

**BECAMEX URBAN DEVELOPMENT JOINT-
STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No: 05/UDJ/2025

Binh Duong, January 16, 2025

Etc: Disclosure of financial statement of
the fourth quarter in the year 2024

To: The Stock Exchange of Hanoi

Persuant to Circular No. 96/2020/TT/BTC issued on 16/11/2020 by the Financial Ministry guiding information disclosure on stock market, Becamex Urban Development Joint Stock Company performs information disclosure about financial Statement of the fourth quarter in year 2024 to The Stock Exchange of Hanoi as follows:

1. Name of Company: **Becamex Urban Development Joint Stock Company**
 - Stock symbol: **UDJ**
 - Address of headoffice: **C1-2-3, DT6 street, Industry – Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province.**
 - Telephone: 0274.3816681 Fax: 0274.3816655
 - Email: **becamexudj@gmail.com** Website: **becamexudj.com.vn**
2. Content of disclosed information
 - Financial Statement of the fourth quarter in year 2024
 - ☒ Particular Statement of Finance
 - ☐ Consolidated Statement of Finance
 - ☐ Synthetic Statement of Finance
 - Cases must explain causes:
 - + Audit Company showed opinion which unaccepted the whole financial statement (Audited financial statements ...):

☐ Yes
☐ No

Explained Text in case of ticking yes

☐ Yes
☐ No
 - + Profit after tax in this period has differences to before and after audited from 5% or more, tranfering from loss to Profit and vice versa.

☐ Yes
☐ No

Explained Text in case of ticking yes

☐ Yes
☐ No
 - + Profit after tax at Statement of income has differences from 10% or more between the period of this year and the same period of last year:

☒ Yes
☐ No



Explained Text in case of ticking yes

☒ Yes

☐ No

+ Profit after tax in this period loss, transferring from profit in the same period of last year to loss in the period of this year and vice versa.

☐ Yes

☒ No

Explained Text in case of ticking yes

☐ Yes

☐ No

This information is disclosed on January 16, 2025 at website of company as follows
www.becamexudj.com.vn

Attached:


- Financial statement of the fourth quarter in the year 2024
- Text No. 04/CV-UDJ/2025 explained differences between Profit after tax of the fourth quarter in the year 2024 and Profit after tax of the fourth quarter in year 2023

LEGAL REPRESENTATIVE
GENERAL DIRECTOR



HUYNH GIA DAT



CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc


No: 04/CV-UDJ/2025

(Regarding: Explanation of the after-tax profit for Q4 2024 compared to Q4 2023)

Binh Duong, ..16 January 2025

**Dear: STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE**

Company name: Becamex Urban Development Joint Stock Company
 Stock code : UDJ
 Head office address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex,
 Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province
 Phone: 0274. 3816661 - 3816681 Fax: 0274. 3816655

- Based on Circular 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance regarding the Guidance on Information Disclosure in the Securities Market;
- Based on the fourth quarter Financial Statements of 2024 from the Becamex Urban Development Joint Stock Company.

The Becamex Urban Development Joint Stock Company would like to explain the decrease in after-tax profit for the fourth quarter of 2024 compared to the same period last year, as follows:

Financial Statements	Profit after tax			
	Financial Statements Q4/2024	Financial Statements Q4/2023	The after-tax profit value difference compared to the same quarter last year.	Difference rate (%)
	(1)	(2)	(3)=(1)-(2)	(4)=(3)/(2)
Quarterly Financial Statements	946.531.120	4.460.043.068	(3.513.511.948)	(79%)

Causes of the discrepancy:

The real estate market in the last months of 2024 is experiencing positive changes. Many difficulties are gradually being resolved, investor confidence is improving, and interest in the real estate market has increased compared to the same period last year. However, while the real estate market is recovering, it is still slow and uneven across different segments and regions. There are also legal obstacles that need to be addressed, and a lack of capital is a common issue faced by both businesses and investors. Investors remain cautious when participating in the market, thoroughly researching the legal aspects of projects and investing only when there is a genuine need, while limiting hoarding and speculation.

In this context, the Company's real estate consumption situation during the period also faced many difficulties. Specifically, revenue during the period decreased by 55% compared to the same period last year, resulting in a difference in after-tax profit compared to the same period in Q4 2023 as mentioned above.

Respectfully!

GENERAL DIRECTOR

HUYNH GIA ĐẠT

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

BALANCE SHEET

As of 31 December 2024

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		250,235,202,358	330,467,058,405
I. Cash and cash equivalents	110	V.1	1,700,024,705	2,267,250,435
1. Cash	111		1,700,024,705	2,267,250,435
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		85,876,534,741	136,725,609,277
1. Short-term trade receivables	131	V.2	83,223,520,924	131,032,278,860
2. Short-term prepayments to suppliers	132	V.3	-	1,000,000
3. Short-term inter-company receivables	133		-	-
4. Receivable according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.4	2,653,013,817	5,692,330,417
7. Allowance for short-term doubtful debts	137		-	-
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		162,615,115,351	191,434,857,778
1. Inventories	141	V.5	162,615,115,351	191,434,857,778
2. Allowance for inventories	149		-	-
V. Other current assets	150		43,527,561	39,340,915
1. Short-term prepaid expenses	151	V.6a	-	-
2. Deductible VAT	152		-	-
3. Taxes and other receivables from the State	153	V.11	43,527,561	39,340,915
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		190,137,981,199	190,343,260,576
I. Long-term receivables	210			
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216		-	-
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		5,836,052,824	6,048,877,576
1. Tangible fixed assets	221	V.7	5,836,052,824	6,048,877,576
- Historical cost	222		12,503,823,899	12,503,823,899
- Accumulated depreciation	223		(6,667,771,075)	(6,454,946,323)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227		-	-
- Initial cost	228		-	-
- Accumulated amortization	229		-	-
III. Investment property	230			
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in process	240		184,294,383,000	184,294,383,000
1. Long-term work in process	241	V.8	184,294,383,000	184,294,383,000
2. Construction-in-progress	242		-	-
V. Long-term financial investments	250			
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252		-	-
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		7,545,375	
1. Long-term prepaid expenses	261	V.6b	7,545,375	-
2. Deferred income tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		440,373,183,557	520,810,318,981

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		209,097,511,085	285,243,067,837
I. Current liabilities	310		130,793,997,874	149,594,670,837
1. Short-term trade payables	311	V.9	84,087,427,385	54,213,534,175
2. Short-term advances from customers	312	V.10	36,303,174,430	74,490,799,430
3. Taxes and other obligations to the State Budget	313	V.11	493,327,823	4,865,797,865
4. Payables to employees	314	V.12	211,697,435	-
5. Short-term accrued expenses	315	V.13	50,000,000	50,000,000
6. Short-term inter-company payables	316		-	-
7. Payable according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		-	-
9. Other short-term payables	319	V.14	7,710,997,158	13,800,899,175
10. Short-term borrowings and financial leases	320		-	-
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.15	1,937,373,643	2,173,640,192
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		78,303,513,211	135,648,397,000
1. Long-term trade payables	331		78,303,513,211	135,648,397,000
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337		-	-
8. Long-term borrowings and financial leases	338		-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY


Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

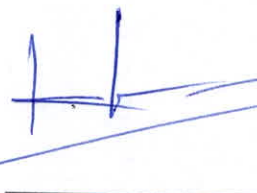
FINANCIAL STATEMENTS


Quarter 4 for the fiscal year ended 31 December 2024

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		231,275,672,472	235,567,251,144
I. Owner's equity	410		231,275,672,472	235,567,251,144
1. Capital	411	V.16b	165,000,000,000	165,000,000,000
- Ordinary shares carrying voting rights	411a		165,000,000,000	165,000,000,000
- Preferred shares	411b		-	-
2. Share premiums	412		9,946,177,034	9,946,177,034
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.16a	42,457,145,138	39,535,171,336
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.16a	13,872,350,300	21,085,902,774
- Retained earnings accumulated to the end of the previous period	421a		7,095,139,451	6,476,033,763
- Retained earnings of the current period	421b		6,777,210,849	14,609,869,011
12. Construction investment fund	422		-	-
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		440,373,183,557	520,810,318,981


Nguyen Xuan Hanh
 Preparer


Nguyen Pham Van Khoa
 Chief Accountant


Huynh Gia Dat
 General Director



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

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FINANCIAL STATEMENTS


Quarter 4 for the fiscal year ended 31 December 2024

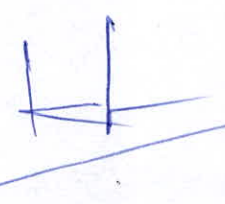
INCOME STATEMENT


Quarter 4 for the fiscal year ended 31 December 2024

Unit: VND

ITEMS	Code	Note	Quarter 4		Cumulative from the beginning of the year to the end of this period	
			Current year	Previous year	Current year	Previous year
1. Sales	01	VI.1	22,891,259,661	51,040,470,850	42,732,464,207	83,767,107,212
2. Sales deductions	02		-	-	-	-
3. Net sales	10		22,891,259,661	51,040,470,850	42,732,464,207	83,767,107,212
4. Cost of sales	11	VI.2	20,233,175,082	43,878,251,181	29,002,166,281	60,256,270,855
5. Gross profit	20		2,658,084,579	7,162,219,669	13,730,297,926	23,510,836,357
6. Financial income	21	VI.3	455,619	1,920,030	83,648,924	97,323,777
7. Financial expenses	22		94,177,875	188,554,438	249,154,125	188,554,438
In which: Loan interest expenses	23		-	-	-	-
8. Selling expenses	25		-	-	-	-
9. General and administration expenses	26	VI.4	1,334,071,422	1,354,011,925	4,882,065,792	4,957,771,932
10. Net operating profit	30		1,230,290,901	5,621,573,336	8,682,726,933	18,461,833,764
11. Other income	31		-	-	-	-
12. Other expenses	32		-	-	40,896,297	34,100,000
13. Other profit	40		-	-	(40,896,297)	(34,100,000)
14. Total accounting profit before tax	50		1,230,290,901	5,621,573,336	8,641,830,636	18,427,733,764
15. Current income tax	51	V.11	283,759,781	1,161,530,268	1,864,619,787	3,817,864,753
16. Deferred income tax	52		-	-	-	-
17. Profit after tax	60		946,531,120	4,460,043,068	6,777,210,849	14,609,869,011
18. Basic earnings per share	70	VI.7a	53	257	378	841
19. Diluted earnings per share	71	VI.7a	53	257	378	841


 Nguyen Xuan Hanh
 Preparer


 Nguyen Pham Van Khoa
 Chief Accountant


 Huynh Gia Dat
 General Director



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

CASH FLOW STATEMENT

(Indirect method)

Quarter 4 for the fiscal year ended 31 December 2024

Unit: VND

ITEMS	Code	Note	Cumulative from the beginning of the year to the end of this period	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		8,641,830,636	18,427,733,764
2. Adjustments				
- Depreciation of fixed assets and investment properties	02	V.7	212,824,752	212,824,752
- Provisions and allowances	03		-	-
- Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/ (loss) from investing activities	05	VI.3	(81,171,232)	(95,121,913)
- Interest expenses	06		-	-
- Others	07		-	-
3. Operating profit before changes of working capital	08		8,773,484,156	18,545,436,603
- Increase/ (decrease) of receivables	09		50,844,887,890	(20,787,808,205)
- Increase/ (decrease) of inventories	10		28,819,742,427	46,089,713,274
- Increase/ (decrease) of payables	11		(69,622,339,416)	(31,381,075,189)
- Increase/ (decrease) of prepaid expenses	12		(7,545,375)	14,416,267
- Increase/ (decrease) of trading securities	13		-	-
- Interests paid	14		-	-
- Corporate income tax paid	15	V.11	(1,994,470,574)	(4,448,546,276)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.15	(1,405,056,070)	(2,145,455,821)
Net cash flows from operating activities	20		15,408,703,038	5,886,680,653
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		-	-
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3. Cash outflow for lending, buying debt instruments of other entities	23		-	-
4. Cash recovered from lending, selling debt instruments of other entities	24		-	-
5. Investments into other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	V.4; VI.3	81,171,232	107,176,708
Net cash flows from investing activities	30		81,171,232	107,176,708

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

Quarter 4 for the fiscal year ended 31 December 2024

Cash Flow Statement (cont.)

ĐƯỜNG ★ P.C.T. ★

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

NOTES TO THE FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

I. GENERAL INFORMATION

1. Ownership form

Becamex Urban Development Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company.

2. Operating field

The company's business field is trade and services.

3. Principal business activities

The main business activities of the Company are: Investment in construction and business of technical infrastructure for industrial zones, residential areas, and urban areas; Real estate business, leasing of housing, apartments, factories, and offices; Real estate brokerage services; Land leveling; Consulting, design, supervision, construction, and interior decoration.

4. Normal operating cycle

Normal operating cycle of the Company is within 12 months.

5. Statement of information comparability on the Financial Statements

The figures in the current year can be comparable with corresponding figures in the previous year.

6. Headcount

As of the balance sheet date, the Company's headcount is 14 (headcount at the beginning of the year: 14).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because transactions of the Company are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Company applies the Vietnamese Accounting Standards and System, which were issued in accordance with the Circular No. 200/2014/TT-BTC dated 22 December 2014 and other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 as well as the Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of these Financial Statements.

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

IV. ACCOUNTING POLICIES

1. Accounting convention

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates cannot exceed 03 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

3. Financial investments

Investments held to maturity

Investments are classified as held to maturity when the Company has the intent and ability to hold them until maturity. Held-to-maturity investments include: time deposits (including various types of promissory notes and certificates of deposit), bonds, preferred stocks that the issuer is required to redeem at a certain point in the future, and loans held to maturity for the purpose of earning periodic interest, as well as other held-to-maturity investments.

Investments held to maturity are initially recognized at cost, which includes the purchase price and related transaction costs. After initial recognition, these investments are recorded at their recoverable amount. Interest income from investments held to maturity after the purchase date is recognized in the Income Statement on an accrual basis. Interest earned before the Company holds the investment is deducted from the cost at the time of purchase.

When there is clear evidence that a part or all of the investment may be unrecoverable and the amount of loss can be reliably determined, the loss is recognized as a financial expense in the year and directly reduces the value of the investment.

4. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the debt age after offsetting against payables obligations (if any) or estimated loss as follows:

- As for overdue debts for telecommunications, IT, post-paid television, retail goods with deferred/installment payment from individuals:
 - 30% of the value of debts outstanding from 03 months to under 06 months.
 - 50% of the value of debts outstanding from 06 months to under 09 months.
 - 70% of the value of debts outstanding from 09 months to under 12 months.
 - 100% of the value of debts outstanding from over 12 months.
- As for other outstanding debts:
 - 30% of the value of debts outstanding from 06 months to under 01 year.
 - 50% of the value of debts outstanding from 01 year to under 02 years.
 - 70% of the value of debts outstanding from 02 years to under 03 years.
 - 100% of the value of debts outstanding from 03 years.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into "General and administration expenses".

5. Inventories

Inventories are recognized at the lower of cost or net realizable value.

Cost of inventories is determined as follows:

- For materials and merchandises: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs of main materials, labors and other directly relevant expenses.

Stock-out costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

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

Allowance for inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for inventories as of the balance sheet date are recorded into "Costs of sales".

6. Prepaid expenses

Prepaid expenses comprise actual expenses arising and relevant to financial performance in several fiscal years. Prepaid expenses of the Company mainly include expenses of tools, land rental, exploration materials and equipment, construction and repair expenses. These prepaid expenses are allocated over the prepayment period or period of corresponding economic benefits generated from these expenses.

Software licensing costs

The one-time software licensing costs are allocated using the straight-line method over 12 months.

Tools

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 02 years.

Other expenses

Other expenses are allocated into expenses in accordance with the straight-line method for the maximum period of 02 years.

7. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the year.

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

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 – 40
Machinery and equipment	06 – 07
Vehicles	07 – 08
Office equipment	04 – 05
Other tangible fixed assets	03 – 05

8. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services already received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining term as of the balance sheet date.

9. Provisions for payables

Provisions are recorded when the Company has present obligations (legal or constructive) as a result of a past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation.

If time causes material effects, the provisions will be determined by deducting the amount to be spent in future to settle the liability at the pre-tax discount rate that reflects the assessments of the time value of money and the specific risks from this liability in the current market. The increase in provisions due to the effect of time will be recognized as a financial expense.

The Company's provisions for payables only include provisions on warranty of construction works:

Provisions for warranty expenses are made for each type of construction works under the commitment of warranty.

The warranty provision rate is set at 2% of the revenue from construction projects that require a warranty. This rate is estimated on the basis of weighted rate of all the possible bad results with corresponding probability. Upon expiry of the warranty period, provisions for warranty of construction works which are not used or not used up are recorded in other income.

10. Owner's equity

Capital

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

Treasury stock

When repurchasing shares issued by the Company, the payment amount, including related transaction costs, is recorded as treasury stock and reflected as a deduction in equity. Upon reissue, the difference

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

between the reissue price and the book value of the treasury shares is recorded under "Additional paid-in capital."

11. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders and when there is a notice on dividend payment of the Board of Management.

12. Recognition of sales and income

Sales of service provision

Sales of service provision shall be recognized when all of the following conditions are satisfied:

- The amount of sales can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, sales is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of sales is done on the basis of the volume of work done as of the balance sheet date.

Real estate sales revenue

Revenue from real estate sales in which the Company is the investor is recognized when all of the following conditions are met:

- The real estate has been fully completed and handed over to the buyer; the company has transferred the risks and benefits associated with the ownership of the property to the buyer.
- The company no longer holds the rights to manage the property as the owner of the property or the rights to control the property.
- Revenue is determined relatively confidently.
- The company has obtained or will obtain economic benefits from the real estate sale transaction.
- Identify the costs associated with real estate sales transactions.

In cases where the customer has the right to complete the interior of the property and the Company carries out the interior completion of the property according to the design, model, and requirements of the customer under a separate interior completion contract, the revenue is recognized upon completion and handover of the shell construction to the customer..

Real estate sales revenue

Sales of real estates sold for irrevocable contracts shall be recognized when all of the following conditions are satisfied:

- the Company has transferred most of risks and benefits incidents to the ownership of the land use right to the buyer.
- the amount of sales can be measured reliably.
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.
- the Company received or shall probably receive the economic benefits associated with the transaction.

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends and profit shared

Dividends and profit shared are recognized when the Company has the right to receive dividends or profit from the capital contribution.

13. Borrowing costs

Borrowing costs are interests and other costs that the Company directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing cost is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as loans are recognized as a decrease in the costs of relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the year, except for particular borrowings serving the purpose of obtaining a specific asset.

14. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

15. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province
FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

16. Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

17. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Financial Statements of the Company.

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)**V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET****1. Cash and cash equivalents**

	Ending balance	Beginning balance
Cash on hand	133.124.684	190.064.189
Demand deposits in banks	1.566.900.021	2.077.186.246
Total	1.700.024.705	2.267.250.435

2. Short-term trade receivables

	Ending balance	Beginning balance
<i>Receivables from related parties</i>	-	50.670.142.936
Investment and Industrial Development Corporation	-	50.670.142.936
<i>Receivables from other customers</i>	83.223.520.924	80.362.135.924
Mrs. Tran Thi Tinh	15.657.313.174	15.657.313.174
Mrs. Nguyen Thi Hue	10.947.000.000	10.947.000.000
Mrs. Tran Thi Kim Anh	4.512.825.250	5.028.575.250
Other customers	52.106.382.500	48.729.247.500
Total	83.223.520.924	131.032.278.860

3. Short-term prepayments to suppliers

	Ending balance	Beginning balance
Other suppliers	-	1.000.000
Total	-	1.000.000

4. Other receivables**4a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
<i>Receivables from related parties</i>	-	-	-	-
<i>Receivables from other organizations, individuals</i>	2.653.013.817	-	5.692.330.417	-
Temporary corporate income tax for advance payments from real estate business activities.	393.543.177		743.510.785	
Output VAT for advance payments received from customers according to the payment schedule.	2.103.027.347		4.718.728.208	
Interest on bank deposits receivable	-		-	
Short-term deposits	312.120	-	311.495	-
Advances	3.000.000	-	-	-
Other short-term receivables	153.131.173	-	229.779.929	-
Total	2.653.013.817	-	5.692.330.417	-

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)**5. Inventories**

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Green Pearl Project	160.208.858.742	-	180.263.962.538	-
Bau Bang Workers' Housing Project	2.406.256.609	-	11.170.895.240	-
Total	162.615.115.351	-	191.434.857.778	-

6. Prepaid expenses*Long-term prepaid expenses*

	Ending balance	Beginning balance
Tools	7.545.375	-
Total	7.545.375	-

7. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical costs					
Beginning balance	8.799.523.183	1.919.549.712	1.231.372.845	553.378.159	12.503.823.899
Ending balance	<u>8.799.523.183</u>	<u>1.919.549.712</u>	<u>1.231.372.845</u>	<u>553.378.159</u>	<u>12.503.823.899</u>
<i>In which:</i>					
Assets fully depreciated but still in use	286.533.300	1.812.883.046	1.231.372.845	417.313.250	3.748.102.441
Assets waiting for liquidation	-	106.666.666	-	136.064.909	242.731.575
Depreciation					
Beginning balance	2.750.645.607	1.919.549.712	1.231.372.845	553.378.159	6.454.946.323
Depreciation during the year	212.824.752	-	-	-	212.824.752
Ending balance	<u>2.963.470.359</u>	<u>1.919.549.712</u>	<u>1.231.372.845</u>	<u>553.378.159</u>	<u>6.667.771.075</u>
Net book values					
Beginning balance	6.048.877.576	-	-	-	6.048.877.576
Ending balance	<u>5.836.052.824</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5.836.052.824</u>
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

8. Long-term unfinished business production costs

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Hoa Loi Resettlement Area Project	184.294.383.000	-	184.294.383.000	-
Total	184.294.383.000	-	184.294.383.000	-

9. Short-term trade payables*9a. Short-term trade payables*

	Ending balance	Beginning balance
<i>Payables to related parties</i>	81.118.976.839	51.244.271.249
Investment and Industrial Development Corporation	69.314.371.517	39.469.487.728
Becamex Infrastructure Development Joint Stock Company	11.437.719.000	11.437.719.000
Vietnam Technology and Telecommunication Joint Stock Company	366.886.322	337.064.521
<i>Payables to other suppliers</i>	2.968.450.546	2.969.262.926

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

	<u>Ending balance</u>	<u>Beginning balance</u>
Other suppliers	2.968.450.546	2.969.262.926
Total	84.087.427.385	54.213.534.175

9b. Long-term trade payables

The payables to Investment and Industrial Development Corporation is the investor.

9c. Outstanding trade payables

The Company has no outstanding trade payables.

10. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Advances from related parties</i>	-	-
<i>Advances from other customers</i>	36.303.174.430	74.490.799.430
Mr. Nguyen The Anh	11.516.389.000	30.570.514.000
Mrs. Doan Thi Giap	10.359.000.200	10.359.000.200
Mrs. Tran Thi Tinh	7.094.910.230	6.994.910.230
Mrs. Le Thi Yen	-	3.552.500.000
Other customers	7.332.875.000	23.013.875.000
Total	36.303.174.430	74.490.799.430

11. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Increase during the year</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Amount payable</u>	<u>Amount already paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on local sales	4.131.651.005	-	412.427.691	(4.305.079.338)	238.999.358	-
Corporate income tax (*)	729.546.271	-	1.509.702.633	(1.984.920.439)	254.328.465	-
Corporate income tax temporarily paid for the advance payment received from real estate transfer activities.	4.600.589	-	4.949.546	(9.550.135)	-	-
Personal income tax	-	39.340.915	509.134.124	(513.320.770)	-	43.527.561
Other taxes	-	-	3.000.000	(3.000.000)	-	-
Total	4.865.797.865	39.340.915	2.439.213.994	(6.815.870.682)	493.327.823	43.527.561

(*) Corporate income tax payable includes:

Corporate income tax payable for the entire year 2024	1.864.619.787
Deduct the temporarily paid corporate income tax for real estate recorded as revenue for the entire year of 2024	(354.917.154)
Total	1.509.702.633

Value added tax (VAT)

The Company has to pay VAT in accordance with the deduction method. The tax rates are as follows:

- Computer software	Not subject to tax
- Goods and other services	10%

Corporate income tax

The Company has to pay corporate income tax on taxable income at the rate of 20%.

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province
FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

Estimated corporate income tax payable during the year is as follows:

	Current quarter	Previous quarter
Total accounting profit before tax	1.230.290.901	5.621.573.336
Increases/(decreases) of accounting profit to determine profit subject to corporate income tax:		
- <i>Increases</i>	188.508.000	186.078.000
- <i>Decreases</i>	-	-
Income subject to tax	1.418.798.901	5.807.651.336
Income exempted from tax	-	-
Taxable income	1.418.798.901	5.807.651.336
Corporate income tax rate	20%	20%
Corporate income tax payable at common tax rate	283.759.781	1.161.530.268
Corporate income tax is exempted or reduced (*)	-	-
Corporate income tax to be paid	283.759.781	1.161.530.268

Determination of corporate income tax liability of the Company is based on prevailing regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

Corporate income tax temporarily paid for the advance payment received from real estate transfer activities.

The company must temporarily pay corporate income tax at a rate of 1% on the amount received in advance from real estate transfer activities in accordance with Circular No. 78/2014/TT-BTC dated June 18, 2014, of the Ministry of Finance. The company will settle the corporate income tax payable for this activity upon the transfer of the real estate.

Other taxes

The Company has declared and paid these taxes in line with the prevailing regulations.

12. Payables to employees

This item reflects the wages still owed to employees.

13. Short-term accrued expenses

	Ending balance	Beginning balance
<i>Payables to related parties</i>	-	-
<i>Payables to other organizations and individuals</i>	50.000.000	50.000.000
Other short-term accrued expenses	50.000.000	50.000.000
Total	50.000.000	50.000.000

14. Other payables**14a. Other short-term payables**

	Ending balance	Beginning balance
<i>Payables to related parties</i>	5.298.154.125	11.128.054.438
Investment and Industrial Development Corporation		
- Dividends payables	5.049.000.000	10.939.500.000
Investment and Industrial Development Corporation		
- Delayed dividend interest	249.154.125	188.554.438
<i>Payables to other organizations and individuals</i>	2.412.843.033	2.672.844.737

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

	Ending balance	Beginning balance
Trade Union's expenditure	42.121.794	42.743.498
Dividends and profits payables	837.924.425	1.104.524.425
Short-term deposits	438.500.000	441.500.000
Other short-term payables	1.094.296.814	1.084.576.814
Total	7.710.997.158	13.800.899.175

14b. Other long-term payables**14c. Outstanding debts**

The Company has no other outstanding debts.

15. Bonus and welfare funds

The Company only has bonus fund. Details are as follows:

	Current quarter	Previous quarter
Beginning balance	1.937.373.643	2.182.890.192
Increase due to appropriation from profit	-	-
Disbursement during the year	-	(9.250.000)
Ending balance	1.937.373.643	2.173.640.192

16. Owner's equity**16a. Statement of fluctuations in owner's equity**

	Capital	Share premiums	Treasury stock	Investment and development fund	Retained earnings	Total
Beginning balance of the previous quarter	165.000.000.000	9.946.177.034	-	39.535.171.336	38.075.859.706	252.557.208.076
Profit during the previous quarter	-	-	-	-	4.460.043.068	4.460.043.068
Appropriation for funds during the previous quarter	-	-	-	-	-	-
Share premiums	-	-	-	-	-	-
Treasury stock	-	-	-	-	-	-
Dividend distribution during the previous quarter	-	-	-	-	(21.450.000.000)	(21.450.000.000)
Remuneration of the Board of Management, Bonuses for Executive Officers for the previous quarter	-	-	-	-	-	-
Ending balance of the previous quarter	165.000.000.000	9.946.177.034	-	39.535.171.336	21.085.902.774	235.567.251.144
Beginning balance of the current quarter	165.000.000.000	9.946.177.034	-	42.457.145.138	22.825.819.180	240.229.141.352
Profit during the current quarter	-	-	-	-	946.531.120	946.531.120
Appropriation for funds during the current quarter	-	-	-	-	-	-
Reissue of treasury shares	-	-	-	-	-	-

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

	<u>Capital</u>	<u>Share premiums</u>	<u>Treasury stock</u>	<u>Investment and development fund</u>	<u>Retained earnings</u>	<u>Total</u>
Dividend distribution during the current quarter	-	-	-	-	(9.900.000.000)	(9.900.000.000)
Remuneration of the Board of Management, Bonuses for Executive Officers for the current quarter	-	-	-	-	-	-
Ending balance of the current quarter	<u>165.000.000.000</u>	<u>9.946.177.034</u>	<u>-</u>	<u>42.457.145.138</u>	<u>13.872.350.300</u>	<u>231.275.672.472</u>

16b. Details of capital contribution of the owners

	<u>Ending balance</u>	<u>Beginning balance</u>
Investment and Industrial Development Corporation	84.150.000.000	84.150.000.000
Other shareholders	80.850.000.000	80.850.000.000
Total	<u>165.000.000.000</u>	<u>165.000.000.000</u>

16c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	16.500.000	16.500.000
Number of shares already sold to the public	16.500.000	16.500.000
- Common shares	16.500.000	16.500.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	16.500.000	16.500.000
- Common shares	16.500.000	16.500.000
- Preferred shares	-	-

Face value of outstanding shares: VND 10.000.

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**1. Sales****Gross sales**

	<u>Current quarter</u>	<u>Previous quarter</u>
Sales of real estate	22.881.532.388	51.025.470.850
Sales of other services	9.727.273	15.000.000
Total	<u>22.891.259.661</u>	<u>51.040.470.850</u>

2. Costs of sales

	<u>Current quarter</u>	<u>Previous quarter</u>
Costs of trading real estate	20.233.175.082	43.878.251.181
Total	<u>20.233.175.082</u>	<u>43.878.251.181</u>

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)**3. Financial income**

	<u>Current quarter</u>	<u>Previous quarter</u>
Term deposit interests	-	915.067
Demand deposit interests	455.619	1.004.963
Total	455.619	1.920.030

4. General and administration expenses

	<u>Current year</u>	<u>Previous year</u>
Employees	1.129.418.980	1.141.028.469
Office supplies	5.291.270	9.626.636
Office stationery	53.206.188	53.206.188
Depreciation/(amortization) of fixed assets	-	-
Provisions and allowances	600.000	1.130.000
External services rendered	111.525.789	110.810.616
Other expenses	34.029.195	38.210.016
Total	1.334.071.422	1.354.011.925

5. Financial expenses

	<u>Current quarter</u>	<u>Previous quarter</u>
Other financial expenses	94.177.875	188.554.438
Total	94.177.875	188.554.438

6. Other expenses

	<u>Current quarter</u>	<u>Previous quarter</u>
Other expenses	-	-
Total	-	-

7. Earnings per share**7a. Basis/diluted earnings per share**

	<u>Current quarter</u>	<u>Previous quarter</u>
Accounting profit after corporate income tax	946.531.120	4.460.043.068
Extraction for bonus and welfare funds	(47.327.000)	(223.002.000)
Bonus to the Board of Management, the Executive Officers and the Control Board	(28.396.000)	-
Profit used to calculate basic/diluted earnings per share	870.808.120	4.237.041.068
The average number of ordinary shares outstanding during the year	16.500.000	16.500.000
Basic/diluted earnings per share	53	257

7b. Other information

There is no transaction over the common share or potential common share from the balance sheet date until the date of these Financial Statements.

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)**8. Operating costs**

	<u>Current quarter</u>	<u>Previous quarter</u>
Materials and supplies	5.291.270	9.626.636
Labor	1.129.418.980	1.141.028.469
Depreciation/(amortization) of fixed assets	53.206.188	53.206.188
External services rendered	109.964.603	278.552.196
Other expenses	34.629.195	39.340.016
Total	<u>1.332.510.236</u>	<u>1.521.753.505</u>

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Company's related parties include the key managers, their related individuals and other related parties.

1a. Transactions and balances with the key managers and their related individuals

The Company's key managers include the Board of Management and the Executive Officers (the Board of Directors and the Chief Accountant). The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

The Company has no sales of goods and service provisions and no other transactions with the key managers and their related individuals.

Receivables from and payables to the key managers and their related individuals

The company has no receivables with key management members and their related individuals

Income of the key managers and the Control Board/the controller

	<u>Current quarter</u>	<u>Previous quarter</u>
Mr. Nguyen Minh Dong – Chairman	158.400.000	158.400.000
Mr. Huynh Gia Dat - General Director	147.600.000	244.999.000
Mr. Nguyen Pham Van Khoa – Chief Accountant	109.680.000	187.599.000
Total	<u>415.680.000</u>	<u>590.998.000</u>

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Investment and Industrial Development Corporation	Investor
Becamex building materials Joint Stock Company	Company having the same investor
Binh Duong Trade and Development Joint-Stocks Company	Company having the same investor
Binh Duong Construction and Civil Engineering Joint Stock Company	Company having the same investor
My Phuoc Hospital Joint Stock Company	Company having the same investor
Eastern International University	Company having the same investor
Becamex Hospitality Company Limited	Company having the same investor
Becamex Infrastructure Development Joint Stock Company	Company having the same investor
Binh Duong Rubber Joint Stock Company	Company having the same investor
Vietnam-Singapore Industrial Park J.V. Co., Ltd.	The company is affiliated with the

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

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FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2024

Notes to the Financial Statements (cont.)

Other related parties	Relationship
Setiabecamex Joint Stock Company	same investor The company is affiliated with the same investor
Savi Pharmaceutical Joint Stock Company	The company is affiliated with the same investor
Vietnam Technology and Telecommunication Joint Stock Company	The company is affiliated with the same investor
Becamex Tokyu Co., Ltd.	The company is affiliated with the same investor
Eastern Education Development Joint Stock Company	The company is affiliated with the same investor
BW Industrial Development Joint Stock Company	The company is affiliated with the same investor
Binh Phuoc Becamex Infrastructure Development Joint Stock Company	The company is affiliated with the same investor
Becamex Binh Dinh Joint Stock Company	The company is affiliated with the same investor
Vietnam - Singapore Smart Energy Solutions Joint Stock Company	The company is affiliated with the same investor
Dong Sai Gon Industrial Investment and Development Joint Stock Company	The company is affiliated with the same investor

Transactions with other related parties

The Company also has other following transactions with other related parties:

	Current quarter	Previous quarter
Investment and Industrial Development Corporation		
Dividend shared	5.049.000.000	10.939.500.000
Delayed dividend interest	94.177.875	188.554.438

Vietnam Technology and Telecommunication Joint Stock Company

Service fees	6.190.711	4.699.784
Installing electrical equipment	27.245.000	

The prices of merchandises and services supplied to other related parties are mutually agreed prices. The purchases of merchandises and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.02, V.09 and V.14.

The receivables from other related parties are unsecured and will be paid in cash. No provision has been made for the receivables from other related parties.

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Notes to the Financial Statements (cont.)

The company operates primarily in the field of investment, construction, and business of technical infrastructure for industrial zones, residential areas, and urban development. The company's business activities are primarily conducted in Binh Duong province.

There is no material subsequent event which is required to adjustments or disclosures in the Financial Statements.

Binh Duong, 10 January 2025

Nguyen Pham Van Khoa
Chief Accountant

Huynh Gia Dat
General Director

