

**CÔNG TY CỔ PHẦN  
KHOÁNG SẢN FECON  
FECON MINING  
JOINT STOCK COMPANY**

Số: 033102/2025/CBTT.FCM  
No: 033102/2025/CBTT.FCM

**CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc  
THE SOCIALIST REPUBLIC OF VIET NAM  
Independence - Freedom - Happiness**

Hà Nam, ngày 31 tháng 03 năm 2025  
Ha Nam, March 31<sup>st</sup>, 2025

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

**Kính gửi: Sở Giao dịch Chứng khoán TP. Hồ Chí Minh  
To: Ho Chi Minh Stock Exchange**

1. Tên tổ chức/*Name of organization*: **CÔNG TY CỔ PHẦN KHOÁNG SẢN FECON  
FECON MINING JOINT STOCK COMPANY**

- Mã chứng khoán/Mã thành viên/ Stock code/ Broker code: **FCM**
- Địa chỉ/Address: **Cụm công nghiệp Thi Sơn, Phường Thi Sơn, Thị xã Kim Bảng, tỉnh Hà Nam/Thi Son Industrial Cluster, Thi Son Ward, Kim Bang Town, Ha Nam Province**
- Điện thoại/Tel: 0226 3533038 - Email: [info@feconmining.com.vn](mailto:info@feconmining.com.vn)
- Website: [feconmining.com.vn](http://feconmining.com.vn)

2. Nội dung thông tin công bố/*Contents of disclosure*:

- Báo cáo tài chính hợp nhất năm 2024 đã kiểm toán/*Consolidated financial statements year 2024 (has been audited)*.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 31/03/2025 tại đường dẫn <http://feconmining.com.vn>/*This information was published on the company's website on 31/03/2025(date), as in the link http://feconmining.com.vn*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

*Tài liệu đính kèm/Attached documents:  
Báo cáo tài chính hợp nhất năm 2024 đã kiểm toán  
Consolidated financial statements 2024 (has been audited).*

**ĐẠI DIỆN CÔNG TY CP KHOÁNG SẢN FECON  
Organization representative  
Người được UQ CBTT  
Person authorized for disclose information**



**Nguyễn Hữu Thiều**

# **FECON Mining Joint Stock Company**

Consolidated financial statements

For the year ended 31 December 2024



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# **FECON Mining Joint Stock Company**

Consolidated financial statements

For the year ended 31 December 2024



# FECON Mining Joint Stock Company

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# FECON Mining Joint Stock Company

## GENERAL INFORMATION

### THE COMPANY

FECON Mining Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Enterprise Registration Certificate ("ERC") No. 0700252549 issued by the Department of Planning and Investment of Ha Nam Province on 3 September 2007, and the subsequently amended ERCs.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") with code FCM in accordance with Decision No. 54/2013/QĐ-SGDHCM issued by HOSE on 15 May 2013.

The Company and its subsidiaries ("the Group")'s current principal activities are to manufacture and trade the prestressed centrifugal concrete piles and to manufacture and trade precast concrete products.

The Company's registered head office is located at Thi Son Industrial Complex, Thi Son Commune, Kim Bang District, Ha Nam Province, Vietnam.

### BOARD OF DIRECTORS

The Board of Directors ("BOD") during the year and at the date of this report consists of:

Mr. Phan Khac Long	Chairman
Mr. Tran Vu Anh Tuan	Member
Mr. Dang Kien Hung	Member
Mr. Pham Trung Thanh	Member
Mr. Hoang Kim Anh	Independent member

### BOARD OF SUPERVISION

The Board of Supervision ("BOS") during the year and at the date of this report consists of:

Ms. Le Thi Anh	Head
Ms. Ha Thi My Quyen	Member
Ms. Nguyen Hoang Tam Quyen	Member

### MANAGEMENT

The management during the year and at the date of this report consists of:

Mr. Pham Trung Thanh	Director
Mr. Luong Anh Kiem	Deputy Director
Mr. Cao Van Thai	Deputy Director

### LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Pham Trung Thanh.

### AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.



# FECON Mining Joint Stock Company

## REPORT OF MANAGEMENT

Management of FECON Mining Joint Stock Company ("the Company") is pleased to present this report and the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2024.

### MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated financial position of the Group, and of consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgments and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the consolidated financial statements; and
- ▶ prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying consolidated financial statements.

### STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2024, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the consolidated financial statements.

For and on behalf of management: 



Pham Trung Thanh  
Director

Ha Nam Province, Vietnam

31 March 2025



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Ernst & Young Vietnam Limited  
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2 Hai Trieu Street, District 1  
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Website (EN): ey.com/en\_vn  
Website (VN): ey.com/vi\_vn

Reference: 12821045/67735187-HN

## INDEPENDENT AUDITORS' REPORT

**To: Shareholders of FECON Mining Joint Stock Company**

We have audited the accompanying consolidated financial statements of FECON Mining Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Group"), as prepared on 31 March 2025 and set out on pages 5 to 35, which comprise the consolidated balance sheet as at 31 December 2024, and the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

### *Management's responsibility*

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the consolidated financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, 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 procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Group's preparation and fair presentation of the 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 Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

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





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**Opinion**

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2024, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the consolidated financial statements.

**Ernst & Young Vietnam Limited**



  
\_\_\_\_\_  
Maria Cristina M. Calimbas  
Deputy General Director  
Audit Practicing Registration Certificate  
No: 1073-2023-004-1



\_\_\_\_\_  
Ly Hong My  
Auditor  
Audit Practicing Registration Certificate  
No: 4175-2022-004-1

Ho Chi Minh City, Vietnam

31 March 2025



CONSOLIDATED BALANCE SHEET  
as at 31 December 2024

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>557,644,884,476</b>	<b>682,187,734,636</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>5</b>	<b>31,633,185,640</b>	<b>60,276,416,254</b>
111	1. Cash		11,633,185,640	41,576,416,254
112	2. Cash equivalents		20,000,000,000	18,700,000,000
<b>120</b>	<b>II. Short-term investment</b>		<b>6,597,100,000</b>	<b>26,597,100,000</b>
123	1. Held-to-maturity investment	6	6,597,100,000	26,597,100,000
<b>130</b>	<b>III. Current accounts receivable</b>		<b>425,165,874,125</b>	<b>502,872,417,675</b>
131	1. Short-term trade receivables	7	444,570,544,777	522,488,419,659
132	2. Short-term advances to suppliers		1,164,117,510	1,051,653,598
136	3. Other short-term receivables	8	15,517,771,762	13,223,956,729
137	4. Provision for doubtful short-term receivables	7	(36,086,559,924)	(33,891,612,311)
<b>140</b>	<b>IV. Inventories</b>	<b>9</b>	<b>88,488,498,446</b>	<b>88,528,875,427</b>
141	1. Inventories		98,291,043,222	98,814,310,550
149	2. Provision for obsolete inventories		(9,802,544,776)	(10,285,435,123)
<b>150</b>	<b>V. Other current assets</b>		<b>5,760,226,265</b>	<b>3,912,925,280</b>
151	1. Short-term prepaid expenses	10	5,635,230,430	3,780,316,582
152	2. Value-added tax deductible	17	123,213,957	119,184,398
153	3. Tax receivable from the State	17	1,781,878	13,424,300
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>74,094,801,677</b>	<b>125,373,500,857</b>
<b>210</b>	<b>I. Long-term receivable</b>		<b>2,518,051,950</b>	<b>2,557,051,951</b>
216	1. Other long-term receivable	8	2,518,051,950	2,557,051,951
<b>220</b>	<b>II. Fixed assets</b>		<b>23,198,641,742</b>	<b>75,184,705,333</b>
221	1. Tangible fixed assets	11	18,853,757,451	70,661,545,843
222	Cost		402,625,026,527	512,395,958,454
223	Accumulated depreciation		(383,771,269,076)	(441,734,412,611)
227	2. Intangible fixed assets	12	4,344,884,291	4,523,159,490
228	Cost		7,003,276,109	7,153,776,109
229	Accumulated amortization		(2,658,391,818)	(2,630,616,619)
<b>230</b>	<b>III. Investment property</b>		<b>864,700,000</b>	<b>864,700,000</b>
231	1. Cost		864,700,000	864,700,000
<b>240</b>	<b>IV. Long-term asset in progress</b>		<b>32,596,776,443</b>	<b>31,849,164,488</b>
242	1. Construction in progress	13	32,596,776,443	31,849,164,488
<b>250</b>	<b>V. Long-term investments</b>		<b>13,951,800,000</b>	<b>13,951,800,000</b>
253	1. Investment in another entity	14	13,951,800,000	13,951,800,000
<b>260</b>	<b>VI. Other long-term assets</b>		<b>964,831,542</b>	<b>966,079,085</b>
261	1. Long-term prepaid expenses	10	964,831,542	948,204,085
269	2. Goodwill		-	17,875,000
<b>270</b>	<b>TOTAL ASSETS</b>		<b>631,739,686,153</b>	<b>807,561,235,493</b>

FECON Mining Joint Stock Company

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CONSOLIDATED BALANCE SHEET (continued)  
as at 31 December 2024

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
<b>300</b>	<b>C. LIABILITIES</b>		<b>96,703,717,478</b>	<b>222,949,267,353</b>
<b>310</b>	<b>i. Current liabilities</b>		<b>96,416,717,478</b>	<b>222,663,267,353</b>
311	1. Short-term trade payables	15	77,399,978,472	86,352,286,820
312	2. Short-term advances from customers	16	4,964,765,788	6,203,905,946
313	3. Statutory obligations	17	1,282,398,560	5,651,364,166
314	4. Payable to employees		4,176,202,544	4,394,943,411
315	5. Short-term accrued expenses	18	4,026,838,840	3,308,098,864
319	6. Other short-term payables	19	611,455,630	751,264,733
320	7. Short-term loans	21	-	111,426,508,935
322	8. Bonus and welfare fund	20	3,955,077,644	4,574,894,478
<b>330</b>	<b>ii. Non-current liability</b>		<b>287,000,000</b>	<b>286,000,000</b>
337	1. Other long-term payable	19	287,000,000	286,000,000
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>535,035,968,675</b>	<b>584,611,968,140</b>
<b>410</b>	<b>i. Owners' equity</b>	<b>22</b>	<b>535,035,968,675</b>	<b>584,611,968,140</b>
411	1. Share capital		462,266,260,000	450,999,690,000
411a	- Ordinary shares with voting rights		462,266,260,000	450,999,690,000
412	2. Share premium		(1,873,645,455)	(1,873,645,455)
414	3. Other owners' capital		-	946,684,088
418	4. Investment and development fund		40,630,016,668	38,282,148,178
421	5. Undistributed earnings		33,994,328,981	47,947,535,676
421a	- Undistributed earnings as at prior year-end		32,454,802,394	31,690,688,503
421b	- Earnings for the year		1,539,526,587	16,256,847,173
429	6. Non-controlling interest		19,008,481	48,309,555,653
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>631,739,686,153</b>	<b>807,561,235,493</b>

Ngo Thi Thanh  
Preparer cum Chief Accountant



Hà Nam Province, Vietnam  
31 March 2025

Phạm Trung Thanh  
Director



CONSOLIDATED INCOME STATEMENT  
for the year ended 31 December 2024

VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	24.1	469,074,237,334	463,642,989,019
02	2. Deductions	24.1	-	(4,671,412,500)
10	3. Net revenue from sale of goods and rendering of services	24.1	469,074,237,334	458,971,576,519
11	4. Cost of goods sold and services rendered	25	(420,429,399,543)	(403,697,919,841)
20	5. Gross profit from sale of goods and rendering of services		48,644,837,791	55,273,656,678
21	6. Finance income	24.2	1,585,323,760	3,529,474,348
22	7. Finance expenses	26	(21,338,479,039)	(11,722,854,411)
23	<i>In which: Interest expense</i>		(2,509,396,125)	(9,783,093,083)
25	8. Selling expense	27	(664,649,479)	(919,041,396)
26	9. General and administrative expenses	27	(23,698,387,907)	(26,021,905,668)
30	10. Operating profit		4,528,645,126	20,139,329,551
31	11. Other income		208,622,939	305,675,972
32	12. Other expenses	28	(1,981,625,365)	(77,170,249)
40	13. Other (loss) profit		(1,773,002,426)	226,505,723
50	14. Accounting profit before tax		2,755,642,700	20,367,835,274
51	15. Current corporate income tax expense	30.1	(1,750,389,398)	(4,715,378,673)
60	17. Net profit after tax		1,005,253,302	15,652,456,601
61	18. Net profit after tax attributable to shareholders of the parent		1,539,526,587	17,066,847,173
62	19. Net profit after tax attributable to non-controlling interests	22.1	(534,273,285)	(1,414,390,572)
70	20. Basic earnings per share (VND/share)	23	31	335
71	21. Diluted earnings per share (VND/share)	23	31	335



Ngo Thi Thanh  
Preparer cum Chief Accountant



Pham Trung Thanh  
Director

CONSOLIDATED CASH FLOW STATEMENT  
for the year ended 31 December 2024

VND

Code	ITEMS	Notes	Current year	Previous year
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	<b>Accounting profit before tax</b>		<b>2,755,642,700</b>	<b>20,367,835,274</b>
	<i>Adjustments for:</i>			
02	Depreciation and amortization of fixed assets and goodwill		15,806,195,632	23,342,715,566
03	Provisions		9,473,549,677	8,252,935,144
05	Loss (profit) from investing activities		16,204,371,441	(3,021,031,942)
06	Interest expense	26	2,509,396,125	9,783,093,083
08	<b>Operating profit before changes in working capital</b>		<b>46,749,155,575</b>	<b>58,725,547,115</b>
09	Decrease (increase) in receivables		41,377,259,986	(21,370,326,968)
10	(Increase) decrease in inventories		(32,675,134,558)	20,672,432,315
11	Increase (decrease) in payables		30,436,676,182	(39,362,789,194)
12	Increase in prepaid expenses		(1,822,881,639)	(346,357,485)
14	Interest paid		(2,675,954,486)	(9,781,064,810)
15	Corporate income tax paid	17	(3,278,575,395)	(5,845,717,066)
16	Other cash inflow from operating activity		-	50,000,000
17	Other cash outflows from operating activities		(2,484,395,791)	(1,452,353,547)
20	<b>Net cash flows from operating activities</b>		<b>75,626,149,874</b>	<b>1,289,370,360</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchase of fixed assets		(779,611,955)	(3,754,193,042)
23	Placement in term deposits		-	(20,000,000,000)
24	Proceeds from term deposits		20,000,000,000	19,000,000,000
26	Net proceeds from sale of investment in subsidiaries (net of cash held by subsidiaries being disposed)		(23,700,844,049)	-
27	Interest received		1,725,254,963	3,021,031,942
30	<b>Net cash flows used in investing activities</b>		<b>(2,755,201,041)</b>	<b>(1,733,161,100)</b>
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
33	Drawdown of borrowings	21	87,252,751,978	251,754,419,323
34	Repayment of borrowings	21	(188,766,931,425)	(251,899,968,146)
40	<b>Net cash flows used in financing activities</b>		<b>(101,514,179,447)</b>	<b>(145,548,823)</b>



CONSOLIDATED CASH FLOW STATEMENT (continued)  
for the year ended 31 December 2024

VND

Code	ITEMS	Notes	Current year	Previous year
50	Net decrease in cash and cash equivalents for the year		(28,643,230,614)	(589,339,563)
60	Cash and cash equivalents at beginning of year		60,276,416,254	60,865,755,817
70	Cash and cash equivalents at end of year	5	31,633,185,640	60,276,416,254



\_\_\_\_\_  
Ngo Thi Thanh  
Preparer cum Chief Accountant



Hà Nam Province, Vietnam

31 March 2025

\_\_\_\_\_  
Pham Trung Thanh  
Director

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
as at 31 December 2024 and for the year then ended

**1. CORPORATE INFORMATION**

FECON Mining Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Enterprise Registration Certificate ("ERC") No. 0700252549 issued by the Department of Planning and Investment of Ha Nam Province on 3 September 2007, and the subsequently amended ERCs.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") with code FCM in accordance with Decision No. 54/2013/QĐ-SGDHCM issued by HOSE on 15 May 2013.

The current principal activities of the Company and its subsidiaries ("the Group") are to manufacture and trade the prestressed centrifugal concrete piles and to manufacture and trade precast concrete products.

The Company's normal course of business cycle is 12 months.

The Company's registered head office is located at Thi Son Industrial Park, Thi Son Commune, Kim Bang District, Ha Nam Province, Vietnam.

The number of the Group's employees as at 31 December 2024 was 268 (31 December 2023: 408).

**Corporate structure**

The details of the Company's subsidiaries are as follows:

Company	Location	Business activities	31 December 2024		31 December 2023		
			Ownership %	Voting right %	Ownership %	Voting right %	
<b>Direct subsidiaries</b>							
Thai Ha Concrete Joint Stock Company ("Thai Ha")	Ha Nam	Producing concrete and products from concrete and gypsum	99.9	99.9	99.9	99.9	
FECON Nghi Son Joint Stock Company ("FECON Nghi Son") (Note 4)	Thanh Hoa	Producing all kinds of concrete components	-	-	51.5	51.5	
<b>Indirect subsidiary</b>							
FECON Nghi Son Mechanical Manufacture and Concrete Company Limited ("FECON Nghi Son Mechanical") (Note 4)	Thanh Hoa	Producing and selling prefabricated concrete components	-	-	51.5	51.5	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

## 2. BASIS OF PREPARATION

### 2.1 *Accounting standards and system*

The consolidated financial statements of the Group, expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per the:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and the consolidated results of operations and the consolidated cash flows of the Group in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

### 2.2 *Applied accounting documentation system*

The Group's applied accounting documentation system is the General Journal system.

### 2.3 *Fiscal year*

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

### 2.4 *Accounting currency*

The consolidated financial statements are prepared in VND which is also the Group's accounting currency.

### 2.5 *Basis of consolidation*

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the year 31 December 2024.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses resulted from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### 3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three (3) months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of changes in value.

#### 3.2 *Receivables*

Receivables are presented in the consolidated balance sheet at the carrying amounts due from customers and other debtors, along with the provision for doubtful debts.

The provision for doubtful debts represents outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the consolidated income statement.

#### 3.3 *Inventories*

Inventories are measured at historical cost comprising cost of purchase and their conversion (including raw materials, direct labor cost, other directly related costs, and manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

Inventories are stated at the lower of cost and net realizable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Raw materials, consumables and goods for resale - cost of purchase on weighted average.

Finished goods and construction work in process - cost of direct materials and labor plus attributable construction overheads.

##### *Provision for obsolete inventories*

An inventory provision is made for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of construction materials, and construction work-in-process owned by the Group, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement. When inventories are expired, obsolete, damaged or become useless, the difference between the provision previously made and the historical cost of inventories is included in the consolidated income statement.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

#### 3.5 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible asset for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

##### *Land use rights*

Land use rights are recorded as intangible fixed assets representing the value of the right to use the land parcels acquired by the Group. The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for use. Accordingly, the land use right with definite useful life is amortized over term while the land use right with indefinite useful life is not amortized.

#### 3.6 *Depreciation and amortization*

Depreciation of tangible fixed assets and amortization of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 25 years
Machinery and equipment	6 - 15 years
Means of transportation	6 - 10 years
Office equipment	6 - 8 years
Land use rights	39 years
Computer software	9 years
Others	8 years

#### 3.7 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation or amortization. Investment properties held for capital appreciation are not depreciated/amortized but subject to impairment review.

#### 3.8 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds and are recorded as expense during the year when they are incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.9 *Construction in progress*

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets.

#### 3.10 *Prepaid expenses*

Prepaid expenses are reported either as short-term or long-term prepaid expenses in the consolidated balance sheet and amortized over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

#### 3.11 *Investments*

##### *Investment in other entities*

Investment in other entities is stated at acquisition cost.

##### *Held-to-maturity investment*

Held-to-maturity investment is stated at acquisition cost. After initial recognition, held-to-maturity investment is measured at recoverable amount. Any impairment loss incurred is recognized as expense in the consolidated financial statements and deducted against the value of such investments.

##### *Provision for diminution in value of investments*

Provision for diminution in value of investments is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the consolidated income statement.

#### 3.12 *Operating leases*

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the term of the lease.

#### 3.13 *Goodwill*

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized over 10-years period on a straight-line basis. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.14 *Asset acquisition*

The Group acquires subsidiaries that own assets and production activities. At the date of acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognized.

#### 3.15 *Payables and accruals*

Payables and accruals are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

#### 3.16 *Expenditures on overhaul of fixed assets*

Provision for expenditure on overhaul of fixed assets is made in accordance with the overhaul provision plan.

#### 3.17 *Share capital*

##### *Ordinary shares*

Ordinary shares are recognised at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognised as a deduction from share premium.

##### *Share premium*

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

#### 3.18 *Foreign currency transactions*

Transactions in currencies other than the Group's reporting currency of VND are recorded at the actual exchange rates at transaction dates, determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rate of the commercial bank designated for collection; and
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rate of the commercial bank designated for payment.

At the end of year, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the balance sheet date, determined as follows:

- ▶ Monetary assets are translated at the buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- ▶ Monetary liabilities are translated at the selling exchange rate of the commercial bank where the Group conducts transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.19 *Appropriation of net profits*

Net profit after tax is available for appropriation to shareholders after approval by the Board of Directors and subject to approval by shareholders at the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Meeting.

▶ *Investment and development fund*

This fund is set aside for use in the Group's expansion of its operation or of in-depth investment.

▶ *Bonus and welfare fund*

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability in the consolidated balance sheet.

#### 3.20 *Revenue recognition*

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognized:

*Sale of goods*

Revenue is recognized when the significant risks and rewards of ownership of the merchandise goods have passed to the buyer, usually upon the delivery of the goods.

*Rendering of services*

Revenue is recognized when the services have been rendered and completed.

*Interest*

Interest income is recognized as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.21 *Taxation*

##### *Current income tax*

Current income tax assets and liabilities for the current and prior year are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognized directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

##### *Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Previously unrecognized deferred income tax assets are re-assessed at each balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognized directly to equity, in which case the deferred income tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied on the same taxable entity by the same taxation authority.

#### 3.22 *Earnings per share*

Basic earnings per share amounts are calculated by dividing net profit after tax for the year attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.23 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Group's principal activities are to manufacture and trade precast concrete products and thus considered as the only major business segment since other activities are immaterial to the consolidated results of operations. In addition, all activities are mainly taking place within Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's products that the Group is manufacturing or the locations where the Group is trading. As a result, the Group's management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required.

#### 3.24 Related parties

Parties are considered to be related parties of the Group if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

### 4. SIGNIFICANT EVENT DURING THE YEAR

On 29 June 2024, FECON Nghi Son repurchased 5,150,000 shares of FECON Nghi Son, equivalent to 51.5% of the chartered capital in FECON Nghi Son, which were owned by the Company in accordance with Resolution of FECON Nghi Son's Annual General Meeting of Shareholders No. 02/2024/QD-DHCD dated 9 April 2024. Accordingly, FCN and its subsidiary, FECON Nghi Son Mechanical, are no longer subsidiaries of the Group since that date. The loss from this transaction amounting to VND 17,796,719,654 has been recognized as finance expense in the consolidated income statement (*Note 26*). This transaction was approved by the Board of Directors through issuance of Resolution No. 040402/2024/NQ-HDQTFCM dated 4 April 2024.

### 5. CASH AND CASH EQUIVALENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	3,214,832,983	1,857,252,894
Cash at banks	8,418,352,657	39,719,163,360
Cash equivalents	<u>20,000,000,000</u>	<u>18,700,000,000</u>
<b>TOTAL</b>	<b><u>31,633,185,640</u></b>	<b><u>60,276,416,254</u></b>

Cash equivalents comprise term deposits at commercial banks with original maturity of not more than three (3) months and interest at applicable bank rates.

### 6. SHORT-TERM HELD-TO-MATURITY INVESTMENT

This comprises term deposits at commercial banks with original maturity term from six (6) to twelve (12) months and interest at 4.3% per annum.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

**7. SHORT-TERM TRADE RECEIVABLES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
A related party (Note 31)	276,630,339,982	331,073,389,705
Third party customers	167,940,204,795	191,415,029,954
- Ha Hai An Trading Company Limited	98,930,271,970	14,443,082,052
- Hai Dang Infrastructure Construction JSC	14,618,009,182	14,618,009,182
- Hoa Binh Construction Group JSC	6,138,905,373	6,138,905,373
- Vietnam Giza Engineering and Construction Joint Stock Company	4,779,726,055	5,579,771,221
- GL Construction And Transport Joint Stock Company	4,106,437,668	6,106,437,668
- TM DT An Phu Thinh Company Limited	-	36,209,609,372
- TDK Trading Development and Investment JSC	-	34,139,792,934
- Others	39,366,854,547	74,179,422,152
<b>TOTAL</b>	<b>444,570,544,777</b>	<b>522,488,419,659</b>
Provision for doubtful short-term trade receivables	(35,594,907,895)	(33,399,960,282)
<b>NET</b>	<b>408,975,636,882</b>	<b>489,088,459,377</b>

Movements of provision for doubtful short-term trade receivables were as follows:

	VND	
	<i>Current year</i>	<i>Previous year</i>
Beginning balance	33,399,960,282	25,123,445,694
Provision made during the year	9,364,649,920	8,511,503,058
Disposal of subsidiaries	(7,169,702,307)	-
Reversal of provision during the year	-	(234,988,470)
Ending balance	<u>35,594,907,895</u>	<u>33,399,960,282</u>

**8. OTHER RECEIVABLES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>	<b>15,517,771,762</b>	<b>13,223,956,729</b>
Staff advances	13,613,826,000	12,754,456,774
Others	1,903,945,762	469,499,955
<b>Long-term</b>	<b>2,518,051,950</b>	<b>2,557,051,951</b>
Others	2,518,051,950	2,557,051,951
<b>TOTAL</b>	<b>18,035,823,712</b>	<b>15,781,008,680</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

9. INVENTORIES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Finished goods	79,699,046,657	63,581,544,826
Raw materials	11,888,576,633	24,077,344,676
Tools and equipment	4,331,573,787	6,612,871,575
Merchandise	2,224,833,945	1,008,317,771
Work in process	119,868,200	119,868,200
Goods in transit	27,144,000	3,414,363,502
<b>TOTAL</b>	<b>98,291,043,222</b>	<b>98,814,310,550</b>
Provision for obsolete inventories	(9,802,544,776)	(10,285,435,123)
<b>NET</b>	<b>88,488,498,446</b>	<b>88,528,875,427</b>

Movements of provision for obsolete inventories were as follows:

	VND	
	<i>Current year</i>	<i>Previous year</i>
Beginning balance	10,285,435,123	10,650,014,567
Provision made during the year	108,899,757	-
Disposal of subsidiaries	(591,790,104)	-
Reversal of provision during the year	-	(364,579,444)
Ending balance	9,802,544,776	10,285,435,123

10. PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>	<b>5,635,230,430</b>	<b>3,780,316,582</b>
Prepaid transportation fee	5,264,606,197	2,798,721,748
Insurance fee	208,046,450	247,093,754
Prepaid operating lease	-	519,932,272
Others	162,577,783	214,568,808
<b>Long-term</b>	<b>964,831,542</b>	<b>948,204,085</b>
Fixed asset overhaul	325,153,066	341,671,939
Others	639,678,476	606,532,146
<b>TOTAL</b>	<b>6,600,061,972</b>	<b>4,728,520,667</b>



FECON Mining Joint Stock Company

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

11. TANGIBLE FIXED ASSETS

						VND
	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Other fixed assets</i>	<i>Total</i>
<b>Cost:</b>						
Beginning balances	161,153,542,824	270,855,160,467	77,678,990,155	840,681,182	1,867,583,826	512,395,958,454
Disposal of subsidiaries	(47,935,030,855)	(55,680,592,426)	(5,976,237,964)	(179,070,682)	-	(109,770,931,927)
Ending balance	<u>113,218,511,969</u>	<u>215,174,568,041</u>	<u>71,702,752,191</u>	<u>661,610,500</u>	<u>1,867,583,826</u>	<u>402,625,026,527</u>
<i>In which:</i>						
<i>Fully depreciated</i>	<i>81,374,146,210</i>	<i>134,714,485,272</i>	<i>37,863,424,840</i>	<i>221,005,546</i>	<i>1,290,746,826</i>	<i>255,463,808,694</i>
<b>Accumulated depreciation:</b>						
Beginning balance	(128,620,612,310)	(238,086,403,033)	(72,785,731,233)	(686,535,573)	(1,555,130,462)	(441,734,412,611)
Depreciation for the year	(4,913,213,121)	(7,717,015,319)	(2,835,944,875)	(71,767,493)	(72,104,625)	(15,610,045,433)
Disposal of subsidiaries	26,703,276,399	40,930,110,171	5,760,731,716	179,070,682	-	73,573,188,968
Ending balance	<u>(106,830,549,032)</u>	<u>(204,873,308,181)</u>	<u>(69,860,944,392)</u>	<u>(579,232,384)</u>	<u>(1,627,235,087)</u>	<u>(383,771,269,076)</u>
<b>Net carrying amount:</b>						
Beginning balance	<u>32,532,930,514</u>	<u>32,768,757,434</u>	<u>4,893,258,922</u>	<u>154,145,609</u>	<u>312,453,364</u>	<u>70,661,545,843</u>
Ending balance	<u>6,387,962,937</u>	<u>10,301,259,860</u>	<u>1,841,807,799</u>	<u>82,378,116</u>	<u>240,348,739</u>	<u>18,853,757,451</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

**12. INTANGIBLE FIXED ASSETS**

			VND
	<i>Land use rights</i>	<i>Computer software</i>	<i>Total</i>
<b>Cost:</b>			
Beginning balance	6,722,430,109	431,346,000	7,153,776,109
Disposal of subsidiaries	-	(150,500,000)	(150,500,000)
Ending balance	<u>6,722,430,109</u>	<u>280,846,000</u>	<u>7,003,276,109</u>
<i>In which:</i>			
<i>Fully amortized</i>	-	247,846,000	247,846,000
<b>Accumulated amortisation:</b>			
Beginning balance	(2,202,937,243)	(427,679,376)	(2,630,616,619)
Amortisation for the year	(174,608,575)	(3,666,624)	(178,275,199)
Disposal of subsidiaries	-	150,500,000	150,500,000
Ending balance	<u>(2,377,545,818)</u>	<u>(280,846,000)</u>	<u>(2,658,391,818)</u>
<b>Net carrying amount:</b>			
Beginning balance	<u>4,519,492,866</u>	<u>3,666,624</u>	<u>4,523,159,490</u>
Ending balance	<u>4,344,884,291</u>	<u>-</u>	<u>4,344,884,291</u>

**13. CONSTRUCTION IN PROGRESS**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Thai Ha factory project	32,124,627,230	31,576,437,215
Other	<u>472,149,213</u>	<u>272,727,273</u>
<b>TOTAL</b>	<b><u>32,596,776,443</u></b>	<b><u>31,849,164,488</u></b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

#### 14. INVESTMENT IN ANOTHER ENTITY

	<i>Ending and beginning balances</i>			
	<i>Voting right</i>	<i>Cost of investment</i>	<i>Provision</i>	<i>Net</i>
	%	(VND)	(VND)	(VND)
Tan Cang Construction Joint Stock Company ("Tan Cang")	10	13,951,800,000	-	13,951,800,000

Tan Cang is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to ERC No. 0304941312 issued by the Department of Planning and Investment of Ho Chi Minh City on 9 April 2007, and the subsequently amended ERCs.

As at balance sheet date, the Group had not determined the fair values of the investment in the another entity to disclose in the consolidated financial statements because they do not have listed prices. The fair values of such investments may be different from their book values.

#### 15. SHORT-TERM TRADE PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Outside suppliers	62,289,314,709	71,812,582,845
- Thanh Long Mechanical Co., Ltd.	7,224,472,209	3,511,598,068
- Truong Hai Company Limited	7,215,635,337	20,744,628,398
- Thanh Nam Trading JSC	6,668,411,613	7,520,427,298
- Quang Vinh Trading and Transport Services Co., Ltd.	4,984,360,097	3,273,601,729
- Chau Son Trading and Transport Co., Ltd.	2,710,267,143	1,732,276,415
- Others	33,486,168,310	35,030,050,937
Related party (Note 31)	15,110,663,763	14,539,703,975
<b>TOTAL</b>	<b>77,399,978,472</b>	<b>86,352,286,820</b>

#### 16. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
FLC Land One member Company Limited	2,871,000,000	2,871,000,000
Manh Minh Transport Trading Company Limited	772,296,000	772,296,000
P&P Construction Investment Joint Stock Company	620,030,290	620,030,290
Others	701,439,498	1,940,579,656
<b>TOTAL</b>	<b>4,964,765,788</b>	<b>6,203,905,946</b>



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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

17. STATUTORY OBLIGATIONS

VND

	31 December 2023	Disposal of subsidiaries	Increase during the year	Decrease during the year	31 December 2024
<b>Receivables:</b>					
Value-added tax	119,184,398	-	31,467,114,423	(31,463,084,864)	123,213,957
Others	13,424,300	(13,424,300)	1,781,878	-	1,781,878
<b>TOTAL</b>	<b>132,608,698</b>	<b>(13,424,300)</b>	<b>31,468,896,301</b>	<b>(31,463,084,864)</b>	<b>124,995,835</b>
<b>Payables:</b>					
Corporate income tax	1,804,103,959	-	1,750,389,398	(3,278,575,395)	275,917,962
Value-added tax	3,541,309,134	(1,916,191,986)	32,993,309,253	(33,656,570,313)	961,856,088
Personal income tax	305,951,073	(274,680,293)	371,902,447	(358,548,717)	44,624,510
Others	-	-	625,010,845	(625,010,845)	-
<b>TOTAL</b>	<b>5,651,364,166</b>	<b>(2,190,872,279)</b>	<b>35,740,611,943</b>	<b>(37,918,705,270)</b>	<b>1,282,398,560</b>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

**18. SHORT-TERM ACCRUED EXPENSES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Bonus	4,026,838,840	2,926,152,299
Others	-	269,996,297
<b>TOTAL</b>	<b><u>4,026,838,840</u></b>	<b><u>3,196,148,596</u></b>

**19. OTHER PAYABLES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>	<b>611,455,630</b>	<b>751,264,733</b>
Trade union fee	537,124,752	562,613,614
Others	74,330,878	188,651,119
<b>Long-term</b>		
Deposits	<u>287,000,000</u>	<u>286,000,000</u>
<b>TOTAL</b>	<b><u>898,455,630</u></b>	<b><u>1,037,264,733</u></b>

**20. BONUS AND WELFARE FUND**

	VND	
	<i>Current year</i>	<i>Previous year</i>
Beginning balance	4,574,894,478	2,857,440,044
Increase during the year	1,878,294,792	2,296,092,146
Allocation from parent company	-	50,000,000
Disposal of subsidiaries	(13,715,835)	-
Decrease during the year	<u>(2,484,395,791)</u>	<u>(628,637,712)</u>
Ending balance	<b><u>3,955,077,644</u></b>	<b><u>4,574,894,478</u></b>

**21. SHORT-TERM LOANS**

Movements of loans were as follows:

	VND
	<i>Amount</i>
Beginning balance	111,426,508,935
Drawdown of loans	87,252,751,978
Repayment of loans	(188,766,931,425)
Disposal of subsidiaries	<u>(9,912,329,488)</u>
Ending balance	<b><u>-</u></b>

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

## 22. OWNERS' EQUITY

### 22.1 Movements in owners' equity

	Share capital	Share premium	Other owners' capital	Investment and development fund	Undistributed earnings	Non-controlling interest	VND Total
<b>Previous year:</b>							
Beginning balance	450,999,690,000	(1,873,645,455)	946,684,088	35,147,690,280	37,121,238,546	49,723,946,225	572,065,603,684
Net profit for the year	-	-	-	-	17,066,847,173	(1,414,390,572)	15,652,456,601
Transfer to investment and development fund	-	-	-	3,134,457,898	(3,134,457,898)	-	-
Transfer to bonus and welfare fund	-	-	-	-	(2,089,638,598)	-	(2,089,638,598)
Bonus for management	-	-	-	-	(206,453,547)	-	(206,453,547)
Remuneration of the Board of Directors and Board of Supervision	-	-	-	-	(810,000,000)	-	(810,000,000)
Ending balance	<u>450,999,690,000</u>	<u>(1,873,645,455)</u>	<u>946,684,088</u>	<u>38,282,148,178</u>	<u>47,947,535,676</u>	<u>48,309,555,653</u>	<u>584,611,968,140</u>



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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
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22. OWNERS' EQUITY (continued)

22.1 *Movements in owners' equity* (continued)

							VND
	Share capital	Share premium	Other owners' capital	Investment and development fund	Undistributed earnings	Non-controlling interest	Total
<b>Current year:</b>							
Beginning balance	450,999,690,000	(1,873,645,455)	946,684,088	38,282,148,178	47,947,535,676	48,309,555,653	584,611,968,140
Net profit for the year	-	-	-	-	1,539,526,587	(534,273,285)	1,005,253,302
Dividends declared (*)	11,266,570,000	-	-	-	(11,266,570,000)	-	-
Transfer to investment and development fund	-	-	-	2,347,868,490	(2,347,868,490)	-	-
Transfer to bonus and welfare fund	-	-	-	-	(1,565,245,660)	-	(1,565,245,660)
Bonus for management	-	-	-	-	(313,049,132)	-	(313,049,132)
Disposal of subsidiaries	-	-	(946,684,088)	-	-	(47,756,273,887)	(48,702,957,975)
Ending balance	<u>462,266,260,000</u>	<u>(1,873,645,455)</u>	<u>-</u>	<u>40,630,016,668</u>	<u>33,994,328,981</u>	<u>19,008,481</u>	<u>535,035,968,675</u>

(\*) In accordance with the Resolution of the Annual General Meeting of Shareholders No. 0426/2024/NQ-DHDCD dated 26 April 2024, shareholders approved the issuance of shares in form of stock dividend from 2023 undistributed earnings. On 10 December 2024, the Company issued stock dividends of 1,126,657 shares according to Official Letter No. 8000/UBCK-QLCB issued by the State Securities Commission on reporting documents of issuing shares to pay dividends. Accordingly, the Company's share capital increased from VND 450,999,690,000 to VND 462,266,260,000 and this change has been approved by the Department of Planning and Investment of Ha Nam Province through issuance of 9<sup>th</sup> amended ERC on 16 December 2024.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

22. OWNERS' EQUITY (continued)

22.2 Issued shares capital

	Ending balance			Beginning balance		
	Number of shares	Amount (VND)	Owner -ship (%)	Number of shares	Amount (VND)	Owner -ship (%)
Phan Vu Investment Corporation	23,575,579	235,755,760,000	51	23,001,000	230,010,000,000	51
Others	22,651,047	226,510,500,000	49	22,098,969	220,989,690,000	49
<b>TOTAL</b>	<b>46,226,626</b>	<b>462,266,260,000</b>	<b>100</b>	<b>45,099,969</b>	<b>450,999,690,000</b>	<b>100</b>

22.3 Capital transactions with shareholders and distribution of dividends

	VND	
	Current year	Previous year
<b>Issued shares capital</b>		
Beginning balance	450,999,690,000	450,999,690,000
Stock dividends distribution	11,266,570,000	-
Ending balance	<u>462,266,260,000</u>	<u>450,999,690,000</u>
<b>Dividends declared and paid during the year</b>		
Dividends declared by cash	-	11,274,992,250
Dividends declared by share	11,266,570,000	-

22.4 Shares

	Number of shares	
	Ending balance	Beginning balance
Authorized shares	46,226,626	45,099,969
Shares issued and fully paid <i>Ordinary shares</i>	46,226,626	45,099,969
Shares in circulation <i>Ordinary shares</i>	46,226,626	45,099,969

The par value of the Company's shares is VND 10,000 per share. The holders of the ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

22. OWNERS' EQUITY (continued)

22.5 Non-controlling interest

	VND	
	Ending balance	Beginning balance
Contributed capital	48,500,000,000	48,500,000,000
Other fund	905,248,743	905,248,743
Accumulated losses	(1,629,956,335)	(1,095,693,090)
Disposal of subsidiaries	(47,756,273,887)	-
<b>TOTAL</b>	<b>19,018,521</b>	<b>48,309,555,653</b>

23. EARNINGS PER SHARE

The following reflects the income and share data used in the basic and diluted earnings per share computation:

	VND		
	Current year	Previous year (as previously presented)	Previous year (as restated)
Net profit after tax attributable to ordinary shareholders (VND)	1,539,526,587	17,066,847,173	17,066,847,173
Distribution to bonus and welfare fund (*)	(100,525,330)	(1,565,245,660)	(1,565,245,660)
<b>Net profit attributable to ordinary shareholders for calculation of basic earnings per share</b>	<b>1,439,001,257</b>	<b>15,501,601,513</b>	<b>15,501,601,513</b>
Weighted average number of ordinary shares (**)	46,226,626	45,099,969	46,226,626
<b>Basic earnings and diluted earnings (VND/share)</b>	<b>31</b>	<b>344</b>	<b>335</b>

(\*) Net profit used to compute earnings per share for the year ended 31 December 2023 was adjusted for the provisional allocation to bonus and welfare fund from the 2023 undistributed earnings following the Resolution of Annual General Meeting No. 0426/2024/NQ-DHDCD dated 26 April 2024.

Net profit used to compute earnings per share for the year ended 31 December 2024 was adjusted for the provisional allocation to bonus and welfare fund from the 2024 undistributed earnings following the Resolution of Annual General Meeting No. 0426/2024/NQ-DHDCD dated 26 April 2024.

(\*\*) Weighted average number of ordinary shares for earnings per share computation for the year ended 31 December 2023 as presented in the consolidated financial statements for the same year was restated to reflect the issuance of 1,126,657 shares as stock dividends in 2023 from the 2024 undistributed earnings.

There had been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

**24. REVENUES**

**24.1. Revenue from sale of goods and rendering of services**

	VND	
	Current year	Previous year
<b>Gross revenue</b>	<b>469,074,237,334</b>	<b>463,642,989,019</b>
<i>Of which:</i>		
<i>Sale of finished goods</i>	466,692,770,580	459,956,495,417
<i>Sale of merchandise and materials</i>	2,173,706,000	734,375,272
<i>Rendering of services</i>	207,760,754	2,952,118,330
<b>Less:</b>		
Sales returns	-	(4,671,412,500)
<b>NET REVENUE</b>	<b>469,074,237,334</b>	<b>458,971,576,519</b>
<i>Of which:</i>		
<i>Related party (Note 31)</i>	261,312,300,139	300,438,599,106
<i>Others</i>	207,761,937,195	158,532,977,413

**24.2. Finance income**

	VND	
	Current year	Previous year
Income interest	1,565,348,213	3,021,031,942
Foreign exchange gains	19,975,547	508,442,406
<b>TOTAL</b>	<b>1,585,323,760</b>	<b>3,529,474,348</b>

**25. COST OF GOODS SOLD AND SERVICES RENDERED**

	VND	
	Current year	Previous year
Cost of finished goods sold	418,107,655,339	400,129,251,969
Cost of merchandise and materials sold	2,125,770,434	738,399,350
Cost of services rendered	195,973,770	2,830,268,522
<b>TOTAL</b>	<b>420,429,399,543</b>	<b>403,697,919,841</b>

**26. FINANCE EXPENSES**

	VND	
	Current year	Previous year
Loss from disposal of subsidiaries (Note 4)	17,769,719,654	-
Loan interest	2,509,396,125	9,783,093,083
Foreign exchange losses	1,059,363,260	1,718,819,702
Others	-	220,941,626
<b>TOTAL</b>	<b>21,338,479,039</b>	<b>11,722,854,411</b>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

**27. SELLING AND GENERAL AND ADMINISTRATIVE EXPENSES**

	<i>VND</i>	
	<i>Current year</i>	<i>Previous year</i>
<b>Selling expense</b>		
Labor costs	664,649,479	919,041,396
<b>General and administrative expenses</b>	<b>23,698,387,907</b>	<b>26,021,905,668</b>
Labor costs	9,835,164,400	10,290,418,924
Provision for doubtful short-term receivables	9,364,649,920	8,617,514,588
External services	750,870,827	1,167,739,100
Depreciation and amortization	507,462,930	700,606,781
Others	3,240,239,830	5,245,626,275
<b>TOTAL</b>	<b>24,363,037,386</b>	<b>26,940,947,064</b>

**28. OTHER EXPENSE**

	<i>VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Penalty expense	1,039,940,440	-
Others	941,684,925	77,170,249
<b>TOTAL</b>	<b>1,981,625,365</b>	<b>77,170,249</b>

**29. PRODUCTION AND OPERATING COSTS**

	<i>VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Raw materials and tools and supplies	322,957,002,807	273,119,918,785
Labor costs	66,420,634,920	60,346,796,326
External services	47,301,298,088	53,188,999,076
Depreciation and amortization	15,806,195,632	23,342,715,556
Provisions	9,585,749,434	8,252,935,144
Others	5,363,523,731	4,667,935,494
<b>TOTAL</b>	<b>467,434,404,612</b>	<b>422,919,300,381</b>

**30. CORPORATE INCOME TAX**

The statutory corporate income tax ("CIT") rates applicable to the Company and its subsidiary are 20% of taxable income.

The tax returns filed by the Group are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

**30. CORPORATE INCOME TAX (continued)**

**30.1 CIT expense**

	VND	
	Current year	Previous year
Current CIT expense	<u>1,750,389,398</u>	<u>4,715,378,673</u>

Reconciliation between CIT expense and the accounting profit before tax multiplied by CIT rate is presented below:

	VND	
	Current year	Previous year
<b>Accounting profit before tax</b>	<u><b>2,755,642,700</b></u>	<u><b>20,367,835,274</b></u>
At applicable CIT rate for the Group	253,879,345	4,317,571,710
<i>Adjustments:</i>		
- Non-deductible expenses	381,359,695	175,518,144
- Under-accrual of tax from prior years	974,471,426	32,730,725
- Unrecognized deferred tax asset on subsidiary's tax losses carry forward	140,678,932	187,839,282
- Other	-	1,718,812
<b>CIT expense</b>	<u><b>1,750,389,398</b></u>	<u><b>4,715,378,673</b></u>

**30.2 Current tax**

The current tax payable is based on taxable profit for the current year. The taxable profit of the Group for the year differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

**30.3 Tax losses carried forward**

The Group is entitled to carry tax loss forward to offset against taxable income arising within five years subsequent to the year in which the loss was incurred. As at 31 December 2024, the Group had accumulated tax losses of VND 44,498,291 (31 December 2023: VND 1,745,285,465) available for offset against future taxable income. Details are as follows:

					VND	
Originating year	Can be utilized up to	Tax loss amount	Utilized up to 31 December 2024	Forfeited	Decrease during the year	Unutilized as at 31 December 2024
2021	2026	282,550,690	-	-	(276,551,610)	5,999,080
2022	2027	523,538,365	-	-	(520,471,690)	3,066,675
2023	2028	939,196,410	-	-	(934,874,160)	4,322,250
2024	2029	703,394,660	-	-	(672,284,374)	31,110,286
<b>TOTAL</b>		<u><b>2,448,680,125</b></u>	<u>-</u>	<u>-</u>	<u><b>(2,404,181,834)</b></u>	<u><b>44,498,291</b></u>

The above estimated tax losses from subsidiaries' corporate income tax declarations have not been audited by the local tax authorities as of the date of these consolidated financial statements.

No deferred tax asset was recognized in respect of the above tax losses because future taxable income cannot be ascertained at this stage.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

**31. RELATED PARTY DISCLOSURES**

List of related parties that have a controlling relationship and transactions with the Group during the year and as at 31 December 2024 is as follows:

<i>Related party</i>	<i>Relationship</i>
Phan Vu Investment Corporation ("Phan Vu")	Parent company
FECON Nghi Son	Direct subsidiary to 29 June 2024
FECON Nghi Son Mechanical	Indirect subsidiary to 29 June 2024
Thai Ha	Subsidiary
Mr. Phan Khac Long	Chairman
Mr. Tran Vu Anh Tuan	BOD member
Mr. Dang Kien Hung	BOD member
Mr. Pham Trung Thanh	BOD member, Director
Mr. Hoang Kim Anh	BOD independent member
Ms. Le Thi Anh	Head of Board of Supervision
Ms. Ha Thi My Quyen	Board of Supervision member
Ms. Nguyen Hoang Tam Quyen	Board of Supervision member
Mr. Luong Anh Kiem	Deputy Director
Mr. Cao Van Thai	Deputy Director
Ms. Ngo Thi Thanh	Chief Accountant

Significant transactions with a related party were as follows:

<i>Related party</i>	<i>Transaction</i>	<i>Current year</i>	<i>Previous year</i>
Phan Vu	Sale of finished goods	261,312,300,139	304,632,095,606
	Service fees	93,020,000	17,758,744
	Sales returns	-	4,193,496,500

Amounts due from and due to a related party were as follows:

<i>Related party</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term trade receivable (Note 7)</b>			
Phan Vu	Sale of finished goods	<u>276,630,339,982</u>	<u>331,073,389,705</u>
<b>Short-term trade payable (Note 15)</b>			
Phan Vu	Purchase of finished goods	<u>15,110,663,763</u>	<u>14,539,703,975</u>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

### 31. RELATED PARTY DISCLOSURES (continued)

#### *Other related party transaction*

Details of remuneration of the Board of Directors ("BOD"), Board of Supervision ("BOS") and key management and other executives are as follows:

<i>Individual</i>	<i>Position</i>	<i>VND</i>	
		<i>Remuneration</i>	
		<i>Current year</i>	<i>Previous year</i>
Mr. Phan Khac Long	Chairman of BOD	163,717,865	150,000,000
Mr. Tran Vu Anh Tuan	BOD member	107,663,399	168,000,000
Mr. Dang Kien Hung	BOD member	107,663,399	96,000,000
Ms. Hoang Kim Anh	BOD independent member	107,663,399	96,000,000
Ms. Le Thi Anh	Head of BOS	106,078,587	96,000,000
Ms. Ha Thi My Quyen	BOS member	66,191,506	60,000,000
Ms. Nguyen Hoang Tam Quyen	BOS member	66,191,506	60,000,000
Mr. Pham Trung Thanh	BOD member cum Director	701,544,016	706,404,696
Mr. Luong Anh Kiem	Deputy Director	383,309,167	377,943,000
Mr. Cao Van Thai	Deputy Director	381,692,253	344,086,440
Ms. Ngo Thi Thanh	Chief Accountant	316,432,224	327,622,927
<b>TOTAL</b>		<b>2,508,147,321</b>	<b>2,482,057,063</b>

### 32. OPERATING LEASE COMMITMENTS

The Group leases office and land under an operating lease arrangement, with future rental amounts due as follows:

	<i>VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	285,379,200	865,122,752
From 1 to 5 years	1,141,516,800	1,141,516,800
Over 5 years	7,657,675,200	7,895,491,200
<b>TOTAL</b>	<b>9,084,571,200</b>	<b>9,902,130,752</b>

### 33. SEGMENT INFORMATION

As disclosed in Note 3.23, the Group's principal activities are to manufacture and trade precast concrete products and thus considered as the only major business segment since other activities are immaterial to the consolidated results of operations. In addition, all activities are mainly taking place within Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's products that the Group is manufacturing or the locations where the Group is trading. As a result, the Group's management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

**34. EVENTS AFTER THE BALANCE SHEET DATE**

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the consolidated financial statements.



\_\_\_\_\_  
Ngo Thi Thanh  
Preparer cum Chief Accountant



\_\_\_\_\_  
Pham Trung Thanh  
Director

