	60,125,420,714	5,424,054,503	2,294,024,276	10,410,274,952	99,543,713,046	41,507,142,550	657,094,970,041
- Bond conversion	70,000,000,000	2,512,883,221	(4,347,104,551)	-	-	-	-	68,165,778,670
- Increase in the previous year	-	-	-	-	-	(3,816,204,759)	128,816,204,759	125,000,000,000
- Profit/Loss in the previous year	-	-	-	-	-	58,427,517,704	16,562,525,814	74,990,043,518
- Dividends	76,156,930,000	-	-	-	-	(76,156,930,000)	-	-
- Profit distribution	-	-	-	-	-	-	(7,000,000,000)	(7,000,000,000)
31/12/2023	583,947,270,000	62,638,303,935	1,076,949,952	2,294,024,276	10,410,274,952	77,998,095,991	179,885,873,123	918,250,792,229
01/01/2024	583,947,270,000	62,638,303,935	1,076,949,952	2,294,024,276	10,410,274,952	77,998,095,991	179,885,873,123	918,250,792,229
- Bond conversion (*)	30,000,000,000	916,394,396	(1,076,949,952)	-	-	-	-	29,839,444,444
- Increase in the year (**)	150,000,000,000	-	-	-	-	-	-	150,000,000,000
- Profit in the year	-	-	-	-	-	50,061,325,983	5,064,456,678	55,125,782,661
- Changes due to an increase in the ownership interest in the subsidiary	-	-	-	-	-	14,322,822,081	(129,322,822,081)	(115,000,000,000)
- Profit distribution at the parent company (***)	-	-	-	-	-	(76,394,727,000)	-	(76,394,727,000)
- Profit distribution at the subsidiary company	-	-	-	-	-	-	(4,500,000,000)	(4,500,000,000)
31/12/2024	763,947,270,000	63,554,698,331	-	2,294,024,276	10,410,274,952	65,987,517,055	51,127,507,720	957,321,292,334

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

26. OWNERS' EQUITY (CONT'D)

26.1 CHANGES IN OWNERS' EQUITY (CONT'D)

(*) According to the Board of Management's Resolution No. 21052024/NQ-HDQT dated 21 May 2024, the Company issued 3,000,000 shares at a conversion price of 10,000 VND per share, with a conversion ratio of 1:100 to convert 30,000 convertible bonds.

(**) According to the Board of Management's Resolution No. 15012024/2024/NQ-HDQT dated 15 January 2024, the results of the private placement of shares were approved. A total of 15,000,000 shares were distributed, and the total amount raised from the offering was VND 150,000,000,000.

(***) According to the Board of Management's Resolution No. 0208/2024/NQ-HDQT dated 2 August 2024, the Company approved the cash dividend payment for the year to existing shareholders of the Company.

26.2 DETAILS OF OWNERS' CONTRIBUTED CAPITAL

	31/12/2024		01/01/2024	
	VND	Ownership ratio	VND	Ownership ratio
- Mr Vu Huy Dong	92,062,840,000	12.05%	92,062,840,000	15.77%
- Mr Do Van Khoi	39,695,000,000	5.20%	26,695,000,000	4.57%
- Mr Vu Huy Duc	15,394,890,000	2.02%	33,824,890,000	5.79%
- Mr Do Duc Khang	40,581,740,000	5.31%	30,581,740,000	5.24%
- Mr Nguyen Le Hung	36,120,430,000	4.73%	33,120,430,000	5.67%
- Other entities	540,092,370,000	70.70%	367,662,370,000	62.96%
Total	763,947,270,000	100%	583,947,270,000	100%

26.3 CAPITAL TRANSACTIONS

	Year 2024 VND	Year 2023 VND
- Share capital		
+ At the beginning of the year	583,947,270,000	437,790,340,000
+ Increase in the year	180,000,000,000	146,156,930,000
+ Decrease in the year	-	-
+ At the end of the year	763,947,270,000	583,947,270,000

26.4 SHARE

	31/12/2024 Share	01/01/2024 Share
Number of registered shares for issuance	76,394,727	43,779,034
Number of shares sold to the public	76,394,727	43,779,034
+ Common shares	76,394,727	43,779,034
Number of outstanding shares	76,394,727	43,779,034
+ Common shares	76,394,727	43,779,034
Par value per share (VND/share)	10,000	10,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

26. OWNERS' EQUITY (CONT'D)

26.6 FUNDS

	31/12/2024	01/01/2024
	VND	VND
Development and investment funds	10,410,274,952	10,410,274,952
Total	10,410,274,952	10,410,274,952

27. OFF- BALANCE SHEET ITEMS

	31/12/2024	01/01/2024
Foreign currencies		
JPY	-	54,000
USD	5,406,047.00	213,874.01
Euro (EUR)	100.56	101.60

28. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Year 2024	Year 2023
	VND	VND
Revenue	1,628,994,904,330	1,641,849,464,703
- Revenue from sale of finished goods	1,395,325,664,401	1,414,748,368,359
- Revenue from services rendered	12,865,237,103	34,935,086,846
- Revenue from services rendered	186,852,749,287	178,219,714,958
- Other revenue	33,951,253,539	13,946,294,540
Total	1,628,994,904,330	1,641,849,464,703
Revenue from related parties	561,589,065,351	446,468,192,878
<i>(Details in note 42)</i>		

29. REVENUE DEDUCTIONS

	Year 2024	Year 2023
	VND	VND
- Revenue deductions	33,707,505	-
+ Goods sold were returned	33,707,505	-
Total	33,707,505	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

30. COST OF GOODS SOLD AND SERVICES RENDERED

	Year 2024 VND	Year 2023 VND
- Cost of finished goods sold	1,386,522,136,352	1,260,826,092,697
- Cost of services	9,751,265,003	87,830,261,681
- Costs of investment properties	71,912,203,480	65,340,898,978
- Other cost	27,179,267,272	41,828,521,192
Total	1,495,364,872,107	1,455,825,774,548

31. FINANCIAL INCOME

	Year 2024 VND	Year 2023 VND
- Interest income from deposits and loans	19,187,694,743	26,887,688,253
- Foreign exchange gains arising during the year	8,614,259,755	16,838,003,942
- Foreign exchange gains from year-end revaluation of balances	369,411,913	-
- Other financial income	2,724,165,151	3,069,117,631
Total	30,895,531,562	46,794,809,826

32. FINANCIAL EXPENSES

	Year 2024 VND	Year 2023 VND
- Interest expenses on borrowings and bonds	42,299,443,904	59,589,188,333
- Foreign exchange losses arising during the year	9,294,862,576	25,078,709,248
- Foreign exchange loss due to revaluation of year-end balances	-	2,005,247,650
- Other financial expenses	150,000,000	371,180,096
Total	51,744,306,480	87,044,325,327

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

33. SELLING EXPENSES AND ADMINISTRATIVE EXPENSES

	Year 2024	Year 2023
	VND	VND
Administrative expenses	36,213,482,643	36,537,439,750
- Labour costs	8,828,992,961	7,371,128,909
- Raw material costs	880,196,354	2,990,587,305
- Depreciation expenses of fixed assets	2,730,037,078	2,532,176,389
- Provision expenses	2,632,203,608	4,015,002,127
- Outsourced service expenses	20,935,107,610	18,801,857,822
- Other expenses	206,945,032	826,687,198
Selling expenses	11,504,161,264	13,263,117,610
- Labour costs	904,971,436	691,143,610
- Outsourced service expenses	10,536,412,386	12,357,653,915
- Other expenses	62,777,442	214,320,085
Total	47,717,643,907	49,800,557,360

34. OTHER INCOME

	Year 2024	Year 2023
	VND	VND
- Disposal and sale of fixed assets	10,306,223,639	279,004,941
- Penalties collected	-	2,335,000,000
- Other income	87,807,328	930,133,257
Total	10,394,030,967	3,544,138,198

35. OTHER EXPENSES

	Year 2024	Year 2023
	VND	VND
- Penalties and non-deductible or unreasonable expenses	44,993,446	1,213,479,976
- Other expenses	3,164,814,681	4,411,082,529
Total	3,209,808,127	5,624,562,505

36. CURRENT CORPORATE INCOME TAX EXPENSES

The tax reports of the Company and its subsidiaries will be subject to review by the tax authorities. Since the application of tax laws and regulations to different types of transactions can be interpreted in various ways, the amount of tax presented in the consolidated financial statements may be subject to change based on the final decision of the tax authorities.

	Year 2024	Year 2023
	VND	VND
- Current corporate income tax expenses	6,546,358,671	11,256,574,395
Total	6,546,358,671	11,256,574,395

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

37. DEFERRED CORPORATE INCOME TAX EXPENSE

	Year 2024 VND	Year 2023 VND
- Deferred income tax arising from temporary taxable differences	1,851,731,726	212,319,830
Total	1,851,731,726	212,319,830

38. BUSINESS AND PRODUCTION COST BY NATURE

	Year 2024 VND	Year 2023 VND
- Raw material costs	899,350,046,985	625,420,672,515
- Labour costs	54,777,160,698	52,915,386,946
- Depreciation expenses of fixed assets	79,083,596,981	74,278,057,184
- Outsourced service expenses	91,122,681,877	168,642,491,630
- Other expenses	7,724,193,915	16,808,566,075
	1,132,057,680,456	938,065,174,350

39. BASIC EARNINGS PER SHARE

39.1 AVERAGE OUTSTANDING COMMON SHARES

	Year 2024 CP	Year 2023 CP
Common shares issued at the beginning of the year	58,394,727	43,779,034
Additional Common Shares Issued and Outstanding on Average During the Year	16,641,164	8,365,976
Weighted average number of shares outstanding at a given point in the year	75,035,891	52,145,010

39.2 BASIC EARNINGS PER SHARE

	Year 2024 VND	Year 2023 VND
Net profit after tax	50,061,325,983	58,427,517,704
Profit allocated to common shareholders	50,061,325,983	58,427,517,704
Weighted average common shares outstanding during the year	75,035,891	52,145,010
Basic earnings per share	667	1,120

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

40 DILLUTED EARNINGS PER SHARE

	Year 2024	Year 2023
	VND	VND
Net profit after tax (VND)	50,061,325,983	58,427,517,704
Profit allocated to common shareholders (VND)	50,061,325,983	58,427,517,704
Weighted average number of common shares outstanding during the year (shares)	75,035,891	52,145,010
Expected number of additional common shares to be issued (shares)	-	15,000,000
Diluted earnings per share (VND/share)	667	870

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

41. SEGMENT REPORTING**Year 2024****Reporting by business segment**

Item	Cotton business operations	Yarn business operations	Towel business operations	Real estate business operations	Other business operations	Total company
	VND	VND	VND	VND	VND	VND
Net revenue from sales of goods and provision of services to external parties	193,090,333,847	840,793,041,243	330,248,748,692	186,852,749,287	78,010,031,261	1,628,994,904,330
Direct department costs	177,034,696,689	876,415,487,407	303,694,185,274	71,912,203,480	66,308,299,257	1,495,364,872,107
Gross profit from sales of goods and provision of services	16,055,637,158	(35,622,446,164)	26,554,563,418	114,940,545,807	11,701,732,004	133,630,032,223

Reporting by geographical area

Item	Domestic	Foreign	Total company
	VND	VND	VND
Net revenue from sales of goods and provision of services to external parties	858,321,283,135	770,673,621,195	1,628,994,904,330
Total costs incurred for purchasing fixed assets	48,206,777,533	-	48,206,777,533
Segment assets			2,555,639,045,703
Segment liabilities			1,646,524,530,902

DAMSAN JOINT STOCK COMPANY

Lot A4, Bui Vien Street, Nguyen Duc Canh Industrial Zone, Tran Hung Dao Ward, Thai Binh City, Thai Binh Province

CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended
31 December 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

41. SEGMENT REPORTING (CONT'D)**Year 2023****Reporting by business segment**

Item	Cotton business operations	Yarn business operations	Towel business operations	Real estate business operations	Other business operations	Total company
	VND	VND	VND	VND	VND	VND
Net revenue from sales of goods and provision of services to external parties	225,296,910,042	709,115,584,878	347,600,086,279	178,219,714,958	181,617,168,546	1,641,849,464,703
Direct department costs	211,076,255,600	733,765,465,976	318,431,425,684	65,340,898,978	127,211,728,310	1,455,825,774,548
Gross profit from sales of goods and provision of services	14,220,654,442	(24,649,881,098)	29,168,660,595	112,878,815,980	54,405,440,236	186,023,690,155

Reporting by geographical area

Item	Domestic	Foreign	Total company
	VND	VND	VND
Net revenue from sales of goods and provision of services to external parties	882,865,564,158	758,983,900,545	1,641,849,464,703
Total costs incurred for purchasing fixed assets	85,252,409,739	-	85,252,409,739
Segment assets			2,500,226,075,319
Segment liabilities			1,585,541,464,673

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

42. RELATED PARTIES

Name	Relationship
Textile Research Institute Joint Stock Company	Associates
An Ninh Thai Binh Investment Joint Stock Company	Associates
AD Green Energy Group Joint Stock Company	Associates
Thai Binh Cau Nghin Investment Joint Stock Company	Associates
Dong Phong Textile and Garment Joint Stock Company	Under the same key management
Long Hung Golf Company Limited	Under the same key management
API Import-Export Company Limited	Under the same key management
ADP Investment Joint Stock Company	Under the same key management
Ms Vu Phuong Diep	Deputy General Director
ADE Green Energy Joint Stock Company	Under the same key management
Duc Dung Thai Binh Construction Company Limited	Under the same key management

The company has transactions arising during the fiscal year ending on 31 December 2024, and balances as of the end of the fiscal year on 31 December 2024, with related parties as follows:

Transactions with related parties:

	Year 2024	Year 2023
	VND	VND
Revenues from sales and services rendered	561,589,065,351	446,468,192,878
Dong Phong Textile and Garment Joint Stock Company	142,699,800,223	113,790,186,104
Long Hung Golf Co., Ltd.	68,779,099,062	44,370,252,672
API Import-Export Co., Ltd.	37,801,589,238	39,587,523,041
ADP Investment Joint Stock Company	97,665,432,904	41,145,103,704
An Ninh Thai Binh Investment Joint Stock Company	120,724,183,330	128,858,963,125
ADE Green Energy Joint Stock Company	33,830,875,511	5,692,657,960
AD Green Energy Group Joint Stock Company	172,467,885	44,687,077,984
Duc Dung Thai Binh Construction Company Limited	59,915,617,198	28,336,428,288
Purchase	1,315,137,306,519	871,003,856,666
Dong Phong Textile and Garment Joint Stock Company	92,668,643,007	142,985,235,175
Long Hung Golf Co., Ltd.	127,027,713,756	190,855,147,881
API Import-Export Co., Ltd.	65,766,863,488	57,816,357,210
ADP Investment Joint Stock Company	138,906,457,958	18,134,740,031
An Ninh Thai Binh Investment Joint Stock Company	570,977,413,466	456,782,264,865
Duc Dung Thai Binh Construction Company Limited	207,410,962,176	-
ADE Green Energy Joint Stock Company	3,048,446,090	-
AD Green Energy Group Joint Stock Company	109,330,806,578	4,430,111,504
Other income	21,000,000,000	-
Dong Phong Textile and Garment Joint Stock Company	1,500,000,000	-
Long Hung Golf Co., Ltd.	19,500,000,000	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

42. RELATED PARTIES (CONT'D)

Balances with related parties:

	31/12/2024	01/01/2024
	VND	VND
Trade receivables	46,044,466,352	38,888,358,511
API Import-Export Co., Ltd.	-	-
Long Hung Golf Co., Ltd.	-	-
Dong Phong Textile and Garment Joint Stock Company	14,142,844,637	3,865,149,100
ADP Investment Joint Stock Company	-	28,761,334,766
ADE Green Energy Joint Stock Company	31,712,371,326	6,261,874,645
AD Green Energy Group Joint Stock Company	189,250,389	-
Advances to suppliers	151,645,837,348	187,037,552,440
Long Hung Golf Co., Ltd.	43,605,265,458	103,571,253,617
Duc Dung Thai Binh Construction Company Limited	31,547,287,142	-
ADP Investment Joint Stock Company	21,632,924,683	-
AD Green Energy Group Joint Stock Company	54,860,360,065	74,929,247,301
API Import-Export Co., Ltd.	-	8,537,051,522
	31/12/2024	01/01/2024
	VND	VND
Other receivables	4,179,432,108	19,507,702,287
Dong Phong Textile and Garment Joint Stock Company	76,306,182	76,306,182
Long Hung Golf Co., Ltd.	3,778,000,000	6,395,908,333
ADE Green Energy Joint Stock Company	-	898,109,000
ADP Investment Joint Stock Company	3,703,704	3,703,704
AD Green Energy Group Joint Stock Company	321,422,222	-
Ms Vu Phuong Diep	-	12,133,675,068
Trade payables	44,724,660,576	1,700,868,472
An Ninh Thai Binh Investment Joint Stock Company	37,244,536,296	-
API Import-Export Co., Ltd.	7,480,124,280	-
Dong Phong Textile and Garment Joint Stock Company	-	1,700,868,472
Advances from customers	90,000,000	11,090,000,000
Dong Phong Textile and Garment Joint Stock Company	90,000,000	90,000,000
Long Hung Golf Co., Ltd.	-	-
Ms Vu Phuong Diep	-	11,000,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

42. RELATED PARTIES (CONT'D)

The incomes of key members in the year are as follows:

	Year 2024	Year 2023
	VND	VND
Board of Managements' remuneration	2,866,276,526	3,297,500,617
- Mr Vu Huy Dong	629,643,942	681,944,564
- Mr Nguyen Le Hung	120,000,000	130,000,000
- Mr Do Van Khoi	156,000,000	169,000,000
- Mr Le Van Tuan	120,000,000	130,000,000
- Mr Vu Huy Duc	343,523,865	418,396,728
- Ms Vu Phuong Diep	393,586,250	423,481,738
- Mr Pham Van Thuong	120,000,000	130,000,000
- Mr Vuong Quoc Duong	530,710,256	562,160,806
- Mr Le Xuan Chien	452,812,212	487,884,089
- Mr Nguyen Thien Huy (Resigned on 26/05/2024)	-	164,632,692
Remuneration of the Supervisory Board	537,468,269	587,409,959
- Ms Vu Thuy Linh	244,766,692	212,232,542
- Ms Pham Thi Hoi	168,932,538	226,680,514
- Ms Ta Thi Thu Hien	123,769,038	148,496,903
Total	3,403,744,795	3,884,910,575

43. OTHER INFORMATION

43.1 EVENTS ARISING AFTER THE END OF THE FINANCIAL YEAR

The Board of Directors of the Company affirms that, in their assessment, no significant events occurred after the accounting closing date that would affect the financial position or operations of the Company, or necessitate adjustments or disclosures in the consolidated financial statements for the financial year ended 31 December 2024.

43.2 OTHER COMMITMENTS

According to Land Lease Contract No. 68/HĐ/TĐ dated 1 September 2006 between Damsan Yarn Joint Stock Company (formerly Damsan Textile Yarn Joint Stock Company) and the People's Committee of Thai Binh Province, the Company leased 22,253 m² of land at Nguyen Duc Canh Industrial Zone, Thai Binh City for the construction of a textile and spinning factory (now Damsan I Factory). The land lease expense under this contract is allocated annually to production and business costs.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

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

43. OTHER INFORMATION (CONT'D)

43.2 OTHER COMMITMENTS (CONT'D)

According to Land Lease Contract No. 78/HĐ/TĐ dated 25 July 2007 between Damsan Yarn Joint Stock Company (formerly Damsan Textile Yarn Joint Stock Company) and the People's Committee of Thai Binh Province, the Company leased 60,000 m² of land at Gia Le Industrial Zone, Dong Xuan Commune, Dong Hung District for the construction of the Damsan II Yarn Factory, with a lease term until 31 December 2040. Under Land Lease Contract Appendix No. 19/PLHĐ/TĐ dated 23 February 2016, the leased land area was adjusted to 36,431.6 m². The land lease expense under this contract is allocated annually to production and business costs.

According to Land Lease Contract No. 06/2022/HĐTĐES-DS between Damsan Joint Stock Company and Eiffel Yarn Joint Stock Company, the contract value is VND 54,127,790,123, with the lease term expiring on 4 September 2067. The land lease expense under this contract is also allocated annually to production and business costs.

44. COMPARATIVE FIGURES

The comparative data represents the figures in the Company's audited consolidated financial statements for the year ended 31 December 2023.

Thai Binh, 27 March 2025

Preparer



Pham Thi Dung

**Person in charge of
accounting**



Tran Minh Ha

Deputy General Director



Le Xuan Chien



DAMSAN JOINT STOCK COMPANY

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