

C.E.O GROUP JOINT STOCK COMPANY
REVIEWED INTERIM CONSOLIDATED
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") presents this Report together with the Company's reviewed Interim Consolidated Financial Statements for the period from 01/01/2024 to 30/6/2024.

Board of Management and Board of General Directors

Members of Board of Management and 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, include:

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 May 03, 2024)
Mr. Nguyen Van Dong	Independent Member (Appointed from May 03, 2024)

Board of General Directors

Mr. Cao Van Kien	General Director (*)
Mr. Doan Van Minh	General Director (Dismissed from May 06, 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 May 06, 2024 and Dismissed from the position of Deputy General Director from May 06, 2024.

Respective responsibilities of Board of General Directors

Board of General Directors of the Company is responsible for preparing Interim Consolidated Financial Statements which give a true and fair view of the financial position, business operation results and 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 the Interim Consolidated Financial Statements. In the preparation of these Interim Consolidated Financial Statements, 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 needs to be disclosed and justified in Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated 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 Consolidated Financial Statements so as to minimize risks and frauds.

BOARD OF GENERAL DIRECTORS' REPORT

(continued)

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 Consolidated Financial Statements comply with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Interim Consolidated Financial Statements. 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.

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

For and on behalf of Board of General Directors,

C.E.O GROUP JOINT STOCK COMPANY



Cao Van Kien
General Director

Hanoi, August 26, 2024

No.: 2808.04-24/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 Consolidated 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 44, including: Interim Consolidated Balance Sheet as at 30/6/2024, Interim Consolidated Income Statement, Interim Consolidated Cash Flows Statement for the period then ended and Notes to the Interim Consolidated Financial Statements.

Board of General Directors's responsibility

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

Auditors' responsibility

Our responsibility is to express a conclusion on these Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagement (VSRE) 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of Interim Consolidated Financial Statements 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

Base on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the Interim Consolidated Financial position of the Company as at 30/6/2024, and of the interim consolidated results of its operations and its interim consolidated 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 Consolidated Financial Statements.



Pham Hung Son
Deputy General Director
Certificate of audit practice registration No. 0813-2023-034-1
For and on behalf of
VIETNAM AUDITING AND EVALUATION CO., LTD.

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INTERIM CONSOLIDATED BALANCE SHEET

As at 30/6/2024

Unit: VND

ASSETS	Codes	Notes	30/6/2024	01/01/2024
A CURRENT ASSETS	100		5,047,183,273,798	5,752,390,556,523
I Cash and cash equivalents	110	V.1.	1,030,816,092,516	1,153,356,865,428
1 Cash	111		69,722,084,575	99,960,615,428
2 Cash equivalents	112		961,094,007,941	1,053,396,250,000
II Short-term financial investments	120	V.2.	932,687,327,624	1,542,287,327,624
1 Held-to-maturity investments	123		932,687,327,624	1,542,287,327,624
III Short-term receivables	130		1,502,314,432,360	1,520,620,567,390
1 Short-term trade receivable	131	V.3.	642,181,350,194	654,420,529,471
2 Short-term advances to suppliers	132	V.4.	172,781,958,119	242,517,932,011
3 Short-term loans receivable	135	V.5.	30,100,000,000	10,800,000,000
4 Other short-term receivables	136	V.6.	737,982,386,738	677,350,443,865
5 Provision for short-term doubtful debts	137		(80,731,262,691)	(64,468,337,957)
IV Inventories	140	V.8.	1,328,047,292,420	1,275,134,325,582
1 Inventories	141		1,328,047,292,420	1,275,134,325,582
V Other current assets	150		253,318,128,878	260,991,470,499
1 Short-term prepayments expenses	151	V.10.	94,970,952,648	116,511,443,689
2 VAT deductibles	152		137,677,251,022	121,462,137,807
3 Taxes and receivables from the State budget	153	V.18.	20,669,925,208	23,017,889,003
B NON-CURRENT ASSETS	200		3,972,580,777,178	3,672,456,970,061
I Other long-term receivables	210		15,552,015,092	14,507,856,507
1 Other long-term receivable	216	V.6.	15,552,015,092	14,507,856,507
II Fixed assets	220		2,189,450,928,031	1,363,482,570,004
1 Tangible fixed assets	221	V.11.	2,145,437,649,164	1,318,764,372,254
- Historical cost	222		2,609,441,609,077	1,750,285,914,169
- Accumulated depreciation	223		(464,003,959,913)	(431,521,541,915)
2 Intangible fixed assets	227	V.12.	44,013,278,867	44,718,197,750
- Historical cost	228		71,099,094,601	70,188,048,871
- Accumulated amortization	229		(27,085,815,734)	(25,469,851,121)
III Investment property	230	V.13.	610,379,163,467	618,843,642,965
- Historical cost	231		735,401,626,634	735,401,626,634
- Accumulated depreciation	232		(125,022,463,167)	(116,557,983,669)
IV Long-term assets in progress	240		1,008,528,419,543	1,540,257,411,644
1 Construction in progress	242	V.9.	1,008,528,419,543	1,540,257,411,644
V Long-term financial investments	250		100,000,000	-
1 Held-to-maturity investments	255	V.2.	100,000,000	-
VI Other non-current assets	260		148,570,251,045	135,365,488,941
1 Long-term prepayments expenses	261	V.10.	78,281,518,188	55,634,713,877
2 Deferred tax asset	262	V.14.	23,037,559,516	23,654,392,685
3 Goodwill	269	V.15.	47,251,173,341	56,076,382,379
TOTAL ASSETS (270=100+200)	270		9,019,764,050,976	9,424,847,526,584

(Notes from page 10 to page 44 are an integral part of these Interim Consolidated Financial Statements)

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INTERIM CONSOLIDATED BALANCE SHEET

As at 30/6/2024

(continued)

Unit: VND

RESOURCES	Code	Notes	30/6/2024	01/01/2024
C LIABILITIES	300		2,735,969,631,367	3,178,791,514,995
I Current liabilities	310		2,016,121,371,135	2,471,858,681,858
1 Short - term trade payables	311	V.16.	231,783,557,277	209,427,744,974
2 Short - term advances from customers	312	V.17.	880,900,950,866	1,100,386,421,147
3 Taxes and payables to the State budget	313	V.18.	34,285,814,835	84,391,784,114
4 Payables to employees	314		12,184,004,497	17,902,480,303
5 Short-term accrued expenses	315	V.19.	262,583,339,452	150,542,973,884
6 Short-term unearned revenue	318	V.20.	3,997,099,682	3,705,729,392
7 Other short-term payables	319	V.21.	273,747,315,336	275,338,927,072
8 Short-term loans and obligations under finance lease	320	V.23.	224,651,926,120	542,465,500,502
9 Welfare and bonus fund	322		91,987,363,070	87,697,120,470
II Non-current liabilities	330		719,848,260,232	706,932,833,137
1 Long-term accrued expenses	333	V.19.	108,111,771,889	143,253,561,719
2 Long-term unearned revenue	336	V.20.	176,435,555,047	188,465,910,107
3 Other long-term payables	337	V.21.	34,876,601,516	34,480,573,200
4 Long-term loans and obligations under finance lease	338	V.23.	337,984,477,250	279,307,304,141
5 Deferred tax liabilities	341	V.22.	62,439,854,530	61,425,483,970
D OWNER'S EQUITY	400		6,283,794,419,609	6,246,056,011,589
I Owner's equity	410	V.24.	6,283,794,419,609	6,246,056,011,589
1 Owners' 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		223,486,245,567	218,184,054,374
4 Retained earnings	421		644,561,358,060	583,638,308,473
- Retained earnings accumulated to the prior year	421a		564,431,357,947	425,779,694,333
- Retained earnings of the current period	421b		80,130,000,113	157,858,614,140
5 Non-controlling interest	429		269,392,365,982	297,879,198,742
TOTAL RESOURCES (440=300+400)	440		9,019,764,050,976	9,424,847,526,584

Hanoi, August 26, 2024

C.E.O GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director



Do Huu Thang



Do Thi Thom



Cao Van Kien

(Notes from page 10 to page 44 are an integral part of these Interim Consolidated Financial Statements)

INTERIM CONSOLIDATED INCOME STATEMENT

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
				Restatement
1 Gross revenue from goods sold and services rendered	01	VI.1.	680,821,312,756	688,467,629,444
2 Revenue deductions	02	VI.2.	-	4,462,909
3 Net revenue from goods sold and services rendered (10=01-02)	10		680,821,312,756	688,463,166,535
4 Cost of sales	11	VI.3.	489,883,499,995	475,793,545,908
5 Gross profit from goods sold and services rendered (20=10-11)	20		190,937,812,761	212,669,620,627
6 Financial income	21	VI.4.	39,831,026,773	9,681,344,519
7 Financial expenses	22	VI.5.	16,419,731,076	42,234,738,500
In which: Interest expense	23		15,471,756,476	42,122,612,350
8 Profit or loss from associates, joint ventures	24		-	-
9 Selling expenses	25	VI.6.	50,686,698,337	48,192,330,341
10 General and administration expenses	26	VI.6.	61,448,771,117	43,453,570,601
11 Operating profit {30=20+(21-22)+24-(25+26)}	30		102,213,639,004	88,470,325,704
12 Other income	31	VI.7.	5,533,229,395	7,449,196,016
13 Other expenses	32	VI.8.	7,090,419,645	2,911,729,949
14 Profit from other activities (40=31-32)	40		(1,557,190,250)	4,537,466,067
15 Accounting profit before tax (50=30+40)	50		100,656,448,754	93,007,791,771
16 Current CIT expense	51	VI.9.	45,759,175,548	31,850,714,256
17 Deferred CIT expense	52	VI.10.	1,631,203,729	134,151,614
18 Net profit after corporate income tax (60=50-51-52)	60		53,266,069,477	61,022,925,901
19 The Parent company's net profit after tax	61		80,130,000,113	69,347,756,641
20 The non-controlling interests shareholders' net profit after tax	62		(26,863,930,636)	(8,324,830,740)
21 Basic earning per share	70	VI.11.	155.69	269.48
22 Diluted earnings per share	71	VI.12.	148.28	128.33

Hanoi, August 26, 2024

C.E.O GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director



Do Huu Thang



Do Thi Thom



Cao Van Kien

(Notes from page 10 to page 44 are an integral part of these Interim Consolidated Financial Statements)

INTERIM CONSOLIDATED 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 flow from operating activities				
1. Profit before tax	01		100,656,448,754	93,007,791,771
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		52,070,103,550	48,487,436,334
- Provisions	03		16,262,924,734	(458,725,444)
- Foreign exchange gain/loss arising from translating foreign currency items	04		(70,556,602)	58,846,093
- Gain, loss from investing activities	05		(39,221,531,663)	(35,346,450,650)
- Interest expense	06		15,471,756,476	42,122,612,350
3. Profit from operating activities before changes in working capital	08		145,169,145,249	147,871,510,454
- Increases, Decreases in receivables	09		46,269,949,678	8,652,363,691
- Increases, Decreases in inventories	10		(52,912,966,838)	9,617,342,893
- Increases, Decreases in payables (excluding interest payable, corporate income tax payable)	11		(183,622,274,392)	462,809,275,594
- Increases, Decreases in prepayment expense	12		(1,106,313,270)	5,223,720,996
- Interest expense paid	14		(12,233,701,125)	(76,407,686,086)
- Corporate income tax paid	15		(84,500,058,316)	(136,645,047,379)
- Other cash outflows	17		(11,237,418,857)	(7,772,861,589)
<i>Net cash flow from operating activities</i>	20		<i>(154,173,637,871)</i>	<i>413,348,618,574</i>
II. Cash flow from investing activities				
1. Acquisition and construction of fixed assets and other non-current assets	21		(329,217,519,626)	(91,355,151,794)
2. Proceeds from liquidation, disposal of fixed assets and other non-current assets	22		-	38,127,192,371
3. Cash outflows for lending, buying debt instruments of other entities	23		(167,200,000,000)	(35,039,502,865)
4. Cash recovered from lending, selling debt instruments of other entities	24		757,400,000,000	321,376,972,223
5. Cash recovered from investing other entities	26		-	93,000,000,000
6. Interest earned, dividends and profits received	27		36,216,524,446	9,648,060,990
<i>Net cash flow from investing activities</i>	30		<i>297,199,004,820</i>	<i>335,757,570,925</i>
III. Cash flow from financial activities				
1. Proceeds from borrowing	33		371,952,703,589	645,341,126,261
2. Repayment of borrowing	34		(637,529,717,495)	(1,172,371,744,486)

(Notes from page 10 to page 44 are an integral part of these Interim Consolidated Financial Statements)

INTERIM CONSOLIDATED CASH FLOWS STATEMENT

(Under indirect method)

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

(continued)

Items	Codes	Notes	Unit: VND	
			From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
3. Dividends and profit paid to owners	36		(60,000,000)	(30,000,000,000)
Net cash flow from financial activities	40		(265,637,013,906)	(557,030,618,225)
Net cash flow in the period (50 = 20+30+40)	50		(122,611,646,957)	192,075,571,274
Cash and cash equivalents at the beginning of the period	60		1,153,356,865,428	407,902,279,191
Effect of changes in foreign exchange rates	61		70,874,045	(29,747,984)
Cash and cash equivalents at the end of the period (50+60+61)	70	V.I.	1,030,816,092,516	599,948,102,481

Hanoi, August 26, 2024

Prepared by

Chief Accountant

C.E.O GROUP JOINT STOCK COMPANY

General Director



Do Huu Thang



Do Thi Thom



Cao Van Kien

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

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

C.E.O Joint Stock Company (hereinafter referred to as “the Company”) was formerly Vietnam Trade, Construction and Technology Limited Company (VITECO), established and operated under the Business Registration Certificate No. 0102003701 dated 26/10/2001 issued by Hanoi Authority for Planning and Investment. The Company changed its name into C.E.O Investment Joint Stock Company and operated under Business Registration Certificate No. 0103016491 dated 29/03/2007 by sonass. 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 25 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 **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*)

Shares of the Company were listed on the Hanoi Stock Exchange under securities code of CEO.

2. Operating industry

The Company operates in trading, real estate business, houses for lease, resort and travel services, urban area management,... 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, civil works;
- Operating tours, short-stay services, restaurants and mobile catering services;
- Vocational education, college training;
- Real estate business, land use rights owned, used or leased business;
- 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 due valuation; Real estate brokerage; Real estate consulting;

The Company’s Head Office: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Nam Tu Liem District, Hanoi.

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, service 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 lost more than 12 months.

C.E.O GROUP JOINT STOCK COMPANY**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Nam Tu Liem District, Hanoi

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

Form B 09a – DN/HN**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)***(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***5. The Company's structure***Details of Subsidiaries which are consolidated into these Interim Consolidated Financial Statements for the period from 01/01/2024 to 30/6/2024 as follows:*

No.	Company name	Head quarter	Principal activities	Proportion of ownership interest	Proportion of voting right
1.	C.E.O International Company Limited	5 th Floor, CEO 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	12 th Floor, CEO 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	5 th Floor, CEO 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 tourist 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	5 th Floor, CEO 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**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

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

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

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated 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 tourist Complex, Group 5, Duong Bao Hamlet, Duong To Commune, Phu Quoc City, Kien Giang Province, Vietnam	Business of Resort real estate	69,36%	69,36%
8.	C.E.O Hospitality Limited Liability Company	Sonasea Villas and Resort tourist Complex, Group 5, Duong Bao Hamlet, Duong To Commune, Phu Quoc City, Kien Giang Province, Vietnam	Urban management services, hotel management services	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 and 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 Resort real estate.	99%	99%
11.	C.E.O Design Consultancy One Member Limited Liability Company	3 rd Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi, Vietnam	Architectural activities and related technical consulting.	100%	100%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***6. Disclosure of information comparability in the Interim Consolidated Financial Statements**

The respective information and figures presented in the Interim Consolidated 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 Parent company and its subsidiaries as at 30/6/2024 is 1,209.

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

The Company's accounting period begins on 01/01 and ends on 31/12 every year.

These Interim Consolidated 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 Interim Consolidated Financial Statements.

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

The Company applies Vietnamese Accounting regime and Vietnamese Accounting Standards 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 21/03/2016 by Ministry of Finance regarding amendment to some articles of Circular No. 200/2014/TT-BTC; prepares and presents the Interim Consolidated Financial Statements in accordance with Circular No. 202/2014/TT-BTC dated 22/12/2014 by Ministry of Finance.

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

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

In particular, Vietnamese Accounting Standard No. 28 – "Segment Reporting" is not applied for preparation and presentation of these Interim Consolidated Financial Statements.

IV. Significant accounting policies**1. Basis for the consolidation of Interim Consolidated Financial Statements**

The Interim Consolidated Financial Statements include Interim Separate Financial Statements of the Company and Interim Financial Statements of companies under the control of the Company (subsidiaries) prepared for the period from 01/01/2024 to 30/6/2024. The control means the Company is able to control financial policies and operations of investee companies in order to get economic benefits from these companies.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

Business performance of subsidiaries which have been acquired or disposed in the period is presented in the Interim Consolidated Income Statement from acquisition date or as at disposal date of investment in subsidiaries.

Where necessary, the Interim Financial Statements in subsidiaries are adjusted so accounting policies which are being applied in the Company and subsidiaries are the same.

All transactions and balances between companies in the same Group are canceled out upon consolidating the Interim Financial Statements.

Non - controlling interest

Non - controlling interest in net assets of subsidiaries are determined as a separate item from the part of owner's equity of shareholders of the parent company Non- controlling interest (NCI) consists of value of non- controlling interest as at the initial consolidated date and changes in NCI in the total equity changes from the consolidated date. Loss amounts incurred at subsidiaries must be allocated corresponding to the ownership of non-controlling, in case of those loss amounts are greater than the ownership of non-controlling in net assets of subsidiaries.

Business combination

Business combinations are accounted for using the purchase method at purchase date, on which control is transferred to the Company. The control exists when the Company has governing power over financial policies and activities of an entity for purpose of gaining economic benefits of such entity. On evaluating the control power, the Company has to consider potential voting right that can be realisable at current time.

In purchase method, assets, liabilities and contingent liabilities of the Acquiree will be measured at fair value on purchase date. Any premium between consideration and total fair value of the acquired assets will be recognized as goodwill. Any shortage between consideration and total fair value of the acquired assets will be recognized into the income statement in the period in which the acquisition incurs.

Non-controlling interest as at the first business combination will be measured on the proportion of non-controlling interest in the total fair value of assets, liabilities and contingent liabilities being recognized.

Goodwill

Goodwill incurs from acquisition of subsidiaries or associates and jointly-controlled business entities. Goodwill is measured at historical cost less accumulated allocation. Goodwill is separately presented as another asset on the Interim Consolidated Balance Sheet.

Historical cost of the incurred goodwill is the premium between the consideration and interest proportion in the Company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint venture entities as at investment date.

Goodwill is accounted for as an intangible asset, which is amortized by straight-line method on the estimated useful life of such goodwill from 05 to 10 years.

Goodwill that incurs from purchase of associates and jointly-controlled business entities will be added into book value of such associates and jointly-controlled business entities.

On selling subsidiaries, associates or joint venture entities, the carrying amount of goodwill which has not been amortized will be carried forward to profit/loss from the corresponding transfer.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

2. Estimates

The preparation of Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of Interim Consolidated Financial Statements 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 Consolidated 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 of recognizing cash and cash equivalents

Cash and cash equivalents comprise cash in hand, demand deposits and other short-term, liquid investments that are readily convertible to a known amount 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 consist of investment amounts that the Company intends and is able to hold to the maturity date. Held-to-maturity investments include: term deposits in banks.

Held-to maturity investments are recognized starting from the acquisition date and initial value of such held-to-maturity investments are determined under purchase price and expenses related to transactions of purchasing investment amounts. Interest proceeds from held-to-maturity investments after purchase date are recognized on the Interim Consolidated Income Statement on the basis of estimates. Interest before the Company holds the investments shall be deducted from historical cost at purchase time.

Held-to-maturity investments are determined as historical cost minus provisions for doubtful and bad debts.

When there is definite evidence that part or all of the investment may not be recovered and the amount of loss can be measured reliably, the loss is recognized in financial expenses for the period and reduced direct investment value.

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.

5. Accounting principle for receivables

Receivables are presented as net book value less allowance for doubtful and bad 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.

Allowance for doubtful and bad debts is made for each doubtful or bad debt based on age of each debt amounts or estimated loss that may incur because debtors are insolvent under liquidation, bankruptcy or similar hardship.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

Increase, decrease in provision for bad and doubtful debts to be made at the cut-off date for Interim Consolidated Financial Statements shall be recognized into general administration expenses.

6. Principle for recognizing inventories

Inventories are recognized at the lower price between historical cost and net realizable value. Historical cost of inventories consists of expenses of acquisition, processing and other directly related expenses (if any) incurred to bring inventories to their present location and condition.

Inventories include purchased or constructed real estate for sales during the normal course of operation of the Company, not for lease or appreciation, being valued at lower between costs to bring each product to the current location and condition and its net realizable value. Cost of inventories as real estate include: cost of land use and land development cost, construction cost payable to contractors, borrowing cost, design consulting, land grading, land clearance, consulting fee, land transfer tax, general construction management and other relevant costs.

Net realizable value is determined as the estimated selling price of inventories during the normal business period minus the estimated costs to complete and necessary estimated costs to sell.

Value of inventories is determined by the Specific Identification Method and accounted for by perpetual method.

As at 30/6/2024, the Company had no inventories that need to make provision.

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

Tangible fixed assets are recognized at their historical cost, presented in the Interim Consolidated Balance Sheet under the items of historical cost, accumulated depreciation and carrying amount.

The historical cost of procured tangible fixed assets includes their purchase price (excluding trade discount or other discount), taxes and directly related costs to bring such assets into the ready-for-use state.

Historical cost of fixed assets which are constructed by contractors includes value of completed and handover works, directly-related costs and stamp 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 production and business operation expense in the year.

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

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

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 Consolidated 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 Consolidated 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 depreciation are written off and gain or loss from disposal is recognized into income or expense in the period.

Intangible fixed asset of the Company includes: Land use right; Trademark, brand name; Patent and computer softwares.

Computer software

Costs in relation to translation computer software 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.

Trademark, brand name

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

Land use right

Value of land use rights is equal to actual expenses directly related to land use rights, such as: money paid for the land use rights, expenses incurred from compensation, land clearance, leveling of premises, stamp duty. Land use right over the land assigned by the State upon the payment of charges is amortized on straight-line basis within 50 years, indefinite land use right is not amortized.

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.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

The transfer from owner-occupied property of 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	(*)
Building and structures	35 – 47

(*) Land use rights of CEO Tower, HH2-1, Me Tri Ha New Urban, Nam Tu Liem District, Hanoi have indefinite land use rights and land use rights at Sonasea Condotel & Villas Phu Quoc Project has a depreciation period of 45 years.

9. Principle for recognizing construction in progress

Construction in progress is the cost of construction of Green Hotel & Resort Project in Nha Trang, Sonasea Van Don Harbor City resort and tourism complex project and some projects which have not been completed at the cut-off date for the Interim Consolidated Financial Statements. Cost of construction in progress is recognized by actual expenses incurred when full and legal documents, invoices are available. Expenses shall include service fee and borrowing cost in relation and accordance with the Company's accounting policies.

10. Principle of recognition of business cooperation contract**Business under jointly control**

The Company records business cooperation contracts in the Interim Consolidated 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 prepayment expenses

Prepayment expenses consist of actual expenses incurred but related to the business performance of many accounting periods. Prepayment expenses include: tools, instruments issued for use awaiting for allocation; prepaid insurance cost, prepaid office lease and other expenses awaiting for allocation.

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

Prepaid insurance cost: One-off insurance cost with high value shall be allocated into expenses on straight-line basis within 12 months.

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

Purchase cost of secondary trade mark right includes purchase price, non-refundable sale tax and registration fee. Secondary trade mark right shall be amortized on straight line basis on purchase duration.

Selling expenses awaiting for allocation include the whole expenses paid by the Company for the purpose of sales of Condotel apartments to be completed in the future and allocated when revenue from sales of apartments incurs.

Other prepaid expenses are costs that are capitalized in the form of prepayments and are amortized in the Interim Income Statement on a straight-line basis in accordance with the prevailing accounting regulations.

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 comprises liabilities with their commercial nature arising from purchasing goods, services, assets and the suppliers are independent from buyers.
- 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.

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

14. Principle for recognition and capitalization of borrowing costs

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

Borrowing costs are recognized into operation and production costs in the period 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, brokerage fee, accrued project expense, profit payables under villa rental agreements, profit commitment to investors and other 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 and payables that have not incurred because goods, services are not recognized but accrued into operating expenses in the period to secure there will be no abnormal variance in operating expenses when they actually incur, being reflected as a provision for payables.

- Borrowing costs are accrued on the basis of Loan contract and agreement for each instalment.
- Accrued expenses as a profit payable under villa lease contracts are the expenses being accrued on the basis of the sublease contract for the business and exploitation of villa resort in the following two forms:

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

- + Profit payable to villa owners with a fixed interest rate of 9% - 11,31%/per annum on the value of the villa;
- + Profit is payable to villa owners at the proportion of 85%/15% of the actual profit of villa business activities. Where, villa owners will be entitled to 85%, operating lessee will be entitled to 15%.
- Profit commitments as payables to investors are recorded based on contracts for apartment management, the actual time of profit entitlement dedicated to each investor.

The Company only accrued the expenses for estimation of cost of goods sold for construction works/items that have been completed and determined as sold in the accounting period. Accrued expenses into cost of goods sold are the amounts stated in the total investment cost estimate, but there are not sufficient documents for acceptance. Accrued expenses shall be provided for respectively to cost norm calculated in the total investment cost estimate of the works/items determined as sold out.

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, land use charge of Sonasea Villas & Resort Project and other unearned 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, real estate invested and sold by the Company and revenue from services rendered.

Revenue from financing activities includes revenue from interest of bank deposits and from other financing activities.

Sales revenue

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

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

- 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 transaction 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 date of Interim Consolidated 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 Consolidated 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.

19. Principle and method of recognizing financial expense

Financial expense recognized in the Interim Consolidated Income Statement is the total Financial expense incurred in the period, without offset with revenue from financing activities, including interest expense, interest payable under the commitment of sales and purchase contracts, settlement discount and loss from exchange rate difference.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

20. Tax liabilities*Value added tax (VAT)*

The Company declares and calculates VAT under the guidelines of current Taxation Law.

Corporate income tax

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

Current tax payable is calculated on taxable profit in the period. Taxable income differs from net profit presented in the 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 the corporate income tax rate of 20% on taxable profits. Particularly for social housing business, the Company is entitled to a preferential corporate income tax rate of 10%.

Deferred income tax is computed by the difference between book value and income tax base of assets or liabilities on the Financial Statements and recognized in the Interim Consolidated Financial Statements.

Deferred income tax payable is recorded for all the temporary differences while deferred tax asset is only recorded when it is certain to have sufficient assessable income in the future for deduct the differences between the carrying amount and the income tax base of items of assets or liabilities in the Interim Consolidated Financial Statements.

Deferred income tax is measured at estimated tax rate applicable for the year when assets are recovered or liabilities are paid. Deferred tax is recognized into the Interim Income Statement and only recorded into owners' equity when such tax is related to items straight recorded in owner's equity.

Deferred tax asset and liability which are payable will be set off when the Company has a legal right to set off the current deferred tax asset and current deferred tax liability and when deferred tax asset and liability related to the corporate income tax are managed by the same tax agency and the Company intends to pay the current corporate income tax on net value basis.

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 depending on the tax check results of the 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.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

V. Additional information of items presented in the Interim Consolidated Balance Sheet**1. Cash and cash equivalents**

	30/6/2024	01/01/2024
	VND	VND
Cash	69,722,084,575	99,960,615,428
Cash on hand	15,853,580,530	15,440,676,984
Cash in bank	53,832,804,045	84,519,938,444
Cash in transit	35,700,000	-
Cash equivalents (*)	961,094,007,941	1,053,396,250,000
Total	1,030,816,092,516	1,153,356,865,428

(*) Cash equivalents are deposits at banks with terms from 1 month to 3 months.

2. Financial investments**Held-to-maturity investments**

Unit: VND

	30/6/2024		01/01/2024	
	Cost	Carrying amount	Cost	Carrying amount
a) Short-term	932,687,327,624	932,687,327,624	1,542,287,327,624	1,542,287,327,624
Term deposits	932,687,327,624	932,687,327,624	1,542,287,327,624	1,542,287,327,624
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (1)	930,299,000,000	930,299,000,000	1,540,399,000,000	1,540,399,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch (2)	388,327,624	388,327,624	388,327,624	388,327,624
Global Petro Commercial Joint Stock Bank - Hanoi Branch (3)	2,000,000,000	2,000,000,000	1,500,000,000	1,500,000,000
b) Long-term	100,000,000	100,000,000	-	-
Term deposits (4)	100,000,000	100,000,000	-	-
Total	932,787,327,624	932,787,327,624	1,542,287,327,624	1,542,287,327,624

(1) Term deposits at Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch are deposits with terms of over 4 months to 12 months.

(2) 12-months Term Deposit at Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch with Phu Kien Phu Quoc One Member Co., Ltd.

(3) Term deposit contract No. 0003/2024/TDO/HDTG dated January 19, 2024 at Global Petro Commercial Joint Stock Bank - Hanoi Branch, deposit amount 2 billion VND, term 6 months.

(4) Term deposit contract No. 815005035432 dated June 11, 2024 at Joint Stock Commercial Bank for Investment and Development of Vietnam- Thanh Xuan brach, 14 month term, interest paid at term end.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

3. Trade receivable

Unit: VND

	30/6/2024		01/01/2024	
	Amount	Provision	Amount	Provision
<i>Short-term</i>				
An Thinh Phat Hotels JSC.,	19,228,860,000	(14,240,940,000)	19,228,860,000	(14,240,940,000)
Others	622,952,490,194	(60,098,698,399)	635,191,669,471	(43,816,173,665)
Total	642,181,350,194	(74,339,638,399)	654,420,529,471	(58,057,113,665)

4. Advances to suppliers

Unit: VND

	30/6/2024		01/01/2024	
	Amount	Provision	Amount	Provision
<i>Short-term</i>				
Thang Long Ready-mixed Concrete JSC.,	-	-	7,011,575,850	-
HAI A Investment Construction JSC.,	14,568,589,098	-	21,802,775,512	-
Alliance Construction & Fine Furniture Company	-	-	12,974,233,559	-
Me Linh Land Resource Development Center (*)	121,870,000,000	-	121,870,000,000	-
Others	36,343,369,021	(576,449,172)	78,859,347,090	(596,049,172)
Total	172,781,958,119	(576,449,172)	242,517,932,011	(596,049,172)

(*) Prepayment amount of clearance of the CEO Me Linh New Urban Area Project.

5. Loans receivable

Unit: VND

	30/6/2024		01/01/2024	
	Amount	Provision	Amount	Provision
<i>Short-term</i>				
Truong Thi Huong (i)	-	-	10,800,000,000	-
Ngo Quy Hai (ii)	5,600,000,000	-	-	-
Le Dang Dong (ii)	4,500,000,000	-	-	-
Others (ii)	20,000,000,000	-	-	-
Total	30,100,000,000	-	10,800,000,000	-

(i) Loan contract No. 1207/2023/CEODNCV-TCKT dated July 12, 2023, loan term 12 months. Loan contract has been fully paid during the period

(ii) Personal loans receivable under Loan Agreements with a term of 3 months.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

Unit: VND

6. Other receivables

	30/6/2024		01/01/2024	
	Amount	Provision	Amount	Provision
a) Short - term	737,982,386,738	(5,815,175,120)	677,350,443,865	(5,815,175,120)
Advances	59,767,410,566	-	1,417,477,114	-
Vu Huy Hoang (1)	25,201,152,000	-	-	-
Vuong Dinh Nho (2)	12,000,000,000	-	-	-
Nguyen Thanh Trung (3)	21,050,896,941	-	50,896,941	-
Others	1,515,361,625	-	1,366,580,173	-
Mortgages, deposits, collaterals	42,684,850,652	(5,100,000,000)	42,751,950,652	(5,100,000,000)
BMC Construction Materials and Commercial Construction Company Limited (4)	5,100,000,000	(5,100,000,000)	5,100,000,000	(5,100,000,000)
Hanoi Authority for Planning and Investment (5)	2,720,000,000	-	2,720,000,000	-
Kien Giang Authority for Planning and Investment (6)	14,715,000,000	-	14,715,000,000	-
Joint Stock Commercial Bank for Investment and Development of Vietnam (7)	19,831,495,000	-	19,831,495,000	-
Other deposits, collaterals	318,355,652	-	385,455,652	-
Other receivables	635,530,125,520	(715,175,120)	633,181,016,099	(715,175,120)
Estimated interest receivable	13,461,858,654	-	10,436,928,437	-
Other receivables	622,068,266,866	(715,175,120)	622,744,087,662	(715,175,120)
Receivables from agreement on compensation for Sonasea Residences luxury villas Project (8)	612,727,646,590	-	612,727,646,590	-
Personal income tax receivables from employees	2,797,463,761	-	2,071,021,535	-
Others	6,543,156,515	(715,175,120)	7,945,419,537	(715,175,120)
b) Long-term	15,552,015,092	-	14,507,856,507	-
Long-term collaterals, deposits	13,859,931,092	-	12,815,772,507	-
Other receivables	1,692,084,000	-	1,692,084,000	-
Quoc Oai Land clearance and Compensation Board	1,692,084,000	-	1,692,084,000	-
Total	753,534,401,830	(5,815,175,120)	691,858,300,372	(5,815,175,120)

(1) Advance payment of Mr. Vu Huy Hoang at C.E.O Group Joint Stock Company to pay compensation for site clearance of the Sonasea Residences Luxury Villa Project in Bai Truong Complex, in Duong To Commune, Phu Quoc City, Kien Giang Province.

(2) Advance payment of Mr. Vuong Dinh Nho at Phu Quoc Housing and Urban Development Joint Stock Company to pay compensation for site clearance at Sonasea Residences 2 Urban Area Project (99ha).

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

- (3) Advance payment of Mr. Nguyen Thanh Trung at Van Don Tourism Development and Investment Joint Stock Company to carry out the site clearance work of phase 2 of the Sonasea Van Don Harbor City Resort Complex Project.
- (4) A deposit to BMC Construction Materials and Commercial Construction Company Limited in security for transfer receipt of 510,000 shares owned by BMC-CEO Investment JSC. Held by BMC Construction Materials and Commercial Construction Company under the Memorandum between two parties No. 680/2009/BMC-CEO dated November 10, 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.
- (5) A deposit for Hanoi authority for Planning and Investment to ensure the implementation of the CEO private primary school and preschool project.
- (6) A deposit for Kien Giang Authority for Planning and Investment to ensure the implementation of Sonasea Kien Giang City project.
- (7) Term deposit agreement No. 01/HDKQ-BIDV-PHUQUOCHUDJSC with Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Quoc Branch to ensure investment Duong Bao residential area projects with 12-month term.
- (8) Receivables from the compensation agreement according to the notice on land acquisition of the People's Committee of Phu Quoc District to implement the Project Sonasea Residences luxury villa area in Bai Truong Complex in Duong To Commune, Phu Quoc City, Kien Giang Province.

7. Bad debts

	30/6/2024		01/01/2024	
	Cost	Recoverable amount	Cost	Recoverable amount
<i>Total value of receivables, that are overdue and difficult to recover</i>				
Trade receivable	107,639,638,399	33,300,000,000	86,370,789,532	28,313,675,867
Van Phat Commercial and Building JSC.,	12,478,919,558	-	12,478,919,558	3,743,675,867
Pham Gia Development and Investment Company Limited	16,500,000,000	8,910,000,000	13,200,000,000	9,240,000,000
Nguyen Gia Trade and Business company Limited	13,200,000,000	7,920,000,000	6,600,000,000	4,620,000,000
An Thinh Phat Hotels JSC.,	14,240,940,000	-	14,240,940,000	-
Phu Gia Viet Nam Development JSC.,	18,000,000,000	10,200,000,000	12,000,000,000	8,400,000,000
Others	33,219,778,841	6,270,000,000	27,850,929,974	2,310,000,000
Advances to suppliers	576,449,172	-	596,049,172	-
Mine Geology Consultant JSC.,	340,000,000	-	340,000,000	-
Tat Hong Construction JSC.,	217,226,172	-	217,226,172	-
Others	19,223,000	-	38,823,000	-
Other receivables	5,815,175,120	-	5,815,175,120	-
BMC Construction Materials and Commercial Construction Company Limited	5,100,000,000	-	5,100,000,000	-

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

Pham Thuy Kieu	263,457,752	-	263,457,752	-
Other short-term receivables	451,717,368	-	451,717,368	-
Total	114,031,262,691	33,300,000,000	92,782,013,824	28,313,675,867

8. Inventories

Unit: VND

	30/6/2024		01/01/2024	
	Historical cost	Provision	Historical cost	Provision
Raw material	28,097,353,658	-	31,591,457,297	-
Tools and supplies	60,742,336	-	149,636,201	-
Work in progress (*)	1,295,467,285,259	-	1,238,626,240,833	-
Merchandise	4,421,911,167	-	4,766,991,251	-
Total	1,328,047,292,420	-	1,275,134,325,582	-

(*) Work in progress includes the construction cost in progress of Sonasea Van Don Harbor City Project; Sonasea Residences Phu Quoc Luxury Villas Project; River Silk City - Ha Nam Project and other projects.

9. Construction in progress

	30/6/2024	01/01/2024
	VND	VND
Construction in progress		
Sonasea Van Don Harbor City Resort and Tourism Complex Project	912,886,952,111	1,461,306,169,389
Green Hotel & Resort Project	58,877,616,033	57,578,511,575
Other Projects	36,763,851,399	21,372,730,680
Total	1,008,528,419,543	1,540,257,411,644

10. Prepayment expenses

	30/6/2024	01/01/2024
	VND	VND
a) Short-term	94,970,952,648	116,511,443,689
Issued tools and instruments awaiting for allocation	2,540,730,714	1,661,604,927
Insurance cost awaiting for allocation	156,477,332	186,635,662
Cost of real estate agency	76,267,316,383	99,232,465,735
Other expenses awaiting for allocation	16,006,428,219	15,430,737,365
b) Long-term	78,281,518,188	55,634,713,877
Issued tools and instruments awaiting for allocation	25,869,089,344	4,455,027,002
Prepaid office rental	28,053,896,672	28,475,177,222
Wyndham Hotel franchise costs	1,849,718,277	1,866,400,000
Cost of real estate agency awaiting for allocation	3,374,427,794	3,374,427,792
Other expenses awaiting for allocation	19,134,386,101	17,463,681,861
Total	173,252,470,836	172,146,157,566

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 CONSOLIDATED FINANCIAL STATEMENTS
For the period from 01/01/2024 to 30/6/2024

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

11. Increases, decreases of tangible fixed assets

Items	Building and structures	Machinery and equipment	Motor vehicles	Office equipment	Others	Total	Unit: VND
<i>Cost</i>							
Balance as at 01/01/2024	1,580,432,511,193	86,589,666,284	66,307,966,637	9,007,487,101	7,948,282,954	1,750,285,914,169	
Purchase in the period	37,002,545	5,534,022,638	1,662,618,892	2,763,729,053	7,600,170,083	17,597,543,211	
Construction completed	842,437,922,788	-	-	-	-	842,437,922,788	
Disposals, transfers	(118,408,120)	(402,293,100)	(95,000,000)	(148,169,871)	(115,900,000)	(879,771,091)	
Balance as at 30/6/2024	2,422,789,028,406	91,721,395,822	67,875,585,529	11,623,046,283	15,432,553,037	2,609,441,609,077	
<i>Accumulated depreciation</i>							
Balance as at 01/01/2024	296,526,858,083	71,017,879,824	48,761,431,285	8,182,720,662	7,032,652,061	431,521,541,915	
Depreciation in the period	25,362,340,165	3,820,312,047	2,803,610,186	870,315,030	307,872,973	33,164,450,401	
Disposals, transfers	(81,405,575)	(329,202,210)	(21,111,108)	(138,456,687)	(111,856,823)	(682,032,403)	
Balance as at 30/6/2024	321,807,792,673	74,508,989,661	51,543,930,363	8,914,579,005	7,228,668,211	464,003,959,913	
<i>Net book value</i>							
As at 01/01/2024	1,283,905,653,110	15,571,786,460	17,546,535,352	824,766,439	915,630,893	1,318,764,372,254	
As at 30/6/2024	2,100,981,235,733	17,212,406,161	16,331,655,166	2,708,467,278	8,203,884,826	2,145,437,649,164	

- Historical cost of fixed assets that have been fully depreciated but still in use: VND 74,369,113,650 (as at 31/12/2023: VND 70,175,483,625)

- Carrying amount of tangible fixed assets at the period end that were used for mortgage, collateral to secure the loans: VND 428,720,409,577

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12. Increases, decreases of intangible fixed assets

to secure the loans as at 30/6/2024: VND 19,083,781,891.

- Historical cost of fixed assets which has been fully depreciated but still in use with the value of VND 11,413,076,915

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***13. Increases, decreases in investment property**

Items	01/01/2024	Increase in the period	Decrease in the period	Unit: VND 30/6/2024
<i>Investment properties for lease</i>				
Cost	735,401,626,634	-	-	735,401,626,634
- Land use rights	84,310,364,771	-	-	84,310,364,771
- Building and structures	651,091,261,863	-	-	651,091,261,863
Accumulated depreciation	116,557,983,669	8,464,479,498	-	125,022,463,167
- Land use rights	9,400,087,007	982,923,558	-	10,383,010,565
- Building and structures	107,157,896,662	7,481,555,940	-	114,639,452,602
Net book value	618,843,642,965			610,379,163,467
- Land use right	74,910,277,764			73,927,354,206
- Building and structures	543,933,365,201			536,451,809,261

(*) The Company has mortgaged the investment properties - C.E.O Tower with carrying amount of VND 122,659,610,038 as at 30/6/2024 (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.

Fair value of Investment Properties

According to Vietnamese Accounting Standard No. 05 - Investment Properties, fair value of investment property as at 30/6/2024 is required to be disclosed. However, the Company could not determine the fair value as at 30/6/2024; therefore, no information about the fair value is disclosed in the notes to the interim consolidated 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.

14. Deferred tax asset

	30/6/2024	01/01/2024
	VND	VND
Corporatate incom tax Rate used to determine deferred income tax assets	10%	10%
Deferred income tax assets arised from permanent differences (1)	1,769,525,244	1,792,994,223
Corporatate incom tax Rate used to determine deferred income tax assets	20%	20%
Deferred income tax assets arised from permanent differences (2)	21,268,034,272	21,861,398,462
Deferred tax asset (3)=(1)+(2)	23,037,559,516	23,654,392,685

15. Goodwill

	30/6/2024	01/01/2024
	VND	VND
Phu Quoc Housing and Urban Development Joint Stock Company	29,828,969,110	36,220,891,060
Nha Trang Investment and Development Joint Stock Company	16,052,747,954	18,345,602,474
Unigate Education and Recruitment Group Joint Stock Company	1,369,456,277	1,509,888,845
Total	47,251,173,341	56,076,382,379

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

16. Trade payable

Unit: VND

	30/6/2024		01/01/2024	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
<i>Short - term</i>				
Hoa Binh Construction Group JSC.,	10,515,744,388	10,515,744,388	9,313,247,336	9,313,247,336
Coteccons Construction JSC.,	11,758,970,777	11,758,970,777	11,758,970,777	11,758,970,777
Thinh An Vietnam Limited Liability Company	3,303,827,317	3,303,827,317	6,303,827,317	6,303,827,317
D.H.C Corporation	12,892,308,464	12,892,308,464	-	-
R.E.E Mechanical & Electrical Engineering JSC.,	14,766,443,118	14,766,443,118	-	-
Alliance Construction & Fine Furniture Company Ltd	24,143,145,821	24,143,145,821	-	-
Bao Viet Investment One Member Co., Ltd.	15,000,000,000	15,000,000,000	15,000,000,000	15,000,000,000
Others	139,403,117,392	139,403,117,392	167,051,699,544	167,051,699,544
Total	231,783,557,277	231,783,557,277	209,427,744,974	209,427,744,974

17. Advances from customers

	30/6/2024	01/01/2024
	VND	VND
<i>Short - term</i>		
Hai Phong Phu Quoc Investment Joint Stock Company	15,875,983,049	15,875,983,049
LMN Investment Trading Company Limited	12,119,631,646	12,119,631,646
Do Viet Thang	-	14,398,275,627
Nguyen Manh Chien	13,146,227,164	13,146,227,164
Others	839,759,109,007	1,044,846,303,661
Total	880,900,950,866	1,100,386,421,147

18. Taxes and payables to the State budget

Unit: VND

	01/01/2024	Amount payable in the period	Amount paid in the period	30/6/2024
<i>a) Payables</i>				
Output value added tax	9,924,064,304	11,753,542,054	19,940,164,969	1,737,441,389
Value added tax on imports	-	9,391,719	9,391,719	-
Excise tax	1,929,042	12,954,425	10,289,152	4,594,315
Corporate income tax	72,268,277,221	35,481,630,061	76,139,586,910	31,610,320,372
Personal income tax	1,452,077,154	8,149,243,556	8,791,603,927	809,716,783

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

Housing tax, land rent	220,473,291	6,628,083,504	6,848,556,795	-
Other taxes	524,963,102	3,278,195,674	3,679,416,800	123,741,976
Total	84,391,784,114	65,313,040,993	115,419,010,272	34,285,814,835

b) Receivables

Output value added tax	71,021,275	32,222,727	71,976	38,870,524
Corporate income tax	4,239,316,239	8,328,121,646	8,360,471,406	4,271,665,999
Personal income tax	-	10,367,690	31,062,122	20,694,432
Housing tax, land rent	18,707,541,489	2,368,857,236	-	16,338,684,253
Other taxes	10,000	-	-	10,000
Total	23,017,889,003	10,739,569,299	8,391,605,504	20,669,925,208

19. Accrued expenses

	30/6/2024	01/01/2024
	VND	VND
a) Short-term	262,583,339,452	150,542,973,884
Accrued interest expense	219,003,779	711,928,317
Accrued cost of real estate business	230,070,172,682	125,394,310,808
Expenses payable to Novotel Hotel	18,375,468,182	14,739,013,108
Other accrued expenses	13,918,694,809	9,697,721,651
b) Long-term	108,111,771,889	143,253,561,719
Land rental for Sonasea Villas and Resort Project (*)	75,723,565,512	75,723,565,512
Accrued expenses for infrastructure, construction and equipment	87,839,993	87,839,993
Accrued interest rate support expenses (**)	26,891,473,943	64,170,794,247
Accrued interest expense	5,408,892,441	3,271,361,967
Total	370,695,111,341	293,796,535,603

(*) Land rental cost for Sonasea Villas and Resort Project was accrued on the basis of the land rental agreement No. 01/HDTD dated January 30, 2015 and 05/HDTD dated July 07, 2015 between Phu Quoc Island Development and Investment Management Unit and Phu Quoc Investment and Development JSC., with land rental duration in 50 years (from December 25, 2012 to December 25, 2062), land rental is exempted in the first 15 years. Land rental is estimated by square meter to be used for technical infrastructure multiplied by unit price as prescribed in the Agreement and adjusted by 10% every 5 years for price escalation within the remaining 35 years.

(**) As an accrued expenses for the cost of supporting interest rates on bank loans for customers under contracts to support interest rates to buy LK1,2, villas at land lots SR02B, SR03 and SilkPath commercial townhouses at the Sonasea Van Don Harbor City Resort Complex project signed by the Van Don Tourism Development and Investment Joint Stock Company with customers and Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch. The interest rate support period maximum 24 months from the date of signing the purchase and sale contract to July 30, 2024 for customers who buy villas from October 23, 2022 to the end of December 31, 2023.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

20. Unearned revenue

	30/6/2024	01/01/2024
	VND	VND
a) Short-term	3,997,099,682	3,705,729,392
Unearned revenue from leases of CEO Tower	3,365,767,955	3,538,730,797
Unearned revenue from leases of Bamboo Garden apartment	157,998,777	163,071,316
Revenue received in advance of service fees	473,332,950	3,927,279
b) Long-term	176,435,555,047	188,465,910,107
Unearned revenue from leases of CEO Tower	71,830,535,732	72,989,092,746
Unearned revenue from tuition fees	1,483,485,000	1,316,800,000
Advances for apartment service charges	52,625,493,233	57,490,956,051
Advances of fees for using utilities in Sonasea Villas and Resort Project	50,496,041,082	56,669,061,310
Total	180,432,654,729	192,171,639,499

21. Other payables

	30/6/2024	01/01/2024
	VND	VND
a) Short-term	273,747,315,336	275,338,927,072
Trade Union Fee, Social Insurance, Health Insurance, Accident Insurance payables	4,707,249,758	3,697,024,515
Short-term collaterals, deposits received	146,701,824,666	153,975,208,379
Tran Ngoc Thao (1)	115,756,914,694	115,756,914,694
Deposit to rent CEO tower	2,141,629,689	2,554,553,369
BHS Property JSC.,	4,460,000,000	4,460,000,000
Other short-term collaterals, deposits received	24,343,280,283	31,203,740,316
Other payables	122,338,240,912	117,666,694,178
Gold Island Real Estate Services Co., Ltd.	2,095,718,769	2,095,718,769
Income pledged to be repaid to customers under the management contract for apartment leasing (2)	56,651,518,418	50,707,374,082
Contingency and maintenance cost for common area received from customers who bought apartments (2% selling price of the resort apartments)	19,449,107,309	19,449,107,309
Quoc Oai Land Resource Development Center (3)	2,361,511,922	2,361,511,922
Senreal JSC., (4)	16,711,585,512	16,711,585,512
Other payables	25,068,798,982	26,341,396,584
b) Long-term	34,876,601,516	34,480,573,200
Long-term collaterals, deposits received	29,876,601,516	29,480,573,200
Other payables	5,000,000,000	5,000,000,000
Payable to Senreal JSC., (4)	5,000,000,000	5,000,000,000
Total	308,623,916,852	309,819,500,272

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

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

(2) Rental of a resort apartment payable to customers under contracts for resort apartment rental management signed between Phu Quoc Investment and Development JSC., and Phu Kien Phu Quoc One Member Co., Ltd with lessors under 10-years rental management schedule. Where, Phu Quoc Investment and Development JSC., and Phu Kien Phu Quoc One Member Co., Ltd shall pay a pledged income at 9% to 11.31% selling price of a resort apartment per year which the lessors actually paid at specific points of time every 6 months.

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

(4) Payables under Business cooperation contract of revenue share No. 686/2017/HDHTDT-CEODN-DTTPQ dated July 15, 2017 and Appendix to the Contract dated December 01, 2017.

c) *Other payable as related parties:* Details are presented in Note VIII.2

22. Deferred tax liabilities

	30/6/2024	01/01/2024
	VND	VND
Corporate Income tax rate used to determine deferred income tax liabilities	10%	10%
Deferred income tax liabilities arised from temporary differences (1)	2,168,671,074	2,168,671,074
Corporate Income tax rate used to determine deferred income tax liabilities	20%	20%
Deferred income tax liabilities arised from temporary differences (2)	60,271,183,456	59,256,812,896
Deferred tax liabilities (3)=(1)+(2)	62,439,854,530	61,425,483,970

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 CONSOLIDATED FINANCIAL STATEMENTS

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

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

23. Loans and obligations under finance lease

Unit: VND

	30/6/2024		Movement during the period		01/01/2024	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
<i>a) Short-term</i>						
Short-term loans	224,651,926,120	224,651,926,120	319,716,143,113	637,529,717,495	542,465,500,502	542,465,500,502
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (1)	32,651,926,121	32,651,926,121	234,149,595,148	520,840,868,173	319,343,199,146	319,343,199,146
Others (2)	31,221,926,121	31,221,926,121	234,149,595,148	520,840,868,173	317,913,199,146	317,913,199,146
	1,430,000,000	1,430,000,000	-	-	1,430,000,000	1,430,000,000
<i>Long-term loans on due date</i>						
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (3)	191,999,999,999	191,999,999,999	85,566,547,965	116,688,849,322	223,122,301,356	223,122,301,356
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch	191,999,999,999	191,999,999,999	85,566,547,965	96,688,849,322	203,122,301,356	203,122,301,356
	-	-	-	20,000,000,000	20,000,000,000	20,000,000,000
<i>b) Long-term</i>						
Long-term loans	337,984,477,250	337,984,477,250	144,243,721,074	85,566,547,965	279,307,304,141	279,307,304,141
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (3)	337,984,477,250	337,984,477,250	144,243,721,074	85,566,547,965	279,307,304,141	279,307,304,141
	337,984,477,250	337,984,477,250	144,243,721,074	85,566,547,965	279,307,304,141	279,307,304,141
Total	562,636,403,370	562,636,403,370	463,959,864,187	723,096,265,460	821,772,804,643	821,772,804,643

c) Detailed notes to Loans

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

- Overdraft limit contract No. 03/2024/2356339/HDTD, dated March 22, 2024; Overdraft limit value: 100 billion VND, limit validity until July 8, 2024. Purpose of using overdraft limit: Supplementing working capital for production and business activities.

C.E.O GROUP JOINT STOCK COMPANY

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

- Overdraft limit contract No. 01-03/2024/2356339/HDTD dated April 26, 2024; Overdraft limit value: 97 billion VND, limit validity until July 05, 2024. Purpose of using overdraft limit: Supplementing working capital for production and business activities.
- Overdraft limit contract No. 06/2024/2356339/HDTD dated June 26, 2024; Overdraft limit value: 12 billion VND, limit validity until July, 01, 2024. Purpose of using overdraft limit: Supplementing working capital for production and business activities.
- (2) Short-term loan from individuals within less than 12 months, for business operations.
- (3) Long-term loans from Vietnam Joint Stock Commercial Bank for Investment and Development - Thanh Xuan Branch:
 - Credit contract No. 01/2014/3778372/HDTD dated November 20, 2014 with Phu Quoc Investment & Development Joint Stock Company and document amending and supplementing credit contract No. 01A/2014/3778372/HDTD November 2016 with a loan term of 09 years, and a document amending and supplementing credit contract dated June 26, 2023 amending the loan term from 09 years to 10 years with a total loan limit of 600 billion VND. Loan purpose to invest in Sonasea Villas and Resort Project. The loan is secured under mortgage contract No. 01/2014/3778372/HDTC dated November 28, 2014.
 - Credit contract No. 01/2021/9988799/HDTD dated May 21, 2021 with Van Don Tourism Development and Investment Joint Stock Company. The purpose of the loan is to finance reasonable investment costs to implement the project: "Technical infrastructure construction project, townhouses, and pedestrian street landscape LK-5 and LK -6 belongs to the Sonasea Van Don Harbor City resort and tourism complex project - Division 1 and related technical infrastructure". The loan limit is 954 billion VND with the total principal debt not exceeding 954 billion VND (but not exceeding 51.3% of the project's total actual investment after VAT). The loan term of the contractual loans is 60 months from the date following the first disbursement; in which the grace period for loans is 18 months from the day following the first disbursement date. The asset securing the loan is the Property Rights arising from the project that the Investor, Van Don Tourism Development and Investment Joint Stock Company obtained during the investment, business and development process of the Construction Project. Technical infrastructure, adjacent houses and pedestrian street landscape (LK-5, LK-6) of the Sonasea Van Don Harbor City resort and tourism complex project - Division I and related infrastructure at Ha Long commune, Van Don district, Quang Ninh province. According to the mortgage contract No. 01/2021/9988799/HDTC dated May 24, 2021.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

24. Owner's equity

a) Movement in owner's equity

Items	Owner's contributed capital	Share premium	Retained earnings	Non-controlling interest	Total	Unit: VND
	1	2	3	4	5 = (1+2+3+4)	
A						
Balance as at 01/01/2023	2,573,399,850,000	-	522,641,547,554	452,655,285,326	3,548,696,682,880	
Increase capital this year (i)	2,573,387,750,000	-	-	-	2,573,387,750,000	
Profit this year	-	-	150,763,712,353	-	150,763,712,353	
Increase capital expense	-	(433,150,000)	-	-	(433,150,000)	
Others increase	-	-	7,094,901,787	-	7,094,901,787	
Loss this year	-	-	-	(29,565,514,957)	(29,565,514,957)	
Appropriated Development and Investment fund	-	-	(13,582,343,995)	-	(13,582,343,995)	
Appropriated Welfare and bonus fund	-	-	(27,164,687,990)	-	(27,164,687,990)	
Division of profit at subsidiary	-	-	(56,114,821,236)	(7,470,973,078)	(63,585,794,314)	
Others decrease	-	-	-	(117,739,598,549)	(117,739,598,549)	
Balance as at 31/12/2023	5,146,787,600,000	(433,150,000)	583,638,308,473	297,879,198,742	6,027,871,957,215	
Profit in the period	-	-	80,130,000,113	-	80,130,000,113	
Loss in the period	-	-	-	(26,863,930,636)	(26,863,930,636)	
Appropriated Development and Investment fund (ii)	-	-	(5,302,191,193)	-	(5,302,191,193)	
Appropriated Welfare and bonus fund (ii)	-	-	(10,604,382,386)	-	(10,604,382,386)	
Division of profit at subsidiary	-	-	(3,300,376,947)	(1,622,902,124)	(4,923,279,071)	
Balance as at 30/6/2024	5,146,787,600,000	(433,150,000)	644,561,358,060	269,392,365,982	6,060,308,174,042	

(i) The Company has completed capital increase procedures in accordance with current laws and the capital increase plan has been approved by the General Meeting of Shareholders in the 2022 Annual General Meeting of Shareholders Resolution No. 01/2022/NQ-DHDCD dated April 29, 2022. In which, the General Assembly 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.

C.E.O GROUP JOINT STOCK COMPANY

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

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.

- 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 contribution

	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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

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

	From 01/01/2024 to 30/6/2024 VND	From 01/01/2023 to 30/6/2023 VND
Owners' contributed capital	5,146,787,600,000	2,573,399,850,000
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
Paid dividend, shared profit	-	-

d) Shares

	30/6/2024 Shares	01/01/2024 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
An ordinary share has par value of VND 10,000/share		

e) Funds of the Company

	01/01/2024	Increase	Decrease	Unit: VND 30/6/2024
Development and investment fund	218,184,054,374	5,302,191,193	-	223,486,245,567
Total	218,184,054,374	5,302,191,193	-	223,486,245,567

VI. Additional information for items presented in the Interim Consolidated Income Statement**1. Gross revenue from goods sold and services rendered**

	From 01/01/2024 to 30/6/2024 VND	From 01/01/2023 to 30/6/2023 VND
Revenue		
Revenue from services rendered	335,423,071,594	208,442,058,644
Revenue from real estate business	345,019,119,369	477,638,622,935
Others	379,121,793	2,386,947,865
Total	680,821,312,756	688,467,629,444

2. Revenue deductions

	From 01/01/2024 to 30/6/2024 VND	From 01/01/2023 to 30/6/2023 VND
Devaluation of sale	-	4,462,909
Total	-	4,462,909

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

3. Cost of sales	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
Cost of services rendered	344,682,513,867	230,022,110,798
Cost of real estate business	145,200,986,128	244,003,210,596
Others	-	1,768,224,514
Total	489,883,499,995	475,793,545,908
4. Financial income	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
Interest from bank deposits, collaterals, loan receivables	39,241,454,663	9,082,251,457
Gain from exchange rate difference due to revaluation at the period end	78,410,748	22,855,016
Exchange rate difference in the period	479,519,428	568,898,592
Others	31,641,934	7,339,454
Total	39,831,026,773	9,681,344,519
5. Financial expenses	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
Interest expense	15,471,756,476	42,122,612,350
Loss from exchange rate difference due to revaluation at the period end	7,854,146	81,701,109
Others	940,120,454	30,425,041
Total	16,419,731,076	42,234,738,500
6. Selling expenses and general 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 year</i>	50,686,698,337	48,192,330,341
Sales staff	3,514,155,008	2,610,725,795
Depreciation of fixed assets	3,909,242,156	431,158,118
External services expenses	29,711,706,792	26,672,867,856
Others expenses	13,551,594,381	18,477,578,572
b) <i>General administration expenses incurred in the period</i>	62,699,522,250	43,987,491,639
Staff expenses	21,044,535,023	18,879,983,352
Fixed asset depreciation	3,620,443,935	4,629,664,493
Provision expenses	17,513,675,867	75,195,594
Allocated goodwill	8,825,209,038	8,825,209,037
Other expenses	11,695,658,387	11,577,439,163
c) <i>Deduction from general administration expenses</i>	(1,250,751,133)	(533,921,038)
Reversal of provisions for accounts receivable	(1,250,751,133)	(533,921,038)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***12. Diluted earnings per share**

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023 Restatement
	VND	VND
Accounting profit after corporate income tax	80,130,000,113	69,347,756,641
Adjustments of increase or decrease in accounting profit to determine profit or loss allocating to shareholders holding common shares:	-	-
<i>Adjustments of increase</i>	-	-
Profit or loss allocating shareholders holding common shares (i)	80,130,000,113	69,347,756,641
Average outstanding common shares in the period	514,678,760	257,339,985
Number of shares expected to be issued (ii)	25,727,672	283,066,447
Diluted earnings per share	148.28	128.33

(i) Profits used to allocate to shareholders owning common shares have not been excluded from appropriated for bonus and welfare funds because the Company does not yet have them appropriation plan.

(ii) According to 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 JSC, 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 JSC., 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.

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

	From 01/01/2024 to 30/6/2024	From 01/01/2023 to 30/6/2023
	VND	VND
1. Non-cash transactions that affect the Cash Flow Statement in the future		
Allocation of bond issuance costs	-	490,249,630
Interest compounded	6,440,612,633	-
2. Actual receipt of borrowing amounts in the period		
Proceeds from borrowings under normal agreement	371,952,703,589	645,341,126,261
3. Principal amount paid in the period		
Payment of borrowing principal under normal agreement	637,529,717,495	1,172,371,744,486

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 JSC, 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

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

of Directors has approved the amendment of the Charter of C.E.O Group JSC., 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 events, 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 Consolidated Financial Statements for the period from 01/01/2024 to 30/6/2024.

2. Transactions and balances with related parties

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

List of related parties:

Related parties	Relationship
Mr. Doan Tien Trung	Related person to Chief Accountant

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 VND	From 01/01/2023 to 30/6/2023 VND
Dividends payable during the period to Mr. Doan Tien Trung at <i>Van Don Tourism Development and Investment Joint Stock Company</i>	-	15,000,000,000

b) Income entitled to key management members in the period as follows:

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

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

Name	Position	From 01/01/2024 to 30/6/2024 VND	From 01/01/2023 to 30/6/2023 VND
1. Income of Board of General Directors		2,893,765,699	2,471,069,509
Mr. Cao Van Kien	General Director (Appointed from May 06, 2024)	160,821,593	124,819,649
Mr. Doan Van Minh	General Director (Dismissed from May 06, 2024)	611,044,515	590,286,305
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

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

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
2. Income of other managers and Chief Accountant		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
3. Remuneration of Board of Management members and Board of Supervision		288,000,000	288,000,000
Mr. Doan Van Binh	Chairman	60,000,000	60,000,000
Mr. Doan Van Minh	Member of Board of Management	42,000,000	42,000,000
Ms. Vu Thi Lan Anh	Member of Board of Management	42,000,000	42,000,000
Mr. Tran Trung Ket	Member of Board of Management	42,000,000	42,000,000
Mr. Hoang Thiet Hung	Independent member of Board of Management (Dismissed from May 03, 2024)	21,000,000	42,000,000
Mr. Nguyen Van Dong	Independent member of Board of Management (Appointed from May 03, 2024)	21,000,000	-
Ms. Tran Thi Thuy Linh	Chief Supervisor	24,000,000	24,000,000
Mr. Bui Duc Thuyen	Member of Board of Supervisor	18,000,000	18,000,000
Ms. Nguyen Thu Phuong	Member of Board of Supervisor	18,000,000	18,000,000

3. Comparative information

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

Hanoi, August 26, 2024

C.E.O GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director



Do Huu Thang



Do Thi Thom



Cao Van Kien