

**C.E.O GROUP JOINT STOCK COMPANY
REVIEWED INTERIM SEPARATE
FINANCIAL STATEMENTS**

For the period from 01/01/2024 to 30/6/2024



C.E.O GROUP JOINT STOCK COMPANY

Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Nam Tu Liem District, Hanoi

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BOARD OF GENERAL DIRECTORS' REPORT

We, members of Board of General Directors of C.E.O Group Joint Stock Company (hereinafter referred to as "the Company") present this Report together with the reviewed Interim Separate Financial Statements of the Company for the period from 01/01/2024 to 30/6/2024.

Board of Management and Board of General Directors

Members of the Board of Management and the Board of General Directors who held the Company during the period from 01/01/2024 to 30/6/2024 and to the date of this report, are as follows:

Board of Management

Mr. Doan Van Binh	Chairman
Mr. Doan Van Minh	Member
Ms. Vu Thi Lan Anh	Member
Mr. Tran Trung Ket	Member
Mr. Hoang Thiet Hung	Independent Member (Dismissed from 03/5/2024)
Mr. Nguyen Van Dong	Independent Member (Appointed from 03/5/2024)

Board of General Directors

Mr. Cao Van Kien	General Director (*)
Mr. Doan Van Minh	General Director (Dismissed from 06/5/2024)
Mr. Ta Van To	Deputy General Director
Ms. Vu Thi Lan Anh	Deputy General Director
Mr. Tran Dao Duc	Deputy General Director
Ms. Do Phuong Anh	Deputy General Director

(*) Appointed the position of General Director from 06/5/2024 and Dismissed the position of Deputy General Director from 06/5/2024.

Respective responsibilities of Board of General Directors

The Board of General Directors of the Company is responsible for preparing the Interim Separate Financial Statements which give a true and fair view of the financial position, and of the results of its operations and its cash flows of the Company in the period, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of Interim Separate Financial Statements. In preparing of these Interim Separate Financial Statements, the Board of General Directors is required to:

- Select suitable accounting policies and then consistently apply them;
- Make judgments and estimates that are reasonable and prudent;
- State whether appropriate accounting standards are respected or any application of material misstatements that needs to be disclosed and justified in the Interim Separate Financial Statements;
- Prepare the Interim Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the Interim Separate Financial Statements so as to minimize risks and frauds.

BOARD OF GENERAL DIRECTORS' REPORT

(continued)

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Interim Separate Financial Statements comply with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Interim Separate Financial Statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing these Interim Separate Financial Statements.

For and on behalf of Board of General Directors, 



Cao Van Kien

General Director

Hanoi, August 26, 2024

No: 2808.03-24/BC-TC/VAE

Hanoi, August 28, 2024

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: Shareholders
Board of Management and Board of General Directors
C.E.O Group Joint Stock Company

We have reviewed the accompanying Interim Separate Financial Statements of C.E.O Group Joint Stock Company (hereinafter referred to as "the Company"), *prepared on August 26, 2024, from page 05 to page 42*, including: Interim Separate Balance Sheet as at 30/6/2024, Interim Separate Income Statement, Interim Separate Cash Flows Statement for the period then ended and Notes to the Interim Separate Financial Statements.

Board of General Director's responsibility

Board of General Directors of the Company is responsible for the preparation and fair presentation of the Interim Separate Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Interim Separate Financial Statements and for such internal control as Board of Directors determines is necessary to enable the preparation and presentation of Interim Separate Financial Statements that are free from material misstatements whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on these Interim Separate Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Separate Financial Statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30/6/2024, and of the interim separate results of its operations and its interim separate cash flows for the period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations related to the preparation and presentation of the Interim Separate Financial Statements.

Pham Hung Son

Deputy General Director

Certificate of audit practice registration No. 0813-2023-034-1

For and on behalf of

For and on behalf of
VIETNAM AUDITING AND EVALUATION CO., LTD

INTERIM SEPARATE BALANCE SHEET

As at 30/6/2024

Unit: VND

01/01/2024

ASSETS	Codes	Notes	30/6/2024	
A CURRENT ASSETS	100		3,181,429,618,462	3,290,488,142,009
I Cash and cash equivalents	110	V.1.	944,277,279,231	862,951,437,491
1 Cash	111		14,789,276,222	12,351,437,491
2 Cash equivalents	112		929,488,003,009	850,600,000,000
II Short-term financial investments	120		699,999,000,000	1,022,099,000,000
1 Held-to-maturity investments	123	V.2.	699,999,000,000	1,022,099,000,000
III Short-term receivables	130		1,225,953,948,153	1,092,867,815,710
1 Short-term trade receivable	131	V.3.	58,560,351,795	52,482,730,994
2 Short-term advances to suppliers	132	V.4.	66,178,203,639	48,982,815,114
3 Short-term loan receivables	135	V.5.	362,120,000,000	264,720,000,000
4 Other short-term receivables	136	V.6.	747,334,239,069	734,921,115,952
5 Provision for short-term doubtful debts	137	V.7.	(8,238,846,350)	(8,238,846,350)
IV Inventories	140	V.8.	301,190,720,262	301,070,905,176
1 Inventories	141		301,190,720,262	301,070,905,176
V Other current assets	150		10,008,670,816	11,498,983,632
1 Short-term prepayment expenses	151	V.13.	1,706,860,372	2,686,994,133
2 Deductible VAT	152		7,489,062,780	8,079,453,149
3 Taxes and receivables to the State budget	153	V.16.	812,747,664	732,536,350
B NON-CURRENT ASSETS	200		3,199,834,819,508	3,192,906,102,070
I Other long-term receivables	210		1,692,084,000	1,692,084,000
1 Other long-term receivables	216	V.6.	1,692,084,000	1,692,084,000
II Fixed assets	220		19,775,358,883	20,776,096,123
1 Tangible fixed assets	221	V.9.	18,926,471,786	19,781,302,212
- <i>Historical cost</i>	222		39,730,250,556	39,687,350,556
- <i>Accumulated depreciation</i>	223		(20,803,778,770)	(19,906,048,344)
2 Intangible fixed assets	227	V.10.	848,887,097	994,793,911
- <i>Historical cost</i>	228		4,654,471,346	4,654,471,346
- <i>Accumulated amortization</i>	229		(3,805,584,249)	(3,659,677,435)
III Investment property	230	V.11.	161,682,731,373	164,180,181,273
- Historical cost	231		224,903,449,704	224,903,449,704
- Accumulated depreciation	232		(63,220,718,331)	(60,723,268,431)
IV Long-term assets in progress	240	V.12.	36,133,851,399	20,742,730,680
1 Construction in progress	242		36,133,851,399	20,742,730,680
V Long-term financial investments	250	V.2.	2,974,735,077,294	2,979,547,989,388
1 Investment into subsidiaries	251		3,271,802,263,492	3,271,802,263,492
2 Provision for long-term financial investments	254		(297,067,186,198)	(292,254,274,104)
VI Other non-current assets	260		5,815,716,559	5,967,020,606
1 Long-term prepayment expenses	261	V.13.	5,815,716,559	5,967,020,606
TOTAL ASSETS (270 = 100 + 200)	270		6,381,264,437,970	6,483,394,244,079

(Notes from page 09 to page 42 are an integral part of these Interim Separate Financial Statements)

INTERIM SEPARATE BALANCE SHEET

As at 30/6/2024

(continued)

Unit: VND

RESOURCES	Codes	Notes	30/6/2024	01/01/2024
C LIABILITIES	300		333,052,248,447	440,687,754,745
I Current liabilities	310		231,345,111,199	338,218,088,799
1 Short-term trade payable	311	V.14.	36,942,975,569	28,073,699,023
2 Short-term advances from customers	312	V.15.	6,301,693,659	6,868,787,246
3 Taxes and payables to the State budget	313	V.16.	268,472,989	707,147,169
4 Payables to employees	314		2,970,202,938	2,025,703,180
5 Short-term accrued expenses	315	V.17.	61,175,986	105,350,344
6 Short-term unearned revenue	318	V.18.	3,523,766,732	3,701,802,113
7 Other short-term payables	319	V.19.	124,353,585,493	123,607,554,046
8 Short-term loans and obligations under finance lease	320	V.20.	31,221,926,121	153,266,975,079
9 Welfare and bonus fund	322		25,701,311,712	19,861,070,599
II Non-current liabilities	330		101,707,137,248	102,469,665,946
1 Long-term unearned revenue	336	V.18.	71,830,535,732	72,989,092,746
2 Other long-term payables	337	V.19.	29,876,601,516	29,480,573,200
D EQUITY	400		6,048,212,189,523	6,042,706,489,334
I Owner's equity	410	V.21.	6,048,212,189,523	6,042,706,489,334
1 Owner's contributed capital	411		5,146,787,600,000	5,146,787,600,000
- Ordinary shares with voting right	411a		5,146,787,600,000	5,146,787,600,000
2 Share premium	412		(433,150,000)	(433,150,000)
3 Development and investment fund	418		107,922,823,204	102,620,632,011
4 Retained earnings	421		793,934,916,319	793,731,407,323
- Retained earnings accumulated to the prior year end	421a		777,824,833,744	687,687,583,465
- Retained earnings of the current period	421b		16,110,082,575	106,043,823,858
II Other resources and funds	430			
TOTAL RESOURCES (440=300 + 400)	440		6,381,264,437,970	6,483,394,244,079

Hanoi, August 26, 2024

C.E.O GROUP JOINT STOCK COMPANY

Prepared

Bui Thi Kieu Chinh

Chief Accountant

Do Thi Thom

General Director



Cao Van Kien

(Notes from page 09 to page 42 are an integral part of these Interim Separate Financial Statements)

Form B 02a - DN

INTERIM SEPARATE INCOME STATEMENT

For the period from 01/01/2024 to 30/6/2024

ITEMS	Codes	Notes	From 01/01/2024	Unit: VND From 01/01/2023
			to 30/6/2024	to 30/6/2023
1 Gross revenue from goods sold and services rendered	01	VI.1.	44,990,422,048	31,275,686,614
2 Deductions	02		-	-
3 Net revenue from goods sold and services rendered (10=01-02)	10		44,990,422,048	31,275,686,614
4 Cost of sales	11	VI.2.	38,055,079,349	13,962,073,996
5 Gross profit from goods sold and services rendered (20=10-11)	20		6,935,342,699	17,313,612,618
6 Financial income	21	VI.3.	36,801,675,362	27,560,952,479
7 Financial expenses	22	VI.4.	6,421,781,769	3,656,645,256
- In which: Interest expense	23		1,608,869,675	77,587,370
8 Selling expenses	25	VI.7.	3,636,233,723	2,684,177,630
9 General and administration expenses	26	VI.7.	19,351,910,814	22,028,621,813
10 Operating profit (30=20+(21-22)-(25+26))	30		14,327,091,755	16,505,120,398
11 Other income	31	VI.5.	1,801,724,443	449,863,582
12 Other expenses	32	VI.6.	18,733,623	173,807,250
13 Profit from other activities (40 = 31 - 32)	40		1,782,990,820	276,056,332
14 Accounting profit before tax (50=30+40)	50		16,110,082,575	16,781,176,730
15 Current corporate income tax expenses	51	VI.8.	-	-
16 Deferred corporate income tax expenses	52		-	-
17 Net profit after corporate income tax (60=50-51-52)	60		16,110,082,575	16,781,176,730

Hanoi, August 26, 2024

C.E.O GROUP JOINT STOCK COMPANY

Prepared

Bui Thi Kieu Chinh

Chief Accountant

Do Thi Thom

General Director



Cao Van Kien

(Notes from page 09 to page 42 are an integral part of these Interim Separate Financial Statements)

INTERIM SEPARATE CASH FLOWS STATEMENT

(Under indirect method)

For the period from 01/01/2024 to 30/6/2024

Unit: VND

ITEMS	Codes	Notes	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
I Cash flows from operating activities				
1. Profit before tax	01		16,110,082,575	16,781,176,730
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		3,541,087,140	3,744,069,682
- Provisions	03		4,812,912,094	3,579,057,886
- Gain, loss from investing activities	05		(36,770,033,428)	(27,553,613,025)
- Interest expense	06		1,608,869,675	77,587,370
3. Profit from operating activities before changes in working capital	08		(10,697,081,944)	(3,371,721,357)
- Increases, Decreases in receivables	09		(48,574,722,627)	17,266,955,834
- Increases, Decreases in inventories	10		(119,815,086)	(45,444,498,060)
- Increases, Decreases in payables (excluding interest payable, corporate income tax payable)	11		8,659,326,724	(150,052,589,767)
- Increases, Decreases in prepayment expense	12		1,106,492,139	(369,803,277)
- Interest expense paid	14		(1,698,894,852)	(77,587,370)
- Corporate income tax paid	15		(55,265,645)	(82,588,380)
- Other cash outflows	17		(4,764,141,273)	(4,591,326,500)
<i>Net cash flows from operating activities</i>	20		(56,144,102,564)	(186,723,158,877)
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other non- current assets	21		(15,434,020,719)	
2. Cash outflows for lending, buying debt instruments of other entities	23		(200,400,000,000)	(132,539,502,865)
3. Cash recovered from lending, selling debt instruments of other entities	24		425,100,000,000	2,500,000,000
4. Interest earned, dividends and profits received	27		50,249,013,981	275,940,979,655
<i>Net cash flows from investment activities</i>	30		259,514,993,262	145,901,476,790
II Cash flows from financial activities				
1. Proceeds from borrowing	33		41,173,712,452	
2. Prepayment of borrowing	34		(163,218,761,410)	(5,972,000,000)
<i>Net cash flows from financial activities</i>	40		(122,045,048,958)	(5,972,000,000)
<i>Net cash flows in the period (50 = 20+30+40)</i>	50		81,325,841,740	(46,793,682,087)
Cash and cash equivalents at the beginning of the period	60		862,951,437,491	53,693,609,626
Cash and cash equivalents at the end of the period	70	V.1.	944,277,279,231	6,899,927,539
(70=50+60+61)				

Hanoi, August 26, 2024

C.E.O GROUP JOINT STOCK COMPANY

General Director

Prepared

Chief Accountant

Cao Van Kien

Bui Thi Kieu Chinh

Do Thi Thom

Cao Van Kien

(Notes from page 09 to page 42 are an integral part of these Interim Separate Financial Statements)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

I. General information**1. Structure of ownership**

C.E.O Group Joint Stock Company (hereinafter referred to as "Company") was formerly Vietnam Trade, Construction and Technology Co., Ltd, established and operated under the Business Registration Certificate No. 0102003701 dated 26/10/2001 issued by Hanoi Authority for Planning and Invesment. The Company changed its name into C.E.O Investment Joint Stock Company and operated under the Business Registration Certificate No. 0103016491 dated 29/3/2007 issued by Hanoi Authority for Planning and Investment. Since 21/4/2015, the Company's name has changed into C.E.O Group Joint Stock Company in accordance with the 15th amended Business Registration Certificate No. 0101183550. The Company has made 26 times of changes in its Business Registration Certificate.

Under the 26th amended Business Registration Certificate No. 0101183550 dated 08/5/2024, due to changing the legal representative, the charter capital is **VND 5,146,787,600,000 (Vietnamese dong Five thousand, one hundred and forty-six billion, seven hundred and eighty-seven million, six hundred thousand)**.

Share of the Company were listed on the Hanoi Stock Exchange (HNX) under securities code of CEO.

2. Operating industry

The Company operates in trading, real estate trading, architecture, technical consulting, service provision, education and training in association with labor export.

3. Principal activities

The Company's principal activities include:

- Construction of buildings in all types. In details: Investment in construction of buildings, industrial zones;
- Architectural activities and technical consulting. In details: Management of construction investment projects, Construction supervision and completion of works;
- Advisory, brokerage and auction of real estates, auction of land use right. In details: Real estate exchange; Real estate management; Real estate advertising; Real estate auction (solely operations under practice certificate granted to the representative in compliance with Laws); Real estate consulting.

The Company's Head Office: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam.

4. Normal production and business cycle

Depending on each business line, normal operating cycle of the Company will last no more than 12 months or more than 12 months, in particular:

- For business of machinery, equipment and consulting the normal operating cycle of the Company will be done within no more than 12 months.
- For business of real estate development the normal course of business cycle of the Company can be last more than 12 months.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements

The Company's structure 15

Detail of the Company's subsidiaries

No.	Company name	Head quarter	Principal activities	Proportion of ownership interest	Proportion of voting right
1.	C.E.O International Company Limited	5th Floor, C.E.O tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam	Business of real estate, building	100%	100%
2.	C.E.O Construction Joint Stock Company	12th Floor, C.E.O tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam	Construction of buildings, industrial zones, real estate business, ...	67.55%	67.55%
3.	C.E.O Service Development Joint Stock Company	5th Floor, C.E.O tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam	Labor export, training in real estate business, ...	51%	51%
4.	Dai Viet College	Lot 2B.X3, My Dinh 1 New Urban Area, Tu Liem District, Hanoi, Vietnam	Accounting training in manufacturing and trading enterprises, ...	100%	100%
5.	Phu Quoc Investment and Development Joint Stock Company	Sonasea Villas and Resort tourism complex, Group 5, Duong Bao Hamlet, Duong To Commune, Phu Quoc City, Kien Giang Province, Vietnam	Hotels, resorts, recreation areas, real estate business, ...	60%	60%
6.	C.E.O Travel Joint Stock Company	5th Floor, C.E.O tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam	Tourist service business	51%	51%

C.E.O GROUP JOINT STOCK COMPANY

Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area,

Nam Tu Liem District, Hanoi

INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01/01/2024 to 30/6/2024

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

No.	Company name	Head quarter	Principal activities	Proportion of ownership interest	Proportion of voting right
7.	Phu Quoc Housing and Urban Development Joint Stock Company	Sonasea Villas and Resort tourism complex, Group 5, Duong Bao Hamlet, Duong To Commune, Phu Quoc City, Kien Giang Province, Vietnam	Business of real estate	69,36%	69,36%
8.	C.E.O Hospitality Limited Liability Company	Sonasea Villas and Resort tourism complex, Group 5, Duong Bao Hamlet, Duong To Commune, Phu Quoc City, Kien Giang Province, Vietnam	Urban Management Service	100%	100%
9.	Van Don Tourism Development and Investment Joint Stock Company	Sonasea Van Don Harbor City Complex, Ha Long Commune, Van Don District, Quang Ninh Province, Vietnam	Business of real estate, Investment and development of resort hotels, entertainment areas.	94,03%	94,03%
10.	Nha Trang Investment and Development Joint Stock Company	Lot D12B, Zone 4, Northern Cam Ranh Peninsula Tourism Area, Cam Hai Dong Commune, Cam Lam District, Khanh Hoa Province, Vietnam	Business of real estate	99%	99%
11.	C.E.O Design Consultancy One Member Limited Liability Company	3rd Floor, C.E.O tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam.	Architectural activities and technical consulting.	100%	100%



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

6. Disclosure of information comparability in the Interim Separate Financial Statements

The respective information and figures presented in the Interim Separate Financial Statements of the Company for the period from 01/01/2024 to 30/6/2024 are comparative.

7. Number of employees

The number employees of the Company as at 30/6/2024 is 126 (As at 31/12/2023: 118).

II. Accounting period, accounting currency**1. Accounting period**

The Company's accounting period begins on 01 January and ends on 31 December every year. These Interim Separate Financial Statements are prepared for the period from 01/01/2024 to 30/6/2024.

2. Accounting currency

The currency used in accounting is Vietnam dong ("VND") accounted under the principle of historical cost, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and the legal regulations related to the preparation and presentation of the Interim Separate Financial Statements.

III. Applied accounting regime and standards**1. Applied accounting regime and standard**

The Company applies the Accounting regime for enterprises promulgated under the Circular No. 200/2014/TT-BTC dated 22/12/2014 by Ministry of Finance guiding the accounting regime for enterprises and Circular No. 53/2016/TT-BTC dated 21/3/2016 by Ministry of Finance regarding amendment to some articles of Circular No. 200/2014/TT-BTC.

2. Statement on the compliance to Accounting Standards and Accounting regime

The Company's Interim Separate Financial Statements are prepared and presented in accordance with current Vietnamese Accounting Standards and Vietnamese Accounting regime for enterprises and relevant legal regulations to the preparation and presentation of the Interim Separate Financial Statements.

IV. Significant accounting policies**1. Basis, purposes of preparing the Interim Separate Financial Statements**

These Interim Separate Financial Statements are prepared as separate financial statements of the Parent Company. The Company prepares these Interim Separate Financial Statements with a view to disclosing information, in particular, in accordance with regulations in the Circular No. 96/2020/TT-BTC dated 16/11/2020 by Ministry of Finance guiding information disclosure on stock exchange market. In addition, the Company also prepares the Interim Consolidated Financial Statements for the Company and Subsidiaries (as presented in details in Note I.5.) for the period from 01/01/2024 to 30/6/2024 and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations related to the preparation and presentation of the Interim Consolidated Financial Statements.

Users of the Interim Separate Financial Statements should read them together with the Interim Consolidated Financial Statements in order to obtain full information on the interim the consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiaries.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

2. Estimates

The preparation of the Interim Separate Financial Statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the Interim Separate Financial Statements and the reported amounts of revenues and expenses during the period. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

3. Principle for recognizing Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

4. Accounting principle for financial investments*Held-to-maturity investments*

Held-to-maturity investments comprise investment that the Company has positive intent and or ability to hold to the maturity. Held-to-maturity investments including term deposits.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the interim separate income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts.

When there is solid evidence that part or all of the investment may be irretrievable and the amount of the loss is reliably determined, the loss is recorded in the financial expense of the period and directly reduces the value of the investment.

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts.

Provisions for bad debts of loans shall be made on the basis of the expected level of possible losses.

Investment in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Investments in subsidiaries are initially recognized at cost, including purchase price or capital contribution plus direct relevant costs in relation to such investments. In case the investment is made by non-cash assets, cost of the investments is recorded at fair value of such non-cash assets at incurring time.

Dividend and profit of prior periods before the investment purchase are deducted from the cost of the investments. Dividend and profit of subsequent periods after the investment purchase is recognized in the income statement. Dividend received in shares is only recognized in number of additional shares, value of shares received/recorded is not recognized at par.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Method of making provision for impairment loss of investments

Provision for loss in investments into Subsidiaries is made when the Subsidiaries show a loss with the provision being equal to difference between actual contribution of parties into the Subsidiaries and actual owners' equity multiplied by contribution proportion of the Company as compared with total actual contribution of parties into the Subsidiaries. If the subsidiaries are those who prepare the Interim Consolidated Financial Statements, basis to determine the provisions for loss is the Interim Consolidated Financial Statements.

Increase, decrease to the provision balance are recorded as financial expense in the interim separate Income Statement.

5. Accounting principle of receivable

Receivables are stated at book value less provision for doubtful debts. Classification of receivables is made on the following principle:

- Trade accounts receivable consist of receivables with their commercial nature arising from transactions with their purchasing-selling nature between the Company and buyers who are independent entities from the Company.
- Other receivables consist of receivables with their non-commercial nature, not related to transactions with their purchasing-selling nature.

Receivables are monitored in detail for each object and term of the receivables and other factors according to the management demand of enterprise.

Provision for doubtful debts is made for receivables that are overdue stated in economic contracts, contractual commitments or debt repayment commitments that the enterprise has claimed many times but has not yet recovered.or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Increase, decrease to the provision for doubtful debts balance are recorded as general administration expenses in the Interim Separate Income Statement.

6. Principle for recognizing inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition

Inventories are real estate purchased or constructed for sale in the normal course of the Company's operations, not for lease or for capital appreciation, determined on the basis of the lower of cost to bring each product to their present location and condition and net realizable value. The cost of real estate inventory includes: land use fees and land development costs, construction costs payable to contractors, Interest expenses, design consulting costs, and other costs. leveling, site clearance compensation, consulting fees, land transfer tax, general construction management costs and other related costs.

Net realisable value represents the estimated selling less all estimated costs to completion and costs to be incurred in selling and distribution.

Cost is calculated using Specific Identification Method and applied perpetual method.

As at the accounting period end, the Company had no inventories that need to make provision.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

7. Principle for fixed asset recognition and depreciation**7.1. Principle for tangible fixed asset recognition and depreciation**

Tangible fixed assets are stated at cost, presented in the Interim Separate Balance Sheet under the items of cost, accumulated depreciation and carrying amount.

The cost of purchased tangible fixed assets comprise their purchase prices (excluding trade discount or other discount), taxes and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The cost of fixed assets constructed by contractors includes value of completed and handed over works, directly-related costs and registration duty.

The historical cost of procured tangible fixed assets include actual price of tangible fixed assets which are self-constructed or self-made and their installation and commissioning expense.

The expenses incurred after the initial recognition of tangible fixed assets are recorded as the increases of historical cost of assets when these expenses are sure to increase economic benefits in the future. The incurred expenses which do not satisfy the above conditions are recognized into operating expenses in the period.

The Company applied straight-line depreciation method to tangible fixed assets. Tangible fixed assets are accounted and classified into groups by their nature and purpose of utilization in the Company's production and business operation, including:

Type of fixed assets	Depreciation duration (years)
Building and structures	05 - 47
Motor vehicles	06 - 09
Office equipment	02 - 05
Others	02 - 05

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the Interim Separate Income Statement.

7.2. Principle for intangible fixed asset recognition and amortization

Intangible fixed assets are recognized at their historical cost, presented in the Interim Separate Balance Sheet under the items of historical cost, accumulated amortization and carrying amount.

Historical cost of acquired intangible fixed assets consists of their total purchase price to bring the assets to their state of ready-to-use. The costs arising after initial recognition of intangible fixed assets are recorded as production costs in the period excluding specific costs of a specific intangible asset, enabling an increase in the future economic benefits.

When an intangible fixed asset is sold or disposed, historical cost and accumulated amortization are written off and gain or loss from disposal is recognized into income or expense in the year.

Intangible assets of the Company include Trade mark, brand name, patent, Computer software.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Computer software

Costs in relation to translation software programs are not an integral part of the relevant capitalized hardware. Historical costs of computer softwares is the whole expenditure paid by the Company until the softwares are put into use. Computer softwares are amortized on straight line basis from 03 to 05 years.

Trade mark, brand name

Historical cost of trade mark, brand name and patent which was bought from a third party includes the purchase price, non-refundable purchase tax and registration fee. Copyright, patent are amortized on the straight-line basis from 03 to 05 years.

8. Principle of investment property recognition and depreciation**Principle for investment property recognition**

Investment properties of the Company is the land use right, right to building, a part of building or infrastructure under possession of the Company or under finance lease to be used to gain benefits from lease or appreciation. Investment properties are presented at historical cost less accumulated depreciation. Cost of an investment property means the amount of expenses paid or the fair value of other consideration given to acquire an investment property at the time of its acquisition or construction.

Subsequent expenditure relating to an investment property that has already been recognized should be recorded into expenses, except when it is probable that future economic benefits will flow to the enterprise in excess of the originally assessed standard of performance of the existing investment property, then an increase in the cost of the investment property shall be recorded.

At the sale of investment properties, historical cost and accumulated depreciation is written off and gain/loss is recorded into income or expense in the period.

The transfer from owner-occupied property or inventory to investment property shall be made only when the owner finishes using that property and leasing it to other party for operation or upon completion of construction stage. Investment property shall be converted into owner-occupied property or inventory when the owner begins to use this property or held for sale purpose. The transfer of use purpose between investment property and owner-occupied property or inventory does not change the net book value of the transferred asset or the historical cost of the property at its transfer date.

Principle for investment property depreciation

Investment properties used for lease are depreciated on straight line basis within their estimated useful life. Depreciation years of investment properties are detailed as follows:

Type of fixed assets	Depreciation duration (years)
Land use rights	Indefinite
Buildings	35 – 47

9. Principle for recognizing of construction in progress

Construction in progress is construction cost of C.E.O private elementary school and preschool and some other projects in progress at cut-off date of these Interim Separate Financial Statements. Construction cost is recognized at historical cost. Expenses shall include service fee and borrowing cost in relation and accordance with the Company's accounting policies.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

10. Accounting principle of business cooperation contract

Business cooperation contract of the Company consists of:

Business under jointly control:

The Company records business cooperation contracts in the Interim Separate Financial Statements under jointly control of business activities over the following items:

- Value of assets owned by the Company;
- Liabilities being born by the Company;
- Revenue shared from sales of goods or services rendered by such joint venture;
- Expenses incurred.

11. Principle for recognition and allocation of prepaid expenses

Prepaid expenses consist of actual expenses incurred but related to the business performance of many accounting periods. Prepaid expenses include: tools, instruments issued for use awaiting for allocation; Communication cooperation expense awaiting for allocation, land, office rent prepayments, corporate income tax provisional payment of 1% of the proceeds from real estate transfers and other pending allocation expenses.

Tools, instruments: Tools and instruments which were exported for use and allocated into expenses on straight-line basis from 12 to 36 months.

Prepaid Communication cooperation fee: A large one-time upfront cost is allocated to the cost in a straight-line method over 12 months.

Prepaid land, office rentals: One-off land, office rental with high value shall be allocated by actual lease term under agreements in the lease contract.

12. Accounting principle for liabilities

Liabilities are amounts payable to suppliers and other subjects. Liabilities comprise trade accounts payable and other payables. Liabilities are not recorded at lower amounts than payment obligation.

Classification of liabilities is made on the following principle:

- Trade accounts payable comprise of liabilities with their commercial nature arising from purchasing goods, services, assets and the suppliers are independent from buyers, including payables between parent company and its subsidiaries;
- Other amounts payable comprise amounts payable with their non-commercial nature, not related to transactions of purchasing, selling and supplying goods, services.

Liabilities are monitored by details of each item and due date.

13. Principle for recognizing loans

Loans are recognized on the basis of receipts, bank vouchers, loan agreement and loan contracts.

Loans are monitored by details of each item, due date and original currency.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

14. Principle for recognition and capitalization of borrowing costs

Borrowing costs consist of loan interest and other costs that incur in direct connection with the borrowings.

Borrowing costs are recognized into operation and production costs in the year if arising, unless they are capitalized in accordance with Accounting Standard “Borrowing Costs”. As a result, borrowing costs which directly relate to procurement, construction investment or production of properties that need a quite long period to be completed for putting into operation or business shall be plus in historical cost of property until such property would be put into use or business. The incomes arising from the temporary investment of loans are deducted from the historical cost of related assets. For a separate loan for the construction of fixed assets and investment property, borrowing cost is capitalized even if the construction period is less than 12 months.

15. Principle for recognizing accrued expense

Accrued expenses consist of borrowing cost payable and lighting accrued expenses, including actual expenses incurred in the reporting period but unpaid because no invoice was available or accounting documents are missing, being recognized in operating expenses of the reporting period. Borrowing costs are accrued on the basis of Loan contract and agreement for each instalment.

Accrued expenses on production and business expenses in the period are calculated strictly with reasonable and reliable evidence on the expenses to be accrued in the period to ensure the accounting expenses payable to be accounted will match the actual costs incurred.

16. Principle for recognizing unearned revenue

Unearned revenue includes revenue received in advance such as: Amounts paid in advance by customers for one or more accounting periods in terms of CEO Tower lease and other unrealized revenue. Amounts paid in advance by customers are allocated and recorded into revenue for each period on straight line basis and actual lease term under agreements in each lease contract.

17. Principle for recognizing owner's equity

Capital investment of the Company's owners is recognized by shareholders' actual capital contribution.

Retained earnings are the profit amounts from enterprise's business operation after deducting CIT expense this year and the retroactive adjustments due to changes in accounting policies and the retroactive adjustment of material misstatements in the previous years.

Profit after corporate income tax is allocated to shareholders right after funds are made for under the Corporation Article of the Company as well as legal regulations and upon approval of the Annual General Meeting.

The distribution of profit among shareholders is considered by taking account for non-cash items included in the retained earnings that may have impact on the cash flow and payment ability of dividend such as revaluation gain over assets for capital contribution, gain from re-translation of cash items, financial instruments and other non-cash items.

Dividend is recognized as a payable upon approval by the Annual General Meeting of shareholders.

18. Principle and method of recognizing revenue, other income

Revenue of the Company includes revenue from goods sold, sales of real estate invested and sold by the Company and revenue from services rendered.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Financial income includes revenue from interest of bank deposits and dividends received.

Sales revenue

Revenue from selling goods is recognized upon simultaneously meeting the following five (5) conditions as follows:

- The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return goods or products that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return goods or products (except for the case that customers can return goods as exchange to other goods or services);
- The Company gained or will gain economic benefits from the sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

Revenue from services rendered

Revenue from a service rendered is recognized when the outcome of such transaction is determined reliably. In case such transaction of services rendered is related to many periods, the revenue is recognized in the period corresponding to the completed work item as at the cut-off date of the Interim Separate Financial Statements for such period. Revenue from service provision is determined when it satisfies all the four (4) conditions below:

- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return services that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return services rendered;
- It is possible to obtain economic benefits from the service provision transaction;
- The work volume completed on the cut-off date of the Interim Separate Financial Statements can be determined; and
- The costs incurred from the transaction and the costs of its completion can be determined.

Revenue from sales of real estate

Revenue from selling properties invested by the Company is recognized upon simultaneously meeting the following five (5) conditions as follows:

- Real estates were fully completed and the risks and benefits associated with the right to own the real estates were transferred to the buyer;
- The Company no longer holds the right to manage the properties as property owner, or the right to control the properties;
- Turnover is determined with relative certainty;
- The Company gained or will gain economic benefits from the property sale transaction;
- It is possible to determine the costs related to the property sale transaction.

Interest income

Interest amounts are recognized on accrual basis, being determined on balances of deposits and actual interest rate in the period.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Paid dividend, shared profit

Paid dividend and shared profit are recognized when the Company has the right to receive dividends or profit from their contribution. Dividend received in shares is only recognized in number of additional shares, value of shares received/recorded is not recognized at par.

19. Principle and method of recognizing financial expense

Financial expense recognized in the Interim Separate Income Statement is the total financial expense incurred in the period, without offset with revenue from financial income, including interest expenses, provisions for investments.

20. Tax liabilities

Value added tax (VAT)

The Company declares and calculates VAT under the guidelines of current value added tax law.

Corporate income tax

Corporate income tax presents the total amount of current tax payable.

Current tax payable is calculated on taxable profit in the year. Taxable income differs from net profit presented in the Separate Income Statement because taxable income does not include assessable incomes or expenses or deductible one in other years (including losses carried forward, if any) and it further excludes items that are non-taxable or non-deductible.

The Company applies corporate income tax rate at 20% on taxable profit. In particular for business of social houses, the Company is entitled to a preferential CIT rate at 10%.

The corporate income tax of the Company is determined in conformity with current tax regulations. However, these regulations may change from time to time and the final determination of corporate income tax will depend on the tax check results of competent tax authorities.

Other taxes

Other taxes and fees are declared and paid to the local tax authorities in compliance with the current regulations of the State.

V. Additional information of items presented in Interim Separate Balance Sheet

1. Cash and cash equivalents

	30/6/2024	01/01/2024
	VND	VND
<i>Cash</i>		
Cash on hand	14,789,276,222	12,351,437,491
Cash in bank	2,166,259,495	1,947,609,411
	12,623,016,727	10,403,828,080
<i>Cash equivalents</i>	929,488,003,009	850,600,000,000
Deposits with term of 3 months or less	929,488,003,009	850,600,000,000
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (1)</i>	824,488,003,009	745,600,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch (2)	105,000,000,000	105,000,000,000
Total	944,277,279,231	862,951,437,491

(1) Deposit contracts with Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch, with terms of 1 month and 3 months. Original self-rotation contract.

(2) Deposit contracts with Joint Stock Commercial Bank for Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch, with terms of 1 month and 3 months. Original self-rotation contract.

2. Financial investments

a) Held to maturity investments

Unit: VND

	30/6/2024		01/01/2024	
	Cost	Carrying amount	Cost	Carrying amount
Short-term				
Term deposits (*)	699,999,000,000	699,999,000,000	1,022,099,000,000	1,022,099,000,000
Total	699,999,000,000	699,999,000,000	1,022,099,000,000	1,022,099,000,000

(*) Term deposits at Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch under term deposit contracts from 4 to 12 months.

b) Capital contribution into other entities

Unit: VND

	30/6/2024		01/01/2024	
	Cost	Provision	Cost	Provision
Investment into subsidiaries				
C.E.O International Company Limited	583,919,980,000	-	583,919,980,000	-
C.E.O Construction Joint Stock Company	102,000,000,000	-	102,000,000,000	-
C.E.O Service Development Joint Stock Company	33,150,000,000	-	33,150,000,000	-
Dai Viet College	176,900,000,000	(45,409,654,630)	176,900,000,000	(42,067,171,783)
Phu Quoc Investment and Development Joint Stock Company	306,029,000,000	(237,600,000,000)	306,029,000,000	(237,600,000,000)
C.E.O Travel Joint Stock Company	10,200,000,000	(5,372,346,261)	10,200,000,000	(4,742,066,789)
Phu Quoc Housing and Urban Development Joint Stock Company	319,249,183,492	-	319,249,183,492	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Nha Trang Investment and Development Joint Stock Company	446,604,100,000	-	446,604,100,000	-
C.E.O Hospitality Limited Liability Company	20,000,000,000	-	20,000,000,000	-
Van Don Tourism Development and Investment Joint Stock Company	1,263,750,000,000	-	1,263,750,000,000	-
C.E.O Design Consultancy One Member Limited Liability Company	10,000,000,000	(8,685,185,307)	10,000,000,000	(7,845,035,532)
Total	3,271,802,263,492	(297,067,186,198)	3,271,802,263,492	(292,254,274,104)

(*) Fair value of these investments is not defined because there is not sufficient necessary information to review. Fair value may differ from book value.

(**) Additional information for each investment into Subsidiaries

Summary of operations in subsidiaries

- Other subsidiaries are operating as usual without significant changes as compared with the previous period.

Significant transactions between the Company and subsidiaries

- C.E.O International Company Limited: The Parent company provides office lease service and building service.

- C.E.O Construction Joint Stock Company: Performing direct construction in some works of the Parent company and the Parent company provides office lease service and building service.

- C.E.O Service Development Joint Stock Company: There is no transaction in the period.

- Dai Viet College: There is no transaction in the period.

- Phu Quoc Investment and Development Joint Stock Company: Providing hotel services for the Parent company; The Parent company lends, sales goods, provides building services for Phu Quoc Investment and Development Joint Stock Company.

- C.E.O Travel Joint Stock Company: Providing catering services, tours and events, hotel bookings, air ticket booking services for the Parent company and the Parent company provides office lease service and building service for C.E.O Travel Joint Stock Company.

- Phu Quoc Housing and Urban Development Joint Stock Company: The Parent Company provides office lease and building service for Phu Quoc Housing and Urban Development Joint Stock Company.

- C.E.O Hospitality Limited Liability Company: Providing catering services, tower management, project management for the Parent company and the Parent company provides building service for C.E.O Hospitality Limited Liability Company.

- Van Don Tourism Development and Investment Joint Stock Company: the Parent company provides service, sales goods for Van Don Tourism Development and Investment Joint Stock Company.

- Nha Trang Investment and Development Joint Stock Company: There is no transaction in the period

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

- C.E.O Design Consultancy One Member Limited Liability Company: Providing design services for the Parent company and the Parent company providing office leasing service, building service for C.E.O Design Consultancy One Member Limited Liability Company.

3. Trade receivable

Unit: VND

	30/6/2024		01/01/2024	
	Amount	Provision	Amount	Provision
a) <i>Short-term</i>				
Van Don Tourism Development and Investment Joint Stock Company	12,692,260,741	-	5,525,056,520	-
Fecon Corporation	3,329,572,160	(2,087,846,350)	2,368,752,821	(2,087,846,350)
Phu Quoc Housing and Urban Development Joint Stock Company	345,809,010	-	4,581,818,182	-
Others	42,192,709,884	(711,000,000)	40,007,103,471	(711,000,000)
Total	58,560,351,795	(2,798,846,350)	52,482,730,994	(2,798,846,350)

b) *Trade receivable from related parties:* Details are presented in Note VIII.2

4. Advances to suppliers

Unit: VND

	30/6/2024		01/01/2024	
	Amount	Provision	Amount	Provision
a) <i>Short-term</i>				
Thang Long Ready-mixed Concrete JSC,	-	-	7,011,575,850	-
C.E.O Construction Joint Stock Company	21,610,313,989	-	16,047,251,684	-
C.E.O Phu Quoc Construction One Member Limited Company	39,103,661,338	-	20,632,788,366	-
Others	5,464,228,312	(340,000,000)	5,291,199,214	(340,000,000)
Total	66,178,203,639	(340,000,000)	48,982,815,114	(340,000,000)

b) *Advances to suppliers as related parties:* Details are presented in Note VIII.2

5. Loan receivables

Unit: VND

	30/6/2024		01/01/2024	
	Amount	Provision	Amount	Provision
a) <i>Short-term</i>				
Phu Quoc Investment and Development Joint Stock Company (i)	110,000,000,000	-	87,000,000,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Phu Kien Phu Quoc One Member Limited Liability Company (ii)	252,120,000,000	-	177,720,000,000	-
Total	362,120,000,000	-	264,720,000,000	-

b) **Loan receivables from related parties:** Details are presented in Note VIII.2

(i) The loan for Phu Quoc Investment and Development Joint Stock Company under loan contracts and addendums, with terms of 12 months, interest shall be paid 1 time upon expiry.

(ii) The loan for Phu Kien Phu Quoc One Member Limited Liability Company under loan contracts and addendums, with terms of 12 months, interest shall be paid 1 time upon expiry.

6. Other receivables

Unit: VND

	30/6/2024		01/01/2024	
	Amount	Provision	Amount	Provision
a) Short-term	747,334,239,069	(5,100,000,000)	734,921,115,952	(5,100,000,000)
Advance for employees	25,253,418,000	-	99,700,000	-
Nguyen Thi Thieu	10,000,000	-	84,700,000	-
Vu Huy Hoang (1)	25,201,152,000	-	-	-
Others	42,266,000	-	15,000,000	-
Mortgages, deposits, collaterals	22,601,355,652	(5,100,000,000)	22,601,355,652	(5,100,000,000)
BMC Construction Materials and Commercial Construction Company Limited (2)	5,100,000,000	(5,100,000,000)	5,100,000,000	(5,100,000,000)
Hanoi Authority for Planning and Investment (3)	2,720,000,000	-	2,720,000,000	-
Kien Giang Authority for Planning and Investment (4)	14,715,000,000	-	14,715,000,000	-
Others	66,355,652	-	66,355,652	-
Interest receivable	37,818,907,829	-	29,857,888,382	-
Phu Quoc Investment and Development Joint Stock Company	12,745,215,755	-	12,509,139,044	-
Phu Kien Phu Quoc One Member Limited Liability Company	17,680,845,478	-	12,068,473,204	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch	445,479,452	-	596,821,918	-

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

<i>Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch</i>	6,921,888,021	-	4,672,649,777	-
<i>Kien Giang Authority for Planning and Investment (4)</i>	25,479,123	-	10,804,439	-
Other receivables	661,660,557,588	-	682,362,171,918	-
<i>Compensation for Sonasea Residences Luxury Villas Project (5)</i>	612,727,646,590	-	612,727,646,590	-
<i>PIT receivable to employees</i>	2,797,463,761	-	2,071,021,535	-
<i>Van Don Tourism Development and Investment Joint Stock Company (6)</i>	43,846,000,000	-	59,346,000,000	-
<i>Nha Trang Investment and Development Joint Stock Company</i>	-	-	5,940,000,000	-
<i>Others</i>	2,289,447,237	-	2,277,503,793	-
b) Long-term	1,692,084,000	-	1,692,084,000	-
Other receivables	1,692,084,000	-	1,692,084,000	-
<i>Quoc Oai Land Clearance and Compensation Board (7)</i>	1,692,084,000	-	1,692,084,000	-
Total	749,026,323,069	(5,100,000,000)	736,613,199,952	(5,100,000,000)

(1) Advance to pay Land clearance and compensation of Sonasea Residences Luxury Villas project at Bai Truong Complex, Duong To commune, Phu Quoc city, Kien Giang province.

(2) A deposit to security for transfer receipt of 510,000 shares owned by BMC-CEO Investment JSC., held by BMC Construction Materials and Commercial Construction Company Limited under the Memorandum between two parties No. 680/2009/BMC-CEO dated 10/11/2009. The foregoing number of shares will be transferred after BMC Construction Materials and Commercial Construction Company Limited transfers the ownership of BMC Thang Long New Urban Area to BMC-CEO Investment JSC.,

(3) A Deposit for the Department of Hanoi Authority for Planning and Investment to ensure the implementation of the CEO Private Primary School and Preschool project.

(4) A Deposit for the Kien Giang Authority for Planning and Investment to ensure the implementation of the Sonasea Kien Giang City Project.

(5) The payment based on the compensation agreement according to the notice on land acquisition of the People's Committee of Phu Quoc City for the implementation of the Sonasea Residences Luxury Villas Project at Bai Truong Complex, Duong To Commune, Phu Quoc City, Kien Giang Province.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

(6) Including receivable Media expenses of VND 283,500,000 and Dividends to be distributed in 2023 of VND 43,562,500,000 according to the notice of temporary dividend payment in 2023 No. 5212/2023/TB-TGD dated December 30, 2023.

(7) An advance for Quoc Oai Land Clearance and Compensation Board, Hanoi City for compensation and assistance in land clearance for Project of Service Land in Sai Son Commune (for the Project of Quoc Oai New Urban Area, lots N1 + N3 of the Company).

c) *Other receivables from related parties:* Details are presented in Note VIII.2

7. Bad debts

Unit: VND

	30/6/2024		01/01/2024	
	Cost	Recoverable amount	Cost	Recoverable amount
The total value of receivables that are overdue or not yet overdue but difficult to recover				
Trade receivable	2,798,846,350	-	2,798,846,350	-
Tran Manh Hung	220,000,000	-	220,000,000	-
Tran Phuong Chinh	440,000,000	-	440,000,000	-
Gtel Mobile JSC.,	51,000,000	-	51,000,000	-
Fecon Coporation	2,087,846,350	-	2,087,846,350	-
Advances to suppliers	340,000,000	-	340,000,000	-
Geological Mining Consulting JSC.,	340,000,000	-	340,000,000	-
Other receivables	5,100,000,000	-	5,100,000,000	-
BMC Construction	5,100,000,000	-	5,100,000,000	-
Materials and Commercial Construction Company Limited				
Total	8,238,846,350	-	8,238,846,350	-

8. Inventories

Unit: VND

	30/6/2024		01/01/2024	
	Cost	Provision	Cost	Provision
Tools and supplies	1,066,362	-	1,066,362	-
Work in progress (*)	300,655,142,087	-	300,493,327,001	-
Merchandise	534,511,813	-	576,511,813	-
Total	301,190,720,262	-	301,070,905,176	-

(*) Work in progress includes the construction cost in progress of Seven Star - Ha Noi Project; Sonasea Residences Project; Quoc Oai Project; River Silk City - Ha Nam Project and other projects.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

9. Increases, decreases of tangible fixed assets

<i>Cost</i>					
Balance as at 01/01/2024	27,031,710,641	7,761,018,182	3,288,704,728	1,605,917,005	39,687,350,556
Purchase in the period	-	-	42,900,000	-	42,900,000
Balance as at 30/6/2024	27,031,710,641	7,761,018,182	3,331,604,728	1,605,917,005	39,730,250,556
<i>Accumulated depreciation</i>					
Balance as at 01/01/2024	8,982,927,459	6,132,033,262	3,227,720,618	1,563,367,005	19,906,048,344
Depreciation in the period	395,686,692	485,063,634	11,430,100	5,550,000	897,730,426
Balance as at 30/6/2024	9,378,614,151	6,617,096,896	3,239,150,718	1,568,917,005	20,803,778,770
<i>Net book value</i>					
As at 01/01/2024	18,048,783,182	1,628,984,920	60,984,110	42,550,000	19,781,302,212
As at 30/6/2024	17,653,096,490	1,143,921,286	92,454,010	37,000,000	18,926,471,786

- Carrying amount of tangible fixed assets used for mortgage, deposit as security for loans as at 30/6/2024 VND 7,045,474,839 (As at 31/12/2023 VND 7,155,542,375).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

10. Increases, decreases of intangible fixed assets

Items	Patent	Computer Softwares	Trade mark, brand name	Unit: VND Total
<i>Cost</i>				
Balance as at 01/01/2024	208,518,000	4,178,725,750	267,227,596	4,654,471,346
Balance as at 30/6/2024	208,518,000	4,178,725,750	267,227,596	4,654,471,346
<i>Accumulated amortization</i>				
Balance as at 01/01/2024	208,518,000	3,183,931,839	267,227,596	3,659,677,435
Amortization in the period	-	145,906,814	-	145,906,814
Balance as at 30/6/2024	208,518,000	3,329,838,653	267,227,596	3,805,584,249
<i>Net book value</i>				
As at 01/01/2024	-	994,793,911	-	994,793,911
As at 30/6/2024	-	848,887,097	-	848,887,097

- Historical cost of fixed assets which has been fully depreciated but still in use with the value of VND 3,634,471,346 (As at 31/12/2023: VND 1,884,471,346)

11. Increases, decreases of investment property

Investment property held to earn rentals

Unit: VND

Items	01/01/2024	Increase in the period	Decrease in the period	30/6/2024
<i>Cost</i>				
Buildings	224,903,449,704	-	-	224,903,449,704
Land use rights	-	-	-	-
<i>Accumulated depreciation</i>				
Buildings	60,723,268,431	2,497,449,900	-	63,220,718,331
Land use rights	60,723,268,431	2,497,449,900	-	63,220,718,331
<i>Net book value</i>				
Buildings	164,180,181,273	-	-	161,682,731,373
Land use rights	164,180,181,273	-	-	161,682,731,373

The Company has mortgaged the investment properties with carrying amount at 30/6/2024 of VND 122,659,610,038 (as at 31/12/2023: VND 124,575,787,102) as a security for loans at Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

According to Vietnamese Accounting Standard No. 05 - Investment Properties, fair value of investment property as at June 30, 2024 is required to be disclosed. However, the Company could not determine the fair value as at June 30, 2024; therefore, no information about the fair value is disclosed in the notes to the interim separate financial statements. In order to determine the fair value, the Company would require an independent consultancy company to perform the valuation. At present, the Company has not found a suitable consultancy company yet.

12. Long-term assets in progress

	30/6/2024	01/01/2024
	VND	VND
Construction in progress		
Construction investment project of CEO Private Kindergarten Shool	11,591,848,240	4,751,943,219
Construction investment project of CEO Private Primary School	18,426,692,762	9,875,477,064
Construction investment project of Sunny commercial medical center	5,411,380,694	5,411,380,694
Project Dai Viet Hi-tech Training Center - Lang Hoa Lac	703,929,703	703,929,703
Total	36,133,851,399	20,742,730,680

13. Prepayment expenses

	30/6/2024	01/01/2024
	VND	VND
a) Short-term		
Issued tools and instruments awaiting for allocation	30,285,306	10,946,377
Communication cooperation expense awaiting for allocation	943,963,958	943,963,958
Cost of land rent for Quoc Oai mixed building	394,869,748	789,739,496
1% provisional CIT	60,533,415	85,479,084
Other expenses awaiting for allocation	277,207,945	856,865,218
b) Long-term	5,815,716,559	5,967,020,606
Prepayment for lease of 19th floor for Lac Viet Company	3,667,197,123	3,724,497,081
Issued tools and instruments awaiting for allocation	259,414,453	238,805,710
Other expenses awaiting for allocation	1,889,104,983	2,003,717,815
Total	7,522,576,931	8,654,014,739

14. Trade payable

Unit: VND

	30/6/2024		01/01/2024	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
a) Short-term				
Bao Viet Investment One Member Co., Ltd	15,000,000,000	15,000,000,000	15,000,000,000	15,000,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

C.E.O Hospitality Limited	7,796,605,984	7,796,605,984	2,568,234,980	2,568,234,980
Liability Company				
Sudeco Investment JSC.,	3,666,655,520	3,666,655,520	-	-
Others	10,479,714,065	10,479,714,065	10,505,464,043	10,505,464,043
Total	36,942,975,569	36,942,975,569	28,073,699,023	28,073,699,023

b) *Trade payable as related parties:* Details are presented in Note VIII.2

15. Advances from customers

	30/6/2024	01/01/2024
	VND	VND
<i>Short-term</i>		
Nguyen Thanh Thuy	5,526,564,469	5,526,564,469
Ta Dinh Binh	526,610,906	526,690,716
Tran Phuong Chinh	-	734,566,915
Others	248,518,284	80,965,146
Total	6,301,693,659	6,868,787,246

16. Taxes and payables to the State budget

	01/01/2024	Amounts payable in the period	Amounts paid in the period	30/6/2024	Unit: VND
<i>a) Payables</i>					
Personal income tax	486,673,878	1,883,676,413	2,101,877,302	268,472,989	
Land and housing tax	220,473,291	2,807,017,736	3,027,491,027	-	
Fees, charges and other payables	-	4,000,000	4,000,000	-	
Total	707,147,169	4,694,694,149	5,133,368,329	268,472,989	
<i>b) Receivables</i>					
Output Value added tax	4,002	-	-	4,002	
Corporate income tax	732,532,348	(24,945,669)	55,265,645	812,743,662	
Total	732,536,350	(24,945,669)	55,265,645	812,747,664	

17. Accrued expenses

	30/6/2024	01/01/2024
	VND	VND
<i>Short-term</i>		
Overdraft interest expense	15,325,167	105,350,344
Lighting accrued expenses	45,850,819	-
Total	61,175,986	105,350,344

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

18. Unearned revenue

	30/6/2024	01/01/2024
	VND	VND
<i>a) Short-term</i>		
Unearned revenue from leases of CEO Tower	3,523,766,732	3,701,802,113
Unearned revenue from leases of Bamboo Garden Apartment	3,365,767,955	3,538,730,797
	157,998,777	163,071,316
<i>b) Long-term</i>		
Unearned revenue from leases of CEO Tower	71,830,535,732	72,989,092,746
	71,830,535,732	72,989,092,746
Total	75,354,302,464	76,690,894,859

19. Other payables

	30/6/2024	01/01/2024
	VND	VND
<i>a) Short-term</i>		
Trade union fee, compulsory insurance	124,353,585,493	123,607,554,046
	237,621,489	193,641,690
Short-term collaterals, deposits received	120,008,544,383	119,436,468,063
<i>Tran Ngoc Thao (1)</i>	115,756,914,694	115,756,914,694
<i>Deposit for house rental in CEO tower</i>	2,141,629,689	2,554,553,369
<i>Others</i>	2,110,000,000	1,125,000,000
Other payables	4,107,419,621	3,977,444,293
<i>Quoc Oai Land Clearance and Compensation Board (2)</i>	2,361,511,922	2,361,511,922
<i>Others</i>	1,745,907,699	1,615,932,371
<i>b) Long-term</i>		
Long-term collaterals, deposits received	29,876,601,516	29,480,573,200
<i>Deposit for house rental in CEO tower</i>	4,632,960,316	4,173,649,840
<i>Others</i>	25,243,641,200	25,306,923,360
Total	154,230,187,009	153,088,127,246

(1) Payable under the Deposit Contract No. 252/2022/HDDC dated 25/02/2022 on the deposit for co-operation in investment, construction and trading of real estate products at the Sonasea Residences Luxury Villas project at Bai Truong Complex, Duong To Commune, Phu Quoc City, Kien Giang Province and on that basis to distribute profits from business activities of the project.

(2) As compensation and support for ground clearance must be returned to Land Fund Development Center at Quoc Oai District, Ha Noi City according to Official Letter No. 121/PTQD-KHTC dated 09/8/2019.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (*continued*)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)*

20. Loans and obligations under finance lease

	30/6/2024		Movement during the period		01/01/2024	
	Amount	Amount able to be paid off	Increase	Decrease	Amount	Amount able to be paid off
a) <i>Short-term borrowing</i>						
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (1)	31,221,926,121	31,221,926,121	41,173,712,452	163,218,761,410	153,266,975,079	153,266,975,079
Total	31,221,926,121	31,221,926,121	41,173,712,452	163,218,761,410	153,266,975,079	153,266,975,079

b) *Notes to loans*

(1) Loans from Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch under contracts:

- Overdraft limit Contract No. 03/2024/2356339/HDTD dated 22/3/2024; Overdraft limit value: VND 100 billion, the validity period of the limit until the end of 08/7/2024; The interest rate is according to each debt agreement.
- Overdraft limit Contract No. 01-03/2024/2356339/HDTD dated 26/4/2024; Overdraft limit value: VND 97 billion, the validity period of the limit until the end of 05/7/2024; The interest rate is according to each debt agreement.
- Overdraft limit Contract No. 06/2024/2356339/HDTD dated 26/6/2024; Overdraft limit value: VND 12 billion, the validity period of the limit until the end of 01/7/2024; The interest rate is according to each debt agreement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

21. Owner's equity

a) Movement in owner's equity

Unit: VND

Items	Owner's contributed capital	Share premium	Retained earnings	Total
Balance as at 01/01/2023	2,573,399,850,000	-	728,434,615,450	3,301,834,465,450
Capital contribution increased in the previous year (i)	2,573,387,750,000	-	-	2,573,387,750,000
Profit in the previous year	-	-	106,043,823,858	106,043,823,858
Other reductions (i)	-	(433,150,000)	-	(433,150,000)
Distributed to Investment and Development funds	-	-	(13,582,343,995)	(13,582,343,995)
Distributed to Bonus and welfare funds	-	-	(27,164,687,990)	(27,164,687,990)
Balance as at 31/12/2023	5,146,787,600,000	(433,150,000)	793,731,407,323	5,940,085,857,323
Profit in the period	-	-	16,110,082,575	16,110,082,575
Distributed to Investment and Development funds (ii)	-	-	(5,302,191,193)	(5,302,191,193)
Distributed to Bonus and welfare funds (ii)	-	-	(10,604,382,386)	(10,604,382,386)
Balance as at 30/6/2024	5,146,787,600,000	(433,150,000)	793,934,916,319	5,940,289,366,319

(i) The company has completed the capital increase procedures in accordance with current laws and the capital increase plan has been approved by the General Meeting of Shareholders in the Resolution of the 2022 Annual general meeting of Shareholders No. 01/2022/NQ-DHDCD dated April 29, 2022. In which, the General Meeting approved the plan to issue shares to increase charter capital from VND 2,573,399,850,000 to VND 5,146,799,700,000, corresponding to the issuance of additional shares with a total par value of VND 2,573,399,850,000, equivalent to 257,339,985 shares.

According to the detailed plan of using capital obtained from the expected share issuance of VND 2,573,399,850,000 in Resolution No. 14/2022/NQ-HDQT dated August 23, 2022 of the Board of Directors, the total amount of investment proceeds for the Sonasea Residences luxury villas project (Sonasea Residences project) is VND 800,000,000,000, increased capital to the subsidiary of VND 1,556,000,000,000 (in which: capital increase in Van Don Tourism Development and Investment Joint Stock Company is VND 1,000,000,000,000, C.E.O International Company Limited is VND 200,000,000,000, Nha Trang Investment and Development Joint Stock Company is VND 200,000,000,000, Phu Quoc Investment and Development Joint Stock Company is VND 105,000,000,000, C.E.O Construction Joint Stock Company is VND 51,000,000,000); Additional working capital for business activities: VND 217,399,850,000. After increasing the capital, the number of undistributed fractional shares with a total amount of VND 12,100,000 will be reduced to the Additional working capital for business activities.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

As of June 30, 2024, C.E.O Group Joint Stock Company has made use of the proceeds from the offering as follows:

- Capital contribution for Sonasea Residence luxury villa project is VND 248,798,183,336;
- Capital increase in Van Don Tourism Development and Investment Joint Stock Company is VND 506,250,000,000;
- Capital increase in C.E.O International Company Limited is VND 200,000,000,000;
- Capital increase in C.E.O Construction Joint Stock Company is VND 51,000,000,000;
- Additional working capital for production and business activities is VND 24,747,083,002.

(ii) Appropriation of development investment fund, welfare reward fund, the Reward Fund for the Board of Management and the Board of Directors according to the Resolution of the 2024 Annual General Meeting of Shareholders No. 01/2024/NQ/CEO-DHDCD dated May 3, 2024.

b) Details of owner's equity

	30/6/2024	01/01/2024
	VND	VND
Contribution from shareholders	5,146,787,600,000	5,146,787,600,000
Total	5,146,787,600,000	5,146,787,600,000

c) Capital transactions with owners, dividend distribution and shared profit

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
<i>Owner's contributed capital</i>	<i>5,146,787,600,000</i>	<i>2,573,399,850,000</i>
Contributed at current period's opening balance	5,146,787,600,000	2,573,399,850,000
Contributed at current period's closing balance	5,146,787,600,000	2,573,399,850,000
<i>Paid dividend, shared profit</i>	<i>-</i>	<i>-</i>

d) Shares

	30/6/2024	01/01/2024
	Shares	Shares
Number of shares registered for issue	514,678,760	514,678,760
Number of shares issued to the public	514,678,760	514,678,760
- Ordinary shares	514,678,760	514,678,760
Number of outstanding shares in circulation	514,678,760	514,678,760
- Ordinary shares	514,678,760	514,678,760
Par value of outstanding shares: VND 10,000/share		

e) Funds of the Company

	01/01/2024	Increase	Decrease	30/6/2024	Unit: VND
Development and Investment fund	102,620,632,011	5,302,191,193	-	107,922,823,204	
Total	102,620,632,011	5,302,191,193	-	107,922,823,204	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

VI. Additional information for items presented in the interim Separate Income Statement

1. Gross revenue from goods sold and services rendered

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
<i>a) Revenue</i>		
Revenue from sales of merchandise goods	15,190,542,777	-
Revenue from services rendered	24,776,587,382	31,275,686,614
Revenue from real estate business	5,019,317,821	-
Others	3,974,068	-
Total	44,990,422,048	31,275,686,614

b) Revenue from related parties: Details are presented in Note VIII.2

2. Cost of sales

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
Cost of sales merchandise goods	14,859,648,087	-
Cost of services rendered	17,529,264,227	13,962,073,996
Cost of real estate business	5,666,167,035	-
Total	38,055,079,349	13,962,073,996

3. Financial income

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
<i>a) Financial income</i>		
Interest from bank deposits, deposits, loan receivables	36,770,033,428	9,613,613,025
Paid dividend, shared profit	-	17,940,000,000
Others	31,641,934	7,339,454
Total	36,801,675,362	27,560,952,479

b) Financial income from related parties: Details are presented in Note VIII.2

4. Financial expenses

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
Interest expense, overdraft interest	1,608,869,675	77,587,370
Provision for diminution in value of investments	4,812,912,094	3,688,748,739
Written back for diminution in value of investments	-	(109,690,853)
Total	6,421,781,769	3,656,645,256

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

5. Other income

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
Interest incurred on late payment for apartment purchase	1,370,030,825	68,107,536
Collection of fines for termination of contracts	-	286,775,754
Others	431,693,618	94,980,292
Total	1,801,724,443	449,863,582

6. Other expenses

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
Administrative Penalty	-	157,886,273
Expenses for late payment of taxes and land rents	18,733,623	2,308,977
Others	-	13,612,000
Total	18,733,623	173,807,250

7. Selling expenses and general and administration expenses

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
a) <i>Selling expenses incurred in the period</i>		
Sales staff expenses	3,636,233,723	2,684,177,630
Tools and supplies expenses	1,968,774,593	2,057,192,697
External services expenses	9,895,835	-
	1,657,563,295	626,984,933
b) <i>General and administration expenses incurred in the period</i>		
Staff expenses	19,351,910,814	22,028,621,813
Stationery cost	13,171,557,463	12,786,614,857
Depreciation of fixed assets	214,055,357	494,089,931
Taxes, fees and charges	759,491,976	938,763,304
External services expenses	421,066,001	127,479,831
Other expenses in cash	4,726,850,263	7,582,762,273
	58,889,754	98,911,617

8. Current corporate income tax expenses

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
<i>Normal course of production and business</i>		
Accounting profit before corporate income tax	17,629,704,375	16,832,688,043
Incomes exempted from corporate income tax	-	17,940,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Corporate income tax non-deductible expense	298,801,207	520,142,823
Losses are carried forward and offset operations profit and loss	(17,928,505,582)	-
Corporate income tax assessable income	-	(587,169,134)
Current corporate income tax rate	20%	20%
Corporate income tax expense calculated on current taxable incomes from normal business activities (1)	-	-
 <i>Real estate business</i>		
Accounting profit before corporate income tax	(2,124,880,234)	79,303,710
Corporate income tax non-deductible expense	18,281,935	102,261,159
Losses are carried forward and offset operations profit and loss	611,383,916	(181,564,869)
Corporate income tax assessable income	(1,495,214,383)	-
Current corporate income tax rate	20%	20%
Corporate income tax expense calculated on current taxable incomes from real estate business (2)	-	-
 <i>Social house business (preferential CIT rate at 10%)</i>		
Accounting profit before corporate income tax	605,258,434	(130,815,023)
Corporate income tax non-deductible expense	6,125,482	13,579,268
Losses are carried forward and offset operations profit and loss	(611,383,916)	-
Corporate income tax assessable income	-	(117,235,755)
Current corporate income tax rate	10%	10%
Corporate income tax expense calculated on current taxable incomes from social house business (3)	-	-
 Total current corporate income tax expense		
(4) = (1)+(2)+(3)		

9. Basic earning per share

Basic earning per share is not presented on these Interim Separate Financial Statements but it will be presented on the Interim Consolidated Financial Statements for the period from 01/01/2024 to 30/6/2024 of C.E.O Group Joint Stock Company under guidelines in Vietnamese Accounting Standard No. 30 - Basic earning per share.

VII. Additional information for items presented in the Interim Separate Cash Flow Statement

From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
VND	VND

- Actual receipt of borrowing amounts in the period**
Proceeds from borrowings under normal agreement
- Principal amount paid in the period**
Payment of borrowing principal under normal agreement

41,173,712,452	-
163,218,761,410	5,972,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

VIII. Other information

1. Subsequent events after reporting date

According to the 2024 Annual General Shareholders Meeting of the Company No. 01/2024/CEO-DHDCD dated May 3, 2024 and Resolution of the Board of Directors No. 11/2024/NQ/CEO-HDQT dated May 30, 2024, the Company has approved the plan to pay dividends in 2023 in shares at the rate of 5%, corresponding to the exercise ratio of 100:5 (receive 5 additional issued shares for each 100 rights). The closing date of the issuance of shares is July 26, 2024. The expected date of share transfer is August 26, 2024. According to Resolution No. 13/2024/NQ/CEO-HDQT dated August 5, 2024 of the Board of Directors of C.E.O Group Joint Stock Company the total number of shares distributed is 25,733,938 shares, of which the number of shares distributed to shareholders in proportion to 25,727,672 shares for 52,638 shareholders; the number of shares disposed of in fractional shares, odd shares is 6,266 canceled shares and the Board of Directors has approved the amendment of the Charter of C.E.O Group Joint Stock Company after the issuance of shares to pay dividends in 2023, accordingly, the charter capital of the Company after the issuance is VND 5,404,064,320,000.

The company has been granted the 27th amended Business Registration Certificate No. 0101183550 by the Hanoi Department of Planning and Investment on August 14, 2024 with a Charter Capital of VND 5,404,064,320,000.

Board of General Directors confirms that, according to Board of General Directors, in all material respects, apart from the above event there are no unusual events arising after the balance sheet date which affects the financial position and operation of the Company that needed to be adjusted or presented on the Interim Separate Financial Statements for the period from 01/01/2024 to 30/6/2024.

2. Transactions and balances with related parties

Related parties of the Company include: Key members, individuals who are related to key members and other related parties.

List of related parties

Related parties	Relationship
C.E.O International Company Limited	Subsidiary
C.E.O Construction Joint Stock Company	Subsidiary
C.E.O Service Development Joint Stock Company	Subsidiary
Dai Viet College	Subsidiary
Phu Quoc Investment and Development Joint Stock Company	Subsidiary
C.E.O Travel Joint Stock Company	Subsidiary
Phu Quoc Housing and Urban Development Joint Stock Company	Subsidiary
C.E.O Design Consultancy One Member Limited Liability Company	Subsidiary
C.E.O Hospitality Limited Liability Company	Subsidiary
Green Phu Quoc Limited Liability Company	Subsidiary of C.E.O Hospitality Limited Liability Company
C.E.O Phu Quoc Construction One Member Limited Company	Subsidiary of C.E.O Construction Joint Stock Company
Van Don Tourism Development and Investment Joint Stock Company	Subsidiary

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Phu Kien Phu Quoc One Member Limited Liability Company	Subsidiary of Phu Quoc Investment and Development Joint Stock Company
Nha Trang Investment and Development Joint Stock Company	Subsidiary
Happy Family Tour and Services One Member Limited Liability Company	Subsidiary of C.E.O Travel Joint Stock Company
C.E.O Community Health Care Service Limited Liability Company	Subsidiary of C.E.O Service Development Joint Stock Company
C.E.O Human Resources Development Limited Liability Company	Subsidiary of C.E.O Service Development Joint Stock Company
Vietnam International Manpower Supply Joint Stock Company	Subsidiary of C.E.O Service Development Joint Stock Company
C.E.O Van Don Construction One Member Limited Liability Company	Subsidiary of C.E.O Construction Joint Stock Company
Happy Family Tour and Services Van Don Limited Liability Company	Subsidiary of C.E.O Travel Joint Stock Company

a) During the period, the Company has entered into its significant transactions with related parties as follows:

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
Purchase		
C.E.O Construction Joint Stock Company	7,150,743,392	-
C.E.O Travel Joint Stock Company	1,138,876,119	4,008,535,145
Green Phu Quoc Limited Liability Company	-	342,000,000
C.E.O Hospitality Limited Liability Company	7,649,900,963	6,983,980,604
C.E.O Design Consultancy One Member Limited Liability Company	737,832,085	446,762,086
Phu Kien Phu Quoc One Member Limited Liability Company	239,931,225	142,051,066
Phu Quoc Investment and Development Joint Stock Company	61,984,374	84,727,272
C.E.O Phu Quoc Construction One Member Limited Company	-	35,931,685,760
C.E.O Human Resources Development Limited Liability Company	77,166,605	165,466,621
Sales		
C.E.O Construction Joint Stock Company	506,496,078	502,567,392
C.E.O Travel Joint Stock Company	161,345,475	277,528,318
C.E.O International Company Limited	167,334,430	184,889,181
C.E.O Hospitality Limited Liability Company	385,153,890	95,072,769
Van Don Tourism Development and Investment Joint Stock Company	15,384,714,208	3,968,219,371
Green Phu Quoc Limited Liability Company	367,500	711,900
Phu Quoc Housing and Urban Development Joint Stock Company	314,371,828	314,394,828
C.E.O Design Consultancy One Member Limited Liability Company	438,166,764	453,094,465
Phu Quoc Investment and Development Joint Stock Company	511,294,250	2,135,700
C.E.O Human Resources Development Limited Liability Company	526,875,505	545,760,002

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Lending

Phu Quoc Investment and Development Joint Stock Company	26,000,000,000	20,000,000,000
Phu Kien Phu Quoc One Member Limited Liability Company	74,400,000,000	107,500,000,000

Recovered from lending

Phu Quoc Investment and Development Joint Stock Company	3,000,000,000	-
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Receivable interest loan

Phu Quoc Investment and Development Joint Stock Company	2,236,076,711	2,379,907,535
Phu Kien Phu Quoc One Member Limited Liability Company	5,612,372,274	7,068,131,781

Dividend divided

C.E.O Hospitality Limited Liability Company	-	12,000,000,000
Nha Trang Investment and Development Joint Stock Company	-	5,940,000,000

b) Balances with related parties

	30/6/2024 VND	01/01/2024 VND
Trade receivable		
Van Don Tourism Development and Investment Joint Stock Company	12,692,260,741	5,525,056,520
C.E.O Travel Joint Stock Company	81,486,704	263,424,837
Phu Quoc Housing and Urban Development Joint Stock Company	345,809,010	4,581,818,182
C.E.O Construction Joint Stock Company	582,790,307	26,603,825
C.E.O Design Consultancy One Member Limited Liability Company	706,464,053	309,615,552
C.E.O Hospitality Limited Liability Company	457,418,551	36,752,960
Green Phu Quoc Limited Liability Company	2,361,975	1,957,725
C.E.O Human Resources Development Limited Liability Company	29,718,104	-
C.E.O Van Don Construction One Member Limited Liability Company	582,184,592	582,184,592
C.E.O International Company Limited	84,608,671	-
Phu Kien Phu Quoc One Member Limited Liability Company	-	27,105,456
Phu Quoc Investment and Development Joint Stock Company	-	97,948,656
Advances to suppliers		
C.E.O Construction Joint Stock Company	21,610,313,989	16,047,251,684
C.E.O Design Consultancy One Member Limited Liability Company	-	62,020,148
C.E.O Phu Quoc Construction One Member Limited Company	39,103,661,338	20,632,788,366
Loan receivables		
Phu Quoc Investment and Development Joint Stock Company	110,000,000,000	87,000,000,000
Phu Kien Phu Quoc One Member Limited Liability Company	252,120,000,000	177,720,000,000
Other receivables		
Van Don Tourism Development and Investment Joint Stock Company	43,846,000,000	59,346,000,000
Nha Trang Investment and Development Joint Stock Company	-	5,940,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

Phu Quoc Investment and Development Joint Stock Company	12,745,215,755	12,509,139,044
Phu Quoc Housing and Urban Development Joint Stock Company	127,440,000	127,440,000
Phu Kien Phu Quoc One Member Limited Liability Company	17,680,845,478	12,068,473,204
C.E.O Travel Joint Stock Company	378,000,000	378,000,000
C.E.O Phu Quoc Construction One Member Limited Company	67,916,664	28,692,684
C.E.O Construction Joint Stock Company	4,875,260	-

Trade payable

C.E.O Travel Joint Stock Company	351,098,560	477,417,009
C.E.O Hospitality Limited Liability Company	7,796,605,984	2,568,234,980
Green Phu Quoc Limited Liability Company	150,297,942	150,297,942
Phu Quoc Investment and Development Joint Stock Company	15,900,000	67,900,001
Phu Kien Phu Quoc One Member Limited Liability Company	102,758,822	135,581,199
Happy Family Tour and Services Van Don Limited Liability Company	-	513,825,564
C.E.O Design Consultancy One Member Limited Liability Company	165,568,285	-
C.E.O Human Resources Development Limited Liability Company	4,129,530	-

Advances from customers

C.E.O International Company Limited	-	80,310,640
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c) Remuneration entitled to key management members in the period as follows:

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
Income of key members	4,180,853,612	3,542,349,797
Remuneration of BOM members and Board of Supervision's members	288,000,000	288,000,000
Total (*)	4,468,853,612	3,830,349,797

(*) Details of the income of key management members in the period as follows:

1. Income of Board of General Directors	Position	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
		VND	VND
Mr. Doan Van Minh	General Director (Dismissed from 06/5/2024)	611,044,515	590,286,305
Mr. Cao Van Kien	General Director (Appointed from 06/5/2024)	160,821,593	124,819,649
Mr. Ta Van To	Deputy General Director	173,541,958	156,536,451
Ms. Vu Thi Lan Anh	Deputy General Director	649,874,424	531,272,104
Mr. Tran Dao Duc	Deputy General Director	643,274,424	522,197,500
Ms. Do Phuong Anh	Deputy General Director	655,208,785	545,957,500

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Separate Financial Statements)

<i>2. Income of other key management members and Chief Accountant</i>	Position	1,287,087,913	1,071,280,288
Mr. Doan Van Binh	Chairman	951,292,885	800,721,333
Ms. Do Thi Thom	Chief Accountant	335,795,028	270,558,955
<i>3. Remuneration of members of the Board of Management and Supervision</i>	Position	288,000,000	288,000,000
Mr. Doan Van Binh	Chairman of the Board of Management	60,000,000	60,000,000
Mr. Doan Van Minh	Member of the Board of Management	42,000,000	42,000,000
Ms. Vu Thi Lan Anh	Member of the Board of Management	42,000,000	42,000,000
Mr. Tran Trung Ket	Member of the Board of Management	42,000,000	42,000,000
Mr. Hoang Thi Hung	Independent member of the Board of Management (Dismissed from 03/5/2024)	21,000,000	42,000,000
Mr. Nguyen Van Dong	Independent member of the Board of Management (Appointed from 03/5/2024)	21,000,000	-
Ms. Tran Thi Thuy Linh	Head of the Board of Supervision	24,000,000	24,000,000
Mr. Bui Duc Thuyen	Member of the Board of Supervision	18,000,000	18,000,000
Ms. Nguyen Thu Phuong	Member of the Board of Supervision	18,000,000	18,000,000

3. Comparative information

Comparative figures are the figures of the audited and reviewed Separate Financial Statements for the fiscal year ended 31/12/2023 and Interim Separate Financial Statements for the period from 01/01/2023 to 30/6/2023 of C.E.O Group Joint Stock Company by Vietnam Auditing and Evaluation Co., Ltd. (VAE).

Hanoi, August 26, 2024

C.E.O GROUP JOINT STOCK COMPANY

Prepared

Chief Accountant

General Director

Bui Thi Kieu Chinh

Do Thi Thom



Cao Van Kien