

**HANOI TRADE JOINT STOCK CORPORATION**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**4th QUARTER 2024**

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**HANOI TRADE JOINT STOCK CORPORATION**

38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

**CONSOLIDATED BALANCE SHEET***As at 31 December 2024**Unit: VND*

ASSETS	Code	Notes	Ending Balance (As at 31 December 2024)	Beginning Balance (As at 01 January 2024)
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>1.026.280.847.065</b>	<b>1.340.355.460.296</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.01</b>	<b>55.421.936.789</b>	<b>36.171.253.569</b>
1. Cash	111		54.921.936.789	26.471.253.569
2. Cash equivalents	112		500.000.000	9.700.000.000
<b>II. Short-term financial investments</b>	<b>120</b>	<b>V.02</b>	-	<b>400.000.000</b>
1. Held-to-maturity investments	123		-	400.000.000
<b>III. Short-term account receivables</b>	<b>130</b>		<b>910.668.773.878</b>	<b>1.220.471.269.714</b>
1. Short-term trade receivables	131	V.03	189.205.184.669	288.248.668.507
2. Short-term advances to suppliers	132	V.04	330.132.744.763	345.385.908.075
3. Receivables for current loans	135	V.05	104.418.420.359	171.467.822.067
4. Other short-term receivables	136	V.06	482.160.997.062	411.542.268.209
5. Provision for short-term doubtful debts	137		(195.248.572.975)	(2.683.578.781)
6. Shortage of assets waiting for resolution	139		-	6.510.181.637
<b>IV. Inventories</b>	<b>140</b>		<b>32.433.451.862</b>	<b>36.004.406.247</b>
1. Inventories	141	V.07	32.433.451.862	36.004.406.247
2. Provision for devaluation of inventories	149		-	-
<b>V. Other short-term assets</b>	<b>150</b>	<b>V.08</b>	<b>27.756.684.536</b>	<b>47.308.530.766</b>
1. Short-term prepayments	151		13.049.229.612	18.726.452.331
2. Value added tax deductibles	152		13.986.274.027	14.205.563.030
3. Taxes and other receivables from the State budget	153		575.992.084	14.376.515.405
4. Other short-term assets	155		145.188.813	
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>2.089.034.722.044</b>	<b>1.935.120.220.187</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>8.734.396.857</b>	<b>9.194.402.717</b>
1. Long-term trade receivables	211	V.03	7.624.765.257	8.111.390.499
2. Other long-term receivables	216	V.06	1.109.631.600	1.179.347.600
3. Allowance for doubtful debt	219		-	(96.335.382)
<b>II. Fixed assets</b>	<b>220</b>		<b>636.354.370.484</b>	<b>553.772.594.336</b>
1. Tangible fixed assets	221	V.09	590.539.700.607	507.596.854.622
- Cost	222		898.102.203.798	780.029.316.430
- Accumulated depreciation	223		(307.562.503.191)	(272.432.461.808)
2. Intangible fixed assets	227	V.10	45.814.669.877	46.175.739.714
- Cost	228		48.910.103.011	49.600.723.114
- Accumulated depreciation	229		(3.095.433.134)	(3.424.983.400)

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<b>III. Investment property</b>	<b>230</b>	<b>V.11</b>	<b>94.506.412.135</b>	<b>98.180.247.667</b>
- Cost	231		131.527.016.822	131.527.016.822
- Accumulated depreciation	232		(37.020.604.687)	(33.346.769.155)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>962.585.657.788</b>	<b>826.406.898.731</b>
1. Long-term assets in progress	241	V.12	546.582.721.998	540.164.418.746
2. Construction in progress	242	V.13	416.002.935.790	286.242.479.985
<b>V. Long-term financial investments</b>	<b>250</b>		<b>212.317.565.892</b>	<b>192.078.960.304</b>
1. Investments in subsidiaries	251	V.14	-	-
2. Investment in associates, affiliates	252	V.15	141.344.013.110	127.070.263.200
3. Equity investments in other entities	253	V.16	78.818.552.782	66.303.697.104
4. Allowance for diminution in the value of long-term financial investments	254		(7.845.000.000)	(1.295.000.000)
5. Held-to-maturity investments	255			
<b>VI. Other long-term assets</b>	<b>260</b>		<b>174.536.318.888</b>	<b>255.487.116.432</b>
1. Long-term prepayments	261	V.17	146.427.555.915	222.882.700.856
2. Commercial advantage	269		28.108.762.973	32.604.415.576
<b>TOTAL ASSETS</b>	<b>270</b>		<b>3.115.315.569.109</b>	<b>3.275.475.680.483</b>
<b>RESOURCES</b>	<b>Code</b>	<b>Notes</b>	<b>Ending Balance (As at 31 December 2024)</b>	<b>Beginning Balance (As at 01 January 2024)</b>
<b>A. LIABILITIES</b>	<b>300</b>		<b>890.919.202.242</b>	<b>1.042.013.400.050</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>669.110.122.035</b>	<b>767.424.104.238</b>
1. Short-term trade payables	311	V.18	4.488.456.287	39.899.710.381
2. Short-term advances from customers	312	V.19	3.864.894.392	3.455.133.472
3. Taxes and amounts payable to the State budget	313	V.20	27.998.019.671	2.335.887.968
4. Payables to employees	314		6.381.523.003	6.395.121.838
5. Short-term accrued expenses	315	V.21	19.400.564.297	11.180.997.834
6. Phải trả nội bộ ngắn hạn	316		-	-
6. Short-term unrealized revenues	318	V.22	8.900.295.079	10.167.893.748
7. Other current payables	319	V.23	45.919.567.906	38.094.884.517
8. Short-term loans and obligations under finance leases	320	V.24	551.414.069.084	655.024.449.382
9. Short-term provisiosn	321	V.18	466.524.003	466.524.003
10. Bonus and welfare funds	322		276.208.313	403.501.095
<b>II. Long-term liabilities</b>	<b>330</b>		<b>221.809.080.207</b>	<b>274.589.295.812</b>
1. Long-term trade payables	331	V.11	-	-
2. Long-term advances from customers	332	V.19	19.707.456.615	20.198.365.706
3. Accrued expenses	333		-	-

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4. Long-term unrealized revenues	336	V.22	94.821.910.012	98.480.140.010
5. Other long-term payables	337	V.23	23.868.610.186	20.374.542.685
6. Long-term loans and obligations under finance leases	338	V.24	83.374.099.984	135.499.244.001
7. Deferred tax liabilities	341		37.003.410	37.003.410
<b>B. EQUITY</b>	<b>400</b>		<b>2.224.396.366.867</b>	<b>2.233.462.280.433</b>
<b>I. OWNERS' EQUITY</b>	<b>410</b>	<b>V.25</b>	<b>2.224.396.366.867</b>	<b>2.233.462.280.433</b>
1. Owners' contributed capital	411		2.200.000.000.000	2.200.000.000.000
- Ordinary shares carrying voting rights	411a		2.200.000.000.000	2.200.000.000.000
- Preferred shares	411b		-	-
2. Share premium	412		315.664.802	315.664.802
3. Option to convert bonds	413		-	-
4. Other capitals of owners	414		-	-
5. Treasury shares (*)	415		(529.920.000)	(529.920.000)
6. Asset revaluation differences	416		12.515.830.189	16.834.960.235
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		33.381.940.928	33.437.085.252
9. Other funds under owners' equity	420		-	27.572.162
10. Retained earnings	421		(46.633.450.937)	(36.953.926.597)
- Accumulated retained earnings by the end of the previous year	421a		(22.545.705.978)	(6.205.989.140)
- Retained earnings of the current year	421b		(24.087.744.959)	(30.747.937.457)
11. Funds for capital construction investment	422		-	-
12. Non-controlling interests	429		25.346.301.885	20.330.844.579
<b>II. Other funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>3.115.315.569.109</b>	<b>3.275.475.680.483</b>

Preparer



CAO MANH TUAN

Chief Accountant



NGUYEN THU HANG

Ha Noi, 24 Jan 2025

Deputy General Director


  
 DUONG THI LAM

**HANOI TRADE JOINT STOCK CORPORATION**

38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Ha Noi

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**CONSOLIDATED INCOME STATEMENT***4th Quarter 2024*

ITEMS	Code	Notes	Quarter 4		Cumulative	
			Current year	Previous year	Current year	Previous year
<b>1. Gross revenue from good sold and services rendered</b>	<b>01</b>	VI.26	<b>382.539.796.008</b>	<b>144.224.442.115</b>	<b>726.493.403.362</b>	<b>444.404.056.088</b>
2. Deductions	02		-	-	-	3.754.555
<b>3. Net revenue from good sold and services rendered</b>	<b>10</b>	VI.27	<b>382.539.796.008</b>	<b>144.224.442.115</b>	<b>726.493.403.362</b>	<b>444.400.301.533</b>
4. Cost of sales	11	VI.28	88.826.837.332	113.637.624.404	353.826.642.999	341.538.444.091
<b>5. Gross profit from good sold and services rendered</b>	<b>20</b>		<b>293.712.958.676</b>	<b>30.586.817.711</b>	<b>372.666.760.363</b>	<b>102.861.857.442</b>
6. Financial income	21	VI.29	17.293.786.754	18.933.805.884	68.850.406.385	56.069.902.619
7. Financial expenses	22	VI.30	85.557.953.658	20.678.817.129	150.045.797.373	75.247.257.674
<i>In which: interest expenses</i>	23		<i>20.833.873.836</i>	<i>19.670.117.854</i>	<i>82.737.339.160</i>	<i>73.352.763.585</i>
8. Share of net profit from joint-ventures, associates	24		2.624.207.190	4.288.853.613	5.466.932.238	8.389.105.131
8. Selling expenses	25	VI.31	10.046.300.233	11.925.127.259	37.319.876.571	37.518.140.208
9. General and administrative expenses	26	VI.32	224.654.367.997	23.968.897.245	285.547.062.819	87.275.400.140
<b>10. Operating profit</b>	<b>30</b>		<b>(6.627.669.268)</b>	<b>(2.763.364.425)</b>	<b>(25.928.637.777)</b>	<b>(32.719.932.830)</b>
11. Other incomes	31	VI.33	2.110.452.299	1.293.774.031	6.354.865.092	4.891.522.559
12. Other expenses	32	VI.34	1.541.266.776	358.795.147	4.675.739.257	2.004.256.903
<b>13. Other profit</b>	<b>40</b>		<b>569.185.523</b>	<b>934.978.884</b>	<b>1.679.125.835</b>	<b>2.887.265.656</b>

ITEMS	Code	Notes	Quarter 4		Cumulative	
			Current year	Previous year	Current year	Previous year
14. Accounting profit before tax	60		(6.058.483.745)	(1.828.385.541)	(24.249.511.942)	(29.832.667.174)
15. Current corporate income tax expense	61	VI.35	117.911.198	73.278.421	326.362.111	273.884.482
16. Deferred corporate tax expense	62					
17. Net profit after corporate income tax	70		(6.176.394.943)	(1.901.663.962)	(24.575.874.053)	(30.106.551.656)
17.1 Profit after tax attributable to non-controlling shareholders			(118.385.544)	122.852.946	(488.129.094)	641.385.801
17.2 Profit after tax attributable to parent company			(6.058.009.399)	(2.024.516.908)	(24.087.744.959)	(30.747.937.457)

Hà Nội, 27 Jan 2025

Preparer



Cao Manh Tuan

Chief Accountant



Nguyen Thu Hang

Deputy General Director



Duong Thi Lam

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**CONSOLIDATED CASH FLOW STATEMENT***(Under direct method)*

Year 2024

Unit: VND

Items	Codes	Curent year	Previous year
<b>I. Cash flows from operating activities</b>	01		
<i>1. Profit before tax</i>		<b>(24.249.511.942)</b>	<b>(29.832.667.174)</b>
<i>2. Adjustments for:</i>		-	
Depreciation of fixed assets and investment properties	02	24.724.959.845	26.183.251.682
Provisions	03	198.753.526.541	(84.467.075)
Exchange gains, losses arising from revaluation of monetary items denominated in foreign currency	04	(370.008.374)	3.934.738
Profits, losses from investing activities	05	(41.174.333.911)	(26.897.976.213)
Interest expenses	06	85.013.152.405	73.352.763.585
Other adjustments	07	-	-
	<b>08</b>	<b>242.697.784.564</b>	<b>42.724.839.543</b>
<i>3. Operating profit before movements in working capital</i>			
Increase, decrease in receivables	09	33.153.250.200	(319.983.178.168)
Increase, decrease in inventories	10	(4.624.541.133)	(17.790.379.125)
Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	2.108.153.041	2.656.255.533
Increase, decrease in prepaid expenses	12	136.277.789	22.919.085.460
Increase, decrease in trading securities	13	-	-
Interest paid	14	(74.900.313.784)	(46.459.857.558)
Corporate income tax paid	15	(264.884.482)	(196.300.807)
Other proceeds from operating activities	16	5.400.000	584.991.667
Other payments for operating activities	17	(137.098.778)	(1.175.853.333)
<b>Net cash generated by operating activities</b>	<b>20</b>	<b>198.174.027.417</b>	<b>(316.720.396.788)</b>
<b>II. Cash flows from investing activities</b>			
Acquisition and construction of fixed assets and other long-term assets	21	(34.243.935.001)	(29.682.834.553)
	22	1.065.565.654	1.185.545.454
Proceed from sales, disposal of fixed assets and other long-term assets			
Cash outflow for lending, selling debt instruments of other entities	23	-	-
Cash recovered from lending, selling debt instruments of other entities	24	-	-
Payments for investments in other entities	25	(2.736.950.000)	-
Proceeds from disposal of investments in other entities	26	-	11.624.000.000
Interest earned, dividends and profits received	27	15.044.944.049	11.600.896.489
<b>Net cash flows from investing activities</b>	<b>30</b>	<b>(20.870.375.298)</b>	<b>(5.272.392.610)</b>
<b>III. Cash flows from financing activities</b>			

**HANOI TRADE JOINT STOCK  
CORPORATION**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
*From 01/10/2024 to 31/12/2024*

**I-Operational characteristics of the Corporation**

- 1- Business field: Domestic and foreign
- 2- Business lines: Import-export business, Domestic trade, Investment and development of commercial infrastructure systems.

3. The Corporation's organizational structure at the time of reporting includes:

**Board of Directors**

Mr Nguyen Thai Dung	Chairman of the Board of Directors
Mrs Tran Thi Tuyet Nhung	Member of the Board of Director
Mrs Tran Hue Linh	Member of the Board of Director

**Board of Supervisors**

Mrs Nguyen Hong Hai	Head of the Board of Supervisors
Mrs Vu Thi Quynh Trang	Member of Supervisory Board
Mr Nguyen Trong Hien	Member of Supervisory Board

**Board of Management**

Mr Vu Thanh Son	General Director
Mrs Duong Thi Lam	Deputy General Director
Mrs Do Tue Tam	Deputy General Director
Mr Le Anh Tuan	Deputy General Director

**Chief Accountant**

Mrs Duong Thi Lam	Chief Accountant (dismissed on 15th January 2025)
Mrs Nguyen Thu Hang	Chief Accountant (appointed on 15th January 2025)

4. Total number of subsidiaries: 6 Companies

5- List of important merged companies:

**5.1- Parent company - Corporation**

Add: 38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Ha Noi

Parent company's interest rate: 100%

Voting rights of the Parent Company: 100%

**5.2- Hapro Handicrafts Import Export and Trader Tourism Joint Stock Company**

Add: 11B Trang Thi – Hoan Kiem – Hanoi

Parent company's interest rate: 52,5%

Voting rights of the Parent Company 52,5%

**5.3- Hanoi Trade Infrastructure Development Investment Joint Stock Company**

Add: 38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Ha Noi

Parent company's interest rate:: 60,97%

Voting rights of the Parent Company: 60,97%



**5.4- Hapro Vodka Joint Stock Company**

Add: Hapro Food Industrial Park – Le Chi – Gia Lam – Hanoi

Parent company's interest rate:: 54,58%

Voting rights of the Parent Company: 54,58%

**5.5- Hai Duong Technology Products Joint Stock Company**

Add: 150 Chi Lang, Nguyen Trai Ward, Hai Duong City

Parent company's interest rate:: 54,13%

Voting rights of the Parent Company: 54,13%

**5.6- Binh Phuoc Cashew Production Processing Import Export Joint Stock Company**

Add: Number 551, Group 1, Tan Phuoc village, Thuan Bu Nho Commune, Phu Rieng District, Binh Phuoc Province

Parent company's interest rate:: 83,69%

Voting rights of the Parent Company: 83,69%

**II- Accounting period, currency used in accounting and comparative data**

1- Annual accounting period (starts from January 1 and ends on December 31).

2- Currency unit used in accounting: Vietnam Dong

**III- Applicable accounting standards and regimes**

1- Applicable accounting regime: Enterprise accounting regime

2- Declaration of compliance with Accounting Standards and Accounting Regime: Financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regime.

3- Accounting form applied: Apply accounting software on computers.

**IV- Applicable accounting policies**

1- Principles for recording cash and cash equivalents.

Method of converting other currencies into currencies used in accounting.

2- Principles for recording inventory:

- Principle of recording inventory: Inventory according to actual purchase price

- Method of calculating inventory value: Regular declaration

- Inventory accounting method: Regular declaration

- Method of setting up provisions for devaluation of inventory.

3- Principles for recording and depreciating fixed assets:

- Principles for recording fixed assets (tangible, intangible, finance lease): According to the original price and remaining value of the fixed asset.

- Fixed assets depreciation method (Tangible, intangible, financial lease): According to the straight-line method.

4- Principles for recording and depreciating investment real estate:

- Principles for recording investment real estate

- Depreciation method of investment real estate

5- Principles for recording financial investments:

- Investments in subsidiaries, affiliated companies, capital contributions to jointly controlled business establishments: Equity

- Short-term securities investments: Original price

- Other short-term and long-term investments: Original price

- Method of making provisions for short-term and long-term investment price reductions: Based on the types of securities for which provisions are made
- 6- Principles for recording and capitalizing borrowing costs:
  - Principles for recording borrowing costs: Recorded in Account 635
  - Capitalization rate is used to determine borrowing costs capitalized during the period: Recorded in Account 241
- 7- Principles for recording and capitalizing other expenses:
  - Prepaid expenses: Account expenses according to regulations and allocate multiple times to production and business expenses (Account 142 allocated for 1 year, Account 242 allocated over 1 year)
  - Other costs.
  - Prepaid expense allocation method: Straight line
  - Method and time of allocation of goodwill.
- 8- Principles for recording payable expenses.
- 9- Principles and methods for recording provisions for payables.
- 10- Principles for recording equity: According to the decision to allocate State capital
  - Principles for recording the owner's investment capital, share capital surplus, and other capital of the owner.
  - Principles for recording differences in asset revaluation.
  - Principles for recording exchange rate differences: Comply with standard No. 10
  - Principles for recording undistributed profits: Recording profits after corporate income tax and regulations of Circulars 33, 64 and regulations of the Corporation.
- 11- Principles and methods of revenue recognition:
  - Sales revenue: Comply with 05 revenue recognition conditions specified in CM No. 14
  - Service provision revenue: Comply with 04 conditions for recording service provision revenue in CM No. 14
  - Financial revenue: Comply with 02 conditions for recording financial revenue specified in CM No. 14
  - Construction contract revenue.
- 12. Principles and methods of recording financial expenses: Comply with relevant standards (Do not offset financial revenue)
- 13. Principles and methods for recording current corporate income tax expenses and deferred corporate income tax expenses: Comply with corporate income tax law and guiding circulars and standards 17
- 14- Foreign exchange risk provisions: None
- 15- Other accounting principles and methods.

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**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET**

Unit: VND

	Ending balance		Beginning balance	
	Original price	Preventive	Original price	Preventive
<b>1. Cash and Cash equivalents</b>				
Cash on hand			3.302.317.239	2.907.475.474
Bank demand deposits			51.269.619.550	22.425.437.464
Transferring money			350.000.000	1.138.340.631
Cash equivalents			500.000.000	9.700.000.000
<b>Total</b>			<b>55.421.936.789</b>	<b>36.171.253.569</b>
<b>2. Short-term financial investments</b>				
<b>Held-to-maturity investments</b>			-	400.000.000
<b>Total</b>			-	400.000.000
<b>3. Trade receivables</b>				
Short-term trade receivables			189.205.184.669	288.248.668.507
Long-term trade receivables			7.624.765.257	8.111.390.499
<b>Total</b>			<b>196.829.949.926</b>	<b>296.360.059.006</b>
<b>4. Advances to suppliers</b>				
Short-term advances to suppliers			330.132.744.763	345.385.908.075
Long-term advances to suppliers			-	-
<b>Total</b>			<b>330.132.744.763</b>	<b>345.385.908.075</b>
<b>5. Receivables for current loans</b>				
Short - term receivables for current loans			104.418.420.359	171.467.822.067
Long - term receivables for current loans			-	-
<b>Total</b>			<b>104.418.420.359</b>	<b>171.467.822.067</b>
<b>6. Other receivables</b>				
Other short-term receivables			482.160.997.062	411.542.268.209
Other long-term receivables			1.109.631.600	1.179.347.600
Deposit			1.109.631.600	1.179.347.600
Receivable from equitization				
<b>Total</b>			<b>483.270.628.662</b>	<b>412.721.615.809</b>
<b>7. Inventories</b>				
Goods in transit			-	-
Raw Material	1.597.219.648	-	7.665.486.296	-
Tools and supplies			18.709.204	-
Work in progress	25.000.000	-	200.877.778	-
Finished goods	9.485.326.982	-	3.530.722.488	-
Goods	20.114.971.899	-	23.359.965.358	-
Goods sent for sale			17.711.790	-
Real estate goods	1.210.933.333	-	1.210.933.333	-

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<b>Total</b>	<b>32.433.451.862</b>	<b>-</b>	<b>36.004.406.247</b>	<b>-</b>
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The value of inventory is used as mortgage or pledge to secure payable debts: **None**

<b>8. Other short-term assets</b>	<b>Ending balance</b>	<b>Beginning balance</b>
Short-term prepayments	13.049.229.612	18.726.452.331
Value added tax deductibles	13.986.274.027	14.205.563.030
Taxes and other receivables from the State budget (*)	575.992.084	14.376.515.405
<b>Total</b>	<b>27.756.684.536</b>	<b>47.308.530.766</b>

(\*) Taxes and other receivables from the State budget:

	<b>Tại ngày 31/12/2024</b>	<b>Tại ngày 01/01/2024</b>
Corporate income tax	365.186.938	380.177.347
Import and export duties	40.000.000	40.000.000
Value added tax	-	1.248.354
Special consumption tax	-	-
Personal income tax	8.129.190	20.531.412
Land rent	6.411.015	13.778.293.351
Other taxes	156.264.941	156.264.941
<b>Total</b>	<b>575.992.084</b>	<b>14.376.515.405</b>

**9. Tangible fixed assets <Details in Appendix No. 01>**
**10. Increases, decreases in intangible assets**

	<b>Land use rights</b>	<b>Computer Software</b>	<b>Other</b>	<b>Total</b>
<b>Cost</b>				
<b>Opening balance</b>	<b>45.845.913.581</b>	<b>3.722.309.533</b>	<b>32.500.000</b>	<b>49.600.723.114</b>
Additions				
Another increases	-	-	-	-
Another decreases	-	-	-	-
Liquidation and sale		690.620.103	-	690.620.103
<b>Closing balance</b>	<b>45.845.913.581</b>	<b>3.031.689.430</b>	<b>32.500.000</b>	<b>48.910.103.011</b>
<b>Closing balance</b>				
<b>Accumulated amortisation</b>				
<b>Opening balance</b>	<b>31.243.704</b>	<b>102.856.014</b>	<b>32.500.000</b>	<b>134.099.718</b>
Depreciation during the period				
Liquidation and sale	-	-	-	-
Another decreases		463.649.984		463.649.984
<b>Closing balance</b>	<b>31.243.704</b>	<b>3.031.689.430</b>	<b>32.500.000</b>	<b>3.095.433.134</b>
<b>Net book value</b>				
<b>Opening balance</b>	<b>45.845.913.581</b>	<b>329.826.133</b>	<b>-</b>	<b>46.175.739.714</b>
<b>Closing balance</b>	<b>45.814.669.877</b>	<b>-</b>	<b>-</b>	<b>45.814.669.877</b>

**11. Increases, decreases in investment properties**

	<b>Beginning balance</b>	<b>Increased during the period</b>	<b>Decreased during the period</b>	<b>Ending balance</b>
<b>a) Rental real estate</b>				
<b>Cost</b>	<b>131.527.016.822</b>	<b>-</b>	<b>-</b>	<b>131.527.016.822</b>
- Land use rights	97.669.924.568	-	-	97.669.924.568
- Infrastructure	33.857.092.254	-	-	33.857.092.254

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<b>Accumulated Depreciation</b>	<b>33.346.769.155</b>	<b>3.673.835.532</b>	-	<b>37.020.604.687</b>
- Land use rights	16.381.649.174	2.748.048.768	-	19.129.697.942
- Infrastructure	16.965.119.981	925.786.764	-	17.890.906.745
<b>Net book value</b>	<b>98.180.247.667</b>	-	-	<b>94.506.412.135</b>
- Land use rights	81.288.275.394	-	-	78.540.226.626
- Infrastructure	16.891.972.273	-	-	15.966.185.509
<b>12. Long-term assets in progress</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Le Chi housing and auxiliary area project, Gia Lam, Hanoi			546.582.721.998	540.164.418.746
<b>Total</b>			<b>546.582.721.998</b>	<b>540.164.418.746</b>
<b>13. Construction in progress</b>			<b>Ending balance</b>	<b>Beginning balance</b>
<b>Total</b>			<b>416.002.935.790</b>	<b>286.242.479.985</b>
<b>14. Investments in subsidiaries (Details in Appendix No. 02)</b>				
<b>15. Investment in associates, affiliates (Details in Appendix No. 02)</b>				
<b>16. Equity investments in other entities (Details in Appendix No. 02)</b>				
<b>17. Long-term prepayments</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Long-term prepayments			146.427.555.915	222.882.700.856
<b>Total</b>			<b>146.427.555.915</b>	<b>222.882.700.856</b>
<b>18. Trade payables</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Short-term trade payables			4.488.456.287	39.899.710.381
Long-term trade payables			-	-
<b>Total</b>			<b>4.488.456.287</b>	<b>39.899.710.381</b>
<b>19. Advances from customers</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Short-term advances from customers			3.864.894.392	3.455.133.472
Long-term advances from customers			19.707.456.615	20.198.365.706
<b>Total</b>			<b>23.572.351.007</b>	<b>23.653.499.178</b>
<b>20. Taxes and amounts payable to the State budget</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Value added tax			27.472.424.236	1.921.915.554
Special consumption tax			1.981.421	6.756.709
Corporate income tax			124.553.040	111.269.262
Personal income tax			179.431.293	191.095.308
Land rent			212.109.681	97.331.135
Other taxes			7.520.000	7.520.000
<b>Total</b>			<b>27.998.019.671</b>	<b>2.335.887.968</b>
<b>21. Short-term accrued expenses</b>		<b>Ending balance</b>	<b>Tại ngày 01/01/2024</b>	
	<b>Giá trị</b>	<b>Số có khả năng trả nợ</b>	<b>Giá trị</b>	<b>Số có khả năng trả nợ</b>
Other accruals	19.400.564.297	19.400.564.297	11.180.997.834	11.180.997.834

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<b>Total</b>	<b>19.400.564.297</b>	<b>19.400.564.297</b>	<b>11.180.997.834</b>	<b>11.180.997.834</b>
<b>22. Unrealized revenues</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Short-term unrealized revenues			8.900.295.079	10.167.893.748
Long-term unrealized revenues			94.821.910.012	98.480.140.010
<b>Total</b>			<b>103.722.205.091</b>	<b>108.648.033.758</b>
<b>23. Other current payables</b>			<b>Ending balance</b>	<b>Tại ngày 01/01/2024</b>
Short-term other current payables			45.919.567.906	38.094.884.517
Long-term other current payables			23.868.610.186	20.374.542.685
<b>Total</b>			<b>69.788.178.092</b>	<b>58.469.427.202</b>
<b>24. Loans and obligations under finance leases</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Short-term loans and obligations under finance leases			551.414.069.084	655.024.449.382
Long-term loans and obligations under finance leases			83.374.099.984	135.499.244.001
<b>Total</b>			<b>634.788.169.068</b>	<b>790.523.693.383</b>
<b>VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE INCOME STATEMENT &lt;Unit: VND&gt;</b>				
<b>26. Gross revenue from good sold and services rendered</b>			<b>Current period</b>	<b>Previous period</b>
Sales revenue			70.753.573.287	101.330.998.035
Revenue from providing services and finished products			311.348.113.830	42.454.030.819
Real estate business revenue			438.108.891	439.413.261
<b>Total</b>			<b>382.539.796.008</b>	<b>144.224.442.115</b>
<b>Revenue deductions</b>			<b>0</b>	<b>0</b>
Trade discount				
Sales returned			-	-
Reduced sales price			-	-
<b>Total</b>				
<b>27. Net revenue from good sold and services rendered</b>			<b>Current period</b>	<b>Previous period</b>
Revenue from finished goods sold			70.753.573.287	101.330.998.035
Revenue from service provision			311.348.113.830	42.454.030.819
Revenue from providing services and finished products			438.108.891	439.413.261
<b>Total</b>			<b>382.539.796.008</b>	<b>144.224.442.115</b>
<b>28. Cost of sales</b>			<b>Current period</b>	<b>Previous period</b>
Cost of goods sold			58.252.018.325	90.802.867.923
Cost of services and finished products provided			30.343.372.316	22.589.019.791
Cost of real estate business			231.446.691	245.736.690
<b>Total</b>			<b>88.826.837.332</b>	<b>113.637.624.404</b>
<b>29. Financial income</b>			<b>Current period</b>	<b>Previous period</b>
Interest on deposit, margin			2.252.649.887	3.470.411.508
Interest on exchange rate difference			2.207.900.340	957.149.702

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Dividends and profits are distributed	12.833.236.527	14.423.032.080
Profits from business cooperation	-	
Other revenue from financial activities	-	83.212.594
<b>Total</b>	<b>17.293.786.754</b>	<b>18.933.805.884</b>
<b>30. Financial expenses</b>	<b>Current period</b>	<b>Previous period</b>
Loan interest expenses	21.447.567.076	19.670.117.854
Payment discounts, deferred sales interest	-	
Exchange rate difference loss	110.990.267	1.008.699.275
Other financial expenses	63.999.396.315	-
<b>Total</b>	<b>85.557.953.658</b>	<b>20.678.817.129</b>
<b>31. Selling expenses</b>	<b>Current period</b>	<b>Previous period</b>
Employee expenses	3.224.119.311	4.011.207.303
Cost of packaging materials	117.110.360	173.368.740
Cost of tools and supplies	364.955.203	642.039.734
Fixed asset depreciation expense	354.782.693	26.901.915
Cost of hired services	4.726.523.461	5.352.687.495
Other costs	1.258.809.205	1.718.922.072
<b>Total</b>	<b>10.046.300.233</b>	<b>11.925.127.259</b>
<b>32. General and administrative expenses</b>	<b>Current period</b>	<b>Previous period</b>
Employee expenses	8.299.438.046	8.975.005.678
Material costs	29.515.012	34.915.271
Cost of office supplies	286.518.781	74.599.935
Fixed asset depreciation expense	1.232.021.271	1.691.603.046
Taxes, charges and fees	190.246.368	(16.143.911)
Setting up provisions for bad debts	190.454.594.840	(84.467.075)
Cost of hired services	4.396.888.477	2.719.006.474
Other costs	19.765.145.202	10.574.377.827
<b>Total</b>	<b>224.654.367.997</b>	<b>23.968.897.245</b>
<b>33. Other incomes</b>	<b>Current period</b>	<b>Previous period</b>
Liquidation of fixed assets, tools and equipment	299.377.798	19.090.909
Other incomes	1.811.074.501	1.274.683.122
<b>Total</b>	<b>2.110.452.299</b>	<b>1.293.774.031</b>
<b>34. Other expenses</b>	<b>Current period</b>	<b>Previous period</b>
Residual value of fixed assets, liquidated tools and equipment	-	121.424.004
Other expenses	1.541.266.776	237.371.143
<b>Total</b>	<b>1.541.266.776</b>	<b>358.795.147</b>
<b>35. Current corporate income tax expenses</b>	<b>Current period</b>	<b>Previous period</b>

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**Corporate income tax must be  
paid**

117.911.198

73.278.421

**Preparer**



**CAO MANH TUAN**

**Chief accountant**



**NGUYEN THU HANG**





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**Appendix No. 01: Tangible fixed assets**

	<b>Buildings and structures</b>	<b>Machinery and equipment</b>	<b>Motor vehicles</b>	<b>Office equipment</b>	<b>Othes</b>	<b>Total</b>
<b>Cost</b>						
<b>Opening balance</b>	<b>725.729.179.163</b>	<b>35.547.446.239</b>	<b>10.481.913.862</b>	<b>3.146.857.353</b>	<b>5.123.919.813</b>	<b>780.029.316.430</b>
Buy during the period		59.500.000				59.500.000
Basic construction completed	-					-
Other increase	131.049.707.517	2.725.566.891	408.800.000			134.184.074.408
Liquidation and sale		3.776.234.864	2.295.096.142			6.071.331.006
Other decrease	4.501.765.197	2.555.733.927		592.059.132	2.449.797.778	10.099.356.034
<b>Closing balance</b>	<b>852.277.121.483</b>	<b>32.000.544.339</b>	<b>8.595.617.720</b>	<b>2.554.798.221</b>	<b>2.674.122.035</b>	<b>898.102.203.798</b>
<b>Accumulated depreciation</b>						
<b>Opening balance</b>	<b>248.235.262.403</b>	<b>12.116.253.585</b>	<b>8.404.529.704</b>	<b>2.189.825.299</b>	<b>1.486.590.817</b>	<b>272.432.461.808</b>
Depreciation during the period	19.805.036.439	706.625.277	303.368.137	65.417.686	36.577.056	20.917.024.595
Other increase	22.542.704.394	1.814.428.305	408.800.000			24.765.932.699
Liquidation and sale		1.826.563.881	2.213.657.275			4.040.221.156
Other decrease	4.211.176.700	2.008.969.655		292.548.400		6.512.694.755
<b>Closing balance</b>	<b>286.371.826.536</b>	<b>10.801.773.631</b>	<b>6.903.040.566</b>	<b>1.962.694.585</b>	<b>1.523.167.873</b>	<b>307.562.503.191</b>
<b>Net book value</b>						
<b>Opening balance</b>	<b>477.493.916.760</b>	<b>23.431.192.654</b>	<b>2.077.384.158</b>	<b>957.032.054</b>	<b>3.637.328.996</b>	<b>507.596.854.622</b>
<b>Closing balance</b>	<b>565.905.294.947</b>	<b>21.198.770.708</b>	<b>1.692.577.154</b>	<b>592.103.636</b>	<b>1.150.954.162</b>	<b>590.539.700.607</b>

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**Appendix No. 02: Long-term financial investments****A Investment in associates, affiliates**

	<b>Proportion (%)</b>	<b>Ending balance</b>	<b>Beginning balance</b>
1 Chu Dau Ceramic Joint Stock Company	30,00%	18.751.387.943	16.039.309.645
2 Livestock Production and Trading Joint Stock Company	42,33%	4.237.640.875	4.221.095.533
3 Hanoi Trade Infrastructure Development Investment Joint Stock Company			7.928.195.044
4 An Phu Hung Import Export Trading Joint Stock Company	40,00%	-	-
5 Hapro Distribution Joint Stock Company	25,50%	-	-
6 Hapro Information Joint Stock Company	26,77%	998.861.176	982.281.000
7 Long Bien Joint Stock Company	30,94%	16.785.477.654	14.293.984.306
8 Asia Tower Company Limited	40,00%	21.011.482.804	20.118.526.293
9 Hanoi Agricultural Import Export Service Joint Stock Company	42,38%	24.999.826.091	22.441.928.039
10 Trang Thi Hotel Joint Stock Company	30,00%	2.251.612.785	2.381.762.518
11 Hanoi Trade and Tourist Development Joint Stock Company	40,00%	-	-
12 Buoi Market Services and Trading Investment Joint Stock Company	30,00%	4.205.958.109	4.208.050.244
13 Hanoi FoodStuff Joint Stock Company	20,00%	11.675.276.598	14.718.190.931
14 Thuy Ta Joint Stock Company	30,00%	18.305.687.498	12.802.458.959
15 Thuy Ta Food Joint Stock Company	30,00%	7.920.801.577	6.934.480.688
16 Hanoi Supermarket Development Joint Stock Company	16,56%	10.200.000.000	-
<b>Total</b>		<b>141.344.013.110</b>	<b>127.070.263.200</b>

**B Equity investments in other entities**

	<b>Proportion (%)</b>	<b>Ending balance</b>	<b>Beginning balance</b>
1 Hanoi Trading Service Fashion Joint Stock Company	15,00%	17.154.346.367	16.506.975.469
2 VNN Trading and Investment Joint Stock Company	6,11%	1.295.000.000	1.295.000.000
3 Hanoi Milk Joint Stock Company	0,50%	788.160.603	780.000.000
4 Global Property Investment Corporation	2,40%	30.404.368.931	22.973.117.966
5 Construction Investment And Trading - Cointra Joint Stock Company	10,00%	1.000.000.000	1.000.000.000

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6	Trang Tien Investment and Trading Company Limited	10,00%	10.065.485.897	10.065.485.897
7	Chu Dau Hai Duong Porcelain Ceramics Joint Stock Company	3,33%	-	-
8	Tan My Production Trading and Services Joint Stock Company	5,77%	7.082.706.930	5.818.871.221
9	Nga Tu So Market Trade Center Joint Venture		5.550.000.000	5.550.000.000
10	LANG YEN TRADING JOINT STOCK COMPANY	5,00%	2.108.484.054	2.014.246.551
11	Viet Ha Cashew Import Export Joint Stock Company	5,00%	-	-
12	Others		3.370.000.000	300.000.000
<b>Total</b>			<b>78.818.552.782</b>	<b>66.303.697.104</b>

