

CÔNG TY CỔ PHẦN KOSY
KOSY JOINT STOCK COMPANY

Số: 03/2025/CBTT-KOS

No.: 03/2025/CBTT-KOS

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hà Nội, ngày 24 tháng 01 năm 2025

Hanoi, January 24, 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ

PERIODIC INFORMATION DISCLOSURE

Kính gửi: - Ủy ban Chứng khoán Nhà nước;
To: ***State Securities Commission;***
- Sở giao dịch Chứng khoán TP. Hồ Chí Minh.
Ho Chi Minh City Stock Exchange

1. Tên tổ chức: Công ty Cổ phần Kosy

Organization's name: Kosy Joint Stock Company

- Mã chứng khoán: KOS

Stock code: KOS

- Địa chỉ trụ sở chính: B6-BT5, khu đô thị mới Mỹ Đình 2, phường Mỹ Đình 2, quận Nam Từ Liêm, thành phố Hà Nội.

Head office address: B6-BT5, My Dinh 2 new urban area, My Dinh 2 ward, Nam Tu Liem district, Hanoi city.

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- Email: infor@kosy.vn

2. Nội dung của thông tin công bố

Contents of the information disclosed

Báo cáo tài chính riêng Quý IV năm 2024.

Separate financial report for the fourth quarter of 2024.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 24/01/2025 tại đường dẫn https://kosy.vn/shareholder_category/cong-ty-co-phan-kosy/

This information was published on the company's website on January 24, 2025 at the link https://kosy.vn/shareholder_category/cong-ty-co-phan-kosy/



Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Tài liệu đính kèm:

Enclosures:

- Báo cáo tài chính riêng Quý IV năm 2024.
- Separate financial report for the fourth quarter of 2024.

Đại diện tổ chức

On behalf of the organization

Người đại diện theo pháp luật

Legal representative



Nguyễn Việt Cường

Nguyen Viet Cuong



SEPARATE FINANCIAL STATEMENTS

KOSY JOINT STOCK COMPANY

For fiscal period Fourth Quarter 2024

Kosy Joint Stock Company

B6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam.

INDEX

	Page
Separate Statement of Financial position	01 - 02
Separate Statement of income	03
Separate Statement of Cash flows	04
Notes to the Separate Financial Statements	05 - 23

SEPARATE STATEMENT OF FINANCIAL POSITION*As at 31 December 2024*

Code	ASSETS	Note	31/12/2024	01/01/2024
			VND	VND
100	A. CURRENT ASSETS		3,249,938,047,961	3,245,333,080,764
110	I. Cash and cash equivalents	3	6,077,755,861	3,018,099,339
111	1. Cash		6,077,755,861	1,773,249,755
112	2. Cash equivalents		-	1,244,849,584
120	II. Short-term investments	4	22,663,230,039	15,258,126,938
123	1. Held-to-maturity investments	4.1	22,663,230,039	15,258,126,938
130	III. Short-term receivables		673,736,773,026	724,655,122,306
131	1. Short-term trade receivables	5.1	236,634,207,574	193,426,914,834
132	2. Short-term prepayments to suppliers	6.1	314,480,927,111	381,452,691,275
136	3. Other short-term receivables	7	122,621,638,341	149,775,516,197
140	IV. Inventories	9	2,537,952,262,364	2,473,783,400,620
141	1. Inventories		2,537,952,262,364	2,473,783,400,620
150	V. Other short-term assets		9,508,026,671	28,618,331,561
151	1. Short-term prepaid expenses	8	490,856,517	10,526,286,802
152	2. Deductible VAT		6,330,721,357	15,256,888,617
153	3. Taxes and other receivables from the State		2,686,448,797	2,835,156,142
200	B. NON-CURRENT ASSETS		744,231,537,294	746,315,271,590
210	I. Long-term receivables	7	40,000,000	40,000,000
216	1. Other long-term receivables		40,000,000	40,000,000
220	II. Fixed assets	11	5,031,122,918	9,348,556,775
221	1. Tangible fixed assets		5,031,122,918	9,348,556,775
222	- Historical cost		37,834,880,073	37,834,880,073
223	- Accumulated depreciation		(32,803,757,155)	(28,486,323,298)
240	IV. Long-term assets in progress	10	1,102,314,815	1,102,314,815
242	1. Construction in progress		1,102,314,815	1,102,314,815
250	V. Long-term investments	4	735,824,400,000	735,824,400,000
251	1. Investments in subsidiaries	4.2	514,500,000,000	514,500,000,000
253	2. Equity investments in other entities	4.2	221,324,400,000	221,324,400,000
260	VI. Other long-term assets		2,233,699,561	-
261	1. Long-term prepaid expenses	8.2	2,233,699,561	-
270	TOTAL ASSETS		3,994,169,585,255	3,991,648,352,354

STATEMENT OF FINANCIAL POSITION

As at 31 December 2024

(Continued)

Code	CAPITAL	Note	31/12/2024	01/01/2024
			VND	VND
300	C. LIABILITIES		1,641,905,923,933	1,666,226,070,103
310	I. Current liabilities		1,298,940,744,652	1,120,871,390,822
311	1. Short-term trade payables	12	131,237,021,862	91,285,438,403
312	2. Short-term prepayments from customers	13	18,579,917,670	17,817,800,410
313	3. Taxes and other payables to State budget	14	124,490,561,801	202,625,565,556
314	4. Payables to employees		2,231,245,253	3,949,035,030
315	5. Short-term accrued expenses	15	91,943,748,112	75,195,641,149
319	6. Other short-term payables	16	33,658,889,201	35,280,452,701
320	7. Short-term borrowings and finance lease liabilit	17	896,799,360,753	694,717,457,573
330	II. Non-current liabilities	17	342,965,179,281	545,354,679,281
338	1. Long-term borrowings and finance lease liabilit		342,965,179,281	545,354,679,281
400	D. OWNER'S EQUITY	18	2,352,263,661,322	2,325,422,282,251
410	I. Owner's equity		2,352,263,661,322	2,325,422,282,251
411	1. Contributed capital		2,164,813,350,000	2,164,813,350,000
411a	- Ordinary shares with voting rights		2,164,813,350,000	2,164,813,350,000
421	2. Retained earnings		187,450,311,322	160,608,932,251
421a	- Retained earnings accumulated till the end of		160,608,932,251	126,090,638,730
421b	- Retained earnings of the current year		26,841,379,071	34,518,293,521
440	TOTAL CAPITAL		3,994,169,585,255	3,991,648,352,354

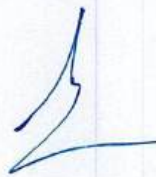
Hanoi, 24 January 2025

Preparer



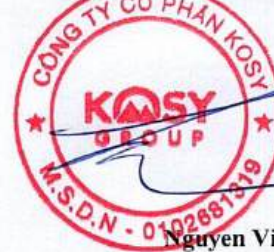
Le Thi Tho

Chief Accountant



Nguyen Quoc Hung

Chairman of the Board of Directors



Nguyen Viet Cuong

SEPARATE STATEMENT OF INCOME

IV Quarter 2024

Code	ITEMS	Note	IV Quarter 2024		Accumulated this year		Accumulated last year	
			VND	VND	VND	VND	VND	VND
01	1. Revenue from sales of goods and rendering of	19	390,405,102,780	339,557,757,624	1,290,610,148,203	1,206,565,195,005		
10	2. Net revenue from sales of goods and rendering of		390,405,102,780	339,557,757,624	1,290,610,148,203	1,206,565,195,005		
11	3. Cost of goods sold and services rendered	20	368,130,645,683	287,846,630,561	1,189,385,242,480	1,107,052,109,779		
20	4. Gross profit from sales of goods and		22,274,457,097	51,711,127,063	101,224,905,723	99,513,085,226		
21	5. Financial income	21	2,385,409,438	2,286,838,504	9,589,502,603	20,030,433,488		
22	6. Financial expense	22	12,257,146,390	15,507,009,690	50,134,115,080	51,259,393,860		
23	- In which: Interest expense		11,735,315,289	15,507,009,690	49,282,283,979	51,218,322,440		
25	7. Selling expense	23	2,421,680,618	5,469,351,574	8,800,666,740	5,851,665,848		
26	8. General and administrative expense	24	4,284,467,861	5,768,846,737	16,372,866,816	18,428,299,463		
30	9. Net profit from operating activities		5,696,571,666	27,252,757,566	35,506,759,690	44,004,159,543		
32	10. Other expense	25	85,000,000	263,513,581	1,108,161,782	77,141,932		
40	11. Other profit		(85,000,000)	(263,513,581)	(1,108,161,782)	(77,141,932)		
50	12. Total net profit before tax		5,611,571,666	26,989,243,985	34,398,597,908	43,927,017,611		
51	13. Current corporate income tax expense	26	1,139,262,096	6,268,858,734	7,557,218,837	9,408,724,090		
60	14. Profit after corporate income tax		4,472,309,570	20,720,385,251	26,841,379,071	34,518,293,521		

Preparer



Le Thi Tho

Chief Accountant



Nguyen Quoc Hung

Hanoi, 24 January 2025

Chairman of the Board of Directors



SEPARATE STATEMENT OF CASH FLOWS

Year 2024

Code ITEMS	Year 2024	Year 2023
	VND	VND
I. CASH FLOWS FROM OPERATING ACTIVITIES		
01 1. Profits before tax	36,075,327,720	43,927,017,611
2. Adjustment for		
02 - Depreciation and amortization of fixed assets and	4,317,433,857	5,249,546,837
05 - Gains / loss from investment	(9,589,340,418)	(20,030,433,488)
06 - Interest expense	49,807,280,501	51,218,322,440
08 3. Operating profit before changes in working capital	80,610,701,660	80,364,453,400
09 - Increase/Decrease in receivables	42,458,393,043	171,969,833,657
10 - Increase/Decrease in inventories	(66,227,255,948)	(185,727,883,305)
11 - Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)	(25,843,882,620)	(52,326,881,554)
12 - Increase/Decrease in prepaid expenses	7,801,730,724	(17,442,092)
14 - Interest paid	(48,654,277,612)	(49,561,313,796)
15 - Corporate income tax paid	(7,000,000,000)	(7,806,509,616)
20 Net cash flow from operating activities	(16,854,590,753)	(43,105,743,306)
II. CASH FLOWS FROM INVESTING ACTIVITIES		
23 1. Loans and purchase of debt instruments from other entities	(7,911,993,350)	(4,563,394,538)
24 2. Collection of loans and resale of debt instrument of other entities	1,751,739,833	590,000,000
27 3. Interest and dividend received	26,382,097,612	623,372,882
30 Net cash flow from investing activities	20,221,844,095	(3,350,021,656)
III. CASH FLOWS FROM FINANCING ACTIVITIES		
33 1. Proceeds from borrowings	1,135,790,565,301	1,044,267,822,030
34 2. Repayment of principal	(1,136,098,162,121)	(1,039,842,750,332)
40 Net cash flow from financing activities	(307,596,820)	4,425,071,698
50 Net cash flows in the period	3,059,656,522	(42,030,693,264)
60 Cash and cash equivalents at the beginning of the period	3,018,099,339	45,048,792,603
70 Cash and cash equivalents at the end of the period	<u>6,077,755,861</u>	<u>3,018,099,339</u>

Preparer

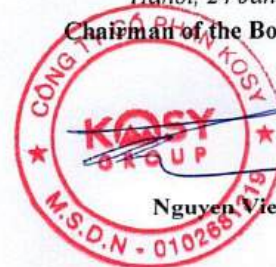

Le Thi Tho

Chief Accountant


Nguyen Quoc Hung

Hanoi, 24 January 2025

Chairman of the Board of Directors



Nguyen Viet Cuong

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*Year 2024***1 . CHARACTERISTICS OF OPERATION OF THE JOINT STOCK COMPANY****Form of capital ownership**

Kosy Joint Stock Company was established under Decision No 0102681319 first dated 10/03/2008 issued by Hanoi Department of Planning and Investment

The Company's head office is located at B6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam Tu Liem

The Company's charter capital is VND 2,164,813,350,000, (VN dong), equivalent to 216,481,335 shares, with par value of VND 10,000/share.

As at 31 December 2024, the Company have 48 employees

Business activities

Main business activity of the Company include:

- Real estate business and land use rights owned, used, or leased by the owner, specifically: Real estate business.
- Wholesale of construction materials and other installation equipment, specifically: Trading in construction materials.
- Site preparation, specifically: Land leveling.
- Wholesale of machinery, equipment, and agricultural machinery parts.
- Wholesale of machinery, equipment, and other machine parts, specifically: Wholesale of mining and construction machinery, equipment, and parts; wholesale of electrical machinery, equipment, and electrical materials (generators, electric motors, electrical wires, and other electrical circuit equipment); wholesale of textile, garment, and footwear machinery, equipment, and parts; wholesale of office machinery, equipment, and parts (excluding computers and peripheral devices); wholesale of medical machinery and equipment.
- Construction of other civil engineering works.
- Construction of other public works.
- Architectural activities and related technical consulting, specifically: Urban and rural planning; interior and exterior design of buildings; architectural design of residential and industrial buildings; comprehensive layout design of construction projects.
- Architectural activities and related technical consulting, specifically: Urban and rural planning; interior and exterior design of buildings; architectural design of residential and industrial buildings; comprehensive layout design of construction projects.
- Site preparation, specifically: Land leveling.

Normal business and production cycle

The company has a normal production and business cycle of 12 months.

Corporate structure**The Joint Stock Company's member entities****Address**

Kosy Song Cong Urban Management Branch	No. 205, lot 7, Thang Loi ward, Song Cong city, Thai Nguyen province.
Representative office in Ho Chi Minh City	No. 130 Nguyen Cong Tru, Nguyen Thai Binh Ward, District 1, Ho Chi Minh City.
Representative office in Lai Chau province	No. 44 Le Loi Avenue, group 18, Tan Phong ward, Lai Chau city, Lai Chau province.

Information of subsidiaries, associated and joint ventures of the Joint Stock Company is provided in Note No. 4.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 1st January and ends as at 31st December.
The Joint Stock Company maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Joint Stock Company applies Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Minister of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

Declaration of compliance with Accounting Standards and Accounting System

The Joint Stock Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Separate Financial Statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

2.3 . Basis for preparation of Separate Financial Statements

Separate Financial Statements are presented based on historical cost principle.

Separate Financial Statements of the Joint Stock Company are prepared based on summarization of the financial statements of the independent accounting entities and the head office of the Joint Stock Company.

Separate Financial Statements of the Joint Stock Company are prepared based on summarization of transactions incurred dependent accounting entities and at the offices of the Joint Stock Company.

The Users of this Separate Financial Statements should study the Separate Financial Statements combined with the Consolidated Financial Statements of the Joint Stock Company and its subsidiaries ("Group") Fiscal period Fourth quarter 2024 in order to gain enough information regarding the financial position, results of operations and cash flows of the Joint Stock Company/ Group.

2.4 . Financial Instruments

Initial recognition

Financial assets

Financial assets of the Joint Stock Company include cash and cash equivalents, trade receivables and other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Joint Stock Company include borrowings, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial Statements and Notes to financial instruments but do not provide any relevant instruction for assessment and recognition of fair value of financial assets and liabilities.

2.5 . Foreign currency transactions

Foreign currency transactions during the year are translated into Vietnam Dong using the actual rate at transaction date.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Separate Financial Statements is determined on the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Joint Stock Company regularly conducts transaction;
- For cash deposited in bank, applying the bid rate of the commercial bank where the Joint Stock Company
- For liability accounts, applying the offer rate of the commercial bank where the Joint Stock Company regularly conducts transaction.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the year.

Exchange differences arising from foreign currency transactions in the year and from revaluation of remaining foreign currency monetary items at the end of the year are recorded cumulatively in the Separate Statement of Financial position and will be gradually allocated into financial expense or financial income when the Joint Stock Company comes into operation. The minimum allocation of exchange loss in each period must should not be less than the pre-tax profit before such allocation (after allocation, pre-tax profit in the Separate Statement of Income

2.6 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7 . Financial investments

Trading securities are initially recognized at original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. Upon liquidation or transfer, cost of trading securities is determined using first in first out method or weighted average method.

Investments held to maturity comprise term deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is required to repurchase at a certain time in the future and loans, etc. held to maturity to earn profits periodically and other held to maturity investments.

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less provision for devaluation of investments.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

For dividends received in the form of shares, only the number of shares received is recorded without any increase in the investment value and financial income.

Provision for devaluation of investments is made at the end of the period as follows:

- *Investments in trading securities:* provision shall be made on the basis of the excess of original cost of the Investments recorded in the accounting book over their market value at the provision date.
- *Investments in subsidiaries, joint ventures or associates:* provision for devaluation of investments is made when the investee has incurred a loss, based on the Separate of subsidiaries, joint ventures or associates at the provision date.

- *Long-term investments (other than trading securities) without significant influence on the investee:* If the investment in listed shares or the fair value of the investment is determined reliably, provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.
- *With regard to investments held to maturity:* provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.8 . Receivables

The receivables shall be kept records in details according to period receivables, entities receivables, types of currency receivable and other factors according to requirements for management of the Joint Stock Company. The receivables shall be classified into short-term receivables or long-term receivables on the Separate Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or expected credit loss.

2.9 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value means the estimated selling price of inventories in a normal production and business period minus (-) the estimated cost for completing the products and the estimated cost needed for their consumption.

The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual.

Method for valuation of work in process at the end of the period:

- The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the year.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.10 . Fixed assets and Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs increase the expected future economic benefits from the use of the tangible fixed asset beyond the initially assessed standard of performance, these costs are capitalized as an incremental cost of the tangible fixed asset.

Other costs incurred after fixed assets have been put into operation, such as repair, maintenance and overhaul costs, are recognized in the Separate Statement of Income in the period in which the costs are incurred.

The historical cost of finance lease fixed assets is recognised at the lower of fair value and present value of the minimum lease payments plus any directly attributable costs incurred related with finance lease (exclusive of value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and carrying amount. Finance lease fixed assets are depreciated over the lease term and charged to operating expenses in order to fully recover the capital.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	06 years
- Vehicles, Transportation equipment	06-10 years
- Office equipment and furniture	03-04 years
- Other fixed assets	03 years

2.11 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.12 . Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Prepaid expenses of the Joint Stock Company including:

- Tools and supplies include assets which are possessed by the Joint Stock Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 01 to 03 years.
- Other prepaid expenses are recorded at original cost and allocated over each accounting period based on the nature and extent of each type of expense to select an appropriate method and allocation criteria.

2.13 . Payables

The payables shall be kept records in details according to period payables, entities payables, types of currency payable and other factors according to requirements for management of the Joint Stock Company. The payables shall be classified into short-term payables or long-term payables on the Separate Financial Statements according

2.14 . Borrowings and finance lease liabilities

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.15 . Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

Regarding joint liability borrowings attributable to the construction or production of a qualifying asset, the borrowing costs eligible for capitalization in each accounting period shall be determined based on the capitalization rate for weighted average accumulated costs incurred in the construction or production of such asset. The capitalization rate shall be calculated according to the weighted average interest rate of the unpaid borrowings in the period, except for specific borrowings for the purpose of acquiring a qualifying asset.

2.16 . Accrued expenses

Payables to goods or services received from the seller or provided for the seller during a reporting period, but payments of such goods or services have not been made and other payables such as , interest expenses, Accrued expenses temporarily estimated for real estate cost of goods sold... which are recorded to operating expenses of the reporting period

The recording of accrued expenses as operating expenses during the period shall be carried out under the matching principle between revenues and expenses during the period. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.17 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Undistributed profit after tax is used to record business results (profit, loss) after corporate income tax and situation of income distribution or loss handling of the Joint Stock Company.

2.18 Revenue

Revenue is recognized when it is probable that the economic benefits will flow to the Company which can be reliably measured. Revenue is determined as the reasonable value of received or receivable amounts minus (-) trade discount, reductions in the price of goods sold and value of returns of goods sold.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the Joint Stock Company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Joint Stock Company;
- The amount of the revenue can be measured reliably.

2.19 . Costs of good sold

The recognition of cost of goods sold is matched against revenue in the period and complies with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period.

2.20 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.21 . Corporate income tax*a) Deferred income tax assets and Deferred income tax payable*

Deferred income tax assets is determined based on total deductible temporary difference and deductible value transferred to subsequent period of unused taxable losses or preferred taxes. Deferred income tax payable is determined based on taxable temporary difference amount.

Kosy Joint Stock Company

B6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward,
Nam Tu Liem District, Hanoi City, Vietnam.

Separate Financial Statements

As at 31 December 2024

Deferred income tax asset and Deferred income tax liability are determined based on prevailing corporate income tax rate (or corporate income tax rate which is estimated to change in the future if the deferred income tax asset or deferred income tax liability are reversed when the new tax rates have been enacted), tax rates and tax laws enacted at the end of accounting period.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilised. Deferred tax assets are recorded an decrease to the extent that it is not sure taxable economic benefits will be usable.

Deferred income tax assets and Deferred income tax payable shall be offset when setting up the Separate Statement of financial position.

b) Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each

d) Current corporate income tax rate

For the fiscal year ended 31 December 2024, the Company is entitled corporate income tax rate of 20% on taxable income business activities generating

2.22 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Joint Stock Company's related parties

- Enterprises, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Joint Stock Company, or being under common control with the Joint Stock Company, or being under common control with the Joint Stock Company, including the Joint Stock Company's
- Individuals, directly or indirectly, holding voting power of the Joint Stock Company that have a significant influence on the Joint Stock Company, key management personnel including directors and employees of the Joint Stock Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Separate Financial Statements, the Joint Stock Company should consider the nature of the relationship rather than the legal form of

3 . CASH AND CASH EQUIVALENTS

	31/12/2024	01/01/2024
	VND	VND
Cash on hand	945,431,917	1,676,773,069
Demand deposits	5,132,323,944	96,476,686
Cash equivalents	-	1,244,849,584
	<u>6,077,755,861</u>	<u>3,018,099,339</u>

4 . FINANCIAL INVESTMENTS

	31/12/2024		01/01/2024	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Short-term investments				
Term deposits(*)	22,663,230,039	-	15,258,126,938	-
	22,663,230,039	-	15,258,126,938	-
Long-term investments				
	22,663,230,039	-	15,258,126,938	-

Savings deposits at Vietnam Public Commercial Joint Stock Bank – Thang Long Branch have terms ranging from 6 months to 36 months, with interest rates ranging from 5.1% to 7.7% per annum. The savings deposit at Vietnam Prosperity Joint Stock Commercial Bank has a 12-month term with an interest rate of 9.8% per annum.

b) Equity investments in other entities

	31/12/2024		01/01/2024	
	Original cost VND	Fair value VND	Original cost VND	Fair value VND
Investments in subsidiaries	514,500,000,000	514,500,000,000	514,500,000,000	514,500,000,000
- Hydropower Construction Consulting JSC	514,500,000,000	514,500,000,000	514,500,000,000	514,500,000,000
Investments in others entities	221,324,400,000	221,324,400,000	221,324,400,000	221,324,400,000
- Kosy Bac Lieu Wind Power JSC	221,324,400,000	221,324,400,000	221,324,400,000	221,324,400,000
	<u>735,824,400,000</u>	<u>735,824,400,000</u>	<u>735,824,400,000</u>	<u>735,824,400,000</u>

The fair value of investments is determined based on their book value, minus any provisions that have been made. The Company has not determined the fair value of these investments because they are not listed, and the Vietnamese Accounting Standards and Enterprise Accounting System do not provide guidance on calculating fair value using valuation techniques. The fair value of these financial instruments may differ from their book value.

Kosy Joint Stock Company

B6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam.

Separate Financial Statements

Fiscal period Fourth quarter 2024

5 . TRADE RECEIVABLES**5.1 Short-term trade receivables**

	Value	Value
	VND	VND
a) Related parties	-	-
b) Other parties		
- Thang Long Real Estate Construction and Investment LLC	29,231,849,147	10,343,782,823
- Thep Sai Gon Joint Stock Company	35,379,231,137	30,566,599,666
- Thep Viet Trading LLC	24,710,966,304	2,181,176,719
- Other customers	147,312,160,986	150,335,355,626
	<u>236,634,207,574</u>	<u>193,426,914,834</u>

6 . PREPAYMENTS TO SUPPLIERS**6.1 Short-term prepayments to suppliers**

	31/12/2024	01/01/2024
	Value	Value
	VND	VND
a) Related parties		
- Son Phuc Group Joint Stock Company	249,100,001	-
b) Other parties		
- Kscons Construction Joint Stock Company	40,415,800,558	40,415,800,558
- KPT Vietnam Joint Stock Company	44,869,448,321	44,869,448,321
- Capital Infrastructure Investment and Construction JSC	47,078,144,423	119,942,104,423
- Ninh Binh Construction and Infrastructure JSC	75,000,000,000	75,000,000,000
- Ha Nam Investment - Construction JSC	45,056,263,102	47,563,603,812
- Other customers	61,812,170,706	53,661,734,161
	<u>314,480,927,111</u>	<u>381,452,691,275</u>

7 . OTHER RECEIVABLES**a) Other short-term receivables**

	31/12/2024	01/01/2024
	Value	Value
	VND	VND
- Deposit	182,957,100	182,957,100
- Advance	3,825,005,543	13,425,187,901
+ Mrs. Vu Thi Thuong	1,475,262,419	13,053,262,418
+ Other	2,349,743,124	371,925,483
- Other receivables	118,362,175,698	135,962,371,196
+ Thong Ngan Co., Ltd (*)	31,416,921,000	31,416,921,000
+ Ninh Binh Construction and Infrastructure JSC	-	16,341,780,822
+ Mr. Nguyen Duc Trang	84,382,651,273	84,382,651,273
+ Other	2,562,603,425	3,821,018,101
- Remuneration of the BOD, Supervisory Board	251,500,000	205,000,000
	<u>122,621,638,341</u>	<u>149,775,516,197</u>

b) Other long-term receivables

	31/12/2024	01/01/2024
	Value	Value
	VND	VND
- Deposit	40,000,000	40,000,000
	<u>40,000,000</u>	<u>40,000,000</u>

(*) Business cooperation contract dated November 6, 2020, for the Da La residential project, Quan Hau town, Quang Binh province.

Kosy Joint Stock CompanyB6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam
Tu Liem District, Hanoi City, Vietnam.**Separate Financial Statements**
Fiscal period Fourth quarter 2024**8 . PREPAID EXPENSES****8.1 Short-term prepaid expenses**

	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Prepaid expenses for consulting and brokerage services	225,045,886	-	8,559,428,224	-
- Tools and equipment issued for use	-	-	78,614,540	-
- Expenses for purchasing insurance and prepaid services	95,037,708	-	78,237,943	-
- Land clearance compensation expense	84,205,445	-	1,772,205,445	-
- Other short-term prepaid expenses	86,567,478	-	37,800,650	-
	490,856,517	-	10,526,286,802	-

8.2 Long-term prepaid expenses

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Office repair expenses	2,233,699,561	-	-	-
	2,233,699,561	-	-	-

9 . INVENTORIES

	31/12/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Work in progress	2,537,952,262,364	-	2,473,783,400,620	-
	2,537,952,262,364	-	2,473,783,400,620	-

Details

	31/12/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Work in progress	2,537,952,262,364	-	2,473,783,400,620	-
+ Kosy Song Cong	114,677,451,977	-	113,567,747,517	-
+ Kosy Lao Cai	484,157,675,477	-	411,035,715,341	-
+ Kosy Cau Go	13,317,453,841	-	18,870,863,698	-
+ Kosy Gia Sang	72,453,512,142	-	69,109,913,156	-
+ Kosy Bac Giang	278,124,506,075	-	377,945,139,102	-
+ Kosy Gia Sang 11	524,381,545,342	-	506,795,948,553	-
+ Kosy Ninh Binh	75,660,868,934	-	74,892,391,529	-
+ Kosy Ha Nam	809,032,505,080	-	761,478,811,703	-
+ Lao Cai - Tieu khu 16	119,411,213,525	-	94,698,880,870	-
+ Other	46,735,529,971	-	45,387,989,151	-
	2,537,952,262,364	-	2,473,783,400,620	-

10 . LONG-TERM UNFINISHED ASSETS

	31/12/2024	01/01/2024
	Giá trị	Giá trị
	VND	VND
- Son My Solar Power Project	259,259,259	259,259,259
- Di Linh Hydropower Project	843,055,556	843,055,556
	1,102,314,815	1,102,314,815

Kosy Joint Stock Company

B6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam.

Separate Financial Statements

Fiscal period Fourth quarter 2024

11 . TANGIBLE FIXED ASSETS

	Machinery, equipment	Vehicles, transportation equipment	Office equipment and furniture	Total
	VND	VND	VND	VND
Original cost				
Beginning balance	203,640,000	36,914,069,819	717,170,254	37,834,880,073
Ending balance of the period	203,640,000	36,914,069,819	717,170,254	37,834,880,073
Accumulated depreciation				
Beginning balance	203,640,000	27,945,816,557	336,866,741	28,486,323,298
- Depreciation in the period	-	4,183,397,649	134,036,208	4,317,433,857
Ending balance of the period	203,640,000	32,129,214,206	470,902,949	32,803,757,155
Net carrying amount				
Beginning of the period	-	8,968,253,262	380,303,513	9,348,556,775
Ending of the period	-	4,784,855,613	246,267,305	5,031,122,918

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period: 4.784.855.613 VND.

- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: 15.143.064.545 VND

Kosy Joint Stock Company

B6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam.

Separate Financial Statements

Fiscal period Fourth quarter 2024

12 . TRADE PAYABLES

	31/12/2024		01/01/2024	
	Outstanding VND	Amount can be VND	Outstanding VND	Amount can be VND
a) Related parties	209,280,000	209,280,000	440,006,362	440,006,362
- Son Phuc Group Joint Stock Company	-	-	336,326,362	336,326,362
- Dong Tay Infrastructure Investment and Development JSC	209,280,000	209,280,000	103,680,000	103,680,000
b) Other parties	131,027,741,862	131,027,741,862	90,845,432,041	90,845,432,041
- Licogi 13 JSC - Infrastructure Mechanics	4,141,055,926	4,141,055,926	17,105,855,926	17,105,855,926
- MBG Group Joint Stock Company	10,804,505,518	10,804,505,518	27,620,178,500	27,620,178,500
- Dong Do Architectural and Construction Consulting JSC	31,112,358,609	31,112,358,609	1,050,000,000	1,050,000,000
- Other	84,969,821,809	84,969,821,809	45,069,397,615	45,069,397,615
	131,237,021,862	131,237,021,862	91,285,438,403	91,285,438,403

13 . PREPAYMENTS FROM CUSTOMERS**13.1 Short-term prepayments from customers**

	31/12/2024		01/01/2024	
	VND	VND	VND	VND
a) Related parties	-	-	-	-
b) Other parties	18,579,917,670	17,817,800,410	18,579,917,670	17,817,800,410
- Bionature Viet Nam JSC	1,883,974,956	1,883,974,956	1,883,974,956	1,883,974,956
- Hai Phat Real Estate Investment and Trading JSC	1,798,525,772	1,798,525,772	1,798,525,772	1,798,525,772
- Nguyen Van Xuat	5,256,950,568	5,256,950,568	5,256,950,568	5,256,950,568
- Other	9,640,466,374	8,878,349,114	8,878,349,114	8,878,349,114
	18,579,917,670	17,817,800,410	18,579,917,670	17,817,800,410

14 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivable at the beginning of period	Tax payable at the beginning of period	Tax payable in the period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
Value-added tax	-	3,860,338,828	7,870,615,727	4,122,028,208	53,920,170	7,662,846,517
Special excise tax	-	-	-	-	-	-
Export, import duties	-	-	-	-	-	-
Corporate income tax	2,834,156,142	9,408,724,090	7,559,218,837	7,000,000,000	2,631,528,627	9,967,942,927
Personal income tax	-	699,983,396	283,782,349	698,156,269	-	285,609,476
Natural resource tax	-	-	-	-	-	-
Land tax and land rental	-	170,804,339,937	111,563,452,480	175,809,855,207	-	106,557,937,210
Other taxes	1,000,000	21,667,305	364,070,354	367,511,988	1,000,000	16,225,671
Fees, charges and other payables	-	17,830,512,000	-	17,830,512,000	-	-
	2,835,156,142	202,625,565,556	127,641,139,747	205,828,063,672	2,686,448,797	124,490,561,801

The Joint Stock Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Separate Financial Statements could be changed at a later date upon final determination by the tax authorities.

Kosy Joint Stock CompanyB6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam
Tu Liem District, Hanoi City, Vietnam.**Separate Financial Statements**

As at 31 December 2024

15 . ACCRUED EXPENSES

	31/12/2024	01/01/2024
	VND	VND
Accrued interest	1,325,003,478	18,297,562,221
Accrued costs of properties or finished products sold	90,618,744,634	56,898,078,928
Other accrued expenses	-	-
	<u><u>91,943,748,112</u></u>	<u><u>75,195,641,149</u></u>

16 . OTHER PAYABLES**16.1 Other short-term payables**

	31/12/2024	01/01/2024
	VND	VND
a) Detailed by content		
Surplus of assets awaiting resolution	-	-
Trade union fee, social insurance, health insurance,	180,817,210	180,817,210
Social insurance	1,312,608,546	817,658,578
Health insurance	28,548,450	88,140,200
Unemployment insurance	12,688,200	38,967,200
Payables on equitization	-	-
Short-term deposits, collateral received	13,182,205,483	16,049,205,483
Other payables	18,942,021,312	18,105,664,030
- <i>Tien Minh Trading Company Limited</i>	17,837,454,824	17,837,454,824
- <i>Other payables</i>	1,104,566,488	268,209,206
	<u><u>33,658,889,201</u></u>	<u><u>35,280,452,701</u></u>

17 . BORROWINGS AND FINANCE LEASE LIABILITIES

	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
Short-term loans debts						
+ Vietnam-Russia Joint Venture Bank - Head Office	520,583,569,914	520,583,569,914	1,131,590,565,301	1,105,365,045,270	546,809,089,945	546,809,089,945
+ Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) - Dong Anh Branch	114,841,202,613	114,841,202,613	198,036,387,651	198,555,590,264	114,322,000,000	114,322,000,000
+ Vietnam Joint Stock Commercial Bank for Investment and Development (BIDV) - Ngoc Khanh Branch	31,735,000,000	31,735,000,000	71,079,500,000	71,286,500,000	31,528,000,000	31,528,000,000
+ Vietnam Public Joint Stock Commercial Bank - Thang Long Branch	30,000,000,000	30,000,000,000	72,600,000,000	72,600,000,000	30,000,000,000	30,000,000,000
+ Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Head Office Branch (*)	80,583,330,000	80,583,330,000	171,750,000,000	160,166,668,000	92,166,662,000	92,166,662,000
+ Bao-Viet-Joint-Stock-Commercial-Bank--Transaction-Office-Branch	80,062,500,003	80,062,500,003	211,800,000,000	196,412,500,003	95,450,000,000	95,450,000,000
	100,000,000,000	100,000,000,000	266,302,707,650	266,302,707,650	100,000,000,000	100,000,000,000
+ LienViet Post Joint Stock Commercial Bank - Thang Long Branch	50,000,000,000	50,000,000,000	100,000,000,000	99,966,079,353	50,033,920,647	50,033,920,647
+ Vietnam Foreign Trade Joint Stock Commercial Bank (Vietcombank) - Transaction Office Branch	20,000,000,000	20,000,000,000	40,000,000,000	40,000,000,000	20,000,000,000	20,000,000,000
+ Other	13,361,537,298	13,361,537,298	21,970,000	75,000,000	13,308,507,298	13,308,507,298
Current portion of long-term debts	174,133,887,659	174,133,887,659	206,130,000,000	30,273,616,851	349,990,270,808	349,990,270,808
+ Vietnam Bank for Agriculture and Rural Development (Agribank) - Hoang Mai Branch	166,550,270,808	166,550,270,808	206,130,000,000	22,690,000,000	349,990,270,808	349,990,270,808
+ Saigon Thuong Tin Commercial Joint Stock Bank (Sacombank) - Thu Do Branch	7,583,616,851	7,583,616,851	-	7,583,616,851	-	-
	694,717,457,573	694,717,457,573	1,337,720,565,301	1,135,638,662,121	896,799,360,753	896,799,360,753
b) Long-term borrowings						
+ Vietnam Bank for Agriculture and Rural Development (Agribank) - Hoang Mai Branch	543,324,400,026	543,324,400,026	4,200,000,000	206,130,000,000	341,394,400,026	341,394,400,026
+ Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) - Dong Anh Branch	459,500,000	459,500,000	-	459,500,000	-	-
+ Bionature Vietnam Joint Stock Company	732,293,637	732,293,637	-	-	732,293,637	732,293,637
+ Hai Phat Real Estate Investment and Trading JSC	838,485,618	838,485,618	-	-	838,485,618	838,485,618
	545,354,679,281	545,354,679,281	4,200,000,000	206,589,500,000	342,965,179,281	342,965,179,281

Kosy Joint Stock CompanyB6-BT5 My Dinh 2 New Urban Area, My Dinh 2
Ward, Nam Tu Liem District, Hanoi City, Vietnam.**Separate Financial Statements**

Fiscal period Fourth quarter 2024

18 . OWNER'S EQUITY

	Contributed capital	Retained earnings	Total
	VND	VND	VND
Beginning balance of previous period	2,164,813,350,000	126,090,638,730	2,290,903,988,730
Increase in capital	-	-	-
Profit/(loss) of the previous period	-	34,518,293,521	34,518,293,521
Ending balance of previous period	2,164,813,350,000	160,608,932,251	2,325,422,282,251
Increase in capital of this period	2,164,813,350,000	160,608,932,251	2,325,422,282,251
Increase in capital of this period	-	-	-
Profit/(loss) of the current period	-	26,841,379,071	26,841,379,071
Ending balance of current period	2,164,813,350,000	187,450,311,322	2,352,263,661,322

b) Capital transactions with owners and distribution of dividends and profits

	Quarter IV, 2024	Quarter IV, 2023
	VND	VND
Owner's invested capital		
- At the beginning of the period	2,164,813,350,000	2,164,813,350,000
- Increase in the period		
- Decrease in the period		
- At the end of the period	2,164,813,350,000	2,164,813,350,000
- Dividend paidt in the period		

c) Share

	31/12/2024	01/01/2024
Quantity of authorized issuing shares	216,481,335	216,481,335
Quantity of issued shares	216,481,335	216,481,335
- <i>Common shares</i>	216,481,335	216,481,335
Quantity of repurchased shares	-	-
Quantity of circulated shares	216,481,335	216,481,335
- <i>Common shares</i>	216,481,335	216,481,335

Par value per stock: VND 10000. / stock

Kosy Joint Stock CompanyB6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam
Tu Liem District, Hanoi City, Vietnam.**Separate Financial Statements**

As at 31 December 2024

19 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES		<u>Quarter IV, 2024</u>	<u>Quarter IV, 2023</u>
		VND	VND
Revenue from sale of goods		328,825,123,463	220,594,051,286
Revenue from business of properties		61,579,979,317	118,963,706,338
Other revenues		-	-
		<u>390,405,102,780</u>	<u>339,557,757,624</u>
20 . COST OF GOODS SOLD		<u>Quarter IV, 2024</u>	<u>Quarter IV, 2023</u>
		VND	VND
Cost of goods sold		318,252,544,832	210,563,183,566
Cost of finished goods sold		49,878,100,851	77,283,446,995
		<u>368,130,645,683</u>	<u>287,846,630,561</u>
21 . FINANCIAL INCOME		<u>Quarter IV, 2024</u>	<u>Quarter IV, 2023</u>
		VND	VND
Interest income		2,385,409,438	2,286,838,504
		<u>2,385,409,438</u>	<u>2,286,838,504</u>
22 . FINANCIAL EXPENSES		<u>Quarter IV, 2024</u>	<u>Quarter IV, 2023</u>
		VND	VND
Interest expenses		11,735,315,289	15,507,009,690
Other financial expenses		521,831,101	-
		<u>12,257,146,390</u>	<u>15,507,009,690</u>
23 . SELLING EXPENSES		<u>Quarter IV, 2024</u>	<u>Quarter IV, 2023</u>
		VND	VND
Labour expenses		129,010,501	98,744,190
Depreciation expenses		-	-
Expenses of outsourcing services		2,292,670,117	5,370,607,384
		<u>2,421,680,618</u>	<u>5,469,351,574</u>
24 . GENERAL AND ADMINISTRATIVE EXPENSE		<u>Quarter IV, 2024</u>	<u>Quarter IV, 2023</u>
		VND	VND
Raw materials		6,864,697	5,189,161
Labour expenses		1,544,847,219	1,244,952,541
Depreciation expenses		779,707,731	1,083,290,752
Expenses of outsourcing services		1,501,591,078	3,435,414,283
Other expenses in cash		451,457,136	-
		<u>4,284,467,861</u>	<u>5,768,846,737</u>
25 . OTHER EXPENSES		<u>Quarter IV, 2024</u>	<u>Quarter IV, 2023</u>
		VND	VND
Fines		85,000,000	263,513,581
		<u>85,000,000</u>	<u>263,513,581</u>

Kosy Joint Stock CompanyB6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam
Tu Liem District, Hanoi City, Vietnam.**Separate Financial Statements**

As at 31 December 2024

26 CURRENT CORPORATE INCOME TAX EXPENSES

		Quarter IV, 2024	Quarter IV, 2023
		VND	VND
Le Thi Tho	Nguyen Quoc Hung	1,139,262,096	6,268,858,734
		<u>1,139,262,096</u>	<u>6,268,858,734</u>

27 TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Joint Stock Company detail as follows:

Related parties	Relation
- Son Phuc Joint Stock Company Group	A company owned by a close family member of the Chairman of the Board of Directors.
- Dong Tay Infrastructure Development Consulting JSC	A company with a General Director who is also the Vice Chairman of the Board of Directors of Kosy JSC

Except for the information with related parties are presented at Notes above, the Joint Stock Company has the transactions during the period and balances with related parties as follows:

Balance		31/12/2024	31/12/2023
		VND	VND
Advance			
- Son Phuc Group JSC	Advance for services	249,100,001	
Payment			
Son Phuc Group JSC	payment for services		336,326,366
- Dong Tay Infrastructure Development Consulting JSC	Rent a car	209,280,000	103,680,000

Remuneration to members of Board of Management:

No.	Name	Title	Quarter IV, 2024	Quarter IV, 2023
			VND	VND
1	Mr. Nguyen Viet Cuong	Chairman	112,980,000	88,820,952
2	Ms. Nguyen Thi Hang	Vice Chairman	73,980,000	58,678,095
3	Mr. Do Quoc Viet	Member and Deputy General Director	145,740,000	112,753,810
			<u>332,700,000</u>	<u>260,252,857</u>

Remuneration to members of Supervisory Board

No.	Name	Title	Quarter IV, 2024	Quarter IV, 2023
			VND	VND
1	Ms. Tran Thi Thu Hoai	Member	3,000,000	3,000,000
2	Ms. Tran Thi Thu Ha	Member	3,000,000	3,000,000
3	Mr. Ha Viet Hung	Head	6,000,000	6,000,000
			<u>12,000,000</u>	<u>12,000,000</u>

Kosy Joint Stock Company

B6-BT5 My Dinh 2 New Urban Area, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam.

Separate Financial Statements

As at 31 December 2024

Salary of General Director and other managers:


No.	Name	Title	Quarter IV, 2024	Quarter IV, 2023
			VND	VND
1	Ms. Nguyen Thi Phuong Thao	Deputy General Manager	-	74,825,000
2	Mr. Nguyen Duc Diep	Deputy General Manager	130,950,000	93,266,190
3	Mr. Nguyen Viet Thung	Deputy General Manager	93,011,408	85,647,143
4	Mr. Nguyen Quoc Hung	Chief accountant	123,270,000	105,090,000
			347,231,408	358,828,333

Corresponding figures

The corresponding figures are figures in the for transactions from October 1, 2023 to December 31, 2023 and for the fiscal year ended as at 31 December 2023, which was audited by UHY Auditing and Consulting Company Limited.

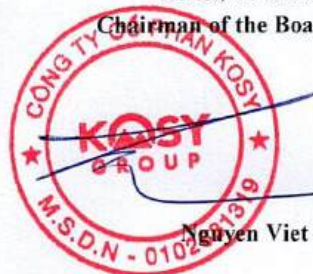
Preparer


Le Thi Tho

Chief Accountant


Nguyen Quoc Hung

Hanoi, 24 January 2025

Chairman of the Board of Directors

Nguyen Viet Cuong