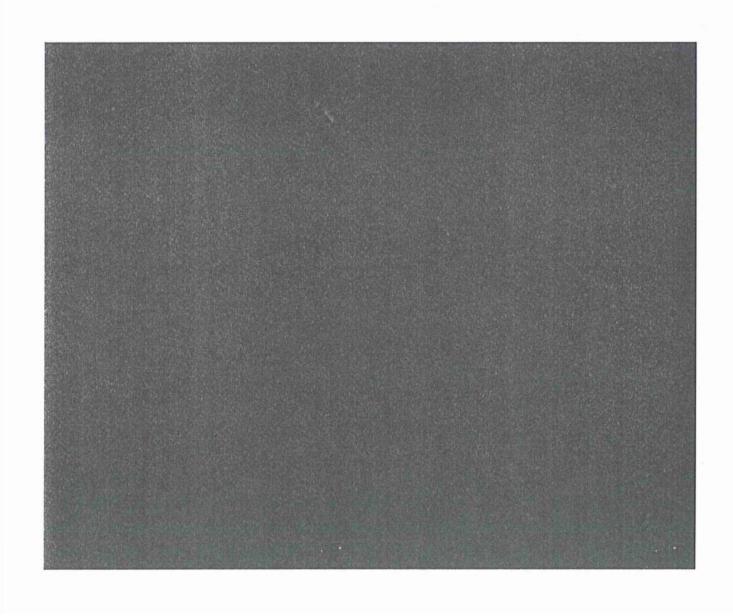
2024 ANNUAL REPORT BCG LAND JOINT STOCK COMPANY



2024 ANNUAL REPORT

BCG LAND JOINT STOCK COMPANY

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LIST OF ABBREVIATIONS

The Company/BCG Land : Công ty Cổ phần BCG Land

AGM : Annual General Meeting of Shareholder

BOD : Board of Director

BOS Board of Supervisory

CEO : Chief of Executive

BOM : Board of Member

FS : Financial statements

JSC : Joint Stock Company

HCMC : Ho Chi Minh City

M&A : Merge & Aquisition

HNX : Ha Noi Stock Exchange

SSC : State Sercurities of Commission

ERC : Enterprise Registration Certificate

I. OVERVIEW

2024 Annual Report

4

1. Overview

Trading name:

Trading name in Vietnamese

: CÔNG TY CỔ PHẦN BCG LAND

Trading name in English

: BCG LAND JOINT STOCK COMPANY

Shortcut name

: BCG LAND

Stock sticker

: BCR

Business certificates

registration: Certificate No. 0314922132 issued by Department of Planning and Investment of HCMC first registed on

15/03/2018, 13th change registration issued on 21/12/2023

Charter capital

Current charter capital

: 4.737.999.130.000 VND

Current owner's equity

: 4.737.999.130.000 VND

Contact

Address

: 22A Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh

City, Vietnam

Phone

: (028) 2221 6868

Fax

: (028) 2200 3168

Email

: info@bcgland.com.vn

Website

: www.bcgland.com.vn

Stock sticker

: BCR

Trading floor

: UPCOM

ERC

: Certificate No. 0314922132 issued by Department of Planning

and Investment of HCMC first registed on 15/03/2018, 13th

change registration issued on 21/12/2023

Current charter capital

: 4.737.999.130.000 VND

Current owner's equity

: 4.737.999.130.000 VND

2. Development milestones

Establishment

2018: Established BCG Land Joint Stock Company under Bamboo Capital Group with initial charter capital of 600 (six hundred) billion VND, focusing on Real Estate sector. During the establishment period, there were 03 founders (02 organizations and 01 individual). The company inaugurated Casa Marina Resort in Ghenh Rang, Quy Nhon and broke ground for Malibu Hoi An in Dien Ban, Quang Nam.

Cooperation and Expansion

2019:

- BCG Land increased its charter capital to 1,000 (one thousand) billion VND to consolidate and enhance its financial potential to implement real estate projects.
- Inheriting prestige, strong financial potential and an experienced management team as well as support from the parent company and members in the ecosystem network of Bamboo Capital Group, BCG Land focuses on investing in the high-end real estate segment in prime locations across the country, the achieved activities are:
 - Groundbreaking ceremony of King Crown Village project phase 1 including 17 luxury villas in Thao Dien Ward, District 2, Ho Chi Minh City.
 - Signed a strategic cooperation agreement with Radisson Hotel Group to manage and operate the Malibu Hoi An Project.

2020:

- BCG Land increased its charter capital to VND 2,000 billion, creating solid financial
 conditions to participate in investment consulting activities and cooperate in developing real
 estate projects from North to South.
- The achieved activities are:
 - Groundbreaking ceremony of Casa Marina Premium project with 160 hillside villas facing the sea in Ghenh Rang, Quy Nhon, Binh Dinh.
 - Groundbreaking ceremony of King Crown Infinity Project with 724 apartments, 91 offices,
 27 shophouses and commercial lots in the center of Thu Duc City, Ho Chi Minh City.

Growing Strong

2021:

- BCG Land breaks ground on a series of resort and urban housing projects in key tourist provinces and Ho Chi Minh City.
- The achieved activities are:
 - Groundbreaking ceremony of Hoian d'Or Project with a scale of 52 villas, 300 condotels, 202 shophouses, 5-star hotel, boutique hotel in Cam Nam ward, Hoi An city.
 - Groundbreaking ceremony of Casa Marina Mui Ne Project with a scale of 33 villas and a 20-storey hotel building.

- Groundbreaking ceremony for 33 luxury villas of Amor Riverside Villas project in Binh Chanh, Ho Chi Minh City.
- BCG Land hands over King Crown Village Project Phase 1.
- BCG Land opens new office building in An Phu Ward, Thu Duc City, Ho Chi Minh City.
- BCG Land and Lotte Land (under Lotte E&C Korea) have signed a strategic cooperation agreement to jointly develop real estate projects in Vietnam.
- In November 2021, BCG Land signed a strategic cooperation agreement with three partners: The Ascott Limited, BIDV and Vietinbank. According to the signed agreement, The Ascott Limited - the world's largest international accommodation service operator brand from Singapore will provide operational management services for the King Crown Infinity Project and BIDV Bank and Vietinbank will be the two sponsors of the Project's buyers.

Continued growth in scale

2022:

- With the goal of creating a solid financial foundation to participate in investment consulting
 activities and cooperate in developing expanding real estate projects, up to now, BCG Land
 has increased its charter capital to 4,600 (Four thousand six hundred) billion VND.
- BCG Land focuses on developing large-scale high-end urban areas and industrial parks with a portfolio of projects spanning across the country.
- As of December 31, 2022, BCG Land's total asset value is VND 11,557 billion. BCG Land's investment strategy focuses on sustainable development and capital preservation.

2023:

- On August 1, 2023, the Company was approved by the State Securities Commission to register as a public company according to Official Dispatch No. 5132/UBCK-GSDC.
- On August 22, 2023, VSDC granted Securities Registration Certificate No. 10/2023/GCNCP-VSDC.
- On December 1, 2023, HNX approved registration for stock trading No. 1215/QD-SGDHN.
- December 8, 2023 HNX announced the first trading day of stocks on Upcom.

2024:

 On August 6, 2024, the Company completed the payment of dividends in shares. Thereby, the Company's charter capital reached VND 4,737,999,130,000.

3. Businesses and locations

a. Businesses and locations

The company operates mainly in the field of developing real estate projects, including:

Residential and Urban Real Estate: BCG Land develops many projects with unique architecture and environmentally friendly materials, creating a classy and luxurious living space, contributing to the development and change of the urban landscape in the locality.

Resort Real Estate: BCG Land always has a vision of developing sustainable Resort Real Estate projects over time from design to operation. BCG Land's projects aim to use renewable energy, use environmentally friendly materials, combine with local cultural identities to carry out activities that bring unique experiences to visitors and minimize the impact on the natural ecosystem.

In its resort real estate projects, BCG Land always cooperates with reputable international operators. This does not generate direct revenue for BCG Land but brings customers the best experience and creates surplus value for the products that the Company provides.

Industrial Park Real Estate: Along with the recent shift in the global supply chain, Industrial Park Real Estate promises to become a vibrant market in the future. BCG Land has quickly caught up with that trend, focusing on developing industrial parks in Tier 2 industrial provinces and cities with good connections to important seaport clusters, which are predicted to become the focal point of the entire industry in the long term.

b. Locations

The company's headquartered is at No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City, Vietnam.

BCG Land's projects span from the Central region to the Southeast region. Specifically, apartment and housing projects are developed in urban areas, densely populated areas, near modern utilities and infrastructure such as Long An, Ho Chi Minh City; resort real estate projects are developed in locations with favorable natural conditions, attracting many tourists and having developed transport infrastructure such as Binh Thuan, Quang Nam, Da Nang, Binh Dinh. In the medium-term plan, BCG Land plans to expand operations and develop projects in the Northern region.

4. Vision, Mission and Core Values

Vision	Mission	Core Values
the leading prestigious real	As a Vietnamese real estate developer, BCG Land is constantly aspiring to build prestige, develop sustainably, and bring maximum benefits to	Pioneer Sharing
	shareholders and the community.	Reliability Responsibility

5. Awards and certificates

2019

Awards achieved by Malibu Hoi An Project:

- + Dot Property Southeast Asia Awards in two categories "Best Luxury Beachfront Resort Villa Project in Southeast Asia" and "Best Designed Resort Apartment Project in Southeast Asia".
- Award "Project with typical design" in the voting program of Vietnam's typical real estate 2019 conducted by Nhip Cau Dau Tu Newspaper.

2020

- + Casa Marina Premium project was awarded by Dot Property Vietnam Awards 2020 as "Best Resort Villa and Tourism Complex of 2020".
- + BCG Land was recognized by Dot Property Vietnam Awards 2020 as "Vietnam's Leading Sustainable Real Estate Developer 2020".

2021

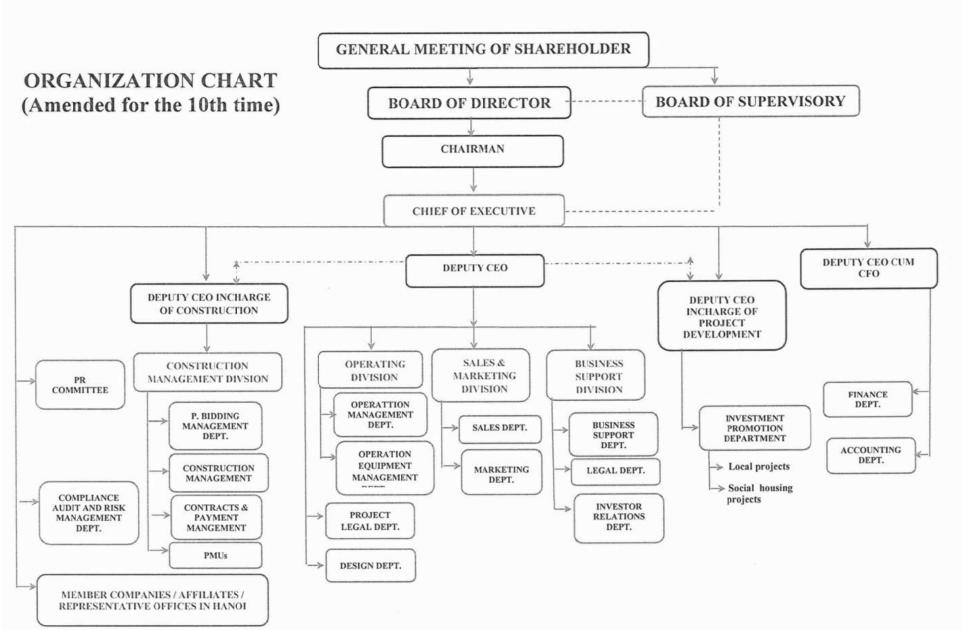
- + King Crown Infinity project was honored in the category of "High-end complex project with the most beautiful architectural design in Vietnam in 2021" at the Dot Property Vietnam Awards 2021.
- + King Crown Infinity project was honored with the award category "Best luxury apartment project in Ho Chi Minh City" at the PropertyGuru Vietnam Property Awards 2021.
- + Casa Marina Premium project was honored with the award "Resort with the most beautiful architectural design in Vietnam in 2021" at the PropertyGuru Vietnam Property Awards 2021.
- + Casa Marina Premium project was honored with the award "Resort with the most beautiful architectural design in Asia in 2021" at the PropertyGuru Asia Property Awards 2021.

2022

- BCG Land was honored in the Top 10 "Vietnam's Leading Real Estate Developers" at the BCI Asia Award 2022 ceremony.
- + BCG Land was honored as "Best Lifestyle Real Estate Developer in Vietnam" at the Dot Property Vietnam Awards 2022.
- + King Crown Infinity project was honored with 02 important awards in the categories of "Best Complex Project" and "Best Luxury Apartment Architectural Design" at the Property Guru Vietnam Property Awards 2022..

6. Corporate Structure

a. Organizational structure



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b. Governance and Corporate Structure

General Meeting of Shareholder:

The General Meeting of Shareholders is the highest authority of the Company. The annual General Meeting of Shareholders is held once a year (01) and may hold extraordinary meetings. The meeting location of the General Meeting of Shareholders is determined to be the place where the Chairman attends the meeting and must be in Vietnam.

The General Meeting of Shareholders has the right to elect, dismiss, remove and replace members of the Board of Directors; approve the short-term and long-term development plans of the Company; supplement and amend the Company Charter, decide on the annual dividend payment level, select an auditing company; and other rights according to specific provisions in the Company's Charter of Operations and according to the provisions of the Law.

Board of Directors:

The Board of Directors is the management body of the Company, with full authority on behalf of the Company to decide on the implementation of the Company's rights and obligations that are not under the authority of the General Meeting of Shareholders. The Board of Directors is responsible for ensuring that the Company's operations comply with the provisions of law, the Charter and internal regulations of the Company, treat all shareholders equally and respect the interests of those with interests related to the Company.

As of December 31, 2024, the Company's Board of Directors has 10 members and all members of the Board of Directors fully meet the standards and conditions prescribed by the Law on Enterprises and current laws.

Board of Supervisory

The Board of Supervisory consists of 03 members, with the following powers and responsibilities: To check the reasonableness, legality, honesty and level of prudence in the management and operation of business activities, in the organization of accounting, statistics and preparation of financial statements; To appraise the business performance reports, annual, quarterly and six-month financial statements of the parent company and member companies, and to report on the assessment of the management work of the Board of Directors to the General Meeting of Shareholders; To propose to the General Meeting of Shareholders solutions to amend, supplement, and restructure the management and operation of the Company's business activities.

Board of Executive

The Executive Board is responsible to the Board of Directors and the General Meeting of Shareholders for the Company's operations to ensure that the Company operates in compliance with legal regulations, operates effectively, for the benefit of the Company, Shareholders and stakeholders, according to the strategy and business plan approved by the Board of Directors and the General Meeting of Shareholders. The Executive Board includes the General Director, Deputy General Directors, Chief Financial Officer and Chief Accountant.

c. Subsidiaries, affiliates

No.	Companies	Address	Businesses	Charter Capital (bil VND)	Voting rate	Benefit ratio
Subsi	idiaries					
1	Sao Sang Sai Gon JSC	L17-11, 11th floor, VinCom center building, 72 Le Thanh Ton, Ben Nghe ward, District 1, HCMC	Real estate business, land use rights of owners, users or tenants	340	65%	65%
2	Casa Marina Resort Travel Jsc	QL1D, Quarter 1, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province	use rights	400	70%	70%
3	VXPERIA Trading Joint Stock Company	27C Quoc Huong, Thao Dien Ward, Thu Duc City, HCMC	Advertisement	20	65%	65%
4	Indochina Hoi An Beach Villas Company Limited	Block 1, Dien Duong Ward, Dien Ban Town, Quang Nam Province	Real estate business, land use rights of owners, users or tenants	564,66	89%	89%
5	Conbap Ecological Tourist Co. Ltd.	Con Bap, Cam Nam Ward, Hoi An City, Quang Nam Province	Real estate business, land use rights of owners, users or tenants	398	50,1%	50,1%

Dire	ct affiliate					
1	Gia Khang Investment Trading Service Joint Stock Company	218 Vo Van Ngan, Binh Tho Ward, Thu Duc City, HCMC	Real estate business, land use rights of owners, users or tenants	1.700	49%	49%
2	BCG ECO JSC	27C Quoc Huong, Thao Dien Ward, Thu Duc City, HCMC	Afforestation, forest care and forestry tree nursery.	20	26%	26%
Indi	rect affiliates					
1	Phoenix Mountain.,Ltd	National Highway 1D, Area 2, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province, Vietnam	Short-term accommodation services	400	25%	17,5%

7. Development orientation

a. The Company's major goals

Position

Aiming to become the leading large-scale real estate developer in Vietnam and the region with a series of high-end projects, bringing luxurious and classy spaces to customers, BCG Land promotes and quickly completes ongoing projects, observes the market and carefully deploys new projects on the basis of taking advantage of available land funds with the advantage of location and existing brand.

M&A Activities

BCG Land prioritizes M&A projects to bring financial benefits, selects potential and suitable projects to bring the best revenue stream, and is not passive in terms of cash flow liquidity and business efficiency.

Governance

The company strives to focus on governance, ensuring harmony of interests between parties, creating transparency of information in the market to attract domestic and foreign capital flows..

Human resource

BCG Land always pays attention to the human factor. The company builds a team of specialized successors, a mechanism to attract talent, a remuneration regime, and a professional organization.

Technology

The company also implements a digitalization strategy, building and continuously improving its technology platform to enhance competitiveness and consolidate its position.

b. Medium and long-term goals of the Company

On the way to becoming a large-scale real estate enterprise, BCG Land identifies its strategic position focusing on key areas such as investment and development of high-end real estate projects concentrated in major cities and tourist centers. In addition, the Company promotes industrial real estate to anticipate the trend when Vietnam is in a strong development stage and the wave of foreign direct investment (FDI) flows strongly into Vietnam.

5-year orientation: BCG Land becomes one of the top five real estate developers in Vietnam, aiming at high-end residential and urban real estate projects, high-end resort real estate, large-scale industrial park real estate in provinces with high development potential.

c. Objectives for the environment, society and community

BCG Land continues to research and design green spaces and low emissions in each product launched to the market to serve the Company's sustainable development strategy and the common goal of Net Zero worldwide. The Company is piloting the consumption of electricity from renewable energy sources such as solar power and wind power instead of energy sources that are easily harmful to the environment. From there, the Company can reduce the amount of carbon generated, limit environmental pollution during project operation.

Social development: We strive to fully fulfill our obligations and responsibilities to the community, contribute to the economic development of the country, and create jobs for the local workforce. The Company always ensures the goal of developing business activities in parallel with the development of society. Every year, the Company allocates a portion of its profits to sponsor programs that create positive values for the community, contributing to sustainable development as well as increasing brand awareness of BCG Land.

8. Risk Management

a. Goals of Risk Management

BCG Land identifies risk management as an important part of corporate governance that requires special attention. Risk management activities at the Company aim to minimize risks that may affect BCG Land's assets, reputation, and operational capabilities, including:

- Identifying potential risks that the Company may face, including financial, legal, technological, human resources, and environmental risks;
- Establishing an internal control system, preparing an emergency response plan;
- Taking advantage of opportunities in a controlled manner, thereby optimizing economic benefits for the Company;
- Building a mechanism for continuous risk monitoring and reporting throughout the Company.

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b. Risk identification and analysis

In the course of business operations, BCG Land faces risks including:

Macro risk

According to the General Statistics Office, GDP in 2024 is estimated to increase by 7.09% compared to the previous year, only lower than the growth rates of 2018, 2019 and 2022 in the period 2011-2024. The global economy in 2024 is full of fluctuations, and prominent trends and events that are shaping the future have begun to emerge. From uneven growth between regions, escalating geopolitical tensions, to monetary policy adjustments and the emergence of new industries. The world economic picture in 2024 reflects the complexity and multidimensionality of a rapidly changing global economy.

To respond to economic fluctuations, the market research and analysis team continuously monitors market developments, changes in micro and macro factors, etc. From there, the Board of Directors relies on the report to propose optimal strategies and solutions.

Interest rate risk

In 2024, the SBV will continue to maintain low operating interest rates to guide the market to reduce lending interest rates to support businesses and people. The lending interest rate for new transactions of commercial banks has decreased by 0.44% compared to 2023. This is a step demonstrating the SBV's initiative, in line with developments and situations at home and abroad, supporting economic growth associated with inflation control. Fluctuations in interest rates through the issuance of monetary policies can significantly impact the business activities of enterprises that mobilize borrowed capital such as BCG Land. In addition, the demand for home purchases has also improved because home buyers in the primary market use borrowed capital, mainly long-term loans with floating interest rates.

In the context of unpredictable interest rate developments, the Company closely monitors market fluctuations to develop appropriate strategies. The company emphasizes risk management at this stage but still balances appropriate capital sources to meet the capital needs necessary for business operations.

Legal risk

BCG Land operates in the form of a Joint Stock Company, subject to the influence of the Vietnamese legal system such as the Enterprise Law, Investment Law and related laws. BCG Land is also a public company, registered for trading at the Hanoi Stock Exchange, the Company is also governed by the Securities Law, regulations of the Stock Exchange, relevant Circulars and Decrees. In addition, BCG Land operates in the real estate sector, so it is also affected by related legal documents such as the Construction Law, Land Law, Housing Law, etc. Currently, the Vietnamese legal corridor is constantly changing to suit the country's integration trend, which more or less affects the Company's business activities.

Recognizing legal risks, the Company always specifies legal regulations through the issuance of regulations, regulations strictly complying with laws related to the Company's business activities and accompanying implementation instructions. At the same time, BCR continuously updates

changes in the law, especially during the period when the economy is restructuring and stabilizing the legal framework.

Project legal risk

The real estate industry in 2024 has been cleared of legal obstacles such as land use planning and project approval procedures, which have caused many real estate projects to freeze and be unable to be implemented for many years through the provisions amending the Land Law, Housing Law, and Real Estate Business Law that have been passed by the National Assembly and come into effect from August 1, 2024. However, these regulations still need time for agencies to continue to issue regulations and circulars guiding specific implementation before they can begin to have a positive impact on the market and real estate businesses such as BCG Land.

Therefore, the Company regularly monitors and fully complies with the law, avoiding violations that affect the reputation of the business. At the same time, the Company prepares appropriate strategies to seize opportunities when legal difficulties are resolved and support policies are issued by the State.

· Credit risk

Like other real estate businesses with a diverse project portfolio, when the general market is difficult, business activities slow down, project implementation encounters difficulties, risks related to cash flow pressure, and payable costs are worth considering when real estate projects are funded through sources such as cash flow from business activities, equity sales, bank credit, and bonds. Therefore, BCR's financial health depends on many external factors such as the general economic situation, the ability of credit institutions to provide capital, the legal system, and domestic monetary policies.

Recognizing the specific risks of real estate, the Board of Directors with many years of experience always provides solutions to help the Company be ready to face market fluctuations. In order to improve financial health, create a healthy and sustainable capital structure, the Company is reducing financial leverage and developing a plan to increase capital, diversify capital mobilization sources, and seek domestic and foreign strategic investors. At the same time, the Company strives to fully implement legal requirements to help achieve the conditions for project implementation according to the set schedule.

Compensation and site clearance risks

The new land price framework for the period 2020 - 2024 has been issued with a general increase of 20% compared to the period 2015 - 2019. The increase in land prices may cause more financial pressure on businesses due to the increase in land use fees, compensation prices, and site clearance costs. In addition, changes related to the land price framework in the Land Law (amended) may change the costs and selling prices of the Company's products in the future.

The Company always carefully calculates the costs incurred during its operations, sets out detailed plans for future revenue and profits to closely monitor and ensure the implementation speed of projects and works.

Competitive risks

The strong growth of the real estate market in recent years has been supported by many factors from

State policies. Companies in the industry have continuously offered new projects in different locations and segments, meeting diverse customer needs, making competition in the industry even more fierce. The result is an increase in land use costs, construction material costs, a lack of qualified construction contractors, fierce land bidding and an excess supply of real estate.

To prevent competitive risks, the Company always researches the market, grasps ongoing trends in the industry to promptly innovate products that suit customer needs, and enhance brand reputation. From there, the Company earns a stable cash flow to help improve financial capacity and the ability to implement new projects.

* Environmental risks

During the project implementation process, from site clearance to construction, the natural landscapes where the project is implemented are more or less affected. To solve this problem, the Company conducts an environmental impact assessment of each project to propose measures to minimize those impacts. BCG Land also maintains environmental protection campaigns such as using green construction materials, complying with State and local regulations and strictly managing the use of resources (electricity, water, raw materials, etc.) at the projects. As a member of Bamboo Capital Group, BCR is always under supervision and must make commitments and goals for production and business activities that always adhere to the Group's common ESG goals.

During the project implementation process from site clearance to construction, the Company causes negative consequences for the environment such as noise pollution, air pollution, etc. To solve this problem, the Company conducts an environmental impact assessment of each project to propose measures to minimize those impacts. BCG Land also maintains environmental protection campaigns such as using green construction materials, complying with State and local regulations and strictly managing the use of resources (electricity, water, raw materials, etc.) at the projects. As a member of Bamboo Capital Group, BCR is always under supervision and must make commitments and goals for production and business activities that always adhere to the Group's common ESG goals.

Other risks

Other potential risks such as war, natural disasters, epidemics, fires, etc., although the possibility of occurrence is low, the Company will suffer heavy losses when encountering these unusual risks. To minimize the risks of force majeure, the Company requires contractors to build projects for the Company to always take preventive measures such as regularly checking and maintaining machinery, installing modern equipment to ensure quality and safety for users, at the same time fully equipping standard labor protection equipment and organizing training programs on labor safety and fire prevention for staff.

II. 2024 BUSINESS PERFORMANCE

1. Business performance

a. Business performance compared to the plan

Unit: Million VND

Criteria	Actual 2023	Plan 2024	Actual 2024	% of 2024/2023	% Completion 2024 plan
Revenue	944.398	2.190.000	669.419	70,88%	30,57%
Gross profit	276.107	675.000	127.655	46,23%	18,91%
Pretax profit	160.348	532.000	306.808	191,34%	57,67%
After-tax profit	137.830	424.000	258.868	187,82%	61,05%
Charter capital	4.600.000	7.537.999	4.737.999	103,00%	62,85%
Divident ratio	0%	3%	3%	-	100%

(*): Data extracted from Consolidated Financial Statements Quarter 4/2024

With some positive signals recorded from the end of 2023 and the beginning of 2024, the company has changed its strategy from proactive defense to exploration, expanding business operations at an appropriate and cautious pace.

Consolidated net revenue in 2024 reached VND 669.4 billion, down 29.12% over the same period last year, mainly from the handover of products from the Hoian d'Or Project and the Malibu Hoi An Project, two key projects of BCG Land. Due to the handover progress not being able to be implemented as planned, BCG Land's net revenue in 2024 only reached 30.57% of the annual plan.

Although net revenue decreased, profit after tax in 2024 increased by 87.9% compared to 2023, reaching VND 258.87 billion. The reason is that in the fourth quarter, the Company recorded an investment profit in the joint venture and associated company, Trading Investment Joint Stock Company, of VND 137.3 billion, while in the same period last year, this activity recorded a loss of VND 122.3 billion.

Regarding the business results in 2024 compared to the plan, the Company only achieved 30.6% of the Net Revenue plan and 61.5% of the Profit after tax plan. Although it has not reached the set plan, BCG Land still reached the 2024 finish line with a profit of VND 258.9 billion. This can be considered a remarkable effort in the context of the real estate market just showing signs of recovery after a period of 2 years of stagnation.

At the end of 2024, although the business results could not reach the set plan, BCG Land overcame the most difficult period of the real estate market.

b. Net revenue structure by field of operation

Unit: Million VND

(1) (1)	多。	2023		2024		%	
No.	Criteria	Value	Portion	Value	Portion	2024/2023	
1	Net revenue from real estate transfer	907.010	96,04%	625.071	93,38%	68,92%	
2	Net revenue from project	22.277	2,36%	22.131	3,31%	99,34%	

	Criteria	2023		2024		%	
No.		Value	Portion	Value	Portion	2024/2023	
	management and development consulting						
3	Net revenue from providing hotel, tourism and other services	15.109	1,60%	22.214	3,32%	147,02%	

Real estate transfer bussiness

Similar to previous years, real estate transfer revenue is the main contributor to the Company with a proportion of 93.38% of the total net revenue structure, this is also BCG Land's spearhead activity, clearly demonstrating BCG Land's business orientation. In 2024, real estate transfer revenue reached 625.07 billion VND, mainly from revenue from resort real estate projects: Malibu Hoi An project, Hoian d'Or project.

Consulting on project management and development

BCG Land's project management and development consulting revenue in 2024 reached VND 22.13 billion, almost equivalent to the same period last year and accounting for 3.31% of total net revenue.

Providing hotel, tourism and other services

In 2024, the Company's hotel, tourism and tourism services will reach VND 22.21 billion, an increase of 47.02% compared to 2023 and only account for a small proportion of net revenue at 3.32%. Revenue from this activity is mainly contributed by Casa Marina Resort in Ghenh Rang, Quy Nhon. After the Covid-19 pandemic, the Government issued many stimulus policies to revive the tourism industry and in 2024, Casa Marina Resort recorded 11,866 guests, an increase of 4.7% compared to 2023. Although not equal to the number of guests before the Covid pandemic, this is an encouraging number.

2. Organization and Personnel

Board of Executive

No	Member	Position	Number of share owned*	Ownership
1	Nguyen Thanh Hung	CEO	4.078.800	0,86%
2	Pham Dai Nghia	Deputy CEO	0	0%
3	Pham Huu Quoc	Deputy CEO cum CFO	309.000	0,065%
4	Le Nong	Deputy CEO	1.030.000	0,22%
5	Ho Viet Thuy	Deputy CEO	0	0%
6	Huynh Thi Thao	Chief Accountant	314.150	0,066%

b. Changes off the Executive Board in 2024

No.	Member	Posiotion	Date of appointment/ dismissed	Note
1	Ho Viet Thuy	Deputy CEO	Appointed on 01/08/2024	-

c. Background of members of the Executive Board

Mr NGUYEN THANH HUNG

Chief Executive Officer

Mr. Nguyen Thanh Hung is one of the co-founders of BCG Land JSC, and holds many important positions in the BCG Group ecosystem such as Founding Member - Vice Chairman of the Board of Directors of Bamboo Capital Group JSC, Chairman of the Board of Directors of Tracodi Construction Group JSC. He was appointed to the position of General Director of BCG Land from December 2023.

Mr. Hung has extensive expertise in the field of project management. With his experience, the BCG ecosystem has a very diverse investment portfolio from infrastructure, real estate to renewable energy.

Mr. Hung graduated with a BA in English from the University of Social Sciences and Humanities and a BA in Corporate Finance from the University of Economics, Ho Chi Minh City.

Voting share ownership at BCR: 0.86% of charter capital

Mr PHAM DAI NGHIA

Deputy CEO

Mr. Pham Dai Nghia has many years of experience in the real estate industry. Mr. Nghia holds many important positions in the BCG Group ecosystem such as Member of the Board of Directors and Deputy General Director of Con Bap Eco-Tourism Company Limited. He was appointed Deputy General Director of BCG Land JSC in November 2023. Mr. Nghia graduated with a Bachelor's degree in Foreign Economics.

Voting share ownership at BCR: 0% of charter capital

Mr PHAM HUU QUOC

Deputy CEO cum CFO

Mr. Pham Huu Quoc has many years of experience in the real estate industry. He joined BCG Group in 2021 and is responsible for the Group's finance and accounting. Mr. Quoc holds many important positions in the BCG Group ecosystem such as Chief Financial Officer and Chief Accountant of Bamboo Capital Group Corporation. He was appointed Deputy General Director and Chief Financial

Officer of BCG Land Corporation in October 2023. Mr. Quoc graduated with a Bachelor of Economics, majoring in Accounting - Auditing and Economic Law from Ho Chi Minh City University of Economics.

Voting share ownership at BCR: 0.065% charter capital

Mr Le Nong

Deputy CEO incharge of project development

Mr. Le Nong joined BCG Group in November 2019 as Deputy Head of Capital Resources. Mr. Nong holds many important positions in the BCG Group ecosystem such as Chairman of the Board of Directors of Indochina Hoi An Beach Villas Co., Ltd., General Director of Casa Marina Resort Tourism JSC, Member of the Board of Directors of Sao Sang Sai Gon JSC... In July 2020, he was appointed to the position of Deputy General Director of BCG Land JSC until now. Before joining the Group, Mr. Nong had 20 years of experience working in the banking and finance industry. He held many important positions at BIDV Bank and BIDV branch in Dak Lak. He has made great contributions to the socio-economic development of the Central Highlands region in general and Dak Lak province in particular. Mr. Le Nong graduated from Da Nang University of Economics, majoring in Banking and Finance.

Voting share ownership at BCR: 0.22% charter capital

Mr HO VIET THUY

Deputy CEO incharge of construction

Mr. Ho Viet Thuy was appointed Deputy General Director in charge of Construction of BCG Land from August 2024. Mr. Thuy has more than 10 years of management experience in the field of construction of traffic works, infrastructure, civil works, water plants, wastewater and seaport works. He has held important positions at construction corporations.

Mr. Thuy graduated with an engineering degree from Hanoi University of Transport, specializing in Traffic Construction Engineering.

Voting share ownership at BCR: 0% of charter capital

Ms HUYNH THI THAO

Chief Accountant

Ms. Huynh Thi Thao joined BCG Group in 2018. She used to work at Hoang Quan Real Estate Consulting - Trading - Service JSC as a member of the Board of Supervisors/Auditor of the Group. Ms. Thao holds many important positions in the BCG Group ecosystem such as Member of the Board of Supervisors of Tracodi Construction Group JSC, Member of the Board of Directors of Sao Sang Saigon JSC. She was appointed Chief Accountant of BCG Land JSC in November 2021. Ms. Thao graduated with a Bachelor's degree in Accounting and Auditing from the University of Finance - Marketing, a Bachelor's degree in Economic Law from the University of Economics Ho Chi Minh City and a Certified Public Accountant (CPA).

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Voting share ownership at BCR: 0.07% of charter capital

Quantity and human resource structure

The total number of BCG Land employees (parent company only) as of December 31, 2024 is 74 people, an increase of 19.35% compared to the same period in 2023 (62 people).

NO.	Classification standards	Quantity (person)	Portion
A	By level of education	74	100%
1	Univesity and above	66	89,19%
2	College	1	1,35%
3	Secondary and general labor	7	9,46%
В	By contract terms	74	100%
1	Fixed term contract	57	77,03%
2	Indefinite term contract	17	22,97%
C	By ages	74	100%
1	Below 30	13	17,57%
2	From 30 to 50	52	70,27%
3	Above 50	9	12,16%
D	By sexs	74	100%
1	Male	40	54,05%
2	Female	34	45,95%

e. Human resource policies

- About training

The Company always focuses on the training policy for employees. With the goal of improving the professional quality and expertise of human resources, BCG Land has built a training process to ensure that training is carried out scientifically, systematically and effectively. In addition, the Company always sends employees with excellent achievements and good capacity to participate in training courses to improve their professional skills organized by the Company or opened by Universities and Vocational Training Centers to improve their skills, expertise and professional knowledge. In addition, the Company also regularly organizes tours for employees to learn about

technical models applying new technology in construction to familiarize and improve their understanding of trends and methods of applying technology throughout the Company.

About recruitment

Depending on the periodic human resource needs, the Company provides recruitment information through many different sources. From there, the Company conducts the examination and evaluation of the skills and qualifications of employees according to objective criteria, creating opportunities for all candidates. In addition, the Company creates job opportunities for inexperienced workers who will be trained and coached by the Company according to a systematic roadmap to help new employees easily grasp the job as well as improve the capacity of the entire team.

- Working environment

In order to build a team of employees who are not only highly skilled but also maintain good morale, the Company focuses on creating a safe, healthy and fair working environment through compliance with the requirements of the law and international labor standards. In addition, the Company always provides adequate equipment for employees to maximize their abilities and adequate protective equipment for workers to ensure labor safety.

- About salary, bonus, benefits, treatment

The Company has issued a salary and bonus regulation based on the contribution of each employee to the development of the Company. In addition to the reward periods during the holidays and Tet, the Company also has separate policies for individuals and groups with outstanding contributions or creative ideas and solutions that bring about efficiency in the production process. Salary and salary allowances are based on the salary scale agreed with the employee. Regarding bonuses: The Company implements a bonus policy for employees according to the salary and bonus regulations at the Company depending on the results of the Company's production and business activities in the quarter, in the year, and the profit distribution results decided by the General Meeting of Shareholders. Every year, the Company organizes tours, vacations for employees, awards scholarships to children of employees; Gives gifts to employees on holidays, Tet, and birthdays; Timely helps and supports when there are difficulties. The company implements social charity policies, organizes cultural, artistic, physical education and sports movements to improve the spiritual life of employees, and at the same time contributes to social welfare.

3. Project development and implementation

a. Major investment

Group 1: Completed and Operating projects

1. Casa Marina Resort Project

Type: Resort real estate

Total investment: 200 billion VND

Schedule: Operating since Q1/2018

Land area: 1.5 ha

Loction: Binh Dinh Province

- Components: 24 ocean view villas, 32 deluxe hotel rooms
- Business result: In 2024, the project recorded revenue of VND 14,666,130,477 with 17,696 overnight guests and an occupancy rate of nearly 39.46%.

2. King Crown Village Project (Phase 1) (Villa and apartment complex combined with trade - services, offices, hotels)

- Type: Residential real estate
- Total investment: 600 billion VND
- Schedule: Phase 1 including 17 villas handed over in 2021 2022
- Land area: 0.6 ha
- Location: Ho Chi Minh City
- Components: 17 villas and 01 high-rise complex villa building
- Business results: Total real estate revenue Phase 1: 1,010 billion VND, Accumulated profit after tax up to 2023: 326 billion VND

Group 2: Projects are under-construction/being or about to hand-over

1. Malibu Hoi An Project (Radisson Blu Hoi An Resort)

- Investor: Indochina Hoi An Beach Villas Co., Ltd.
- Total expected investment: 3,144 billion VND
- Expected revenue: over 3,935 billion VND
- Expected profit: 290 billion VND
- Schedule: 2018 2025
- Land area: 10.3 ha
- Location: Dien Ban, Quang Nam Province
- Project status: Handover will begin in the third quarter of 2022. By the end of 2024, the entire Condotel block (675 units) has been completed and handed over to the operating unit Radisson Hotel Group (RHG). On December 17, 2024, the project officially welcomed the first guests to the "Opening Experience" session. For the Villas area (96 villas), the rough construction has been completed and the technical infrastructure has reached over 85% of the workload, it is expected that in 2025, the villas with the rough construction completed will be completed...

2. Hoian D'Or Project (Con Bap Eco-tourism Area)

- Product types: Tourist villas, shophouses, 5-star hotels, 3-star hotels, condotels, cultural museums, etc.
- Total expected investment: VND 2,437 billion

Expected revenue: VND 3,751 billion

Expected profit: VND 841 billion

Schedule: 2021 – 2026

Land area: 24.48 ha

Location: Con Bap, Cam Nam Ward, Hoi An City, Quang Nam Province

 Number of products: 52 luxury villas, Condotel Crown Plaza block with 300 rooms, shophouse with 202 units, 5-star Indigo hotel with 162 rooms, 5-star Garrya standard hotel with more than 110 rooms, boutique hotel with 193 rooms.

 Project implementation status: Phase 1 is under construction, including 202 shophouses, and handover began in September 2022. By the end of 2024, the Shophouse subdivision are completed and in the process of handover to customers. Legal procedures for implementing the following phases are being adjusted in accordance with local planning.

3. King Crown Infinity Project (Apartment complex combined with commerce, services, offices)

• Investor: Gia Khang Investment Trading Service Joint Stock Company

• Product type: Apartment, commercial service, office

• Number of floors: 5 basements + 30 floors + mezzanine + technical floor on the roof

Total expected investment: 6,018 billion VND

Expected revenue: 7,627 billion VND

Expected profit: 967 billion VND

Schedule: 2021–2026

Land area: 1.3 ha

Location: 218 Vo Van Ngan, Binh Tho Ward, Thu Duc City, Ho Chi Minh City

Number of products: 724 apartments, 91 offices, 27 shophouses and commercial lots.

 Project implementation status: By the end of 2024, the project has completed 05 basements, 04 floors of commercial podium and transfer floor, and started construction of the 30-storey apartment tower body in 2025.

4. Casa Marina Premium Project

Investor: Casa Marina Resort Tourism JSC

Product type: Resort villas

Total expected investment: VND 2,869 billion

Expected revenue: over VND 3,630 billion

- Expected profit: over VND 579 billion
- Schedule: 2022 2026
- Land area: 12 hectares
- Location: National Highway 1D, Quarter 1, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province
- Components: 160 sea-view hillside villas
- Project status: The project has been approved by the People's Committee of Binh Dinh
 province for investment policy and construction permit. Currently, the project has
 completed the model villa and is in the process of completing the technical infrastructure.

5. Casa Marina Mui Ne Project (Van Dat luxury villa and hotel complex)

- Product type: Villas, hotel
- Estimated total investment: VND 1,372 billion
- Estimated revenue: VND 1,890 billion
- Estimated profit: VND 302 billio
- Schedule: 2022 2026
- Land area: 12 hectaresha
- Number of products: 33 villas, 540 condotels and commercial service area
- Location: Phan Thiet City, Binh Thuan
- Project status: The project has been recognized by the People's Committee of Binh Thuan
 province for the investment policy of the Van Dat luxury villa and hotel project in Phu
 Hai ward, Phan Thiet city and granted a construction permit. Currently, the project has
 constructed the technical infrastructure and landscape of the entire area. Completed
 construction of the model house and 30% of the villa block.

Group 3: Upcoming projects

1. Cat Trinh Industrial Park Project

- · Product type: Industrial park, infrastructure, residential area
- Total estimated investment: VND 4,200 billion
- Implementation period: 2024 2028
- Land area: 368.1 ha
- Location: Binh Dinh Province
- Project status: 1/2000 planning has been approved. Investment policy procedures are being carried out to soon put the project into implementation.

King Crown Village Project (Phase 2) (Villa and apartment complex combined with trade - services, offices, hotels

• Product type: Apartment and commercial

• Total expected investment: VND 380 billion

Expected revenue: VND 584 billion

Expected profit: VND 144 billion

Schedule: 2023 - 2025

Land area: 0.4 ha

Location: Thao Dien, Thu Duc City, Ho Chi Minh City

Project status: The high-rise complex of the Project is completing legal procedures.

3. Phoenix Mountain Project

Product type: Hillside villas facing the sea, bungalows, hotels

Total expected investment: VND 2,160 billion

Expected revenue: VND 3,561 billion

Expected profit: VND 977 billion

Schedule: 2025 - 2027

Land area: 33.5 ha

· Location: Quy Nhon, Binh Dinh Province

Project status: The 1/500 planning has been approved and site clearance work is almost complete. In 2024, the project will achieve legal progress including adjusting the investment policy and having the Ministry of Natural Resources and Environment approve the results of the EIA appraisal.

4. King Crown Riverside Project

 Product type: Low-rise high-end complex including: Garden townhouses, single villas, twin villas

Total expected investment: VND 5,759 billion

Expected revenue: VND 11,784 billion

Expected profit: VND 4,284 billion

Schedule: 2024 - 2029

Land area: 13.4 ha

Location: Ho Chi Minh City

Project status: The 1/2,000 zoning plan has been approved, the investor is completing
procedures related to the approval of the investment policy to implement the project.

5. My Khe Marina Bay Project (My Khe Beach Resort)

• Product type: Resort urban area including: villas, shophouses, shoptels, 5-star hotels

- Total expected investment: VND 2,909 billion
- Expected revenue: VND 4,364 billion
- Expected profit: VND 841 billion
- Implementation period: 2024 2027
- Land area: 21.8 ha
- · Location: Son Tinh, Quang Ngai
- Project status: Approved to continue implementing the investment project on commercial service land (8.61 ha) and water surface, coastline (5.37 ha), expected to complete legal procedures on the policy and strive to start construction in 2025.

6. King Crown Park Project

- Product type: Towers including luxury apartments and commercial floors
- Total expected investment: VND 11,762 billion
- Expected revenue: over VND 17,000 billion
- Expected profit: VND 2,921 billion
- Implementation period: 2025-2029
- Land area: 5.6 ha
- · Location: Ho Chi Minh City
- Project status: Approved to adjust the 1/2,000 planning. The investor is carrying out the
 procedures to extend the project investment policy, then will continue to complete the
 1/500 Planning for implementation.

7. King Crown Binh Trung Dong Project

- Product type: Towers including luxury apartments and commercial floors
- Total expected investment: VND 11,762 billion
- Expected revenue: VND 15,663 billion
- Expected profit: VND 2,525 billion
- Implementation period: 2025-2029
- Land area: 9 hectares
- Location: Thu Duc City, Ho Chi Minh City
- Project implementation status: Currently, Thu Duc City is coordinating with consultants and related units to complete the 1/10,000 Master Plan for approval by Ho Chi Minh City. The company is promoting the completion of legal procedures for investment as well as site clearance.

8. King Crown City Project

• Product type: Towers including luxury apartments and commercial floors

Total expected investment: VND 12,371 billion

Expected revenue: VND 22,737 billion

Expected profit: VND 3,491 billion

• Implementation period: 2025-2029

· Land area: 4 ha

Location: Ho Chi Minh City

 Project implementation status: Approved 1/2,000 planning, promoting legal procedures to adjust the investment policy as well as the planning of the Project.

9. Helios Village Project

• Components: 160 townhouses, 274 villas

• Total expected investment: VND 2,383 billion

• Expected revenue: VND 3,269 billion

Expected profit: VND 552 billion

• Implementation period: 2023 – 2026

Land area: 19 ha

· Location: Gia Nghia City, Dak Nong

 Project implementation status: The results of selecting project investors have been approved and the project investment contract has been signed with the People's Committee of Gia Nghia City. The topographic survey has been completed and site clearance is underway.

Group 4: Projects being surveyed and proposed for planning

In addition to the projects mentioned above, in order to build a land fund in line with the long-term orientation and strategy, the Company also promotes investment promotion activities, researches and studies a project portfolio of about 2,253 hectares. Not only limited to traditional project types and markets, BCG Land plans to gradually expand its operations in new markets through cooperation with partners with development experience in the region. At the same time, after a period of detailed research and evaluation, the Company also expands its operations to areas such as Industrial Park Real Estate, New Urban Areas, etc,...

b. Subsidiaries, affiliates

No.	Companies	Project	Location	Major activities in 2024
Subs	idiaries			
1	Sao Sang Sai Gon JSC	King Crown Village Thao	Ho Chi Minh City	Carrying out legal completion and design work to prepare for construction

No.	Companies	Project	Location	Major activities in 2024	
		Dien		of phase 2 of the King Crown Village Project.	
2	Casa Marina Resort Travel JSC	Casa Marina Resort, Casa Marina Premium	Quy Nhon, Binh Dinh	Operate accommodation services of Casa Marina Resort. Prepare legal procedures to implement Casa Marina Premium Project	
3	VXPERIA Trading Joint Stock Company	Trading	Ho Chi Minh City	Completed 3 VR Model Projects for King Crown Infinity Project	
4	Indochina Hoi An Beach Villas Co., Ltd.	Malibu Hoi An	Quang Nam	Completion and handover of Condote area, construction of infrastructure an rough construction of Villas area	
5	Conbap Ecological Tourist Co. Ltd.	Hoian d'Or	Hoi An, Quang Nam	Complete and hand over the Shophouse area. Carry out legal procedures to implement the next phases.	
Direc	ct affiliates			,	
1	Gia Khang Investment Trading Service JSC	King Crown Infinity	Ho Chi Minh City	Completed 5 basements and 4 upper floors, ready to deploy the main part of the residential block.	
Indir	ect affiliates			,	
1	Phoenix Mountain Company Limited	Tourist destination number 2A, Quy Nhon, Song Cau	Quy Nhon, Binh Dinh	Conducting the Project's legal procedures	

4. Financial Persormance

a. Financial Persormance*

Unit: million VND

No	Criteria	2023	2024	% 2024/2023
1	Total asset	12.020.237	13.319.201	110,81%
2	Net Revenue	944.398	669.419	70,88%
3	Operating profit	171.211	282.622	165,07%
4	Other profit	(10.862)	24.187	-

No	Criteria	2023	2024	% 2024/2023
5	Pretax profit	160.349	306.809	191,34%
6	After-tax-profit	137.830	258.868	187,82%
7	Divident payout ratio	0%	3%	

(*): Data extracted from Consolidated Financial Report Quarter 4/2024

b. Financial ratio

Criteria	Unit	2023	2024
Liquidity ratio			
Current ratio	Times	2.08	1.77
Quick ratio	Times	0.71	0.77
Leverage ratio			
Debt/ Total assest	Times	0.51	0.54
Debt/ Equity	Times	1.03	1.16
Profitability ratio			
Return on Sale (ROS)	%	14.59%	38.67%
Return on Equity (ROE)	%	2.33%	4.19%
Return on Asset (ROA)	%	1.15%	1.94%
Operating profit/ Net Revenue	%	18.13%	42.22%

5. Shareholder structure, change in owner's equity

a. Equity overview

Number of issued shares: 473.799.913 shares

Outstanding shares: 473.799.913 shares

- Treasuary shares: 0 share

Type of share: Common share

Par value: 10.000 VND b. Shareholder structure

As of 31/12/2024

No.	Type of shareholder	Number of shareholder	Number of shares	Ownership
I	Domestic shareholder	4,018	473.758.813	99.991%
1	Individual	4,007	127.377.630	26.884%
2	Institution	11	346.381.183	73.107%
П	Foreign shareholder	8	41.100	0.009%
1	Individual	7	34.100	0.007%
2	Institution	1	7.000	0.001%
	Total	4.026	473,799,913	100%

Maximum foreign ownership ratio: 50% (According to Official Dispatch No. 5889/UBCK-PTTT dated August 28, 2023 on the maximum foreign ownership ratio dossier of BCG Land JSC)

Major shareholder

As of 31/12/2024

No	Shareholder	Number of share	Ownership
1	Bamboo Capital Group JSC	294,209,200	62.10%
2	TRACODI Construction Holdings Joint Stock Company	44,702,000	9.43%

c. Changes in owner's equity

	Charter capital before changes (tý đồng)	Increased capital	Charter capital after changes (tý đồng)	Method
03/2018	-	-	600	Company foundation
05/2019	600	400	1.000	Offer to existing shareholder
07/2020	1.000	1.000	2.000	Offer to existing shareholder

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	Charter capital before changes (tỷ đồng)	Increased capital	Charter capital after changes (tý đồng)	Method
03/2022	2.000	700	2.700	Private offering
05/2022	2.700	1.900	4.600	Private offering
08/2024	4.600	138	4.738	Issuing shares to pay divident. Ratio 3%.

d. Treasury share transaction

None

e. Other securities

None

III. REPORT AND ASSESSMENT OF THE EXECUTIVE BOARD

1. Assessment on business performance

a. 2024 Business results

Unit: Million VND

Criteria	Actual 2023	Plan of 2024	Actual 2024	% 2024/2023	% of 2024 Completion
Net Revenue	944,398	2,190,000	669,419	70.88%	30.57%
Gross profit	276,107	675,000	127,655	46.23%	18.91%
Pretax profit	160,349	532,000	306,809	191.34%	57.67%
After-tax- profit	137,830	424,000	258,868	187.82%	61.05%

In 2024, taking advantage of the recovery signals of the real estate market, BCG Land will promote project implementation activities as well as the handover of qualified projects, thereby recording growth in revenue and profit.

Regarding handover activities, in 2024, the Company handed over 160 condotels and 4 villas at the Malibu Hoi An project. Compared to 2023 (56 condotels), this is a remarkable growth but has not yet reached the plan because in the last 3 months of the year, the Company almost postponed working with customers to focus on trial operations as well as coordination and completion of the handover of the project to the operating unit Radisson Hotel Group. By December 2024, the project was officially opened for experience and welcomed the first guests. The handover to customers will be focused on in 2025.

For the Hoian D'or project, in 2024, the Company completed the handover of 9 shophouses.

Currently, the Company is actively coordinating with local agencies to adjust the planning in accordance with the general planning of Hoi An City, so the next phases of the project have not been implemented as planned. This creates a sense of apprehension for customers during the handover process. However, when the legal procedures are completed, the handover will also be more favorable.

Although the growth has not been achieved as expected, the Board of Directors has always adhered to the policies and decisions of the Board of Directors, been flexible in implementing business strategies, closely accompanying the Company's officers and employees to minimize risks from macroeconomic fluctuations, and maintain resources to seize opportunities in the future.

b. Business performance results in 2024 compared to 2023

Net revenue in 2024 reached VND 669.4 billion, only 70.9% compared to the same period due to the progress of handing over key projects such as Malibu Hoi An and Hoi An d'Or not meeting expectations as we have presented above.

Profit after tax reached VND 258.9 billion, up 87.8% over the same period. This is due to interest rates continuing to be maintained at a low level and at the same time the Company also proactively controlled and maximized costs. Thereby, the Company's selling expenses in 2024 decreased from VND 108.6 billion in 2023 to VND 78.8 billion. In addition, in the fourth quarter of 2024, the Company recorded investment profits in the joint venture, Gia Khang Investment Trading Service Joint Stock Company, an amount of VND 137.3 billion, thereby positively affecting the Company's profit after tax.

c. The progress the company has made

By December 31, 2024, the Company's total assets exceeded VND 13,300 billion and the owner's investment capital reached VND 4,738 billion. Thanks to its strong financial capacity, the Company has overcome the most difficult period of the real estate industry with a high risk of capital depletion. The Company continues to stand firm in the market, fully prepared with resources to seek and conduct M&A activities, develop real estate projects to enter a new growth cycle.

The high consensus between the Executive Board and the Board of Directors helps the management and operation work in the year to be well implemented, helping to build a strong governance system with experienced and highly qualified leaders to make timely and quick decisions. In addition, the coordination and interaction with companies in the Bamboo Capital Group ecosystem and other important partners helps the Company carry out the research and project development process quickly and effectively.

2. Financial performance

a. Assessment on assests

Unit: Million VND

	2023		2024		%
Criteria	Value	Portion	Value	Portion	2024/2023
Current assest	5,240,470	43.60%	4,997,023	37.52%	95.35%
Cash and cash equivalents	47,329	0.39%	14,595	0.11%	30.84%
Short-term financial investment	7,235	0.06%	43,270	0.32%	598.06%
Short-term receivables	1,486,869	12.37%	1,895,015	14.23%	127.45%
Intventory	3,448,605	28.69%	2,817,726	21.16%	81.71%
Other current assests	250,432	2.08%	226,418	1.70%	90.41%
Long-term assest	6,779,767	56.40%	8,322,178	62.48%	122.75%
Long-term receivables	4,866,762	40.49%	6,132,338	46.04%	126.00%
Fixed assest	93,188	0.78%	83,104	0.62%	89.18%
Long-term assest in progress	585,743	4.87%	961,084	7.22%	164.08%
Long-term financial investment	1,142,766	9.51%	1,066,907	8.01%	93.36%
Other long-term assests	91,308	0.76%	78,745	0.59%	86.24%
Total assest	12,020,237	100%	13,319,201	100.00%	110.81%

(*): Data extracted from Consolidated Financial Report Quarter 4/2024

Assessment on assests

In 2024, BCG Land's total assets increased from VND 12,020.24 billion to VND 13,319.20 billion, an increase of 10.81% compared to the previous year. In particular, both short-term assets and long-term assets had opposite changes when short-term assets decreased by about 4.65% and long-term assets increased by about 22.7%.

Specifically, short-term assets decreased by 4.65% from VND 5,240.47 billion to VND 4,997.02 billion, mainly due to an 18.23% decrease in inventories, equivalent to VND 369 billion, from VND 3,448.6 billion to VND 2,817.7 billion due to the handover of revenue recognition at the Malibu Hoi An and Hoi An d'Or projects. However, Other receivables increased significantly by 74.61%, equivalent to VND 415.4 billion, to VND 970.7 billion, due to increased interest receivable from business cooperation activities.

On the contrary, long-term assets increased by about VND 1,542.4 billion, equivalent to 22.7%, in which the items with the most significant increase were Long-term receivables and Long-term unfinished assets. Long-term receivables increased by 26%, equivalent to VND 1,265.6 billion, mainly due to Business Cooperation to develop new projects in Binh Chanh and Thu Duc, Ho Chi

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Minh City. Long-term unfinished assets increased by VND 375.3 billion, equivalent to 64.08%, due to the recognition of the completed value of the utility area in the Condotel block of Malibu Hoi An.

b. Assessment on capital

Unit: Million VND

	2023	,	2024	2024	
Criteria	Value	Portion	Value	Portion	2024/2023
Current debt	2,518,053	41.26%	2,830,127	39.62%	112.39%
Current liabilities	575,016	9.42%	400,791	5.61%	69.70%
Short-term payable	64,169	1.05%	50,974	0.71%	79.44%
Advances from customers	1,324,928	21.71%	1,657,972	23.21%	125.14%
Taxs and other payable to the state	121,796	2.00%	133,502	1.87%	109.61%
Payable to employees	3,714	0.06%	6,106	0.09%	164.40%
Accured expenses	191,119	3.13%	247,897	3.47%	129.71%
Other short-term payables	237,312	3.89%	332,885	4.66%	140.27%
Long-term debt	3,584,333	58.74%	4,312,355	60.38%	120.31%
Other long-term liabilities	305,925	5.01%	1,433,359	20.07%	468.53%
Long-term liabilities	3,043,933	49.88%	2,670,605	37.39%	87.74%
Deferred incom-tax liabilities	234,476	0.76%	208,391	2.92%	88.88%
Total debt	6,102,385	100%	7,142,482	100.00%	117.04%

(*): Data extracted from Consolidated Financial Report Quarter 4/2024

Assessment on capital

In 2024, BCG Land's total liabilities increased by 17.04% from VND 6,102.4 billion to VND 7,142.5 billion. For short-term debt, it increased by VND 312.07 billion, equivalent to 12.39% from VND 3,158.28 billion to VND 2,518.05 billion over the past year. The main reason is that the amount of prepayments from buyers increased by VND 333 billion, mainly from the proceeds from the Villa area of the Malibu Hoi An project. In addition, other short-term payables increased by VND 95.57 billion from the Con Bap project. Short-term loans are on a downward trend, decreasing by 31.3% during the year, equivalent to VND 175 billion, which shows that the Company is controlling financial risks relatively well, bringing the debt ratio down to a low level and improving short-term solvency.

Meanwhile, Long-term debt saw an increase of 20.31% from VND 3,584.33 billion to VND 4,312.36 billion at the end of the period. In particular, the increase was mainly due to other long-term payables due to the Company receiving business cooperation money from partners to develop real estate projects in Thu Duc City. Long-term financial loans are also on a downward trend, this year decreasing by VND 373.3 billion, equivalent to 12.26% of the whole year, mainly due to the Company's orientation to control financial risks at a low level.

3. Business plan for 2025

a. Business plan for 2025

Unit: Million VND

Criteria	Actual 2024	Plan for 2025
Net revenue	669,419	
Profit-after-tax	258,868	
Profit-after-tax/ Net revenue	38.67%	At the time of reporting, the Board of Directors is in the process of developing a business plan for 2025 to submit to the
Charter capital	4,737,999	Board of Directors and seek approval at the 2025 Annual General Meeting of
Profit-after-tax/ Charter capital	5.46%	Shareholders.
Divident payout ratio	From 5%	

Based on the general real estate market situation and the premise of the activities achieved in 2024, the Company can aim for a positive business result for 2025. The planned revenue is expected to come from the handover of the remaining Condotel block and part of the Villa project of Malibu Hoi An and the remaining Shophouse area of Hoi An D'or project. The Malibu Hoi An project has certain advantages when the project has been completed and put into operation and started welcoming guests in December 2024, so the work of discussing with customers will be more favorable. For the Hoi An D'or project, with the planning of Hoi An city completed, legal work will gradually be completed to help the project meet the conditions to implement the next phases, creating a favorable premise for handing over products to customers in the shophouse block.

Going through 2024 under the improvement of the real estate market, although not achieving the set plan, the Company still maintained a positive profit level and the opening sale plan at King Crown Infinity project also created cash flow for the Company. At the 2024 Annual General Meeting of Shareholders, the Board of Directors set the dividend target for 2024 at 5% of charter capital. However, with the 2024 business plan not yet completed, the Executive Board will have appropriate advice for the Board of Directors so that the Company can focus on profit sources to reinvest in business activities, promote construction progress and hand over key projects to keep its

commitments to customers. At the same time, expand and develop other potential projects in the portfolio to enhance competitive advantages, consolidate its position in the domestic market, ensure the rights of shareholders, strategic partners and contribute to the overall development process of society.

b. Project development plan

In 2025, BCG Land will continue to implement the development strategy set out by the Board of Directors, focusing on the core business of real estate in the mid-high-end segment, including residential real estate, resort real estate, satellite urban areas and industrial real estate. In particular, focusing on the following groups of projects:

Group of projects focusing on completion, product handover and commencement:

For projects under construction, the Company will accelerate progress to quickly hand over to customers and put into operation. For projects in the process of completing legal procedures, the Company will continue to complete legal procedures to be ready to implement these projects in the near future.

Group of projects completing legal procedures and investment procedures:

For these projects, the company will complete the unfinished legal procedures to quickly start construction of these projects as soon as possible, especially projects in densely populated areas with good product absorption capacity. In addition, to serve the long-term plan, the Company will also promote research on investment options and implement new projects, in line with the orientation to build clean land funds.

Group of Industrial Park projects:

This is a new field in the Company's project portfolio, however, the Board of Directors has conducted very thorough research, study and evaluation over a long period of time. Specifically, the Board of Directors highly appreciates the potential of this field in the context of the ability to attract foreign investment capital being increasingly improved. The total area of potential industrial real estate and green urban services that the company is focusing on researching, developing and accelerating the completion of investment procedures is about 2,300 hectares. Of which, the Cat Trinh Industrial Park project, Binh Dinh with a scale of 368.1 hectares and the Dai Ngai Industrial Park project, Soc Trang (phase 1 - 195 hectares) are the two projects that the Company prioritizes to accelerate implementation.

With the determination and efforts of the entire system, BCG Land will develop projects according to green standards, contributing to local development, improving the quality of life, creating thousands of jobs, contributing to national development.

4. Improvements in organizational structure, policies, and management

The Company continues to improve its organizational structure and management apparatus in 2024. Specifically, BCG Land will review and re-evaluate the performance of each department and division to restructure the apparatus, and reasonably divide tasks to improve the performance of the entire enterprise. In addition, the Company will revise its charter to suit its operating model, supplement regulations and rules to improve the quality of its organizational apparatus and comply

with the State's procedures and laws. Human resource management is also promoted in the spirit that employees are valuable assets and resources for sustainable development. From there, the Company will conduct training, improve professional capacity for employees and make the most optimal use of human resources.

5. Explanation of the Executive Board for audit opinions

According to the consolidated financial statements for the first 6 months of 2024, the auditor, Moore AISC Auditing and Informatics Services Co., Ltd., has given its full approval opinion on the Company's report, so the Board of Directors has no further explanation.

At the time of the 2024 Annual Report, the audited consolidated financial statements for 2024 have not been completed, so the Board of Directors will explain the audit opinions to shareholders at the nearest General Meeting of Shareholders.

IV. REPORT AND ASSESSMENT OF THE BOARD OF DIRECTOR

1. Assessment of the Board Of Director on the Company operation

Assessment in general

In 2024, BCG Land's business environment has clearly changed positively. Firstly, the real estate market has shown positive signs in terms of supply and consumption after nearly 2 years of stagnation. Secondly, the State Bank of Vietnam (SBV) has made efforts to create a low interest rate environment with the goal of maintaining it in the medium and long term, creating motivation for businesses to expand their business, stimulate consumption and create more excitement for the market after a period of stagnation. Thirdly, the legal environment also has many positive signs when the 2024 Land Law, 2023 Housing Law, 2023 Real Estate Business Law, officially taking effect from August 1, 2024, are assessed to have a strong impact on the real estate market.

Although it cannot be immediately reflected in BCG Land's business activities, the above signals will have a positive impact on the Company's operations in the medium and long term in a sustainable manner. Facing the opportunities of the real estate sector in the past year, the Board of Directors of BCG Land has built a strategy of changing and adapting flexibly from active defense to careful, step-by-step exploration and focused expansion of business activities.

On 2024 bussiness result

The business results in 2024 compared to the plan and compared to 2023 are summarized as follows::

Unit: Million VND

Criteria	Actual 2023	Actual 2024	Plan 2024	%2024/2023	% of 2024 completion
Net revenue	944,398	669,419	2,190,000	70.88%	30.57%
Gross profit	276,107	127,655	675,000	46.23%	18.91%
Pretax profit	160,349	306,809	532,000	191.34%	57.67%
After tax profit	137,830	258,868	424,000	187.82%	61.05%

Divident payout ratio -	3%	3%	-	100%
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In 2024, thanks to the strong support of the Government and Ministries, Branches and localities, many investors began to return to the market, and a number of projects were launched, helping to improve supply and demand. However, positive changes in legal policies and the business environment are long-term and take time to be reflected in the business results of enterprises, including BCG Land.

Regarding business results, because the company focused on handing over to the operator Radisson Hotel Group at the Malibu Hoi An project as well as the construction implementation situation at the Hoi An D'or project encountered many legal difficulties, the business plan, which depends on the handover activities at these two projects, could not be completed as planned. Specifically, accumulated net revenue by the end of the period reached VND 669.4 billion, down 29% compared to the previous year and only reaching 30.57% of the set plan. On the other hand, the Company's profit after tax for the whole year reached VND 137.83 billion, although only reaching 61.05% of the plan, it had a growth of up to 87.82% compared to the same period. The reason is that the handover activity recorded revenue and profit, although not reaching the plan, but compared to the same period, there was a strong growth. At the same time, in the fourth quarter of 2024, the Company recorded investment profit in the joint venture, Gia Khang Investment Trading Service Joint Stock Company, the amount of VND 137.3 billion, thereby positively affecting the Company's profit after tax for the whole year.

Inheriting from the restructuring process in 2023, the Company's operations continue to show improvement in cost management. Specifically, the business management cost in the year was VND 87.3 billion, equivalent to 2023 and only 70.3% compared to 2022. At the same time, the sales cost in the year was VND 78.8 billion, only 72.6% and 72.9% compared to 2023 and 2022, respectively.

Although the 2024 business results of BCG Land Joint Stock Company did not meet expectations, the sales plan at the King Crown Infinity project and the operating plan at Malibu Hoi An had positive results, which partly showed that the company's business activities are improving and on track with the long-term plan set out.

On the remuneration of the Board of Directors and the Board of Supervisors in 2024

The payment of remuneration to members of the Board of Directors, the Board of Supervisors and the operating expenses of the Board of Directors in 2024 shall be carried out in accordance with Resolution No. 04/2024/NQ-DHDCD-BCGL dated April 25, 2024 approved at the 2024 Annual General Meeting of Shareholders, ensuring compliance with the Company's Charter and internal regulations.

On profit distribution and dividend payment in 2023

Pursuant to Resolution No. 04/2024/NQ-DHDCD-BCGL dated April 25, 2024 approved at the 2024 Annual General Meeting of Shareholders, the Company has paid dividends in shares at a rate of 3% of charter capital (shareholders owning 100 shares will receive 3 additional shares).

On August 6, 2024, the Board of Directors issued Resolution No. 28/2024/NQ-HĐQT-BCGL approving the results of issuing shares to pay dividends. Specifically, the Company issued

13,799,913 shares to pay dividends, thereby increasing the number of outstanding shares of the Company to 473,799,913 shares, corresponding to a charter capital of VND 4,737,999,130,000.

Private offering to increase charter capital

The 2024 Annual General Meeting of Shareholders approved Resolution No. 04/2024/NQ-DHDCD-BCGL dated April 25, 2024, which includes a plan to issue shares to pay dividends in 2023 to increase charter capital. The Company has carried out procedures to change information in accordance with legal regulations, but due to some legal problems between legal documents and practice, the Company has not been able to complete the above charter capital increase procedures. The Company is currently coordinating with relevant parties to resolve this problem. Therefore, we must temporarily suspend the implementation of the plan to Issue individual shares to increase charter capital and will implement it as soon as the legal problems are resolved.

On promulgating the Charter and Regulations under the authority of the AGM:

The Company completed the amendment of the Charter (12th amendment) on April 25, 2024 after the 2024 Annual General Meeting of Shareholders approved it and then continued to amend the Charter (13th amendment) on August 12, 2024 to conform to the structure and content as prescribed by the Law on Enterprises and the new charter capital of the Company.

On CSR activities

The Company always implements business plans associated with the sustainable development of both the enterprise and the environment and society. Strict compliance with environmental protection regulations helps the Company build a good image of an enterprise operating for the benefit of the community and being environmentally friendly. Measures to save and optimize electricity, water, raw materials, etc. and minimize waste released into the environment are maintained throughout the business operation process. From there, the Company contributes to minimizing the impact on the environment and ensuring the health of people in the surrounding area.

2. BOD's assessment on the Company's Executive Board

The Board of Directors regularly monitors the activities and management of the Executive Board, and coordinates with the Supervisory Board to inspect the following main issues:

- Implementation of the Resolutions and Decisions of the Board of Directors;
- Progress in implementing the 2024 plan approved by the General Meeting of Shareholders;
- Compliance and risk management in operations.

The Company's Executive Board has fulfilled its assigned responsibilities during the year, contributing to supporting the Board of Directors in orienting and adjusting plans, strategies, and goals to suit the context of many unfavorable macroeconomic situations.

The Board of Directors highly appreciates the flexible and decisive management of the Executive Board to achieve business results. The Executive Board has also effectively implemented the Resolutions of the Board of Directors, managed and operated professionally; strengthened human resource training; continued to improve the efficiency and quality of management; Continuously improve product quality in each project, service and customer care, thereby enhancing the reputation

and brand of BCG Land..

3. Assessment of independent member of the BOD

The Board of Directors of BCG Land Joint Stock Company for the 2022-2027 term has a total of 10 members, including 01 new independent member approved for appointment at the 2024 Annual General Meeting of Shareholders on April 25, 2024.

a. About the operating mechanism

- The Board of Directors has performed well in supervising the Executive Board, ensuring that the Company's operations are always closely controlled to stay on track with the strategic direction and make timely adjustments to decisions when required by practice.
- The independent members of the Board of Directors have performed well in governance, independent of the Company's management and operations.
- Promoting the independent judgment of all Board of Directors members and the integrity of the governance system, ensuring independent decision-making on the Company's issues and appropriate objective supervision of the activities of the Executive Board authorized by the Board of Directors to implement policies approved by the Board of Directors in the course of conducting the Company's business activities. Their presence in the Board of Directors contributes to ensuring more objective decision-making, especially in situations where there is a conflict of interest.
- Ensuring that the material interests of the independent members of the Board of Directors and the Company must also be independent of each other.

b. On the results of gorvernance and supervision work

- The meetings of the Board of Directors were convened and held with a specific schedule, carefully prepared documents, in accordance with legal regulations. The meeting content was discussed, commented on, and fully and carefully evaluated by the members of the Board of Directors to provide the best directions and solutions for the Company.
- According to the Board of Directors' operation plan, the work of the Board of Directors in 2023
 focused on the Resolution of the General Meeting of Shareholders and complied with the
 Company's Charter, the Company's internal governance regulations and corporate governance
 standards.
- The Board of Directors proposed many effective and timely solutions to help the Board of Directors overcome some challenges in the Company's operations, and effectively carry out supervision and control to ensure that the Company absolutely respects the legal compliance criteria.
- In 2024, the Board of Directors appointed 01 Deputy General Director in charge of construction to perfect the senior personnel apparatus and standardize the organizational chart.
- The Board of Executive strictly implements the Resolutions of the Board of Directors and the General Meeting of Shareholders. The Board of Executive operates in unity and solidarity, assigns and assigns tasks scientifically and effectively, members work multi-tasking and flexibly, and are decisive in handling and finding solutions for the Company's business activities.
- Continue to monitor and improve the internal control and risk management system, propose frameworks and principles for saving operating costs to ensure effective operations.

- In 2024, although the plan set by the 2024 General Meeting of Shareholders has not been achieved, the Board of Directors has been successful in the conservation strategy for development, successful in orienting product diversification, especially focusing on core business areas, fulfilling obligations to the State budget and stable income for employees.

c. Conclusion

- Independent members of the Board of Directors ensure transparency in decisions, which have an important impact on the quality and efficiency of operations in corporate governance.
- Independent members of the Board of Directors have provided an objective view from the
 external business environment and made independent, unbiased decisions, supplemented with
 experience and knowledge from outside, and provided useful relationships for the management
 and operation of the company.
- All members of the Board of Directors have a high sense of responsibility, are highly professional, are clear about their assigned responsibilities in protecting the interests of the Company, and are careful in performing their roles.
- The Board of Directors has led and managed the Company to fulfill its obligations to the State budget and provide stable income for employees. Through effective and creative operating methods, the Board of Directors has performed well its role as a companion in building sustainable values for the enterprise in 2024.

4. BOD's plan and orientation

BOD's plan and orientation for 2025 and the period 2025-2029:

- Business development tasks brand positioning

The orientation in the 5-year period 2025 - 2029 that BCG Land has built and implemented is to become one of the leading real estate developers in Vietnam, owning many iconic works of the city and contributing to the common value of society. To realize the above vision and mission, the company will continuously expand its land fund and merge potential projects, creating a solid growth momentum for future development.

After past challenges, the period 2025 - 2029 is expected to bring positive developments to the real estate sector, thanks to greater transparency in policies. The company's strategy will focus on three main goals: First, continue to strongly develop mid- and high-end segments such as housing, resorts and satellite cities, to provide high-quality and diverse products, contributing to the sustainable development of the industry in Vietnam. Second, expand the investment portfolio into potential segments such as social housing and industrial real estate, take advantage of policy incentives to build asset scale and enhance social value. Third, cooperate with strategic partners in and outside the region to access new technologies and ideas, especially smart, highly integrated and environmentally friendly urban projects.

BCG Land, a high-end real estate company, continues to strengthen its potential despite the challenging market. Currently, the company owns and manages a land fund of 158 hectares and is researching and developing 2,253 hectares of residential real estate and industrial park projects.

BCG Land is aiming for sustainable development through two main aspects. First, the company focuses on effective management, project implementation and building an excellent human resource team. Second, BCG Land is committed to expanding its project portfolio by developing highly

integrated "green" buildings, focusing on sustainability and environmental protection. The company explores green construction technologies and methods to minimize negative impacts on the environment, improve the quality of life for customers and create iconic buildings.

Next year, the three sets of laws related to the real estate market, including the Land Law, Housing Law and Real Estate Business Law, officially taking effect from August 2024, will create a more stable and favorable legal corridor for real estate activities, while increasing transparency and consistency in project management and operation. The addition of regulations on new types of real estate such as Officetel, Condotel, Beach Villas and social housing will increase confidence and attract investment, contributing to improving the quality and diversifying products on the market. Continuing the recovery momentum of 2024, the next phase is expected to be a recovery period for the Vietnamese real estate market, with many positive changes although the speed is still slow.

In addition, before 2025, many highways have been started across the country. With many new highways being started, researched and implemented, especially important routes such as Ring Road 4 around Hanoi, Ho Chi Minh City, and routes connecting major cities, the Company can take advantage of this opportunity to develop real estate projects with favorable locations, close to main roads and with potential for price increase in the future.

Tasks of developing management and human resources

Building a team of high-quality, dynamic and team-oriented human resources, thereby improving work efficiency and helping the Company achieve long-term development goals, specifically with 4 main goals:

- Focus on the quality of recruitment: Promote the recruitment of talents to attract high-quality human resources with extensive experience in the field of construction and project management, thereby developing a lean but sophisticated apparatus in terms of quality and efficiency.
- Improve the quality of the team through training programs: Implement internal training programs on both professional and soft skills for the Company's employees, especially key leaders, to build a successor team with enough capacity and experience to take on important positions in the future.
- Strengthen management: Build and update effective management processes, ensuring
 consistency and transparency in all activities of the company. Develop a system to monitor and
 evaluate individual and team performance to improve work quality and ability to meet business
 goals. Set specific goals and performance indicators to measure performance and progress in
 implementing business strategies.
- Build a strong organizational culture: Identify and promote core values and organizational
 culture to create a positive and motivating working environment. Encourage collaboration and
 open communication between departments and management levels, facilitating innovation and
 new ideas. Strengthen and promote core human values BCG Land is part of the core human
 values in the BCG Group Ecosystem: (1) Ethics; (2) Discipline; (3) Enthusiasm; (4) Listening,
 respecting and treating fairly.

Other activities

BCG Land focuses on building a reputable, sustainable and socially responsible brand:

- BCG Land commits to sharing community responsibility, supporting localities where the Company's projects are being developed, paying attention to social security work and considering it a mission in the Company's business activities, thereby bringing the BCG Land brand into the Top Vietnamese Enterprises.
- Performing well the work of relations with investors and shareholders, on the basis of ensuring long-term benefits for investors, transparent and timely information. The Company commits to comply with legal information disclosure obligations to enhance the attractiveness of BCG Land shares to domestic and foreign investors.

Promote digitalization in the Company by applying advanced management systems such as ERP, E-Office and HRM to operations, cost management and human resource management, in order to improve management efficiency and meet the requirements of international integration, while operating synchronously with the Group.

By implementing these commitments in a unified and consistent manner, BCG Land will strengthen its position in the market and create long-term value for both the community and investors. Faced with huge challenges, the Board of Directors of the Company believes that, with the right strategic orientations, anticipating market trends, a business plan with a reasonable implementation roadmap and especially the determination of all employees of the Company, BCG Land will be more and more steadfast in "overcoming storms, welcoming success" to continue to fulfill the assigned missions and move towards the development vision set out.

V. CORPORATE GOVERNANCE

- 1. Members and structure of the Board of Directors
- a. Members of the Board of Directors

Mr TAN BO QUAN, ANDY

Chairman

Mr. Andy is the Chairman of the Board of Directors of BCG Land. He has more than 15 years of experience in investment management, business development, and operations of multinational companies and regional markets in Singapore, Malaysia, Hong Kong, Vietnam, etc. Since 2016, Mr. Andy has joined BCG Group as a Project Director. Currently, Mr. Andy is holding positions such as a member of the Board of Directors of Bamboo Capital Group Corporation and a member of the Board of Directors of BFC Investment Corporation. He has many years of experience working in the field of financial consulting services, insurance, real estate and has extensive relationships with domestic and foreign investors. Mr. Andy is a co-founder and CEO of A Consulting Group Pte. Ltd from 2014 - 2016. Mr. Andy graduated with a BA in Communications and Journalism from the National University of Singapore.

Ratio of voting shares ownership at BCR: 0% of charter capital

Mr NGUYEN THANH HUNG

Vice Chairman

Mr. Hung is Executive Vice Chairman and CEO of BCG Land and is also the co-founder and Vice Chairman of Bamboo Capital Group Corporation. With extensive expertise in project management, under his leadership, BCG has expanded its investment portfolio to focus on core sectors including infrastructure, real estate and renewable energy.

Mr. Hung holds a BA in English from the University of Social Sciences and Humanities and a BA in Corporate Finance from the University of Economics, Ho Chi Minh City.

Ratio of voting shares owned at BCR: 4,078,800 shares equivalent to 0.86% of charter capital

Mr NGUYEN TUNG LAM

Vice Chairman

Mr. Nguyen Tung Lam is Vice Chairman of the Board of Directors of BCG Land, in charge of approving and developing industrial real estate projects and residential real estate projects in the North that BCG Land is expanding to develop. Currently, Mr. Lam is holding positions such as Member of the Board of Directors of Bamboo Capital Group Corporation, Vice Chairman of the Board of Directors of AAA Insurance Corporation. In addition, Mr. Lam is also in charge of external relations of BCG Land. Mr. Lam has more than 10 years of experience working in the banking and finance sector. He has held senior executive positions at joint stock companies and commercial banks. Mr. Lam graduated with a Master's degree in Finance from Bentley University, USA.

Ratio of voting shares owned at BCR: 3,090,000 shares equivalent to 0.65% of charter capital

Ms HUYNH THI KIM TUYEN

Vice Chairman

Ms. Tuyen has many years of experience in the field of accounting and finance. With more than 20 years of working experience at the Company, Ms. Tuyen has a good understanding of the Company's operations, and is capable of analyzing and deeply evaluating the production and business fields of the Company. Ms. Tuyen currently holds positions in member units such as: Vice Chairman of the Board of Directors at Tracodi Construction Group Joint Stock Company, Member of the Board of Directors at Indochina Hoi An Beach Villas Company Limited. She graduated from Intermediate Accounting, and obtained certificates in Business Administration and Capital Strategic Thinking.

Ratio of voting shares ownership at BCR: 2,060,000 shares equivalent to 0.43% of charter capital

Mr DANG DINH TUAN

Vice Chairman - Independent member

With a first-class honors degree in Electrical and Electronics Engineering from Nanyang Technological University, Singapore, Mr. Tuan went on to complete his Master of Hotel Management at Cornell University and his PhD in General Management at Singapore Management University. Having held the role of Head of Global Operations and Business Development at Capita Land Limited and Ascott Limited Singapore, Mr. Tuan is currently an Independent Member of the Board of Directors of BCG Land, directly responsible for supervising operations management activities, selecting operational management units and approving third-party operating contracts for real estate projects. Prior to joining BCG, he was the founder of Anpha Holdings and M.I.K.

Corporation - leading real estate development corporations in Vietnam. Currently, Mr. Tuan is also an Independent Member of the Board of Directors of AAA Insurance Corporation.

Ratio of voting shares ownership at BCR: 0% of charter capital

Mr NGUYEN KHANH DUY

Member

Mr. Nguyen Khanh Duy is a Standing Member of the Board of Directors of BCG Land. He has 20 years of experience in the field of Construction Management, design consultancy, construction supervision of large projects and management experience in enterprises in Vietnam. B

efore joining BCC Land in July 2020, Mr. Duy was Head of the Faculty of Architecture at Ho Chi Minh City College of Construction, Director of Project Block - Senior Director at Nguyen Kim Group, General Director of Bideco Company (Binh Duong), Project Director and Deputy General Director of Gigamall Vietnam Company, etc. Mr. Duy graduated as a Civil and Industrial Architect, Master of Urban Planning at Ho Chi Minh City University of Architecture.

Ratio of voting shares owned at BCR: 2,060,000 shares equivalent to 0.43% of charter capital

Mr LE THANH TUNG

Member

Mr. Le Thanh Tung joined BCG Group in 2021. Mr. Tung holds positions in the BCG Group ecosystem such as Member of the Board of Directors of Industrial and Transport Development Investment Joint Stock Company, Member of the Board of Directors of BCG Energy Joint Stock Company. General Director of Tipharco Pharmaceutical Joint Stock Company. He was appointed as a Member of the Board of Directors of BCG Land Joint Stock Company in July 2023. He graduated with a PhD in Financial Investment.

Ratio of voting shares owned at BCR: 15,450 shares equivalent to 0.003% of charter capital

Mr PHAM DAI NGHIA

Member

Mr. Pham Dai Nghia is currently a member of the Board of Directors and Deputy General Director of BCG Land. He has many years of experience in the real estate industry. Mr. Nghia holds many important positions in the BCG Group ecosystem such as Member of the Board of Directors and Deputy General Director of Con Bap Eco-Tourism Company Limited. He was appointed as Deputy General Director of BCG Land JSC in November 2023. Mr. Nghia graduated with a Bachelor's degree in Foreign Economics..

Ratio of voting shares ownership at BCR: 0% of charter capital

Mr NG WEE SIONG, LEONARD

Independent member

Mr. Ng Wee, Leonard is currently an Independent Member of the Board of Directors of BCG Land. Before joining BCG, he was the Head of Customer Department at MAERSK LINE, Assistant

Commercial Director at ADIDAS, etc. Currently, he is also an Independent Member of the Board of Directors of BCG Energy JSC.

Ratio of voting shares ownership at BCR: 0% of charter capital

Mr VU XUAN CHIEN

Independent member

Mr. Chien has many years of management experience in the fields of Communications, Commerce and Real Estate. Mr. Chien is currently the Director of the Northern Branch of MHDI2 Housing Development Investment Joint Stock Company and Head of Communications Department of M8 Company Limited. Mr. Chien completed his Bachelor's degree in Law at Hanoi Law University and Bachelor's degree in Biotechnology at Mongolian National Agricultural University.

Ratio of voting shares ownership at BCR: 0% of charter capital

b. Changes in Board of Directors in 2024

STT	Board of Directors' members	Position	Date of appointment	Date of dismissal
1	Bùi Thiện Phương Đông	Vice Chairman, Non- executive members of the BOD	July 14, 2023	April 25, 2024
2	Nguyễn Thanh Hùng	Vice Chairman, Executive members of the BOD	April 25, 2024	-
3	Phạm Đại Nghĩa	Executive members of the BOD	April 25, 2024	-
4	Vũ Xuân Chiến	Independent Member of BOD	April 25, 2024	

c. Activities of the Board of Directors

Throughout 2024, the Board of Directors regularly monitors the activities and management of the Executive Board, coordinating with the Board of Supervisors to inspect the following main issues:

- + Compliance with the Resolutions and Decisions of the Board of Directors;
- + Progress in implementing the 2024 plan approved by the General Meeting of Shareholders;
- + Compliance and risk management in operations.

Board of Directors meetings

No.	Board of Director' members	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1.	Tan Bo Quan, Andy	35/35	100%	
2.	Nguyễn Thanh Hùng	27/27	100%	Appointed from 25/04/2024
3.	Nguyễn Tùng Lâm	35/35	100%	
4.	Bùi Thiện Phương Đông	08/08	100%	Resigned from 25/04/2024
5.	Huỳnh Thị Kim Tuyến	35/35	100%	A
6.	Đặng Đình Tuấn	35/35	100%	
7.	Nguyễn Khánh Duy	34/35	97,14%	Not attending the meeting
8.	Lê Thanh Tùng	35/35	100%	
9.	Phạm Đại Nghĩa	27/27	100%	Appointed from 25/04/2024
10.	Ng Wee Siong, Leonard	36/36	100%	
11.	Vũ Xuân Chiến	27/27	100%	Appointed from 25/04/2024

Resolutions/Decisions of the Board of Directors

No.	Resolution/Decision No	Date	Content	Approval rate
1.	02/2024/NQ-HĐQT- BCGL	08/01/2024	Change of representative to manage the capital contribution of BCG Land Joint Stock Company at Casa Marina Resort Travel Joint Stock Company	100%
2.	03/2024/NQ-HĐQT- BCGL	08/01/2024	Change of representative to manage the capital contribution of BCG Land Joint Stock Company at Gia Khang Investment, Trade and Service Joint Stock Company	100%

No.	Resolution/Decision No	Date	Content	Approval rate
3.	04/2024/NQ-HĐQT- BCGL	11/01/2024	Promulgating the Regulations on Organization and Operation of BCG Land Joint Stock Company (amended and supplemented for the 8th time) and adjusting the positions of the Company's Executive Board.	100%
4.	05/2024/QÐ-HÐQT- BCGL	11/01/2024	Promulgating the Regulations on Organization and Operation of BCG Land Joint Stock Company (amended and supplemented for the 8th time)	100%
5.	06/2024/QÐ-НÐQТ- BCGL	11/01/2024	Adjustment of the appointment of Deputy Director in charge of Operations of BCG Land Joint Stock Company	100%
6.	08/2024/NQ-HĐQT- BCGL	21/02/2024	Change of representative to manage the capital contribution of BCG Land Joint Stock Company at Tracodi Trading & Consulting Joint Stock Company	100%
7.	09/2024/NQ-HĐQT- BCGL	01/03/2024	Organizing the implementation of the 2024 Annual General General Meeting of Shareholders	100%
8.	11/2024/NQ-HĐQT- BCGL	04/04/2024	Approving the receipt of Resignation Letter of a member of the Board of Directors, List of Shareholders and materials submitted to the 2024 Annual General General Meeting of Shareholders	100%
9.	12/2024/NQ-HĐQT- BCGL	15/04/2024	Approving the list of candidates for members of the Board of Directors for the term 2022 -2027	100%
10.	13/2024/NQ-HĐQT- BCGL	22/04/2024	Receiving the Proposal from major Shareholder and approving the update and the supplement of the content, the documents and the list of candidates for	100%

No.	Resolution/Decision No	Date	Content	Approval rate
			submission to the 2024 Annual General General Meeting of Shareholders	
11.	14/2024/QÐ-НÐQТ- ВСGL	25/04/2024	Assignment of Board of Directors members for the 2022-2027 term	100%
12.	15/2024/NQ-HĐQT- BCGL	07/05/2024	Implementing the share issuance for 2023 dividend payment	100%
13.	16/2024/NQ-HĐQT- BCGL	27/05/2024	Agree to allow Indochina Hoi An Beach Villas Company Limited to use assets as collateral for the credit of Maneki Neko Investment JSC and Magnet Services JSC at Nam A Commercial Joint Stock Bank.	100%
14.	17/2024/NQ-HĐQT- BCGL	29/05/2024	Promulgating the Regulations on Organization and Operation of BCG Land Joint Stock Company (amended and supplemented for the 9th time) and adjusting the positions of the Company's Executive Board.	100%
15.	18/2024/QĐ-HĐQT- BCGL	29/05/2024	Promulgating the Regulations on Organization and Operation of BCG Land Joint Stock Company (amended and supplemented for the 9th time)	100%
16.	19/2024/QĐ-HĐQT- BCGL	29/05/2024	Adjustment of appointment of Permanent Deputy Director of BCG Land Joint Stock Company	100%
17.	20/2024/NQ-HĐQT- BCGL	04/06/2024	approving the selection of the auditing firm to audit and review 2024 separate financial statements and consolidated financial statements)	100%
18.	21/2024/NQ-HĐQT- BCGL	05/06/2024	Establishment of BCG Land Joint Stock Company Representative Office in Hanoi	100%
19.	22/2024/QĐ-HĐQT-	05/06/2024	Appointment of Head of Representative	100%

No.	Resolution/Decision No	Date	Content	Approval rate
	BCGL		Office of BCG Land Joint Stock Company in Hanoi	
20.	23/2024/NQ-HĐQT- BCGL	17/06/2024	Investment cooperation for Amor Riverside Villas Project with Thanh An An Company Limited	100%
21.	24/2024/NQ-HĐQT- BCGL	02/07/2024	The change of the Representative managing the contributed capital at Con Bap Ecological Tourist Company Limited	100%
22.	26/2024/NQ-HĐQT- BCGL	16/07/2024	Re: Implementing the share issuance to pay dividends in 2023 and closing the list of shareholders for payment of 2023 stock dividend	100%
23.	27/2024/QĐ-HĐQT- BCGL	01/08/2024	Re: The appointment of the Deputy CEO in charge of Construction of BCG Land Joint Stock Company	100%
24.	28/2024/NQ-HĐQT- BCGL	06/08/2024	Re: Summary of the results of share issuance to pay dividends in 2023 payment and the plan on handling fractional shares	100%
25.	29/2024/NQ-HĐQT- BCGL	12/08/2024	Re: Approving the registration of the increase in charter capital and the amendment and supplementation of the Company's Charter for the 13th time	
26.	30/2024/NQ-HĐQT- BCGL	19/08/2024	Re: Approving the promulgation of the Regulations on Organization and Operation of BCG Land Joint Stock Company (10th amendment and supplement) and the position adjustment of the Executive Board Members	100%
27.	31/2024/QĐ-HĐQT- BCGL	19/08/2024	Re: Approving the promulgation of the Regulations on Organization and Operation of BCG Land Joint Stock	100%

No.	Resolution/Decision No	Date	Content	Approval rate
			Company (10th amendment and supplement) and the position adjustment of the Executive Board Members	
28.	32/2024/QĐ-HĐQT- BCGL	19/08/2024	Re: Adjusting the appointed position to the position Deputy CEO of BCG Land Joint Stock Company	100%
29.	33/2024/QĐ-HĐQT- BCGL	19/08/2024	Re: Adjusting the appointed position to the position Deputy CEO of BCG Land Joint Stock Company	100%
30.	34/2024/QÐ-HÐQT- BCGL	19/08/2024	Re: Assignments of Members of the Board of Directors for the term 2022- 2027 of BCG Land Joint Stock Company	100%
31.	35/2024/NQ-HĐQT- BCGL	19/08/2024	Re: The collateral assignment of capital contribution at Conbap Ecological Tourist Co. Ltd. and the change of Guarantor	100%
32.	36/2024/NQ-HĐQT- BCGL	26/08/2024	Re: Divesting all capital contribution of BCG Land Joint Stock Company at Shuaa Investment and Trading Joint Stock Company	100%
33.	37/2024/NQ-HĐQT- BCGL	26/08/2024	Re: Approving capital contribution to establish and appointing a representative to manage the capital contribution at BCG Eco Joint Stock Company	100%
34.	38/2024/NQ-HĐQT- BCGL	26/08/2024	Re: Related-party transactions (The 1st time 2024)	100%
35.	40/2024/NQ-HĐQT- BCGL	23/10/2024	Re: Approval of the opening of trading account and margin account at Tien Phong Securities Joint Stock Company	100%
36.	41/2024/NQ-HĐQT- BCGL	24/10/2024	Re: Reappointment of Deputy CEO of BCG Land Joint Stock Company	100%

No.	Resolution/Decision No	Date	Content	Approval rate
37.	42/2024/NQ-HĐQT- BCGL	05/11/2024	Re: The change of the Authorized person to perform Information Disclosure of BCG Land Joint Stock Company	100%
38.	43/2024/NQ-HĐQT- BCGL	05/12/2024	Re: Approving the policy of participating in the auction of Land use rights for the implementation of Residential, Service and Education Area project on the West side of Tay Son Street, Quang Trung Ward, Quy Nhon City	100%
39.	44/2024/NQ-HĐQT- BCGL	05/12/2024	Re: Approving the policy of participating in the auction of Land use rights for the implementation of Project No. 2 (2-2), Nhon Ly - Cat Tien Coastal Tourism Area	100%
40.	45/2024/NQ-HĐQT- BCGL	13/12/2024	Re: The borrowing capital from Bamboo Capital Group Joint Stock Company	90%
41.	46/2024/QĐ-HĐQT- BCGL	24/12/2024	Re: Approving the establishment of the Internal Audit Department of BCG Land Joint Stock Company	100%
42.	472024/NQ-HĐQT- BCGL	24/12/2024	Re: Equity divestment of BCG Land Joint Stock Company from VINAHUD Urban and Housing Development Investment Joint Stock Company	100%

d. Board of Directors' assessment of the board independent member's performance

All independent members of the Board of Directors have a high sense of responsibility, performing their roles well in proposing solutions and making timely and correct decisions in compliance with legal regulations.

Specifically:

- The independent members of the Board of Directors have fully performed the functions of supervision and organization of control over the management and operation of the Company.
- The Company's independent members of the Board of Directors have prepared full reports evaluating the Board of Directors' performance.

e. Operations of subcommittees under the Board of Directors

Currently, the Company has not established any subcommittees under the Board of Directors.

f. List of the Board members with corporate governance training certificates

None.

2. Supervisory Board

a. Members of Supervisory Board

Mr. DONG HAI HA

Head of Supervisory Board

Mr. Dong Hai Ha is in charge of corporate governance, legal and compliance of BCG. Before joining BCG, Mr. Dong Hai Ha worked in senior leadership positions at Nam Viet Real Estate JSC and Thu Thiem Construction and Investment Project Management Unit. After joining BCG, Mr. Dong Hai Ha received high trust when he held many important positions at BCG such as Head of the Supervisory Board at Bamboo Capital Group JSC, Head of the Supervisory Board at BCG Energy JSC. Currently, Mr. Dong Hai Ha has been appointed as Head of the Supervisory Board of BCG Land JSC from June 2022. Mr. Dong Hai Ha holds a Master's degree in Construction Management and a Bachelor's degree in Law.

Ratio of voting shares at BCR: 0% of charter capital

Mr. NGUYEN VIET CUONG

Deputy Head of Supervisory Board

Mr. Nguyen Viet Cuong has extensive experience in auditing and internal control for multi-sector investment companies in Vietnam. He used to work at Southern Auditing and Accounting Financial Consulting Services Co., Ltd as an Auditor. After joining BCG, he was appointed as Head of Internal Audit Unit. At the same time, he is also Head of the Supervisory Board of Tracodi Construction Group Corporation, Head of the Supervisory Board at Bamboo Capital Group. Mr. Nguyen Viet Cuong graduated with a Bachelor of Economics and a Bachelor of Law from Ho Chi Minh City University of Economics. In addition, he has completed the VACPA certificate and Lawyer certificate.

Ratio of voting shares at BCR: 0% of charter capital

Mr. HOANG QUOC TRUNG

Member of Supervisory Board

Mr. Hoang Quoc Trung is currently a member of the Supervisory Board at BCG Land JSC from July 2023. Before joining BCG, he worked as a General Accountant at Suc Tre Viet JSC, Nanoco Single-member Co., Ltd, FLA Production and Trade Single-member Co., Ltd, An Lac Logistics Single-member Co., Ltd. Currently, he is also the Head of Audit and Compliance Committee of Bamboo Capital Group JSC, Member of the Supervisory Board of AAA Assurance Corporation, etc.

Ratio of voting shares at BCR: 0% of charter capital

b. Changes in the Supervisory Board in 2024

None.

c. Supervisory Board's Operations

Supervision of the Supervisory Board over the Board of Directors (BOD), the Board of Management (BOM) and Shareholders:

- Inspecting and monitoring the implementation of the Resolutions of the General Meeting of Shareholders and the Board of Directors.
- Inspecting and monitoring the Company's operations in compliance with law, Charter and internal regulations on corporate governance.
- Checking and monitoring the business performance of the Board of Directors includes many important aspects such as legality, progress, quality, bidding/procurement, Work Safety-Environmental Sanitation-Fire Protection, etc.
- Conducting review and appraisal of separate financial statements and consolidated financial statements according to regulations, ensuring compliance with standards and legal regulations.
- Checking and evaluating the level of compliance with tax laws to minimize tax risks.
- Coordinating with the Board of Directors and the Board of Management in preparing documents and organizing the Company's 2024 Annual General Meeting of Shareholders.
- Reporting to shareholders on its performance in the supervision of the operations of the supervisory board.
- Inspecting and monitoring the Company's transactions with related parties, ensuring that transactions comply with regulations, procedures and authority. Reviewing contracts and transactions with related parties under the approval authority of the Board of Directors or the General Meeting of Shareholders.
- Supervising recruitment, candidacy and appointment, dismissal of personnel, information disclosure, loan and loan repayment, information disclosure in accordance with regulations.
- Monitoring stock issuance to pay dividends to Shareholders.

Coordination between the Supervisory Board and the Board of Directors, the Board of Management, functional departments/committees and executives.

- The Board of Directors, the Board of Management and executives coordinate and enable the Supervisory Board to perform its duties.
- Functional departments/committees and executives comply with the direction of the Board of Directors and the Board of Management in coordinating regular or irregular inspection and supervision of the Supervisory Board.
- The Supervisory Board is invited to attend meetings of the Board of Directors, the Board of Management, and functional departments/committees in the company. The Supervisory Board had consulted and given opinions within the authority of the Supervisory Board to ensure that resolutions and decisions are complied and effective.
- Using internal audit resources: The Supervisory Board had used the resources of the internal audit unit to conduct audits by unit and topic, had assessed compliance with legal regulations, mechanisms/policies, internal control and risk management, had identified problems,

limitations and causes. Thereby, the Supervisory Board proposed and recommended to competent authorities to handle problems and limitations.

Meetings of Board of Supervisors

No.	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Reasons for absence
1.	Đồng Hải Hà	4/4	100%	100%
2.	Nguyễn Viết Cương	4/4	100%	100%
3.	Hoàng Quốc Trung	4/4	100%	100%

d. <u>Report of the Supervisory Board on its performance in the supervision of the operation of the</u> Board of Directors and the Board of Management in 2024

Report of the Supervisory Board on its performance in the supervision of the Board of Directors's operation in 2024

- In 2024, the Supervisory Board did not detect any unusual signs in the Company's business operations. All activities of the Company comply with regulations of the Law on Enterprises and the Company's Charter.
- The Supervisory Board assessed that the Board of Directors' performance was in accordance with the Company's Charter and met the requirements for the management and operation of the Company during the year.
- The Board of Directors supervised the Board of Management in implementing the Resolution of the 2024 Annual General Meeting of Shareholders and the Company's production and business operations (investment, real estate, etc.).
- The Board of Directors and the Board of Management have continuously improved the management, closely controlled and supervised production costs, contributing to improving business efficiency, ensuring capital sources for the Company's production and operation, controlling cash flow, improving capital efficiency and safety. Through the representatives managing equity or capital contributions at subsidiaries and affiliates, coordinating with other shareholders to exercise rights and obligations according to the law and equity or capital contribution ratio, closely managing and supervising to increase benefits for the Company's investment capital.
- The Board of Directors directed the implementation of the improvement of the Company's organizational structure and key personnel. Many internal regulations and rules were issued to

- create a legal corridor to ensure the Company's operations are smooth, safe, effective, and in compliance with relevant regulations and laws.
- The Board of Directors held periodic and extraordinary meetings as prescribed to carry out the supervision and orientation of the Company's business operations. The Board of Directors issued Resolutions within its authority to resolve proposals from members of the Board of Directors and the Board of Management. The Board of Directors members operate according to their assigned tasks as well as the general operations of the Board of Directors.
- The Board of Directors also promptly replaced and supplemented personnel for the Company's the Board of Management, and promptly restructured and appointed management positions within the Board of Directors' authority to improve the Company's management capacity.

Report of the Supervisory Board on its performance in the supervision of the Board of Management's operation in 2024

- The Board of Management directly manages production and business operations according to the functions and tasks specified in the Company Charter, implements production and business operation plans according to the Resolution of the General Meeting of Shareholders, Resolutions and Decisions of the Board of Directors.
- In the difficult situation of the economy in general and in the context of the Company in particular, the Board of Management and executives have tried and made efforts in their performance to maintain the stability of the Company.
- The Board of Management has directed the review of the Company's internal regulations and rules to develop new ones or amend and supplement inappropriate contents and regulations, contributing to ensuring that the Company's departments operate in accordance with the regulations of law.
- The Board of Management has implemented many solutions to strengthen financial management through controlling expenses, customer receivables, and managing business operations, aiming at the goals and plans set forth by the General Meeting of Shareholders and the Board of Directors.
- During the past period of operation, the Supervisory Board has not detected any abnormal signs
 in the management and operation of the Board of Management. The Company's production and
 business operations are in compliance with the resolutions of the Board of Directors.

e. <u>Evaluation of coordination between the Supervisory Board, the Board of Directors and the Board of Management in 2024</u>

The members of the Board of Directors and the Board of Management always enable the Supervisory Board to complete its tasks.

- The coordination between the Supervisory Board, the Board of Directors and the Board of Management of the Company is closely implemented in accordance with the Resolution of the General Meeting of Shareholders.
- The Board of Directors and the Board of Management facilitate the Supervisory Board in performing its functions and duties. The periodic meetings of the Board of Directors and important issues of the Company are attended by representatives of the Supervisory Board. The recommendations and proposals of the Supervisory Board are considered by the Board of Directors and the Board of Management, and the relevant units are directed to implement.
- The Supervisory Board is provided with all necessary documents and materials in the process of monitoring the activities of the Board of Directors and the Board of Management in accordance with current regulations.

3. Assessment of implementation of corporate governance regulations

The Company has strictly followed the regulations on information disclosure specified in Circular 96/2020/TT-BTC, regulations of Hanoi Stock Exchange and State Securities Commission.

Information related to the company's governance, business operations, and unusual information is disclosed by the Company within the prescribed deadline, ensuring transparency to all shareholders and investors.

The Company's internal documents such as the Charter, the Board of Directors' Operating Regulations, the Internal Regulations on Corporate Governance, and the Regulations on Information Disclosure have been issued by the General Meeting of Shareholders/Board of Directors and uploaded on the Company's Website (Investor Relations Section, Charter - Regulations) in accordance with current regulations.

4. Transactions, remunerations and benefits of the Board of Directors, Board of Management and Supervisory Board

a. Salaries, bonuses, remunerations, other benefits

UNIT: VND

No.	Full name	Position	Total Salaries, bonuses and remunerations
1	Tan Bo Quan, Andy	Chairman of the Board of Directors	626.666.665
2	Nguyễn Thanh Hùng	Executive Vice Chairman of the Board of Directors (Appointed on 25/04/2024) cum Chief Executive Officer	1.232.645.501

No.	Full name	Position	Total Salaries, bonuses and remunerations
3	Nguyễn Tùng Lâm	Vice Chairman of the Board of Directors	44.444.441
4	Huỳnh Thị Kim Tuyến	Vice Chairman of the Board of Directors	39.999.997
5	Bùi Thiện Phương Đông	Vice Chairman of the Board of Directors (Dismissed on April 25, 2024)	-
5	Đặng Đình Tuấn	Vice Chairman of the Board of Directors - Independent Member of the Board of Directors	; ~
6	Nguyễn Khánh Duy	Independent Member of the Board of Directors	35.555.553
7	Lê Thanh Tùng	Member of the Board of Directors (Appointed on July 14, 2023)	35.555.553
8	Phạm Đại Nghĩa	Member of the Board of Directors (Appointed on April 25, 2024) cum Permanent Deputy CEO	1.167.960.637
9	Ng Wee Siong, Leonard	Independent Member of the Board of Directors	30.000.000
10	Vũ Xuân Chiến	Independent Member of the Board of Directors (Appointed on April 25, 2024)	17.777.776
11	Đồng Hải Hà	Head of Supervisory Board	133.333.332
12	Nguyễn Viết Cương	Deputy Head of Supervisory Board	106.666.668
13	Hoàng Quốc Trung	Member of Supervisory Board	26.666.665
14	Hồ Viết Thùy	Deputy CEO in charge of Construction	197.222.221
15	Phạm Quốc Hữu	Deputy CEO cum CFO	674.555.557
16	Lê Nông	Deputy CEO in charge of Project Development	791.336.670
17	Huỳnh Thị Thảo	Chief Accountant	799.118.057

No.	Transaction conductor	Insider Relations	Number o owned beginnin peri	at the g of the	Number of owned at	Number of shares owned at the	
			(Shares)	Rate	(Shares)	Rate	beginning of the period
1	Nguyen Ho Nam	Chairman of the Board of Directors (parent company) - Bamboo Capital Group Joint Stock Company resigned on April 27, 2024	20,000,000	4.35%	0	0	Sell shares
2	Pham Huu Quoc	Deputy Director cum Chief Financial Officer, Authorized Person to disclose information	900.000/	0.196%	309.000	0.065%	Sell shares and received divident
3	Le Nguyen Phuong Thao	Corporate administrator cum corporate secretary	43,000	0.093%	15,450	0.003%	Sell shares and received divident

c. Transactions with internal persons (As of 31/12/2024)

- Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons

No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
1.	Bamboo Capital Group Joint Stock Company	Parent company	+ Business Registration: 0311315789	27C Quoc Huong, Thao Dien Ward, Thu	In 2024 with many occurrences	No. 38/2024/NQ- HĐQT-BCGL dated August 26th, 2024	8.640.000.000	Consulting services (Contract No. 04/HDDV-BCG-BCGL dated February 19, 2020)
				Duc City, Ho Chi Minh City.	12/08/2024	No. 26/2024/NQ- HĐQT-BCGL dated July 16, 2024 and No. 28/2024/NQ- HĐQT-BCGL dated Augustm6, 2024	8.569.200 shares	Paid divident
					17/12/2024	No. 45/2024/NQ- HĐQT-BCGL dated 13/12/2024	181.250.000.000	Receive loan according to Contract No. 05/2024/HDV/BCG-BCGL dated December 16, 2024
					25/12/2024	No. 45/2024/NQ- HĐQT-BCGL dated 13/12/2024	181.250.000.000	Repay loan principal according to Contract No. 05/2024/HDV/BCG-BCGL dated December 16, 2024
					31/12/2024	No. 45/2024/NQ- HĐQT-BCGL dated 13/12/2024	397.260.274	Loan interest according to Contract No. 05/2024/HDV/BCG-BCGL

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No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
								dated December 16, 2024
2.	Tracodi Construction Holdings Joint Stock Company (Old name: Industrial Development	Related parties with company insiders	+ Business Registration: 0300482393 + Date of issue:	89 Cach Mang Thang Tam, - Ben Thanh Ward - District 1 - Ho	In Q1, Q3 of 2024 with many occurrences	No. 38/2024/NQ- HĐQT-BCGL dated August 26th, 2024	296.296.296	Car rental service (Contract No. 11/2023/HDTX/TCD- BCGL dated June 21, 2023)
	and Transport Investment JSC		25/05/2007 + Place of issue DPI HCMC	Chi Minh City.	In the first and second quarters of 2024 with many occurrences	No. 26/2024/NQ- HĐQT-BCGL dated July 16, 2024 and No. 28/2024/NQ- HĐQT-BCGL dated Augustm6, 2024	1.302.000 shares	Paid divident
3.	Casa Marina Resort Travel Joint Stock Company	Subsidiary	+ Business Registration: 4101483255 + Date of issue: 16/03/2017 + Noi cấp + Place of issue: DPI Binh Dinh	QL1D, Quarter I, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province	In the first and second quarters of 2024 with many occurrences	No. 38/2024/NQ- HĐQT-BCGL dated August 26th, 2024	12.046.212	Service costs
4.	Indochina Hoi An Beach Villas Co., Ltd.	Subsidiary	+ Business Registration: 4000435375 + Date of issue:	Block 1, Dien Duong Ward, Dien Ban Town, Quang Nam	In 2024 with many occurrences	No. 38/2024/NQ- HĐQT-BCGL dated August 26th, 2024	12.000.000.000	Consulting services (Contract No. 0104/HDDVTV- BCGLAND-INDO dated April 1, 2022)

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No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
			22/07/2008 + Place of issue: DPI Quang Nam	Province	Starting from 20/12/2023	No. 43/2023/NQ- HĐQT-BCGL dated December 20, 2023	6.100.000.000	Loan (Contract No. 2012/2023/HDVV/BCGL- IHA dated December 20, 2023)
					Starting from 20/12/2023	No. 43/2023/NQ- HĐQT-BCGL dated December 20, 2023	112.060.000.000	Loan recovery (Contract No. 2012/2023/HDVV/BCGL- IHA dated December 20, 2023)
					In Q1, Q2.2024 with many occurrences	No. 43/2023/NQ- HĐQT-BCGL dated December 20, 2023	5.967.822.466	Loan interest (Contract No. 2012/2023/HDVV/BCGL- IHA dated December 20, 2023)
					31/12/2024	No. 01/2025/NQ- HĐQT-BCGL dated January 9, 2025	642.827.780	Accommodation services
5.	Con Bap Eco-Tourism Company Limited	Subsidiary (from March 30, 2023)	+ Business Registration: 4000491891 + Date of issue: 22/09/2008 + Place of issue: DPI Quang Nam	Con Bap, Cam Nam Ward, Hoi An City, Quang Nam Province, Vietnam	In the first and second quarters of 2024 with many occurrences	No. 1106/2021/NQ-HDQT-BCGL dated June 11, 2021; No. 28B/2022/NQ-HDQT-BCGL dated March 28, 2022;	8.917.501.370	Loan interest (Contracts No. 1106/2021/HDVT/CBE-BCGL dated June 11, 2021; No. 03/2022/HDVT/CB-BCGL dated March 31, 2022 and No. 12/2022/HDVT/CB-BCGL dated August 1, 2022)

No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
						No. 39A/2022/NQ- HDQT-BCGL dated August 1, 2022		
					04/07/2024	No. 1106/2021/NQ-HDQT-BCGL dated June 11, 2021; No. 28B/2022/NQ-HDQT-BCGL dated March 28, 2022; No. 39A/2022/NQ-HDQT-BCGL dated August 1, 2022	160.700.000.000	Loan payments (Contracts No. 1106/2021/HDVT/CBE- BCGL dated June 11, 2021; No. 03/2022/HDVT/CB- BCGL dated March 31, 2022 and No. 12/2022/HDVT/CB- BCGL dated August 1, 2022)
6.	Gia Khang Investment, Trade and Service Joint Stock Company	Related parties with company insiders	+ Business Registration: 0313758024 + Date of issue:	218 Vo Van Ngan, Binh Tho Ward, Thu Duc City, Ho Chi	In 2024 with many occurrences	No. 38/2024/NQ- HĐQT-BCGL dated August 26th, 2024	18.000.000.000	Consulting services (Contract No. 0108/HDDVTV- BCGLAND-GK dated August 1, 2020)
	*		14/04/2016 + Place of issue: DPI HCMC	Minh City, Vietnam	24/09/2024	No. 36/2024/NQ- HĐQT-BCGL dated August 26, 2024	128.250.000.000	Shares transaction in according to Contract No. 2808/2024/HDCNCP/BCGL-GK dated August 28, 2024
7.	Phoenix Mountain Co.,	Related		National	In 2024	No. 27.1/2022/NQ-	91.216.726.028	Business Cooperation

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No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
	Ltd.	parties with company insiders	+ Business Registration: 4101605111 + Date of issue: 20/10/2021 + Place of issue: DPI Binh Dinh	Highway 1D, Area 2, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province	with many occurrences	HĐQT-BCGL dated March 11, 2022		Income (Contract No. 1103/2022/BCGL-PMC dated March 11, 2022)
8.	BCG Vinh Long Joint Stock Company	Member company of Bamboo Capital Group	+ Business Registration: 1501079965 + Date of issue: 05/02/2018 + Place of issue: DPI Ca Mau	No. 356, Group 13, Phu Tan Hamlet, Trung Nghia Commune, Vung Liem District, Vinh Long Province, Vietnam	In 2024 with many occurrences	In 2024 with many occurrences	No. 38/2024/NQ- HDQT-BCGL dated August 26th, 2024	300.000.000
9.	Thanh Nguyen Energy Investment and Development Company Limited	Member company of Bamboo Capital Group	+ Business Registration: 5901023749 + Date of issue: 4/12/2015 + Place of issue: DPI Gia Lai	Chu Jut Village, Chu Gu Commune, Krong Pa District, Gia Lai Province, Vietnam	Trong Q1, Q2.2024 theo từng lần phát sinh	In Q1, Q2 2024 with many occurrences		181.150.685
10	. Thanh Nguyen Energy	Member	+ Business	Chu Jut Village,	Ngày	14/03/2024		10.000.000.000

No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
	Investment and Development Company Limited	company of Bamboo Capital Group	Registration: 5901023749 + Date of issue: 4/12/2015 + Place of issue: DPI Gia Lai	Chu Gu Commune, Krong Pa District, Gia Lai Province, Vietnam	14/03/2024			
11.	Vietnam Taxi Company	Related parties with company insiders	+ Business Registration: 0301465425 + Date of issue: 24/10/2008 + Place of issue: DPI HCMC	Lot IV - 15B, Road No. 4, Tan Binh Industrial Park, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City, Vietnam	In 2024 with many occurrences	No. 38/2024/NQ- HĐQT-BCGL dated August 26th, 2024	42.968.146	Taxi service fee
12.	SHUAA Investment and Trading Joint Stock Company	Related parties with company insiders	+ Business Registration: 0315989450 + Date of issue: 30/10/2019 + Place of issue: DPI HCMC	89 Cach Mang Thang Tam, - Ben Thanh Ward - District 1 - Ho Chi Minh City.	In 2024 with many occurrences	No. 38/2024/NQ- HĐQT-BCGL dated August 26th, 2024	189.300.775	Purchase goods
13.	Helios Investment and Service Joint Stock	Related parties with	+ Business	89 Cach Mang Thang Tam, -	In 2024 with many	No. 38/2024/NQ- HĐQT-BCGL dated	13.367.153.506	Office rental, electricity and water costs (Contract No.

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No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
	Company	company insiders	Registration: 0311656651 + Date of issue: 22/03/2012 + Place of issue: DPI HCMC	Ben Thanh Ward - District 1 - Ho Chi Minh City.	occurrences	August 26th, 2024		05/2022/HÐT/HLS-BCGL dated September 14, 2022)
14.	White Magnolia Joint Stock Company	Related parties with company insiders	+ Business Registration: 0313349977 + Date of issue: 15/07/2015 + Place of issue: DPI HCMC	89 Cach Mang Thang Tam, - Ben Thanh Ward - District 1 - Ho Chi Minh City.	In 2024 with many occurrences	No. 20A/2021/NQ- HĐQT-BCGL dated March 31, 2021	124.841.095.890	Business Cooperation Income (Contract No. 1105/2021/BCGLAND- WHITE dated May 11, 2021)
15.	My Khe Resort Villa Joint Stock Company	Related parties with company insiders	+ Business Registration: 4300815113 + Date of issue:	45 Huynh Thuc Khang, Chanh Lo Ward, Quang Ngai City, Quang Ngai	In 2024 with many occurrences	No. 30A/2022/NQ- HDQT-BCGL dated April 25, 2022	64.128.787.396	Business cooperation income (Contract No. 2704/2022/BCGL-MK dated April 27, 2022)
			30/03/2018 + Place of issue: DPI Quang Ngai	Province, Vietnam	03/05/2024	No. 30A/2022/NQ- HDQT-BCGL dated April 25, 2022	2.500.000.000	Recovering business cooperation money (Contract No. 2704/2022/BCGL-MK dated April 27, 2022)
16.	. AAA Insurance	Related parties with	+ License Number for Establishment and	10-12 Street No. 52 - Thanh My	In Q3, Q4 of 2024	No. 38/2024/NQ- HĐQT-BCGL dated	416.328.770	Health insurance and car

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No .	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
	Corporation	company insiders	Operation: 30GP/KDBH + date of issue: 28/02/2005 + place of issue: Ministry of Finance	Loi Ward - Thu Duc City - Ho Chi Minh City	with many occurrences	August 26th, 2024		insurance
17.	Thang Phuong Joint Stock Company	Related parties with company insiders	+ Business Registration: 0304371285 + date of issue: 25/04/2006 + place of issue:DPI HCMC	19th Floor, Indochina Building Office Area, No. 4 Nguyen Dinh Chieu, Da Kao Ward, District 1, HCMC	31/12/2024	No. 53A/2022/NQ- HĐQT-BCGL dated December 7, 2022	25.912.810.959	Business cooperation income
18.	BCG ECO Joint Stock Company	Related parties with company insiders	+ Business Registration 0318671899 + date of issue: 16/09/2024 + place of issue: DPI HCMC	27C Quoc Huong, Thao Dien Ward, Thu Duc City, Ho Chi Minh City	13/12/2024	No 37/2024/NQ- HĐQT-BCGL dated 26/08/2024	5.200.000.000	Capital contribution
19.	. Nguyễn Thanh Hùng	Insider			12/08/2024	No. 26/2024/NQ-		Stock dividend

No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
						HĐQT-BCGL dated July 16th, 2024 and No. 28/2024/NQ- HĐQT-BCGL dated August 6th, 2024	118.800 shares	
20.	Nguyễn Tùng Lâm	Insider			12/08/2024	No. 26/2024/NQ- HDQT-BCGL dated July 16th, 2024 and No. 28/2024/NQ- HDQT-BCGL dated August 6th, 2024	90.000 shares	Stock dividend
21.	Huỳnh Thị Kim Tuyến	Insider			12/08/2024	No. 26/2024/NQ- HĐQT-BCGL dated July 16th, 2024 and No. 28/2024/NQ- HĐQT-BCGL dated August 6th, 2024	60.000 shares	Stock dividend
22.	. Nguyễn Khánh Duy	Insider			12/08/2024	No. 26/2024/NQ- HĐQT-BCGL dated July 16th, 2024 and No. 28/2024/NQ- HĐQT-BCGL dated August 6th, 2024	60.000 shares	Stock dividend

No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
23.	Lê Thanh Tùng	Insider		i	12/08/2024	No. 26/2024/NQ- HDQT-BCGL dated July 16th, 2024 and No. 28/2024/NQ- HDQT-BCGL dated August 6th, 2024	450 shares	Stock dividend
24.	Lê Nông	Insider			12/08/2024	No. 26/2024/NQ- HĐQT-BCGL dated July 16th, 2024 and No. 28/2024/NQ- HĐQT-BCGL dated August 6th, 2024	30.000 shares	Stock dividend
25.	Phạm Hữu Quốc	Insider			12/08/2024	No. 26/2024/NQ- HĐQT-BCGL dated July 16th, 2024 and No. 28/2024/NQ- HĐQT-BCGL dated August 6th, 2024	9.000 shares	Stock dividend
26.	Huỳnh Thị Thảo	Insider		_	12/08/2024	No. 26/2024/NQ- HĐQT-BCGL dated July 16th, 2024 and No. 28/2024/NQ-	9.150 shares	Stock dividend

No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/Contact address	Time of transaction with the company	Resolution/Decision No. approved by the General General Meeting of Shareholders/Board of Directors	Content, quantity, total transaction value (VND)	Note
						HĐQT-BCGL dated August 6th, 2024		

Note: NSH Certificate number*: ID card/Passport number (for individuals) or Business Registration Certificate number, Operating License or equivalent legal documents (for organizations)

- Transaction between internal persons of the Company, affiliated persons of internal persons and the Company's subsidiaries in which the Company takes controlling power.

No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
1.	Nguyễn Thị Thùy Linh	Wife of Mr. Nguyen Ho Nam - Chairman of the Board of Directors has been dismissed				Indochina Hoi An Beach Villas Co., Ltd	29/03/2024	29.630.695.155	Buy 1 Villa No. VL02.5.13

No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
2.	Gia Khang Investment, Trade and Service Joint	Mr Pham Huu Quoc is Deputy CEO and Deputy		+ Business Registration: 0313758024 + Date of issue:	218 Vo Van Ngan, Binh Tho Ward, Thu Duc City, Ho Chi Minh City, Vietnam	Indochina Hoi An Beach Villas Co., Ltd	25/10/2024	140.000.000.000	Loan under asset loan contract No. 2510/2024/HDVV/I N-GK
	Stock Company	CEO of BCG Land		14/04/2016 + Place of issue: DPI HCMC			07/11/2024	140.000.000.000	Recovering loan money according to asset loan contract No. 2510/2024/HDVV/I N-GK
							31/12/2024	548.493.151	Interest on Contract No. 210/2024/HDVV/IN- GK dated October 25, 2024
3.	Tracodi Construction Holdings Joint Stock Company	Mr. Nguyen Thanh Hung is Chairman of the Board of Directors and		+ Business Registration: 0300482393 + Date of issue: 25/05/2007	89 Cach Mang Thang Tam, - Ben Thanh Ward - District 1 - Ho Chi Minh City.	Indochina Hoi An Beach Villas Co., Ltd	In 2024 with many occurrences	147.126.088.364	Construction costs incurred under General Contract No. 06/2018/HDTT/IND OCHINA-TRACODI
	(Old name: Industrial	Board of Management		+ Place of issue DPI			31/12/2024		BCC income

No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
	Development and Transport	of BCGLand.		НСМС				3.573.698.630	according to contract signed on February 2, 2024
	Investment JSC						In 2024 with many occurrences	328.000.000.000	Payment according to General Contract No. 06/2018/HĐTT/IND OCHINA-TRACODI
							07/2024	70.000.000.000	Transfer money to BCC according to the contract signed on February 2, 2024
4.	Bamboo Capital Group Joint Stock Company	Mr. Tan Bo Quan, Andy is a member of the Board of Directors and Chairman of the Board of Directors of		+ Business Registration: 0311315789 + Date of issue: 07/11/2011 + Place of issue: DPI HCMC	27C Quoc Huong, Thao Dien Ward, Thu Duc City, Ho Chi Minh City.	Indochina Hoi An Beach Villas Co., Ltd	In Q2, Q3 2024 with many occurrences	357.000.000.000	Borrowing under Contract No. 01/2023/HDVV/BC G-IHA dated February 10, 2023 and Contract No. 05/2023/HĐVT/BCG -IHA
		BCGLand.					In Q3, Q4 of 2024 with many	268.055.000.000	Loan payment according to Contract No.

No .	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
							occurrences		01/2023/HDVV/BC G-IHA dated February 10, 2023 and Contract No. 05/2023/HĐVT/BCG -IHA
				,		*	In 2024 with many occurrences	21.132.341.095	Interest according to Contract No. 01/2023/HDVV/BC G-IHA dated February 10, 2023 and Contract No. 05/2023/HDVT/BCG -IHA
5.	An Khang Land Investment Trading Service Joint Stock Company	Ms. Huynh Thi Kim Tuyen is Vice Chairwoman of the Board of Directors and Vice		+Business Registration: 0300383441 + Date of issue: 16/04/2004 + Place of issue: DPI HCMC	No. 19, Street 11, Quarter 1, Linh Tay Ward, Thu Duc City, Ho Chi Minh City	Indochina Hoi An Beach Villas Co., Ltd	28/05/2024	900.000.000.000	Payment from BCC Contract No.: 1405/2024/HD- HTDT/AKL-IDO Contract value: 900 billion VND
	-5	Chairwoman of the Board of Directors of					In 2024 with many occurrences	65.579.178.081	Income from BCC Contract No.: 1405/2024/HĐ-

No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
		BCGLand.							HTĐT/AKL-IDO
									Contract value: 900 billion VND
6.	Casa Marina Resort Travel Joint Stock Company	Mr. Pham Dai Nghia is Chairman of the Board of Directors and Deputy Board of		+ Business Registration: 4101483255 + Date of issue: 16/03/2017 + Place of issue: DPI Binh Dinh	QL1D, Quarter I, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province	Indochina Hoi An Beach Villas Co., Ltd	28/05/2024	170.000.000.000	Business Cooperation Contract No.: 1005/2024/HD- HTÐT/CASA-IDO Contract value: 170 billion VND
		Management of BCGLand.					31/12/2024	12.387.178.081	Income from HTDT according to Contract No.: 1005/2024/HD-HTDT/CASA-IDO Contract value: 170 billion VND
							In 2024 with many occurrences	483.555.559	Accommodation costs
7.	Lê Nông	Insider	Deputy Genaral Director	+ ID card: 049069000121 + Date of issue: 06/06/1969	B1206 Hoàng Anh 357 Lê Văn Lương, Tân Quy, Quận 7, Tp. HCM/ B1206 Hoang	Indochina Hoi An Beach Villas Co., Ltd	18/01/2024	125.512.500	Advance for operating expenses

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No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
				+Place of issue: Police Department for Administrative Management of Social Order	Anh 357 Le Van Luong, Tan Quy, District 7, HCMC				
8.	Huỳnh Thị Kim Tuyến	Insider	Vice chairwom an			Indochina Hoi An Beach Villas Co., Ltd	30/09/2024	23.014.222.479	Buy 1 unit Villa No. VL04.4.54
9.	Bamboo Capital Group Joint Stock	Mr. Tan Bo Quan, Andy is a member of the Board of		+ Business Registration: 0311315789 + Date of issue:	27C Quoc Huong, Thao Dien Ward, Thu Duc City, Ho Chi Minh City.	Sao Sang Sai Gon Joint Stock Company	26/07/2024	3.000.000.000	Borrowing under loan contract No. 03/2024/HDV/BCG- SAOSANG
	Company	Directors and Chairman of the Board of Directors of BCGLand.		07/11/2011 + Place of issue: DPI HCMC			In Q3, Q4 of 2024 with many occurrences	130.684.931	Interest according to loan contract No. 03/2024/HDV/BCG- SAOSANG

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No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
10.	AAA Insurance Corporation	Mr. Nguyen Tung Lam is Vice Chairman of the Board of Directors and Vice Chairman of the Board of Directors of BCGLand.		+ / License Number for Establishment and Operation: 30GP/KDBH + date of issue: 28/02/2005 + place of issue: Ministry of Finance	10-12 Street No. 52 - Thanh My Loi Ward - Thu Duc City - Ho Chi Minh City	/ Sao Sang Sai Gon Joint Stock Company	In the first and second quarters of 2024 with many occurrences	9.500.364	Car insurance
11.	AAA Insurance Corporation	Mr. Nguyen Tung Lam is Vice Chairman		+ License Number for Establishment and Operation:	10-12 Street No. 52 - Thanh My Loi Ward - Thu Duc City - Ho	Indochina Hoi An Beach Villas Co., Ltd	In 2024 with many occurrences	33.178.617	Car insurance
		of the Board of Directors and Vice Chairman of the Board of Directors of BCGLand.		30GP/KDBH + date of issue: 28/02/2005 + place of issue: Bộ Tài chính/ Ministry of Finance	Chi Minh City		30/09/2024	793.725.780	Fire insurance
12.	Indochina Hoi An Beach Villas Co., Ltd	Ms. Huynh Thi Kim Tuyen is a member of the Board of		+ Business Registration: 4000435375 + Date of issue:	Block 1, Dien Duong Ward, Dien Ban Town, Quang Nam	Casa Marina Resort Travel Joint Stock Company	In 2024 with many occurrences	483.555.559	Accommodation services
		Directors and		22/07/2008		(28/05/2024	170.000.000.000	Cooperation contract

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No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
		Vice Chairwoman of the Board of Directors of BCGLand.		+ Place of issue: Sở KH & Đầu tư Tỉnh Quảng Nam/ DPI Quang Nam			In 2024 with many occurrences	483.555.559	Accommodation services
13.	Tracodi Construction Holdings Joint Stock Company (Old name:	Mr. Nguyen Thanh Hung is Chairman of the Board of Directors and Board of		+ Business Registration: 0300482393 + Date of issue: 25/05/2007 + Place of issue DPI	89 Cach Mang Thang Tam, - Ben Thanh Ward - District 1 - Ho Chi Minh City.	Casa Marina Resort Travel Joint Stock Company	In the first and second quarters of 2024 with many occurrences	31.073.800/ 31,073,800	Accommodation services
	Industrial Development and	Management of BCGLand.		НСМС			17/06/2024	7.900.000.000	Refund part of the advance payment
	Transport Investment JSC						23/08/2024	13.100.000.000	Advance payment according to general contract
14.	BCG Energy Joint Stock Company	Tung is a member of the Board of Directors and a member of the Board of Directors of		+ Business Registration: 0314445458 + Date of issue: 08/06/2017 + Place of issue DPI	27C Quoc Huong, Thao Dien Ward, Thu Duc City, Ho Chi Minh City.	Casa Marina Resort Travel Joint Stock Company	In 2024 with many occurrences	196.809.027	Accommodation services

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No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
200,839		BCGLand.		HCMC					
15.	Bamboo Capital Group Joint Stock Company	Mr. Tan Bo Quan, Andy is a member of the Board of Directors and Chairman of the Board of Directors of		+ Business Registration: 0311315789 + Date of issue: 07/11/2011 + Place of issue: DPI HCMC	27C Quoc Huong, Thao Dien Ward, Thu Duc City, Ho Chi Minh City.	Casa Marina Resort Travel Joint Stock Company	23/03/2024	6.144.444	Accommodation services
16.	Nguyen Hoang Development Joint Stock Company	Mr. Pham Huu Quoc is BOD member and Deputy General Director of BCGLand.		+ Business Registration: 4100377261 + date of issue: 09/08/2000 + place of issue: DPI Binh Dinh	Nhon Hoa Industrial Park, Nhon Hoa Ward, An Nhon Town, Binh Dinh Province,	Casa Marina Resort Travel Joint Stock Company	In 2024 with many occurrences	6.410.858	Accommodation services
17.	Vietnam Taxi Company	Ms Huynh Thi Kim Tuyen is Board member and Vice Chairwoman		+ Business Registration: 0301465425 + Date of issue: 24/10/2008 + Place of issue:DPI	Lot IV - 15B, Road No. 4, Tan Binh Industrial Park, Tay Thanh Ward, Tan Phu District, Ho Chi Minh	Casa Marina Resort Travel Joint Stock Company	15/07/2024	9.085.185	Shipping Services

No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
		of BCGLand.		НСМС	City, Vietnam				
18.	Industrial Development and Transport Investment Joint Stock Company	Mr. Nguyen Thanh Hung is Chairman of the Board of Directors and Board of Management of BCGLand.		+ Business Registration: 0300482393 + Date of issue: 25/05/2007 + Place of issue DPI HCMC	89 Cach Mang Thang Tam, - Ben Thanh Ward - District 1 - Ho Chi Minh City.	Con Bap Eco- Tourism Company Limited	In the first quarter of 2024 with many occurrences	46.956.575	Collect to Delivery Electricity bill
19.	Helios Investment and Service Joint Stock Company	Mr. Pham Dai Nghia is Deputy General Director and Deputy General Director of BCGLand.		+ Business Registration: 0311656651 + Date of issue: 22/03/2012 + Place of issue: DPI HCMC	89 Cach Mang Thang Tam, - Ben Thanh Ward - District 1 - Ho Chi Minh City.	Con Bap Eco- Tourism Company Limited	29/5/2024 and 28/06/2024	11.200.000.000	Advance payment for 8 Shophouses according to the contracts: SH- A.01/2022/HÐMBS H/CB SH- A.02/2022/HÐMBS H/CB SH- A.03/2022/HÐMBS H/CB SH- A.04/2022/HÐMBS

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No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
									H/CB SH- A.39/2022/HDMBS H/CB SH- A.40/2022/HDMBS H/CB SH- A.41/2022/HDMBS H/CB SH- A.42/2022/HDMBS H/CB
20.	AAA Insurance Corporation	Mr. Nguyen Tung Lam is Vice Chairman of the Board of Directors and Vice Chairman of the Board of Directors of BCGLand.		+ License Number for Establishment and Operation: 30GP/KDBH + date of issue: 28/02/2005 + place of issue: Ministry of Finance	10-12 Street No. 52 - Thanh My Loi Ward - Thu Duc City - Ho Chi Minh City	Con Bap Eco- Tourism Company Limited	In Q3 of 2024 with many occurrences	120.301.636	Construction risk insurance, car insurance
21.	Bamboo Capital	Mr. Tan Bo Quan, Andy is		+ Business Registration:	27C Quoc Huong, Thao Dien Ward, Thu	Con Bap Eco- Tourism	26/07/2024	10.000.000.000	Borrowing under Loan Agreement No.

No	Transaction conductor	Insider Relations	Position in the list company	NSH Certificate Number*, date of issue, place of issue	Address	Name of subsidiary, company controlled by listed company	Time of transaction	Content, quantity, total transaction value	Note
	Group Joint Stock Company	a member of the Board of Directors and		0311315789 + Date of issue: 07/11/2011	Duc City, Ho Chi Minh City.	Company Limited			04/2024/HDV/BCG- CONBAP dated July 26, 2024
		Chairman of the Board of Directors of BCGLand		+ Place of issue: DPI HCMC			In Q3, Q4 of 2024 with many occurrences	435.616.439	Interest according to Loan Agreement No. 04/2024/HDV/BCG- CONBAP dated July 26, 2024

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VI. Sustainability Report

1. Sustainability Message

Since its inception, BCG Land set forth a clear objective to integrate sustainability principles into the core of its business strategy. The Company has since remained steadfast in this commitment, embedding these principles diligently across all operational processes empowering its workforce, safeguarding the environment, and ensuring long-term value creation.

As a professional real estate developer, BCG Land consistently strives to harmonize commercial success with social responsibility, while proactively addressing the evolving needs of its customers. Through this Sustainability Report, the Company affirms its dedication to contributing to environmental and social progress, creating meaningful and enduring value for all stakeholders alongside sustainable business growth.

BCG Land remains committed to the continuous development of environmentally responsible ("green") practices throughout its operations aligning financial performance with a broader vision for social and community advancement. Over the years, the Company has actively implemented practical initiatives to protect the environment and contribute to global efforts against climate change. Furthermore, BCG Land places great emphasis on employee well-being, fostering a fair, inclusive, and healthy work environment. With comprehensive and competitive human resource policies, the Company ensures a stable, fulfilling career path for its employees—supporting their overall quality of life, physical health, and mental wellness.

2. Sustainability Goals

Vietnam has demonstrated a strong commitment to implementing the Sustainable Development Goals (SDGs) through the adoption of key national strategies, including the Strategic Orientation for Sustainable Development in 2004, the Vietnam Sustainable Development Strategy for the 2011–2020 period, and most recently, the National Action Plan for the Implementation of the 2030 Agenda for Sustainable Development. The United Nations and its partners in Vietnam are working in close collaboration to achieve the SDGs, aiming to address major development challenges faced by the people of Vietnam and the global community. Vietnam has localized the global 2030 Agenda into a National Action Plan, which includes 17 Sustainable Development Goals and 115 specific targets, tailored to the country's development context and national priorities.

Based on the 17 Sustainable Development Goals (SDGs), BCG Land has identified and integrated key goals that are most relevant to its overall operations, ensuring a balanced alignment between its sustainability strategy and the interests of stakeholders. These prioritized SDGs include: No Poverty; Zero Hunger; Good Health and Well-being; Quality Education; Gender Equality; Clean Water and Sanitation; Affordable and Clean Energy; Decent Work and Economic Growth; Industry, Innovation and Infrastructure; Reduced Inequalities; Sustainable Cities and Communities; Responsible Consumption and Production; Climate Action; Life Below Water; Life on Land; Peace, Justice and Strong Institutions; and Partnerships for the Goals.

3. Sustainability Reporting Standards and Commitments

Implementing sustainable development strategies not only enables companies to contribute to environmental protection, security, and society, but also brings benefits to the companies themselves by enhancing their reputation, expanding business opportunities, and fostering a more sustainable

society. BCG Land's sustainability criteria are closely aligned with the United Nations' 17 Sustainable Development Goals (SDGs), adopted in 2015 and set to be achieved by 2030.

	Poverty Eradication		Reducing Inequality
1	During the pandemic, the Company allowed its office staff to work from home while maintaining their salaries, allowances, and benefits to ensure the well-being and quality of life for employees and their families.	10	The Company implements fair recruitment, salary, and bonus policies for all employees based on their skills and work performance, fostering an equitable working environment.
2	Eradicating Hunger The Company provides gifts to households facing difficult circumstances.	11	Sustainable Cities and Communities Developing safe urban areas for residents through adherence to urban planning policies and integrated residential management.
3	Healthy Lives The Company strictly adheres to the regulations set by the Ministry of Health and local authorities regarding the prevention and control of COVID-19. It provides support by supplying masks, hand sanitizers, and basic medicines to employees, particularly those who have tested positive for COVID-19.	12	Responsible Consumption and Production The Company implements consumption and production management policies that align with its financial situation, aiming to optimize resource use and minimize waste.
4	Quality Education The Company supports children from disadvantaged backgrounds by providing them with books, school supplies, and other educational materials. It also contributes to the construction of schools in remote areas, ensuring that children in these regions have the opportunity to attend school. Additionally, the Company invests in building a highly skilled workforce through both internal and external training programs.	13	Climate Action Implementing measures to reduce greenhouse gas emissions and increasing the use of recycled materials. Encouraging employees and management staff to actively propose solutions for environmental restoration.
5	Gender Equality The Company implements fair recruitment, salary, bonus, allowance policies, and career development opportunities for all employees. The gender ratio of the Company is: 28	14	Water Resources The Company uses water efficiently and conserves it throughout its production and business processes. It also researches measures for water reuse.

	females and 34 males. The Company organizes activities and provides gifts to celebrate International Women's Day (March 8) and Vietnam Women's Day (October 20), as well as offering welfare benefits during maternity leave.		
6	Clean Water and Sanitation The Company complies with regulations regarding clean water and waste disposal to the environment.	15	Land Resources The Company implements smart planning, prioritizing green spaces and cooling landscape ponds in its projects. It continues to take measures to minimize and address pollution, ensuring compliance with environmental protection standards and regulations.
7	Clean Energy and Reasonable Cost The Company prioritizes the use of energy- efficient equipment in both office spaces and construction sites. It also implements the installation of renewable energy systems and advanced technologies in its projects.	16	Peace, Justice, and Strong Institutions The Company continues to improve its salary and bonus policies, internal governance system, and enhance transparency in operations to strengthen the legal and administrative framework for its activities. This contributes to effective risk management and enhances the competitiveness within the Company's internal structure.
8	Decent Work and Economic Growth The Company focuses on comprehensive development for its employees, emphasizing training to enhance their capabilities, thereby creating a dynamic and efficient workforce that contributes to the country's economic growth. The Company has successfully achieved high revenue growth targets and made significant tax contributions to the national budget.	17	Partnerships for the Goals The Company collaborates closely with investors, clients, and partners to jointly realize sustainable development goals.
9	Industry, Innovation, and Infrastructure The Company invests in research and development (R&D) and adopts new technologies across its operations to optimize		

Stakeholder Engagement

Recognizing the profound influence and critical importance of stakeholder engagement to organizational success, BCG Land continuously strives to create distinctive value and meet stakeholder expectations. The Company is committed to demonstrating leadership by fostering innovation, implementing professional and efficient process management, and promoting inclusive, multistakeholder participation — all of which contribute to a positive impact on the surrounding community.

Stakeholders	BCG Land's Business Activitie
Clients	BCG Land places client expectations as a top priority throughout its business operations—from construction and handover to after-sales service. The Company is committed to delivering products and services that ensure quality, safety, and optimal efficiency for every client. Importantly, BCG Land actively listens to client feedback to drive continuous innovation, reinforcing the brand's credibility in every product and service experience.
Shareholders and Investors	BCG Land is committed to absolute transparency in its business operations and information disclosure in accordance with regulations. The Company continuously explores new directions and outstanding innovations to enhance value and safeguard the legitimate rights and interests of its investors.
Communitie	The Company voluntarily engages in community-related activities, demonstrating its social responsibility and commitment to collectively contributing to the building and strengthening of the community.
Employees	For BCG Land, human resources are the most valuable asset, helping to create a professional organization and build the company's image, in addition to contributing to business performance. Therefore, the Company consistently strives to create a safe, healthy working environment with comprehensive benefits for all employees.
Government Regulatory Authorities	The Company is committed to fully complying with government regulations to prevent any violations that could negatively impact the business and the broader economy. It continuously updates and stays informed on new policies to integrate them into its operations and adjust its strategies accordingly, thereby making a positive contribution to the local economy and community development.
Contractors, Suppliers, Partners	Enhance communication by providing comprehensive information on policies, selection criteria, and the investor's expectations to contractors.
Credit Institution	Ensure stable cash flow, maintain transparent business operations, and establish clear plans to enhance the company's reputation, credit rating, and manage capital effectively.
Communication	The Company builds and maintains strong relationships with media agencies, ensuring that information is updated fully, objectively, timely, and transparently.

Stakeholders	BCG Land's Business Activitie						
Agency	In the event of any media incidents, responsible departments are tasked with resolving the issues in a professional and legal manner, safeguarding the company's image and reputation.						

4. Sustainable Development Governance

BCG Land is deeply aware of its responsibility toward three key stakeholders:

- · Economic Performance
- · Environment and Society
- Responsibility to Employees

a. Economic Efficiency

BCG Land emphasizes sustainability and stable economic growth in the development of its policies and strategies. To achieve this, BCG Land focuses on nurturing young talent, building a team of experienced professionals, and investing in physical infrastructure to optimize business performance. Thanks to the efforts of the entire company and its consistent pursuit of the established strategy, the company has achieved significant success in terms of economic performance:

- Promote new projects, especially luxury 5-star resort developments.
- Coordinate with government agencies to invest in and develop infrastructure in provincial areas (such as building bridges, roads, etc.).
- Create employment opportunities for local workers and implement fair welfare policies to reduce social inequality, while also providing in-depth training for all employees to enhance labor productivity.
- Use environmentally friendly materials and install renewable energy systems in projects.
- Strictly evaluate the implementation and compliance with environmental and social regulations
 when selecting material suppliers and construction contractors.

b. Environment and Society

Material Resource Management

In the real estate development sector, material costs often account for a significant portion of overall investment. To mitigate the impact of material price fluctuations, BCG Land has strategically implemented long-term procurement strategies by entering into early strategic partnership agreements. This approach ensures the efficiency and stability of material supply for its projects.

In addition, BCG Land emphasizes the efficient use of locally available resources to help preserve cultural values while ensuring access to eco-friendly natural materials. For instance, the villas at the Malibu Hoi An project incorporate Thanh Ha ceramics for the roofing surfaces—an approach that not only reduces the greenhouse effect but also adds a distinct touch of traditional aesthetics to the development.

The Hoian d'Or project was designed with a low construction density—approximately 19.12%—reserving a significant portion of the 34,825 m² area for public spaces and greenery. This layout fosters the creation of a vast eco-friendly urban zone. In the project's shophouse zone, local materials such as traditional roof tiles and baked ceramic bricks are used in the construction of the buildings.

Additionally, environmentally friendly materials such as bamboo, wood, and thatch are utilized in the development of supporting facilities within the project.

At the Casa Marina Premium project, the integration of a stream, terraced ponds, and a regulating lake not only enhances the scenic landscape but also contributes to a healthier and fresher living environment.

At the King Crown Infinity project, BCG Land utilizes a ventilation and air conditioning system that employs R-410A gas—an environmentally friendly refrigerant that ensures the health and well-being of future residents and occupants. Additionally, the project incorporates the use of innovative materials such as GFRC (Glass Fiber Reinforced Concrete) combined with a steel mesh—an eco-friendly construction solution that aligns with sustainable building practices

Legal Compliance in Environmental Protection:

BCG Land is firmly committed to full compliance with current environmental protection laws and regulations, as well as with the requirements set forth by relevant governmental authorities. The Company integrates this commitment into all business units and functional departments, ensuring that no environmental or social violations occur throughout the development of real estate projects.

Each department and business unit is responsible for identifying potential compliance risks and implementing appropriate control measures. As a result of these concerted efforts, BCG Land recorded zero cases of non-compliance related to environmental and social issues in 2024.

Report on Community Responsibility Activities:

As a subsidiary of Bamboo Capital Group, BCG Land has carried out numerous corporate social responsibility (CSR) initiatives. These activities not only demonstrate the Company's commitment to the development of local communities in areas where its projects are located, but also help reinforce BCG Land's credibility and position in the industry.

BCG Land actively supports and participates in initiatives launched by its parent company—Bamboo Capital Group—through the BCG Foundation for Charity and Social Responsibility. The Company continues to engage in various meaningful community programs, considering these efforts a vital mission that goes hand in hand with its business operations.

Some of the Company's notable community sponsorship and CSR activities include:

- Education Support: Bamboo Capital donated five computer sets to Chua Hang 1 Secondary School in Thai Nguyen City to support the school in enhancing the quality of teaching and learning.
- 2. Infrastructure and Social Welfare: In collaboration with local authorities, Bamboo Capital launched the "Beautiful Schools for Children" initiative by funding the construction of a new classroom (42m²), a kitchen, and a dormitory at Tia Dinh Kindergarten in Tia Dinh Commune, Dien Bien Dong District. Additionally, the Group organized Tet gift-giving activities in various provinces across the country. In Dien Bien Province specifically, it provided daily lunch meals for 50 students and sponsored industrial gas stoves and two years' worth of gas supplies for 10 local schools. Furthermore, Bamboo Capital supported 33 households in Bac Kan Province in rebuilding homes damaged by Typhoon Yagi.;

- Healthcare Support: In November 2024, Bamboo Capital joined a free healthcare program organized by the Quang Ngai Provincial Youth Union by sponsoring medication for underprivileged residents in the region..
- 4. Cultural, Community, and Religious Support: To promote cultural and spiritual values, Bamboo Capital contributed VND 2 billion to the United Nations Day of Vesak 2025, an international Buddhist celebration that attracts thousands of monks, followers, and global delegates.....

Energy Consumption:

Effective energy management is a crucial requirement that must be considered from the initial design phase of each project. BCG Land ensures compliance with construction technical standards while optimizing long-term operational costs. The Company is committed to developing sustainable, eco-friendly buildings by integrating green architectural designs with natural ventilation solutions such as public parks and large water bodies.

In addition, BCG Land continuously explores and implements innovative technologies—including solar energy systems, energy-efficient lighting, automatic sensors, and high-efficiency air conditioning systems—to significantly reduce energy consumption compared to other comparable developments

BCG Land applies renewable energy solutions in its projects with the aim of protecting the environmen

- At Malibu Hội An, a solar power station and thermal-regulating lake have been constructed to help reduce national energy consumption and cool the surrounding environment.
- The lighting system at Casa Marina Premium primarily uses LED lights to lower energy usage.
 This lighting solution delivers high luminous efficiency, extends the lifespan of the equipment and the entire system, reduces electricity losses, cuts operational and maintenance costs, and meets safety standards.
- At King Crown Infinity, the master plan is designed to be well-ventilated, taking advantage of favorable wind directions to create natural air circulation. The apartment blocks are arranged to maximize access to natural ventilation and lighting for hallways and common areas. Each apartment is designed to receive natural light and fresh air. Green spaces are integrated between floors and within each level, while the entire site is paved in combination with landscaping or potted plants and flowers placed at all entrances.

The electricity consumption of BCG Land's office building in 2024 was equivalent to 176,713 Kwh, thanks to the use of energy-efficient equipment and the solar power system, which significantly saved electricity for the country.

Water consumption:

The company also focuses on developing green areas in its projects, emphasizing natural landscapes and preserving existing plant species, combined with green technologies. This includes utilizing rainwater systems and recycling water to avoid waste. For example, during the design and construction of the Malibu Hội An project, BCG Land implemented "green" values such as using solar panels,

rainwater recycling systems, and integrating cooling landscape ponds and greenery to maximize environmental connection. Wastewater from the buildings is treated in septic tanks, collected, and sent to wastewater treatment plants to meet the required standards. The treated water is stored in underground tanks for reuse, such as for irrigation or street washing. Although BCG Land has several projects spread across the South and Central regions, each project has an office building, with an average water consumption of 907 m3 in 2024, thanks to water treatment and recycling facilities.

c. Responsibility to Employees

Employee Training Activities

The company aims to ensure that the workforce possesses the appropriate balance of professional knowledge, work skills, and suitability for their roles. In 2024, the company provided all employees with training programs covering essential content related to company policies, professional knowledge, and new technologies being implemented. All new employees participate in an onboarding training program to help them quickly adapt to their new environment and tasks, while also understanding their rights and responsibilities during their time at the company.

CG Land's training program is designed to develop both professional and soft skills, tailored to the needs of different levels within the company:

No.	Program	Employee Level Receiving Training	Number of Sessions	Duration	Training Location
1	Enhancing Comprehensive Competence for Middle Management	1D to 2B	2	16 hours	Office
2	Practical Project Management	1C and above	1	8 hours	Office
3	Change Management and Risk Management	1D - 2B	2	16 hours	Office

Job Creation

Average Income

Indicator	2024
Total number of employees	74
Average incom (VND/person/month)	25.163.248

Human resources and talent development are the key factors determining the success and sustainability of a business. Understanding this, BCG Land has built a strategy to develop a high-quality workforce

through rigorous but fair recruitment processes for candidates. At the same time, BCG Land believes that creating a professional working environment that encourages personal growth, combined with policies that provide equal opportunities, reasonable compensation, and training programs to enhance the capacity of employees, will help strengthen the workforce.

Although the real estate market in 2024 is just beginning to recover, BCG Land has ensured full payment of income for its employees, including salaries and bonuses. BCG Land also creates job opportunities in the localities where projects are developed, aiming to attract talent from all over the country and improve local income, contributing to the overall development of the national economy

Safety, health, and welfare of employees.

BCG Land implements policies for the care of employees' health, well-being, and mental health, such as organizing annual medical checkups, team-building excursions, and other social programs with the goal of improving health, motivating employees, and fostering commitment and unity. For employees with labor contracts, the company maintains an annual health check program and provides health insurance to ensure they have access to the best healthcare services.

Employees are required to complete safety training courses before starting work, including identifying hazardous factors and preventive measures against accidents and occupational diseases. These training courses cover the use of personal protective equipment, lifting and moving techniques, safety harness maintenance, fire prevention and fighting, scaffold safety, working at heights, first aid, and emergency response.

Contractors must regularly review, update, and adjust construction solutions. They are also required to equip all necessary warning signs and personal protective equipment for each work position to protect and enhance the health of employees, minimizing the risk of workplace accidents. At each project, contractors must provide safety notice boards, including safety statistics, warning news flashes, safety and unsafe behavior illustrations, emergency response procedures, and safety policies, so that all employees are aware of labor safety and health practices.

In addition, BCG Land organizes team-building activities and networking events that not only provide employees with opportunities to relax and unwind but also help build relationships between team members within the company and with partners:

Competitions and Sports Events: Events such as the flower arrangement competition themed "The Beauty of BCG Women" on October 20th, the Bamboo Capital Group Sports Day in 2024, and various sports tournaments (tennis, friendly football matches) strengthen team spirit and foster closer ties among employees.

Cultural and Educational Events: These include events like the Mid-Autumn Festival, the "Understanding Company Culture and Core Values of BCG People" competition, which aim to enhance employees' understanding and alignment with the company's values and corporate culture..

These events not only help tighten connections between departments within the company but also create a positive and dynamic working environment, ensuring that all employees not only advance in their careers but also feel valued and attached to the company.

5. Corporate Environmental and Social Responsibility

a. Environmental Performance Evaluation

BCG Land Joint Stock Company (CTCP BCG Land) actively participates in environmental protection campaigns alongside its business operations. Recognizing the urgency of this issue, the Company applies solutions focused on sustainable development while implementing its projects. The Company's business plan always incorporates resource-saving measures such as electricity and water conservation throughout its operations. Additionally, the Company researches methods and technologies for incorporating renewable energy into project development. BCG Land regularly organizes awareness-raising sessions to enhance the environmental consciousness of employees.

b. Employee-Related Evaluation

Recognizing the importance of each employee in the success of business operations, the Company consistently focuses on enhancing employee capabilities through training and development programs. This enables all employees to engage more effectively in their work, setting a foundation for long-term career growth. The Company also establishes competitive compensation and benefits policies to attract and retain talented employees. Moreover, BCG Land is committed to developing a safe and healthy working environment, providing full equipment, and constructing necessary facilities to ensure employees can work with peace of mind and comfort.

c. Corporate Responsibility to the Local Community Evaluation

BCG Land understands the role of a business in the economic and social life of the local community. Therefore, the Company always prioritizes the use of local labor to carry out project development, creating job opportunities and improving the quality of life for the community. In addition, the Company is committed to the development of public infrastructure in the local area, sponsoring the construction of roads and rural bridges to enhance transportation and enable the local economy to grow stronger.

VII. FINANCIAL STATEMENTS

The financial report for the fourth quarter of 2024 of BCG LAND Joint Stock Company is attached with this report.

CONFIRMATION FROM THE LEGAL REPRESENTATIVE OF

CÔNG TY
CỔ PHẨN
BCG LANG

TAN BO QUAN, ANDY

BCG LAND JOINT STOCK COMPANY

Consolidated financial statements Quarter IV 2024

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CONSOLIDATED BALANCE SHEET

As at 31 December 2024

Currency: VND

Items	Code	Note	December.31, 2024	January.01, 2024		
A . SHORT-TERM ASSETS	100		4,997,023,204,884	5,240,469,635,693		
I. Cash and cash equivalents 1. Cash 2. Cash equivalents	110 111 112	V.01	14,594,624,147 14,594,624,147	47,328,756,936 46,328,756,936 1,000,000,000		
II. Short-term Financial Investment 1. Trading securities 2. Provision for devaluation of trading securities 3. Held-to-maturity investments	120 121 122 123	V.04	43,269,636,015 4,560,000,000 (456,000,000) 39,165,636,015	7,235,178,000 4,560,000,000 - 2,675,178,000		
III. Short-term Accounts Receivable 1. Trade accounts receivable 2. Prepayments to suppliers 5. Receivables from short-term loans 6. Other receivables 7. Provision for doubtful debts	130 131 132 135 136 137	V.02 V.03 V.05 V.06	1,895,014,567,179 145,949,712,728 653,811,699,296 120,000,000,000 976,653,155,155 (1,400,000,000)	1,486,868,943,925 125,827,183,262 398,252,203,981 397,500,000,000 566,689,556,682 (1,400,000,000)		
IV. Inventories 1. Inventories 2. Provision for decline in value of inventories	140 141 149	V.08	2,817,726,260,229 2,860,026,118,026 (42,299,857,797)	3,448,605,094,896 3,527,240,386,457 (78,635,291,561)		
V. Other Current Assets 1. Short-term prepayments 2. Deductible VAT 3. Taxes and other receivables from the State Budget	150 151 152 153	V.11 V.15 V.15	226,418,117,314 129,330,261,331 85,292,403,138 11,795,452,845	250,431,661,936 142,333,267,366 102,643,861,732 5,454,532,838		
B. LONG-TERM ASSETS I. Long-term receivables 6. Other long-term receivables	200 210 216	V.06	8,322,177,731,829 6,132,337,628,520 6,132,337,628,520	6,779,766,996,345 4,866,761,959,520 4,866,761,959,520		
II. Fixed assets 1. Tangible fixed assets - Historical cost - Accumulated depreciation 3. Intangible fixed assets	220 221 222 223 227	V.09 V.10	83,103,675,443 81,791,511,451 129,145,831,002 (47,354,319,551) 1,312,163,992	93,187,814,969 92,696,288,199 129,956,826,457 (37,260,538,258) 491,526,770 2,944,701,500		
- Initial cost - Accumulated depreciation	228 229 230		4,177,881,500 (2,865,717,508)	(2,453,174,730)		
III. Investment Properties IV. Long-term assets in progress 2. Construction-in-progress	240 242	V.07	9 61,084,448,730 9 61,084,448,730	585,743,221,559 585,743,221,559		
V. Long-term investments 2. Investments in joint ventures and associates 3. Investments in other entities 5. Held-to-maturity investments	250 252 253 255	V.04	1,066,907,134,418 1,066,907,134,418	1,142,766,232,656 1,004,016,232,656 128,250,000,000 10,500,000,000		
VI. Other long-term assets 1. Long-term prepaid expenses 2. Deferred income tax assets 5. Goodwill	260 261 262 269	V .11	78,744,844,718 45,381,885,106 2,159,025,753 31,203,933,859	91,307,767,641 53,502,065,326 2,159,025,753 35,646,676,562		
TOTAL ASSETS	270		13,319,200,936,713	12,020,236,632,038		

Quarter IV 2024

CONSOLIDATED BALANCE SHEET

As at 31 December 2024

Currency: VND

Items	Code	Note	December.31, 2024	January.01, 2024
C. LIABILITIES	300		7,142,481,659,496	6,102,385,456,005
I. Short-term liabilities	310		2,830,126,603,443	2,518,052,750,779
1. Short-term trade payables	311	V.13	50,974,037,040	64,168,830,196
2. Short-term prepayments from customers	312	V.14	1,657,971,767,663	1,324,927,800,133
Taxes and other payables to government budget	313	V.15	133,502,031,233	121,796,078,619
4. Payables to employees	314		6,105,740,509	3,713,625,074
5. Short-term accrued expenses	315	V.16	247,897,307,580	191,118,873,582
9. Other short-term payments	319	V.17	332,884,849,387	237,311,594,011
10. Short-term borrowings and finance lease liabilities	320	V.12	400,790,870,031	575,015,949,164
II. Long-term liabilities	330		4,312,355,056,053	3,584,332,705,226
7. Other long-term payables	337	V.17	1,433,359,047,857	305,924,618,780
8. Long-term borrowings and finance lease liabilities	338	V.12	2,670,605,000,000	3,043,932,536,374
11. Deferred tax payables	341		208,391,008,196	234,475,550,072
D. OWNER'S EQUITY	400		6,176,719,277,217	5,917,851,176,033
I. Owner's equity	410	V.18	6,176,719,277,217	5,917,851,176,033
Contributed capital	411		4,737,999,130,000	4,600,000,000,000
- Ordinary shares with voting rights	411a		4,737,999,130,000	4,600,000,000,000
11. Undistributed profit after tax	421		440,125,221,507	319,021,081,188
- Undistributed profit after tax brought forward	421a		181,021,951,188	229,685,370,142
- Undistributed profit after tax for the current period	421b		259,103,270,319	89,335,711,046
13. Non-controlling shareholders' benefit	429		998,594,925,710	998,830,094,845
II. Funding resources and other funds	430			
TOTAL RESOURCES	440		13,319,200,936,713	12,020,236,632,038

Preparer

Pham Bao Tran

Chief Accountant

4922132 Rrenared, 24 January 2024 Deputy General Director CONG TY

Cổ PHẨN

Huynh Thi Thao

Pham Dai Nghia

CONSOLIDATED INCOME STATEMENT

Quarter IV 2024

Currency: VND

Items	Codes	Notes	Quarter IV 2024	Quarter IV 2023	Current year	Previous year
1. Revenues from sales and services rendered	01	VI.01	74,538,749,255	361,053,908,344	669,419,430,912	944,398,199,129
2. Revenue deductions	02		125,777,184	-	125,777,184	
3. Net revenues from sales and services rendered	10		74,412,972,071	361,053,908,344	669,293,653,728	944,398,199,129
4. Costs of goods sold	11	VI.02	69,767,502,426	260,515,674,324	541,638,520,893	668,291,139,05
5. Gross revenues from sales and services rendered	20		4,645,469,645	100,538,234,020	127,655,132,835	276,107,060,07
6. Financial income	21	VI.03	215,087,211,782	199,071,761,317	717,887,446,088	691,881,036,32
7. Financial expenses	22	VI.04	130,863,144,102	104,968,804,310	454,499,350,728	549,336,293,263
+ In which: Interest expenses	23		90,515,468,340	71,138,169,708	314,293,237,067	299,340,188,589
Profit or loss of joint ventures, associate	24		137,295,007,949	(122,311,353,499)	57,690,901,762	(53,783,744,621
9. Selling expenses	25	VI.05	18,245,011,218	24,179,022,294	78,774,972,508	108,557,235,52
General administration expenses	26	VI.05	35,806,089,943	35,530,379,523	87,337,117,328	85,099,928,52
11. Net profits from operating activities	30		172,113,444,113	12,620,435,711	282,622,040,121	171,210,894,46
12. Other income	31	VI.06	4,284,285,561	631,839,134	45,766,203,261	1,344,343,52
13. Other expenses	32	VI.07	7,617,453,169	2,055,574,106	21,579,359,097	12,206,432,02
14. Other profits	40		(3,333,167,608)	(1,423,734,972)	24,186,844,164	(10,862,088,495
15. Total accounting profit before tax	50		168,780,276,505	11,196,700,739	306,808,884,285	160,348,805,96
16. Current corporate income tax expenses	51	VI.09	37,734,621,752	11,591,509,202	74,025,324,977	40,884,916,46
17. Deferred corporate income tax expenses	52		(22,417,961,148)	(5,155,767,790)	(26,084,541,876)	(18,366,272,490
18. Profits after corporate income tax	60		153,463,615,901	4,760,959,327	258,868,101,184	137,830,161,99
19. Profit after tax of the Parent Company	61		163,439,915,152	2,004,208,476	259,103,270,319	89,335,711,04
20. Profit after tax of non-controlling shareholders	62		(9,976,299,251)	2,756,750,851	(235,169,135)	48,494,450,94
21. Basic earnings per share	70	VI.10	557	194	557	19
22. Diluted earnings per share	71	VI.11 /	557	194	557	19

Preparer

Pham Bao Tran

Chief Accountant

Huynh Thi Thao

CONS TY Deputy General Director

DOC 18MD

BUU LAND

Pham Dai Nghia



CONSOLIDATED CASH FLOW STATEMENT

(Indirect method) Quarter IV 2024

Currency: VND

			Currency: VND	
Items	Codes	Notes	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		306,808,884,285	160,348,805,968
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		15,634,163,544	15,452,618,001
- Allowances and provisions	03		(35,879,433,764)	(9,503,225,055)
- (Gains)/ losses on exchange rate differences from	04		•	
revaluation of accounts derived from foreign currencies			(20.050.001.001)	(26 750 046 152)
- (Gains)/ losses on investing activities	05		(78,053,281,281)	(26,750,046,153)
- Interest expenses	06		314,709,903,731	301,006,855,257
3. Operating profit before changes in working	08		523,220,236,515	440,555,008,018
capital				1 496 410 640 007
- (Increase)/ decrease in receivables	09		(2,352,705,158,172)	1,486,412,649,997
- (Increase)/ decrease in inventories	10		667,214,268,431	312,428,607,666
- Increase/ (decrease) in payables (exclusive of interest	11		1,604,818,331,579	(2,007,827,549,229)
payables, coporate income tax payables)	10		21 122 106 255	141,511,748,545
- (Increase)/ decrease in prepaid expenses	12		21,123,186,255 (309,381,387,930)	(361,750,198,042)
- Interest paid	14		(76,349,164,826)	(50,576,421,273)
- Coporate income tax paid	15 20		77,940,311,852	(39,246,154,318)
Net cash flows from operating activities	20		77,940,311,032	(35,240,134,310)
II. Cash flows from investing activities				
 Purchase or construction of fixed assets and other 	21		(32,992,678,251)	(170,051,640,151)
longterm assets				
2. Proceeds from disposals of fixed assets and other	22		310,010,000	
long-term assets 3. Loans and purchase of debt instruments from other entities	23		(316,490,458,015)	(156,178,000)
Collection of loans and repurchase of debt instruments of other entities	24		568,000,000,000	95,500,000,000
5. Equity investments in other entities	25		(35,200,000,000)	(313,151,238,579)
6. Proceeds from equity investment in other entities	26		128,250,000,000	315,000,000,000
7. Interest and dividend received	27		125,417,963,796	11,997,060,472
Net cash flows from investing activities	30		437,294,837,530	(60,861,996,258)
III. Cash flows from financial activities				
Proceeds from issuance of shares and receipt of contributed capital	31			403,000,000
3. Proceeds from borrowings	33		651,250,000,000	1,268,631,740,063
4. Repayment of principal	34		(1,199,219,282,171)	(1,141,401,935,424)
Net cash flows from financial activities	40		(547,969,282,171)	127,632,804,639
Net cash flows during the fiscal year	50		(32,734,132,789)	27,524,654,063
Cash and cash equivalents at the beginning of the yea	60		47,328,756,936	19,804,102,873
Effect of exchange rate fluctuations	61			-
Cash and cash equivalents at the end of the year	70	VII	14,594,624,147	47,328,756,936

Preparer

Pham Bao Tran

Chief Accountant

49221 Prepared, 24 January 2024 CONG TV Deputy General Director

CÓ PHÁN

Huynh Thi Thao

Pham Dai Nghia

Quarter IV 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV 2024

GENERAL INFORMATION

1. Type of ownership

BCG Land Joint Stock Company was established and operated under the Business Registration Certificate No. 0314922132 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on 15 March 2018, registered for the 13th amended enterprise registration certificate dated 21 December 2023.

The legal capital in Business Registration Certificate is:

4,600,000,000,000 VND

The Owner's equity as at 31 December 2024 is:

4,737,999,130,000 VND

(*) The company is updating changes to its business registration with the Ho Chi Minh City Department of Planning and Investment.

The Company's head office is located at No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City, Viet Nam.

As at 31 December 2024, the Group had 318 employees (as at 31 December 2023: 179 employees)

2. Bussiness fields

Real estate.

3. Bussiness lines

The principal Bussiness lines are developing real estate projects, providing management consulting services, providing real estate brokerage services, short-stay services, restaurant business and mobile catering services.

- 4. Ordinary course of business: 12 months.
- 5. Operating characteristics of the Company during the financial year that affect financial statement: none.

6. Company structure

As at 31 December 2024, BCG Land Joint Stock Company has 02 (two) representative office, 05 (five) directly subsidiaries, 02 (two) directly associated companies and 01 (one) indirectly associated company through a subsidiary. List as follows:

a. List of representative office

Name	Address	
Representative Office of BCG Land Joint Stock Company	No. 115, National Highway 20, Hiep Thanh Commune, Duc Trong District, Lam Dong Province.	
Representative Office of BCG Land Joint Stock Company in Hanoi	No. 30, Alley 63, Lam Ha Street, Bo De Ward, Long Bien District, Hanoi City.	

12/ 500 /0/

b. List of directly controlled subsidiaries

Name	Address	Voting rights	Ownership percentage
Vxperia Trading Joint Stock Company	No.27C, Quoc Huong Street, Thao Dien Ward, Thu Duc City, Ho Chi Minh City.	65.00%	65.00%
Sao Sang Sai Gon Corporation	L17-11, 17th Floor, VinCom Center Building, 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City.	65.00%	65.00%
Indochina Hoi An Beach Villas Compar Limited	Block 1, Dien Duong Ward, Dien Ban Town, Quang Nam Province.	89.00%	89.00%
Casa Marina Resort Travel Joint Stock Company	QL1D, Quarter I, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province.	70.00%	70.00%
Con Bap Ecological Tourist Company Limited	Con Bap, Cam Nam Ward, Hoi An City, Quang Nam Province.	50.10%	50.10%
	Con Bap, Cam Nam Ward, Hoi An City,	50.10	%

c. List of directly associated companies

Name	Address	Voting rights	Ownership percentage
Gia Khang Service and Trading Investment Joint Stock Company	218 Vo Van Ngan Street, Binh Tho Ward, Thu Duc City, Ho Chi Minh City.	49.00%	49.00%
BCG ECO Joint Stock Company	27C Quoc Huong Street, Thao Dien Ward, Thu Duc City, Ho Chi Minh City.		26.00%

d. List of indirectly associated company through a subsidiary

Name Address		Voting rights	Ownership percentage	
Phoenix Mountain.,LTD	National Highway 1D, Area 2, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province.	25.00%	17.50%	

II. ACCOUNTING PERIOD AND RECORDING CURRENCY

1. Accounting period

Annual accounting period commences from 01 January and ends on 31 December.

2. Accounting currency

The Company maintains its accounting records in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting System

The company applies Vietnamese Accounting Regime for Enterprise issued under Circular No.200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance and circulars guiding, supplementing and amending.

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

2. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES APPLIED

1. Accounting principles of cash and cash equivalents

a. Recognition of cash

Cash are cash on hand, cash in bank, cash in transits at the time to prepaid the Financial Statements.

b. Recognition of cash equivalents

Cash equivalents are short term investments for a period not exceeding 3 months from the investment date that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value from the date of purchase to the date of financial statements.

c. Principle and method of converting other currencies

Transactions in currencies other than Vietnam Dong must be recorded in original currency and converted into Vietnam Dong according to actual exchange rates of the commercial bank where the enterprise regularly enters into transactions or the mobile weighted mean exchange rate.

At the reporting date, the company is requested to revalue the balance of foreign as belows:

- The actual exchange rates is used to revaluation of accounts derived from foreign currencies classified as assets: Buying exchange rates of the commercial bank where the enterprise regularly enters into transactions on the date on which the financial statement is prepared;
- The actual exchange rates is used to revaluation of accounts derived from foreign currencies classified as liabilities: Selling exchange rates of The commercial bank where The enterprise regularly enters into transactions on The date on which The financial statement is prepared.

2. Accounting principles of investments

Financial investment is the outside investments with purpose to use capital reasonably and improve efficiency of business operations such as investments in subsidiaries, joint ventures, cooperation, investment in securities and other financial investments.

Classification of investments when the financial statements are prepared in accordance with:

- The investments have recovered the remaining term not exceeding 12 months or in a cycle business is classified as short term;
- The investments have recovered the remaining term over 12 months or more than a cycle business are classified as long-term.

a. Trading securities

Trading securities are the investment in securities and other financial instruments for trading purposes (hold for increasing price to sell for profit.) Trading securities include:

- Stocks and listed bonds;
- The securities and other financial instruments such as commercial bill, forward contracts, swap contracts ...

Trading securities must be recorded in the ledger according to original prices. The trading securities shall be recorded when the investors acquire ownership.

The dividends paid in the period before investment date shall be recorded as a decrease in value of investment. When the investor receives additional shares without payment to issue from capital surplus shares, capital expenditure funds or dividends in shares, the investors only monitor the quantity of additional shares.

In case, share is exchanged, its value must be determined according to fair value on the exchanging date.

The cost shall be determined in accordance with weighted average method when trading securities are liquidated or transferred.

Provisions for decline in value of trading securities: the value of loss may occur if there are reliable evidences showing the market value of the Company's trading securities are lower than book value. The provision shall be additionally created or reverted at the reporting date and shall be recorded in financial expense.

b. Held to maturity investments

This investment shall not record bonds and debt securities held for sales. This investment is used to record current amounts and increases and decreases in held to maturity investments (with a maturity of 3 months or more from the investment date), such as: term deposits (including treasury bills, promissory notes), bonds, preference shares which the issuer is required to rebuy them in a certain time in the future and held to maturity loans to earn profits periodically and other held to maturity investments.

Provision for investments held: the nature of investments held to maturity similar to the receivables should be provision for bad debts when financial statements are prepared. The creating or reverting of allowance for decline in value of trading securities shall be carried out at the time in which the financial statement is prepared and record it to financial expenses within a period.

c. Investments in subsidiaries, joint ventures, associates

Investments in subsidiaries and associates are accounted for using the cost method. Net profit distributed by subsidiaries and associates arising after the investment date is recognized as financial income during the period. Other distributions (besides net profit) are considered as a recovery of investment and are recorded as a deduction from the investment's cost.

The Company applies accounting regulations on jointly controlled operations and jointly controlled assets as on normal business activities. In which:

- Monitoring incomes, expenses of joint ventures separately and allocated to parties of joint ventures;
- Monitoring contributed assets, contributed capital, liabilities separately in the joint ventures arising from operating joint venture.

Expenses directly related to investments in joint ventures and associates have been recorded as financial expense in the period.

Provision for investment losses in other entities: This includes losses incurred by subsidiaries, joint ventures, or associates that may lead to potential capital loss for the investor, or provisions for impairment in the value of these investments. The recognition or reversal of such provisions is carried out at the time of preparing the financial statements for each investment and is recorded as financial expenses during the period.

d. Other investments

As investments in equity of other entities, but not control or joint control, no significant influence on the investment.

3. Accounting principles of recording 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.

The amounts receivable shall be classified into trade receivables, intra-company receivables, and other receivables following rules below:

- Trade receivables include commercial receivables generating from purchase-sale related transactions, such as: receivables from sales, services, liquidation or transfer of assets, export sales proceeds of the principal through the trustee;
- Intra-company receivables include receivables between superior organizations and affiliated organizations having no legal status and dependent cost-accounting;
- Other receivables include non-commercial or non-trading receivables.

Whenever preparing financial statements as prescribed, the receivables shall be classified:

- The amounts receivable from customer with the remaining recovery term within 12 months or within a normal operating cycle at the time of reporting is classified short-term receivables;
- The amounts receivable from customer with the remaining recovery term more than 12 months or more than one normal operating cycle at the time of reporting is classified long-term receivables.

At the time the financial statements are prepared in accordance with law, the Company revalued the balance of receivable denominated in foreign currencies (excluding prepayments to suppliers, if at the time of reporting there solid evidence about the seller cannot provide goods, services and company will have to take back the prepayments in foreign currency, these amounts are considered monetary denominated in foreign currencies) in proportion foreign currency purchase price of commercial banks where the company often traded at the time of making financial statements.

Provisions for bad debts: The bad debts are make provision at the balance sheet date. The provision or reversal is made at the reporting date and is recorded as management expense of the fiscal year. For the long-term bad debts in many years, the company tried to collect but cannot and there is evidence that the client has insolvency, the company may sell these long-term bad debts to debt collection company or write off (according to regulations and charter of the company).

4. Accounting principles of inventory

a. Recognition Principles

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The assets was purchased by the Company for the production, use or sale are not presented as inventories in the Balance Sheet which is presented as long-term assets, including:

- Unfinished goods, if their period of production or circulation exceeding a normal business cycle;
- With regard to equipment and spare parts for replacement whose preserve period is more than 12 months or more than an ordinary course of business.

b. The cost of inventory

The cost of inventory at the year-end is calculated by weighted average method.

For goods in batches, the company recognizes the value of ex-warehoused goods according to the specific identification method.

c. Inventory Accounting Method

Inventory is recorded by the perpetual method.

d. Allowances for decline in value of inventories

At the end of the accounting period, if inventories do recover enough at its historical value not because of damage, obsolescence, reduction of selling price. In this case, the provision for inventories is recognized. The provision for decline in inventories is the difference between the historical value of inventories and its net realizable value.

5. Principles of recognition and depreciation of fixed assets

Fixed assets are stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and net book value.

Historical cost of a finance lease is recognized as the fair value of the leased asset or the present value of the minimum lease payment (where the fair value is higher than the present value of the lease payment) plus initial direct costs incurred in connection with financial leases. If input VAT is deductible, the present value of minimum rental payments does not include input VAT.

During the period of use, the Company depreciates fixed assets into production and business costs of fixed assets related to production and business. Particularly, intangible fixed assets that are land use rights are amortized only for intangible fixed assets that are land use rights with definite term. Investment properties awaiting price increase are not depreciated, but only determine the loss caused by their devaluation.

Depreciation is provided on a straight-line basis. Depreciation period is estimated consistent with the guidance in Circular No. 45/2013/TT-BTC dated 25 March 2013 and Circular No. 147/2016/TT-BTC dated 13 October 2016 of the Ministry of Finance. As follows:

	Estimated number of years of depreciation
- Buildings and structure	05 - 40
- Transportation equipments	06 - 10
- Machinery and equipment	05 - 10
- Office equipment	03 - 04

6. Recognition Principles for Business Cooperation Contracts

A Business Cooperation Contracts (BCC) means a Cooperation contract between two or more ventures in order to carry out specific business activities, but it does not require establishment of a new legal entity. In any cases, when receiving money or assets from other entities in the BCC, they should be recorded to liabilities, not be recorded to owner's equity. BCC have the following forms:

- BCC in the form of jointly controlled assets;
- BCC in the form of jointly controlled operations;
- BCC in the form of shares of post-tax profits.

7. Accounting principles of prepaid expenses

The calculation and allocation to expense to each accounting period based on the nature, level of each prepaid expense to determine the allocation method properly and consistently.

Prepaid expenses are tracked according to each prepaid period incurred, allocated to the cost objects of each accounting period and the remaining amount has not been allocated to expenses.

The prepaid expenses shall be classified:

- Prepaid expense related to purchase or service less than 12 months or 01 normal production period, from incurred date, are recorded as short term;
- Prepaid expense related to purchase or service over than 12 months or 01 normal production period, from incurred date, are recorded as long term.

8. Accounting principles for liabilities

All payables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the Company.

Liabilities shall be classified into trade payables, intra-company payables and other payables according to following rules:

- Trade payables: trade payables arising from purchases of goods, services, assets and payables upon import through the trustee;
- Intra-company payables include amounts payable between parent company and dependent accounting subsidiaries having no legal status;
- Other payables include non-commercial amounts payable, or amounts payable relating to trading in goods or services.

The liabilities shall be classified:

- Having maturity less than 12 months or 01 normal production period are recorded as short term;
- Having maturity over than 12 months or 01 normal production period are recorded as long term.

At the reporting date, the Company revaluates the payables which have balance in foreign currency (except for advance from clients; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the selling price quoted by commercial bank which is trading with the Company at the reporting date.

9. Recognition of loans and financial lease payables

Loans in the form of bond issues or preference shares that require the issuer to repurchase at a certain time in the future are not reflected in this item.

Loans and debts should be tracked in detail for each object, each contract and each type of loaned asset. Leases are stated at the present value of minimum rental payments or the fair value of the leased property.

Classifications of borrowings and financial lease payables when preparing financial statements are as follows:

- Loans and financial lease liabilities with the remaining repayment term not exceeding 12 months are classified as short-term,
- Loans and financial leases with the remaining repayment term more than 12 months are classified as long-term.

At the time of preparing the financial statements in accordance with the law, the Company reassesses the balance of foreign currency loans and financial lease liabilities at the selling rate of foreign currency of the commercial bank where the Company normally have transactions at the time of making financial statements.

10. Recognition and capitalization of borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to the acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS "Borrowing costs".

11. Accounting principles of owner's equity

Equity of the owners is recorded according to the actual contributed capital of the owner.

Dividends payable to shareholders are recognized as the payable on the balance sheet of the Company after the notice of dividend payment from the Board of Directors of the Company.

The exchange rate difference reflected on the balance sheet is the exchange rate difference arising or revalued at the end of the period of foreign currency assets of capital construction investment activities.

Treasury shares are shares issued by the Company and subsequently repurchased. Treasury shares are recognized at their actual value and presented on the Balance Sheet as a deduction from equity.

Dividends payable to shareholders are recognized as a liability on the Company's Balance Sheet after the dividend declaration by the Board of Directors.

Exchange rate differences reflected on the Balance Sheet represent the exchange rate differences arising or re-evaluated at the end of the period for foreign currency-denominated items related to construction investment activities.

Undistributed earnings is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

12. Accounting principles of revenues

a. Revenue from sale of goods

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods
- The amount of revenue can be measured reliably;

- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

b. Revenue from rendering of services

Revenue from service providers is recognized when the outcome of that transaction can be reliably determined. In case the provision of services involves several periods, revenue is recognized in the period according to the result of the completed work on the balance sheet date of that period. The result of a service provision transaction is determined when the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The part of completed service provision work is determined by the method of evaluating the work completed.

c. Financial income

Revenue arising from interests, copyrights, dividends, distributed profits and other revenues from financial activities are recognized when the following two (02) conditions are satisfied simultaneously:

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

Dividends and profits distributed are recognized when the Company is entitled to receive dividends or receive profits from capital contribution.

13. Accounting principles of cost of goods sold

Cost of goods sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).

For the used material over the normal production capacity, labor and general production cost is not allowed to record to production cost but allowed to record to cost of goods sold after deduction of compensation (if any), even these finished goods are not sold.

14. Accounting principles of financial expenses

Expenses recognized into financial expenses include:

- Expenses or losses related to financial investment activities;
- Loan and borrowing costs;
- Losses due to exchange rate changes of transactions relating to foreign currencies;
- Provision for devaluation of securities investment.

The above items are recognized according to the total arising in the period, not offset with financial income.

15. Accounting principles of selling expenses and general administration expenses

Selling expenses record expenses actually incurred in process of selling products, goods, providing services.

General and administration expenses reflects the general expense of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business license tax; bad debt provision; outsourcing expense and other cash expenses...

16. Current corporate income tax recognition principle and method and deferred income tax expense

Current income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.

Deferred income tax expense is determined on the basis of deductible temporary differences, taxable temporary differences and corporate income tax rate.

17. Related parties

The party is considered as related party if one party has capacity to control or has significant impact to other party in the decision of financial and operation activities. All parties are recognized as related parties if having the same control or significant impact.

In the review of related parties, nature of the relationship is considered more than legal form.

18. Financial instruments

Pursuant to the Circular No. 75/2015/TT-BTC dated May 18, 2015 of the Ministry of Finance, before the accounting standards on financial instruments and guiding documents were issued, the Board of General Directors of the Company decided not to present and disclose financial instruments in accordance with Circular 210/2009/TT-BTC in the Company's financial statements.

19. Principles and methods of preparing Consolidated Financial Statements

a. Accounting method in business combination transactions through one purchase

Consolidated balance sheet, the carrying value of the parent company's investment in the subsidiary and the parent company's share of the fair value of the subsidiary's net assets at the date of acquisition must be are completely excluded, according to the principle:

- The parent company must record the assets and liabilities of the subsidiary at their fair value at the date of purchase;
- The parent company must separately record the ownership portion of the non-controlling shareholder in the difference between the fair value and the book value of the subsidiary's net assets at the acquisition date;
- The parent company records deferred income tax liabilities for assets and liabilities of the subsidiary whose fair value is higher than the book value; Record deferred tax assets for assets and liabilities of subsidiaries whose fair value is less than their book value.

Goodwill or profits arising from cheap purchases during the purchase of a subsidiary (if any) are recorded at the same time when excluding the parent company's investment in the subsidiary.

b. Method for recording interests of non-controlling shareholders

Consolidated Balance Sheet, non-controlling shareholders' interests in the fair value of net assets of Subsidiaries are determined and presented as a separate item under the equity section.

Losses arising at a subsidiary must be allocated in proportion to the non-controlling shareholder's share of ownership, even if such loss is greater than the non-controlling shareholder's share of the company's net assets.

Consolidated Statement of Income, non-controlling shareholder interests are identified and presented separately in the section "Profit after tax of non-controlling shareholders". Non-controlling shareholder interests are determined based on the ratio of non-controlling shareholder interests and profit after corporate income tax of subsidiaries. The income of non-controlling shareholders in the business results of the subsidiary is reflected in the section "Profit after tax of non-controlling shareholders

When determining the value of non-controlling shareholder interests at the end of the period, the effects of:

- Preferred dividends payable;
- The bonus and welfare fund must be appropriated during the period."

In addition to the above, non-controlling shareholder interests are also affected by other internal transactions.

c. Accounting method for recording profits and losses when there is a change in ownership ratio at a Subsidiary Company

If, after controlling the subsidiary, the parent company continues to invest in the subsidiary to increase the percentage of interests held, the difference between the cost of the additional investment and the book value of net assets of additional subsidiary purchases must be recorded directly in undistributed after-tax profits and considered as equity transactions (not recorded as goodwill or gain from low-cost purchases). In this case, the parent company does not record the subsidiary's net assets at fair value as at the time of controlling the subsidiary.

In a multi-stage business combination transaction, before eliminating the investment of the parent company and the subsidiary, the accountant must make some adjustments to the cost of the company's investment, mother on the Consolidated Financial Statements:

d. Eliminate the impact of inventory sales transactions

- Eliminate the impact of inventory sales transactions

Consolidated Financial Statements, revenue and cost of goods consumed within the group must be completely excluded. Unrealized gains and losses from sales transactions that are reflected in the value of inventory must also be completely eliminated.

- Internal loans

If units in a corporation have a borrowing relationship with each other, the loan balance within the group is reflected in the items "Short-term financial lease loans and debts", "Financial lease loans and debts". long-term", items "Short-term loan receivables", "Other long-term loan receivables" must be completely eliminated. Accordingly, income from loans and borrowing costs must also be completely eliminated in the Consolidated Financial Statements.

- Adjust other internal items

Balances of items arising from transactions between units within the group, such as receivables, payables, unearned revenue, prepaid expenses... must be completely eliminated when preparing the Financial Statement. main union.

Revenues, income, cost of goods, and expenses arising from other transactions within the group, such as revenues from financial activities and financial expenses arising from reassessment of cash items Foreign currency, rental revenue, service provision... within the group must be completely excluded.

e. Goodwill

Goodwill arises in the acquisition of subsidiaries, joint ventures and associates. Goodwill is determined at cost less accumulated amortization. The cost of goodwill is the difference between the acquisition cost and the Group's interest in the net fair value of the purchasing entity's assets, liabilities and contingent liabilities. The negative difference (negative goodwill) is recorded in the consolidated business results.

Goodwill arising from the acquisition of a subsidiary is amortized on a straight-line basis over 10 years. The carrying amount of goodwill in the acquisition of a subsidiary is reduced to its recoverable amount when the Board of Management determines that it is not fully recoverable.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET

Currency:	VND
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 CASH AND CASH EQUIVALENT 	rs
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CASH AND CASH EQUIVALENTS	December.31, 2024	January.01, 2024
- Cash on hand	1,333,849,173	2,554,522,974
- Cash in bank	13,260,774,974	43,774,233,962
- Cash equivalents		1,000,000,000
Total	14,594,624,147	47,328,756,936

2. TRADE RECEIVABLES

TRADE RECEIVABLES	December.31, 2024	January.01, 2024
a.Short-term	145,949,712,728	125,827,183,262
Third party	136,616,593,637	120,889,128,351
Related party	9,333,119,091	4,938,054,911
b. Long-term		*
c.Receivables from customers are related parties	9,333,119,091	4,938,054,911
- Gia Khang Service and Trading Investment Joint Stock Company	7,300,000,000	2,020,000,000
- Nguyen Hoang Development Joint Stock Company	45,313,000	41,912,000
- Clean Energy Vision Development Joint Stock Company	2,627,000	9,461,000
 Tracodi Construction Holdings Joint Stock Company (old name: Transport and Industry Development Investment Joint Stock Company) 	-	500,105,570
- Bamboo Capital Group Joint Stock Company		7,679,000
- BCG Vinh Long Joint Stock Company	27,000,000	54,000,000
- Helios Service and Investment Joint Stock Company	247,662,500	414,045,000
- Tam Sinh Nghia investment development joint stock company	119,664,250	-
- Ms. Pham Thi Ngoc Thanh	1,590,852,341	1,890,852,341

3. PREPAYMENTS TO SUPPLIERS

PREFAIMENTS TO SUIT LIERS	December.31, 2024	January.01, 2024	
a. Short-term	653,811,699,296	398,252,203,981	
Third party	228,168,322,163	119,506,401,415	
- HANWHA ENGINEERING & CONSTRUCTION CORP (*)	126,000,000,000	96,000,000,000	
- Lux Investment Company	50,000,000,000	-	
- Others	52,168,322,163	23,506,401,415	
Related party	425,643,377,133	278,745,802,566	
- Tracodi Construction Holdings Joint Stock Company (old name:			
Transport and Industry Development Investment Joint Stock Company)	425,643,377,133	278,745,802,566	

c. Related party	425,643,377,133	278,745,802,566
- Tracodi Construction Holdings Joint Stock Company (old name: Transport and Industry Development Investment Joint Stock Company)	425,643,377,133	278,745,802,566

Note:

^(*) Advance payment to acquire shares of its Sao Sang Sai Gon Corporation.

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

		Dec	December.31, 2024		Jan	January.01, 2024	
		Book value	Fair value(*)	Provision	Book value	Fair value(*)	Provision
a.Trading securities		4,560,000,000	4,104,000,000	(456,000,000)	4,560,000,000	5,928,000,000	
+ Vinahud Urban And Housing	*	4,560,000,000	4,104,000,000	(456,000,000)	4,560,000,000	5,928,000,000	•
Development Investment Joint Stock Company							
Total	I	4,560,000,000	4,104,000,000 (456,000,000)	(456,000,000)	4,560,000,000	5,928,000,000	1

(*)The fair value was determined based on the closing price listed on UPCoM Stock Exchange as at 31 December 2024 and 31 December 2023.

	Dece	December.31, 2024		Jan	January.01, 2024	
	Book value	Fair value	Provision	Book value	Fair value	Provision
b. Investments held to maturity	39,165,636,015	39,165,636,015	•	13,175,178,000	13,175,178,000	
b.1 Short-term:	39,165,636,015	39,165,636,015	,	2,675,178,000	2,675,178,000	
Term deposits(**)	2,865,636,015	2,865,636,015		2,675,178,000	2,675,178,000	
Term deposits (***)	36,300,000,000	36,300,000,000	ì			
b.2 Long-term				10,500,000,000	10,500,000,000	
Bonds		0		10,500,000,000	10,500,000,000	
Total	39,165,636,015	39,165,636,015	•	13,175,178,000	13,175,178,000	

(**) Deposit in Vietnamese Dong at Nam A Commercial Joint Stock Bank - Da Nang Branch with the term of twelve months and earns interest rate at 4,7% per annum.

BCG LAND JOINT STOCK COMPANY

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

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INVESTMENTS (continued)	Dece	December.31, 2024		Jan	January.01, 2024	
	Book value according to the equity method	Provision	Fair value	Book value according to the equity method	Provision	Fair value
c. Equity investments in other entities	1,066,907,134,418		3	1,004,016,232,656	1	*
- Investments in subsidiary	•	1		•	1	
- Investments in associates	1,066,907,134,418	ı	*	1,004,016,232,656	1	€
+ Gia Khang Service and Trading	961,683,103,630		2	904,002,046,182		€
Investment John Stock Company + Phoenix Mountain Company Limited	100,024,030,788		€	100,014,186,474		*
+ BCG ECO Joint Stock Company	5,200,000,000	1	*			
- Investments in other entities	1	1		128,250,000,000		き
+ SHUAA Investment and Trading JSC	,	,		128,250,000,000		€

Ghi chú:

(*) As at 31 December 2024 and 31 December 2023, the Group has not determined the fair value of these investments for disclose in the consolidated financial statements because they do not have listed prices. The fair value of such investments may be different from their book value.



Quarter IV 2024

5. RECEIVABLES FROM LOANS

		December.31, 2024	January.01, 2024
a. Short-term		120,000,000,000	397,500,000,000
- FUTCO,,LTD			240,000,000,000
- Loc Tu Co.LTD		-	70,150,000,000
- Phuong Nam Investment ConstructionTrade Service JSC			76,800,000,000
- Gland Investment JSC			10,550,000,000
- Lux Investment Corporation	(1)	70,000,000,000	-
- Van Dat Investment Service Company Limited	(2)	50,000,000,000	-
Total		120,000,000,000	397,500,000,000
7			

Note:

- (1) Loan to Lux Investment Corporation with loan term of 12 months, interest rate of 12.5%/year.
- (2) Loan to Van Dat Investment Service Company Limited with loan term of 12 months, interest rate of 12.5%/year..

6. OTHER RECEIVABLES

. OTHER RECEIVABLES		December.31,	2024	January.01,	2024	
	_	Value	Provision	Value	Provision	_
a. Short-term	_	976,653,155,155		566,689,556,682	AND THE PROPERTY.	-
- Receivable social insurance		-		42,809,269		
- Advance		5,906,626,995		10,705,595,240		
+ Advance payment for staff		5,721,626,995		10,327,595,240		-
+Advance from the leader		185,000,000		378,000,000		-
- Deposits, mortgage and collaterals	*	67,126,040		14,500,000		-
- Other Receivables		970,679,402,120		555,926,652,173		-
Payment according to principle contract				160,000,000,000		
+ Tap Doan VNGROUP JSC		-	-	160,000,000,000		-
Receivables from BCC Third party		315,645,000,000		86,895,000,000		-
+ Ms. Nguyen Thi Ngoc Hoa		259,780,000,000	*	~		-
+ Others		55,865,000,000		86,895,000,000		-
Receivables from BCC		196,000,000,000				-
+ Thang Phuong JSC	(8)	196,000,000,000		*		-
Collaterals and deposits		178,290,000,000		178,290,000,000		-
Interest receivables from BCC		257,506,784,680		24,220,021,802		-
Third parties		158,389,597,146		19,999,254,541		7
+ Plus Investment JSC	(3)	17,220,380,292		119,315,634		-
+ Orchid Service Investment JSC	(1)	36,311,731,376		410,946,718		-
+ Daffodils JSC						-
+ Vu Tuan Trading JSC	(4)	20,171,991,857	*	14,356,319,090		*
+ Chi Thuy Service JSC			•	4,907,467,619		-
+ Hibiscus Joint Stock Company				205,205,480		-
+ Thanh An An Company Limited		6,967,411,430		-		-
+ G8 Service JSC		12,138,904,110		-		-
+ An Khang Land Service Trading	(0)	65 570 170 001				
Investment JSC	(9)	65,579,178,081		-		-
Related parties		99,117,187,534		4,220,767,261		
+ White Magnolia JSC	(2)	4,221,395,890		400,300,000		
The dependence of the control of the				2,035,250,549		
+ Phoenix Mountain Company Limited	(5)	35,931,976,577	,			-
+ My Khe Villas Resort Corporation	(6)	33,051,004,108	•	1,785,216,712		-
+ Thang Phuong JSC	(8)	25,912,810,959				
Loan interest receivable related party		548,493,151 5,911,181,472	18	99,314,592,689		-
Loan interest receivables third party		10,407,983,429		2,359,382,272		_
Others related party		6,369,959,388		4,847,655,410		
Others thirdparty		0,309,939,388		4,047,033,410		17

6. OTHER RECEIVABLES (continued)

		December.31,	2024	January.01,	, 2024
		Value	Provision	Value	Provision
b. Long-term	-	6,132,337,628,520		4,866,761,959,520	
- Deposits, mortgage and collaterals		13,140,000,000		13,140,000,000	*
- Receivables from BCC		6,113,705,000,000		4,844,025,000,000	
Receivables from BCC Third party		3,784,365,000,000		2,316,185,000,000	
+Plus Investment JSC	(3)	441,564,000,000		441,564,000,000	
+ Orchid Service Investment JSC	(1)	1,278,436,000,000		1,278,436,000,000	-
+ Vu Tuan Trading JSC	(4)	175,935,000,000		225,935,000,000	
+ Ms. Nguyen Thi Ngoc Hoa			-	259,780,000,000	-
+ Thanh An An Company Limited	(10)	250,000,000,000		-	-
+ G8 Service JSC	(11)	170,000,000,000			-
+ VHM Service Investment Corporation	(12)	272,000,000,000			
+ NNT Investment Corporation	(13)	207,000,000,000			2
+ An Khang Land Service Trading Investment JSC	(9)	900,000,000,000	-	-	
+ Others		89,430,000,000		110,470,000,000	-
Receivables from BCC related party		2,329,340,000,000		2,527,840,000,000	
+ White Magnolia JSC	(2)	830,000,000,000		830,000,000,000	
+ Bamboo Capital Group Joint Stock Company	(7)	420,000,000,000		420,000,000,000	
+ Phoenix Mountain Company Limited	(5)	606,450,000,000		606,450,000,000	
+ My Khe Villas Resort Corporation	(6)	472,890,000,000	-	475,390,000,000	-
+ Thang Phuong JSC	(8)			196,000,000,000	-
- Advance for project				4,104,331,000	3.5
- Others		5,492,628,520	-	5,492,628,520	

1 21 2024

Note:

- (1) Represents the receivable under BCC No. 0204/2021/BCGLAND-ORCHID dated April 2, 2021, between the Company and Orchid Service Investment JSC, for the purpose of cooperating in the development of a real estate project in Binh Tan District, Ho Chi Minh City, with a total cooperation amount of VND 1,278,436,000,000. The cooperation period is 3 years from the date of the first disbursement and can be extended for an additional 2 years. Profits are shared according to the terms of the contract.
- (2) Represents the receivable under BCC No. 1105/2021/BCGLAND-WHITE dated May 11, 2021, and appendices between the Company and White Magnolia JSC, for the purpose of cooperating in the development of a real estate project in Binh Tan District, Ho Chi Minh City, with a total cooperation amount of VND 830,000,000,000. The cooperation period is 3 years from the date of the first disbursement and can be extended for an additional 2 years. Profits are shared according to the terms of the contract.
- (3) Represents the receivable under BCC No. 1504/2021/BCGLAND-PLUS dated April 15, 2021, between the Company and Plus Investment JSC, for the purpose of cooperating in the development of a real estate project in Binh Tan District, Ho Chi Minh City, with a total cooperation amount of VND 441,564,000,000. The cooperation period is 3 years from the date of the first disbursement and can be extended for an additional 2 years. Profits are shared according to the terms of the contract.
- (4) Represents the receivable under BCC No. 2805/2021/HTKD/CASA-VUTUAN dated May 28, 2021, between the subsidiary Casa Marina Resort JSC and Vu Tuan Trading JSC, for the purpose of cooperating in the development of a real estate project in Thu Duc City, Ho Chi Minh City, with a total cooperation amount of VND 300,000,000.000. The cooperation period is 3 years from the date of the first disbursement and can be extended until June 30, 2026. Profits are shared according to the terms of the contract.
- (5) Represents the receivable under BCC No. 1103/2022/BCGL-PMC dated March 11, 2022, and the contract appendices between the Company and Phoenix Mountain Company Limited, for the purpose of cooperating in the development of a real estate project in Quy Nhon City, Binh Dinh Province, with a total cooperation amount of VND 630,000,000,000. The cooperation period is 3 years and can be extended for an additional 2 years from the contract signing date. Profits are shared according to the terms of the contract.

- (6) Represents the receivable under BCC No. 2704/2022/BCGL-MK dated April 27, 2022, and the contract appendices between the Company and My Khe Resort Villas JSC, for the purpose of cooperating in the development of a real estate project in Quang Ngai Province, with a total cooperation amount of VND 500,000,000,000. The cooperation period is 48 months from the contract signing date. Profits are shared according to the terms of the contract.
- (7) Represents the receivable under BCC No. 1805/2022/HD-HTDT BCG_HL dated May 18, 2022, between the Company and Bamboo Capital Group Joint Stock Company, for the purpose of cooperating in the development of a real estate project in Gia Nghia City, Dak Nong Province, with a total cooperation amount of VND 800,000,000,000. The cooperation period is 4 years from the contract date. The profit is determined based on the business results of the project upon its completion.
- (8) Represents the receivable under BCC No. 0912/2022/BCGL_TP dated December 9, 2022, and the contract appendices between the Company and Thang Phuong Joint Stock Company, for investment cooperation in financial products listed on the HOSE, HNX, or UpCom exchanges, with a total cooperation amount of VND 196 billion. The cooperation period is 1 year from the contract signing date and can be extended for an additional 3 years. Business results are determined based on the profits from transactions and correspond to the capital contribution ratio.
- (9) Represents the receivable under BCC No. 1405/2024/HĐ-HTĐT/AKL-IDO dated May 14, 2024, between the subsidiary Indochina Hoi An Beach Villa Co., Ltd. and An Khang Land Investment Trading Service Joint Stock Company, for the development of a project in Ho Chi Minh City, with a total cooperation amount of VND 900,000,000,000. The cooperation period is 60 months from the contract date. Profits are shared according to the terms of the contract.
- (10) Represents the receivable under BCC No. 1806/2024/BCGL-TAA dated June 18, 2024, and the contract addendum with Thanh An An Company Limited, for investment, development, and business cooperation in a real estate project in Binh Chanh District, Ho Chi Minh City, with a total cooperation amount of VND 250 billion. The cooperation period is 3 years. Profits are shared according to the terms of the contract.
- (11) Receivables of 170 billion VND according to BCC number 2805/2024/HTKD/CS-G8 dated May 28, 2024, between the subsidiary Casa Marina Resort Tourism Joint Stock Company and G8 Services Joint Stock Company. The cooperation period is 5 years. The profit distribution is according to the contract terms.
- (12) Receivables under the Investment Cooperation Agreement No. 01/2024/HD-HTDT/CB-VHM dated July 1, 2024, between the subsidiary Con Bap Ecotourism Co., Ltd. and VHM Investment Services Joint Stock Company, for the purpose of investing in a project in Thu Duc City, Ho Chi Minh City; with a term of 5 years from the contract signing date. The return is determined based on the business results after the project completion.
- (13) Receivables under the Investment Cooperation Agreement No. 02/2024/HD-HTDT/CB-NNT dated July 1, 2024, between the subsidiary Con Bap Ecotourism Co., Ltd. and NNT Investment Joint Stock Company, aimed at investing in a project in Thu Duc City, Ho Chi Minh City; with a term of 5 years from the contract signing date. The return is determined based on the business results after the project completion.

7. LONG-TERM ASSETS IN PROGRESS

b.	Construction-in-progress
- (Construction-in-progress

+ Hoi An D'Or

+ Malibu Hoi An Project

+ Others

Total

December. 31, 2024	January.01, 2024
961,084,448,730	585,743,221,559
961,084,448,730	585,743,221,559
613,081,042,217	581,487,643,966
343,747,828,920	-
4,255,577,593	4,255,577,593
961,084,448,730	585,743,221,559

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8. INVENTORIES

	December.3	1, 2024	January.01,	2024
	Cost	Provision	Cost	Provision
- Raw materials	379,242,803		225,358,610	-
- Tools and supplies	55,364,057		66,419,716	-
- Cost of work in progress	2,859,480,898,122	-	3,526,869,684,161	-
+ Malibu Hoi An Project	1,553,552,443,469	(42,299,857,797)	2,187,100,397,104	(78,635,291,561)
+ King Crown Village Project	133,963,759,327	*	134,830,037,970	-
+ Casa Marina Resort Project	139,847,206,593		138,290,002,148	-
+ Hoi An D'Or	1,025,165,760,733		1,062,022,470,939	
+ Others	6,951,728,000	_	4,626,776,000	
- Goods	110,613,044		78,923,970	
Total cost of inventories	2.860.026.118.026	(42,299,857,797)	3,527,240,386,457	(78,635,291,561)

Total cost of inventories

2,860,026,118,026

BCG LAND JOINT STOCK COMPANY
No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

9. INCREASES OR DECREASES IN TANGIBLE FIXED ASSETS

Items	Plant and buildings	Machinery	Transportation equipments	Transportation equipments	Others	Total
I. Historical cost						
1. Opening balance	76,879,392,693	17,974,109,432	33,865,017,785	1,238,306,547		129,956,826,457
2. Increase		•	115,000,000	41,200,000	•	156,200,000
- Purchases	1		115,000,000	41,200,000	•	156,200,000
- Increases due to business combinations	1	•		•		•
3. Decrease	,		967,195,455		•	967,195,455
- Disposals			967,195,455			967,195,455
4. Closing balance	76,879,392,693	17,974,109,432	33,012,822,330	1,279,506,547		129,145,831,002
II. Accumulated depreciation						
1. Opening balance	13,898,812,898	8,706,144,889	13,690,887,768	964,692,703		37,260,538,258
2. Increase	3,886,180,344	2,277,770,616	4,467,926,308	147,000,795	,	10,778,878,063
- Depreciation	3,886,180,344	2,277,770,616	4,467,926,308	147,000,795		10,778,878,063
3. Decrease	ĭ	•	085,096,770	•		685,096,770
- Disposals	•	•	685,096,770		1	685,096,770
4. Closing balance	17,784,993,242	10,983,915,505	17,473,717,306	1,111,693,498	•	47,354,319,551
III. Net book value						
1. Opening balance	62,980,579,795	9,267,964,543	20,174,130,017	273,613,844		92,696,288,199
2. Closing balance	59,094,399,451	6,990,193,927	15,539,105,024	167,813,049		81,791,511,451

Note:

- Net book value at the end of the period of tangible fixed assets pledged or mortgaged as collateral for loans and borrowings: - The historical cost of fully depreciated tangible fixed assets but still in use:

NND NND 5,153,407,984

BCG LAND JOINT STOCK COMPANY
No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

10. INTANGIBLE FIXED ASSETS

Items	Land use rights	Software	Others	Total
I. Original cost				
1. Opening balance		2,854,701,500	000,000,00	2,944,701,500
2. Increase	•	1,233,180,000		1,233,180,000
- Purchases		1,233,180,000	,	1,233,180,000
3. Decrease	. ,	1	1	
4. Closing balance		4,087,881,500	90,000,000	4,177,881,500
II. Accumulated depreciation				
1. Opening balance	i	2,408,173,731	45,000,999	2,453,174,730
2. Increase		394,542,778	18,000,000	412,542,778
- Depreciation		394,542,778	18,000,000	412,542,778
3. Decrease		1	1	•
4. Closing balance		2,802,716,509	63,000,999	2,865,717,508
III. Net book value				
1. Opening balance		446,527,769	44,999,001	491,526,770
2. Closing balance		1,285,164,991	26,999,001	1,312,163,992

Note:
- The original cost of fully depreciated intangible fixed assets still in use at the end of the year:

DVV 1,762,201,500

11. PREPAID EXPENSES

BCG LAND JOINT STOCK COMPANY
No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

a. Short-term - Commission expenses - Tools and equipments - Others b. Long-term - Others b. Long-term - Operation consulting expenses - Land rental expense - Tools and equipments - Others Total 12. BORROWINGS AND FINANCE LEASE LIABILITIES - Long-term loan due to be repaid - Long-term loan due to be repaid - Tien Phong Commercial JSC + Viennam Loint Stock Commercial JSC + Viennam Joint Stock Commercial Bank for Industry and Trade, Branch 12 - Ho Chi Minh City + Bond issuance fee - Loan Long-term - Long-term livides Branch 12 - Loan Long-term - Long-term livides Branch 12 - Loan Long-term - Long-to-thdustry and Trade, Branch 12 - Loan Long-term - Loan Long-term - Loan Long-term - Long-term livides Branch 12 - Loan Long-term - Long-term livides Branch 12 - Loan Long-term - Long-term livides Branch 12 - Long-t	1, 2024 Recoverable value 400,790,870,031 399,590,870,031	Incurred Increase 756,522,536,374 756,522,536,374 449,590,870,031		129,330,261,331 14 129,330,261,331 14 127,955,746,705 14 871,667,106 502,847,520 45,381,885,106 542,521,506,971 1,670,582,972 171,189,566 1,018,605,597 174,712,146,437 11 1,018,605,597 174,712,146,437 11 1,018,605,597 174,712,146,437 15 174,712,146,447 16 174,712,146,447 16 174,712,146,447 16 174,712,146,447 16 174,712,146,447 16 174,712,146,447 16 174,712,146,447 16 174,	142,215,665,285 142,215,665,285 117,602,081 53,502,065,326 43,954,492,438 1,715,531,396 467,474,665 7,364,566,827 195,835,332,692 Recoverable value
Valu 400,77 399,55 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 399,590,870,031	Incurre Increase 756,522,536,374 756,522,536,374		127,955,746,705 871,667,106 502,847,520 45,381,885,106 42,521,506,971 1,670,582,972 171,189,566 1,018,605,597 174,712,146,437 174,712,146,437 174,712,146,437 575,015,949,164 575,015,949,164	# 12 # O 12
Valu 400,77 399,55 1,20,6 1,70,6	1, 2024 Recoverable value 400,790,870,031 399,590,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		121,523,146,106 871,667,106 871,667,106 873,81,885,106 42,521,506,971 1,670,582,972 171,189,566 1,018,605,597 174,712,146,437 174,712,146,437 174,712,146,437 174,712,146,437 174,712,146,437 174,712,146,437 174,712,146,437 174,712,146,437 174,712,146,437 174,712,146,437	+ 12 + 16 12
Valu 400,77 400,73 399,53 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 399,590,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		871,667,106 502,847,520 45,381,885,106 42,521,506,971 1,670,582,972 171,189,566 1,018,605,597 174,712,146,437 174,712,146,437 January.01, Value 575,015,949,164	
Valu 400,77 400,73 399,55 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 399,590,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		502,847,520 45,381,885,106 42,521,506,971 1,670,582,972 171,189,566 1,018,605,597 174,712,146,437 January.01, Value 575,015,949,164 575,015,949,164	12 + 6 15
Valu 400,77 400,73 399,55 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 399,590,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		45,381,885,106 42,521,506,971 1,670,582,972 171,189,566 1,018,605,597 174,712,146,437 January.01,. Value 575,015,949,164 575,015,949,164	
Valu 400,77 400,73 399,55 1,20,6 1,70,6	1, 2024 Recoverable value 400,790,870,031 400,790,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		42,521,506,971 1,670,582,972 171,189,566 1,018,605,597 174,712,146,437 January.01,. Value 575,015,949,164 575,015,949,164	** 0
Valu 400,77 400,73 399,55 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 400,790,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		1,670,582,972 1,670,582,972 171,189,566 1,018,605,597 174,712,146,437 January.01, Value 575,015,949,164 575,015,949,164	
Vaiu 400,77 399,55 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 399,590,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		171,189,566 1,018,605,597 174,712,146,437 174,712,146,437 January.01, Value 575,015,949,164 575,015,949,164	
Valu 400,77 399,55 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 399,590,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		171,189,566 1,018,605,597 174,712,146,437 January. 01, Value 575,015,949,164 575,015,949,164	7 8
Valu 400,77 400,73 399,55 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 400,790,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		1,018,605,597 174,712,146,437 January.01, . Value 575,015,949,164 575.015,949,164	7,364,566,827 195,835,332,692 2024 Recoverable value
Valu 400,77 400,77 399,53 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 400,790,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		January.01, Value 575,015,949,164 575,015,949,164	195,835,332,692 2024 Recoverable value
Valu 400,77 399,55 1,20,6 170,6	1, 2024 Recoverable value 400,790,870,031 400,790,870,031 399,590,870,031	Incurre Increase 756,522,536,374 756,522,536,374 449,590,870,031		January.01, Value 575,015,949,164 575.015,949,164	2024 Recoverable value
7.00h 400,73 400,73 399,55 (1) 1,20 170,6 170,6 (1) 1,6	1, 2024 Recoverable value 400,790,870,031 400,790,870,031	Incurred 1756,522,536,374 756,522,536,374 449,590,870,031		January. 01, Value 575,015,949,164 575,015,949,164	2024 Recoverable value
6 6 6	Recoverable value 400,790,870,031 400,790,870,031 399,590,870,031	Increase 756,522,536,374 756,522,536,374 449,590,870,031	Decrease 930,747,615,507	Value 575,015,949,164 575,015,949,164	Recoverable value
(3)	400,790,870,031 400,790,870,031 399,590,870,031	756,522,536,374 756,522,536,374 449,590,870,031	930,747,615,507	575,015,949,164	
(3)	400,790,870,031 399,590,870,031	756,522,536,374	1 1 1 1 1 1 1	575.015.949.164	575,015,949,164
(3)	399,590,870,031	449,590,870,031	930.747.615.507		575.015.949.164
6 6 6	יייייייייייייייייייייייייייייייייייייי	144,070,070,031	300 500 870 032	340 500 870 037	340 500 870 032
3 3			200,010,000,000	200,010,000,000	200,010,000,000
3 3		,	22,391,743,790	22,991,743,790	22,991,743,790
3 3			23,000,000,000	23,000,000,000	23,000,000,000
(1)	1,200,000,000	125,681,666,343	285,681,666,343	161,200,000,000	161,200,000,000
I Group JSC Thanh fee 2, ock Commercial (1)					
I Group JSC Thanh fee 2, ock Commercial (1)					
Thanh ee 2, ock Commercial (1) nd Trade, Branch 12	•	181,250,000,000	181,250,000,000	,	
fee 2, ock Commercial (1)		- 1	18,650,000,000	18,650,000,000	18,650,000,000
2, ock Commercial (1) and Trade, Branch 12			(416,666,664)	(416,666,664)	(416,666,664)
ock Commercial (1) nd Trade, Branch 12	2,670,605,000,000	470,000,000,000	843,327,536,374	3,043,932,536,374	3,043,932,536,374
ock Commercial (1) nd Trade, Branch 12	170,605,000,000	470,000,000,000	843,327,536,374	543,932,536,374	543,932,536,374
nd Trade, Branch 12	1,600,000,000		125,681,666,343	127,281,666,343	127,281,666,343
- Ho Chi Minh City					
+ Bamboo Capital Group JSC (4) 164,445,000,000	164,445,000,000	370,000,000,000	268,055,000,000	62,500,000,000	62,500,000,000
(3)		100,000,000,000	449,590,870,031	349,590,870,031	349,590,870,031
	4,560,000,000	*	•	4,560,000,000	4,560,000,000
- Regular bonds					
		December, 31, 2024	1, 2024	January. 01, 2024	2024
	-	Value	Period	Value	Period
+ Issued at face value (2)	*)	2,500,000,000,000	5 year	2,500,000,000,000	5 year
Total		2,500,000,000,000		2,500,000,000,000	

Note:

- (1) This represents a loan from Vietnam Joint Stock Commercial Bank for Industry and Trade with a credit limit of VND 6,000,000, an interest rate determined as the base rate plus a minimum margin of 4% per annum, and a term of 60 months from the date of the first disbursement. This loan is secured by transportation equipment under Movable Property Mortgage Agreement No. 14/2022/HDBD/NHCT944-BCGLAND dated April 29, 2022.
- (2) Bonds issued by Tien Phong Securities Joint Stock Company as a depository agent. The bond code is BCLCH2124001, the amount of 25,000,000 bonds issued from 31/03/2021 is due on 31/03/2026. Par value: VND 100,000/bond. Type of bond: non-convertible bond, without warrants, with collateral.
- and Indochina, loan term is 17 months, interest rate is 8.5%/year, adjusted periodically every 3 months. The loan contract is guaranteed by an unconditional, irrevocable loan guarantee letter from a (3) This represents a loan from Tien Phong Commercial JSC, under long-term loan contract No. 26/2023/HDTD/TTKHDNL dated December 28, 2023 with loan limit of 340 billion. Loan purpose to pay all outstanding debt of the credit contract Outstanding debt gradually decreasing No. 0524/2023/408/CV dated May 25, 2023 between Nam A Commercial Joint Stock Bank - Da Nang Branch

investment in construction of Malibu resort project at block 1, Dien Duong Ward, Dien Ban Town, Quang Nam Province, loan term 24 months, interest rate 8,5% year adjusted periodically every 3 This represents a loan from Tien Phong Commercial JSC, under long-term loan contract No 27/2023/HDTD/ITIKHDNL dated December 28, 2023 with loan limit of 460 billion. Loan purpose for months I time. The loan contract is guaranteed by an unconditional, irrevocable loan guarantee letter from a third party.

(4) Loan of 355,000,000 VND from Bamboo Capital Group Joint Stock Company under contract No. 01/2023/HDVV-BCG-1HA dated February 10, 2023, for the purpose of serving production and business activities. Loan term is 60 months from the date of receipt of money according to actual needs. The interest rate is set at 11% year calculated from the start date of the loan term Loan of VND3,000,000 from Bamboo Capital Group Joint Stock Company under loan contract No. 02/2024/HDV/BCG-SAOSANG signed on July 27, 2024, loan term 24 months, interest rate 10%/year, purpose of supplementing working capital. Loan of VND10,000,000 from Bamboo Capital Group Joint Stock Company under loan contract No. 04/2024/HDV/BCG-CONBAP signed on July 26, 2024, loan term 24 months, interest rate 10%/year, purpose of supplementing working capital. (5) Loan of VND4,560,000,000 from Mr Nguyen Ho Nam, rate 0%/year, The term is extended to 48 months from the date the Company receives the full loan amount, due December 31, 2025 and has



560,070,628 2,500,000,000 8,293,079,616 27,715,235,934 16,634,844,018

8,293,079,616

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3,110,400,000

8,323,400 17,596,965,117 181,028,273 6,125,000

493,333,330

493,333,330 3,110,400,000 95,601,862 8,323,400 17,596,965,117 181,028,273 6,125,000

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No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

13. TRADE PAYABLES

	December. 3	31, 2024	January: 01, 20	1, 2024
	Value	Recoverable value	Value	Recoverable value
a. Short-term	50,974,037,040	50,974,037,040	64,168,830,196	64,168,830,196
- Bamboo Capital Group Joint Stock Company	3,110,400,000	3,110,400,000	8,465,600,000	8,465,600,000

493,333,330

5,182,506,849 17,596,965,117 24,590,831,744

24,590,831,744

	or of coff of for
- Bamboo Capital Group Joint Stock Company	3,110,400,000
- Tracodi Construction Holdings Joint Stock Company	493,333,330
- Tien Phong Securities Joint Stock Company	5,182,506,849
- Helios Service and Investment Joint Stock Company	17,596,965,117

- VCG Vietnam Investment JSC

- Others

d. Trade payables to related parties

- Tracodi Construction Holdings Joint Stock Company

- Bamboo Capital Group Joint Stock Company

- Nguyen Hoang Development JSC

- AAA Assurance Corporation

- Helios Service and Investment Joint Stock Company - SHUAA Investment and Trading JSC

- Vietnam Taxi Co. LTD

PREPAYMENTS FROM CUSTOMERS 14.

a. Short-term

- Hoi An D'Or

- Malibu Hoi An Project

- Others

c. Related parties

- Helios Service and Investment Joint Stock Company

- Ms. Huynh Thi Kim Tuyen

- Others

December. 31, 2024	January. 01, 2024
1,657,971,767,663	1,324,927,800,133
732,506,977,096	753,652,765,789
897,010,269,780	542,503,088,289
28,454,520,787	28,771,946,055
202,298,089,551	75,834,642,570
72,736,856,516	61,536,856,516

13,842,118,499

455,667,555

129,561,233,035

No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City 15. T.

TAX AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE	/ABLES FROM/PAYA	BLES TO THE STATE					
2	Ngày 01/01/2024	Ngày 01/01/2024 Payable during the year	Increase due to consolidation	Payment during the year	Met-off	Decrease due to divestment	December.31, 2024
a Payables	121.796.078.619	140.027.173.548		84,882,686,996	43,442,533,938		133,502,031,233
Output VAT	21.078.570.230			8,149,092,696	43,438,033,014		- 12,938,633,062
CIT - current	97.320.210.590		•	70,012,244,819	500,924		- 101,332,789,824
Personal income tax	757,297,799		•	3,405,459,200			- 1,499,710,165
Real estate tax land rent			•	1,788,696,490		To	- 1,788,696,490
Other taxes	2,640,000,000	1	•	1,527,193,791	4,000,000		- 15,942,201,692
b. Receivables	108,098,394,570		,	6,340,920,007	43,438,033,014		- 97,087,855,983
VAT to be reclaimed	102,643,861,732	26,086,574,420	•		43,438,033,014		85,292,403,138
Excessive payment of CIT	5,454,532,838		•	6,336,920,007			- 11,791,452,845
Other taxes		r	•	4,000,000	•		4,000,000

The Company's tax settlement will be subject to inspection by tax authorities. Because the application of tax laws and regulations to many different types of transactions is subject to different interpretations, the tax amounts presented in the Financial Statements are subject to change at the discretion of the competent authority. tax customs.

16. ACCRUED EXPENSES

a. Short-term

- Accrued construction cost
- Accrued land use right fee based on valuation report
 - Interest expenses from borrowings, bonds
- + Bamboo Capital Group Joint Stock Company
 - Bond consulting, custody and issuance fee Interest expenses from BCC

b. Long-term

Total

7,580 191,118,873,582	247,897,307,580
148,290,407	3,992,973,557
	72,596,986,302
22,911,780,822	•
	17,642,313,698
542,253,824	18,122,160,722
16,731,461,000	16,731,461,000
150,785,087,529	136,453,725,999
191,118,873,582	247,897,307,580
Ngày 01/01/2024	December. 31, 2024 Ngày 01/01/2024

17. OTHER PAYABLES

		**	December.31, 2024	Ngày 01/01/2024
a. Short-term			332,884,849,387	237,311,594,011
- Surplus of assets awaiting resolution			•	5,020,000
- Trade Union Fee, Social Insurance, Health Insurance, Unemployment Insurance			85,567,302	189,017,946
- Other short-term payables			332,799,282,085	237,117,556,065
Payables from BCC			•	140,149,908
+ Others				140,149,908
Interest expenses from borrowings and BCC			52,698,166,191	27,248,708,894
+ Daffodils Joint Stock Company			48,596,522,356	25,044,670,534
+ Thanh Nguyen Energy Investment and Development Company Limited			•	2,204,000,002
+ Bamboo Capital Group Joint Stock Company			527,945,205	
+ Tracodi Construction Holdings Joint Stock Company			3,573,698,630	
+ Others			•	38,358
Deposits for purchase of real estate			58,207,805,464	112,919,353,955
Payables to customers liquidating deposit agreement			50,173,742,804	78,458,531,646
Settlement discount				11,334,472,110
Others			171,719,567,626	7,016,339,552
b. Long-term			1,433,359,047,857	305,924,618,780
- Long-term collateral, deposits			40,000,000,000	40,000,000,000
- Other long-term payables			1,393,359,047,857	265,924,618,780
Payables from BCC			1,373,355,000,000	254,355,000,000
+ Daffodils Joint Stock Company	(1)		203,355,000,000	203,355,000,000
+ Thanh Nguyen Energy Investment and Development Co.Ltd			9	10,000,000,000
+ FUTCO,,LTD	e).		1	41,000,000,000
+ Magnet Service JSC	(2)		550,000,000,000	•
+ Maneki Neko Investment Joint Stock Company	(3)		250,000,000,000	
+ Iracoai Construction Irotaings Joint Stock Company Others			20,004,047,857	11,569,618,780
Note:	*			

Vote:

- (1) Representing the payable under the BCC No. 1506/2021/HTDT/DAFF-CASA dated June 15, 2021 between Subsidiary Company Casa Marina Resort Travel JSC and Daffodils Joint Stock Company. Profits are divided according to contract regulations.
- (2) Representing the payable under the BCC No. 1505/2024 dated May 15, 2024 between Subsidiary Company Indochina Hoi An Beach Villas Company Limited and Magnet Service JSC. The cooperation term is 60 months. Profits are divided according to contract regulations.
- (3) Representing the payable under the BCC No. 2005/2024 dated May 20, 2024 between Subsidiary Company Indochina Hoi An Beach Villas Company Limited and Maneki Neko Investment Joint Stock Company. The cooperation term is 60 months. Profits are divided according to contract regulations.

BCG LAND JOINT STOCK COMPANY No. 22A, Street No. 7, An Phu Ward, Thu Duc City, Ho Chi Minh City

OWNER'S EQUITY 18.

a. Comparison table of owner's equity fluctuations

	Owners' capital	Post-tax undistributed earnings	Non-controlling interest	Total
As at 1 January 2023 - Profit for the year	4,600,000,000,000	229,685,370,142 89,335,711,046	406,297,387,507	5,235,982,757,649
- Acquisition of new subsidiaries	•		543,635,256,389	543,635,256,389
- Capital contributed by NCI As at 31 December 2023	4,600,000,000,000	319,021,081,188	403,000,000 998,830,094,845	403,000,000 5,917,851,176,033
As at 1 January 2024	4,600,000,000,000	319,021,081,188	998,830,094,845	5,917,851,176,033
- Issuing shares to pay dividends in 2023 - Profit for the year	137,999,130,000	(137,999,130,000) 259,103,270,319	(235,169,135)	258,868,101,184
As at 31 December 2024	4,737,999,130,000	440,125,221,507	998,594,925,710	6,176,719,277,217

18. OWNER'S EQUITY (Continued)

b. Contributed capital	December.31, 2024	January.01, 2024
The Description of Commons	2,942,091,459,768	2,856,400,000,000
- The Parent Company - Others	1,795,907,670,232	1,743,600,000,000
Total	4,737,999,130,000	4,600,000,000,000
c. Capital transactions with owners and distribution of dividends or profi	its Current year	Previous year
- Owner's invested equity		
+ Opening capital	4,600,000,000,000	4,600,000,000,000
+ Increase during the year	137,999,130,000	¥
+ Decrease during the year	-	-
+ Closing capital	4,737,999,130,000	4,600,000,000,000
- Dividends or distributed profits	137,999,130,000	-
d. Shares	4	
t.e.	Current year	Previous year
- Number of shares registered for issuance	473,799,913	460,000,000
- Number of shares sold to public market	473,799,913	460,000,000
+ Common shares	473,799,913	460,000,000
- Number of shares outstanding	473,799,913	460,000,000
+ Common shares	473,799,913	460,000,000
(*) Par value of shares outstanding: VND 10,000/share.		

e. Dividends

f. Enterprise funds

VI.	NOTES TO THE CONSOLIDATED INCOME STATEMENTS		Currency: VND
1.	REVENUE FROM SALES OF GOODS AND RENDERING OF SI	ERVICES	
		Quarter IV 2024	Quarter IV 2023
	a. Revenues	74,538,749,255	361,053,908,344
	-Revenue from sales of real estates	59,049,889,239	354,262,843,067
	-Revenue from rendering of hotel, tourism and related services	9,782,378,535	1,305,143,305
	-Revenue from projec management and development consultancy	5,706,481,481	5,485,921,972
	b. Revenue from related parties	5,082,792,823	48,177,929,931
	+ BCG Vinh Long Joint Stock Company	75,000,000	75,000,000
	+ Clean Energy Vision Development Joint Stock Company	2,432,407	30,105,555
	+ Clean Energy Vision Development John Stock Company + Tracodi Construction Holdings Joint Stock Company	-	80,091,570
	+ Gia Khang Service and Trading Investment Joint Stock Compan	4,500,000,000	4,500,000,000
	+ Gia Khang Service and Trading Investment Joint Stock Compar		7,110,186
	+ Bamboo Capital Group Joint Stock Company	3,149,074	
	+ Nguyen Hoang Development Joint Stock Company	157,488,657	_
	+ BCG Energy Joint Stock Company	318,698,379	
	+ Tam Sinh Nghia investment development joint stock company	310,090,379	
	+ Vietnam Taxi Co. LTD	26,024,306	
	+ Hanwha BCGE O&M Limited Liability Company	20,024,300	43,485,622,620
	+ Ms. Huynh Thi Kim Tuyen	-	43,403,022,020
2.	COST OF GOODS SOLD AND SERVICES RENDERED	Quarter IV 2024	Quarter IV 2023
	- Cost of real estates	49,028,415,013	254,561,750,422
	- Cost of hotel, tourism and related services rendered	16,700,870,166	3,893,725,260
	- Cost of project management and development	4,038,217,247	2,060,198,642
	Total	69,767,502,426	260,515,674,324
2	FINANCIAL INCOME		
3.	FINANCIAL INCOME	Quarter IV 2024	Quarter IV 2023
	- Interest income from deposits and lendings	6,041,863,530	29,346,442,387
		209,015,633,216	141,706,196,055
	- Interest income from BCC	200,010,000,010	28,004,465,441
	- Income from disposal of investments	29,715,036	14,657,434
	- Realised foreign exchange gains		199,071,761,317
	Total	215,087,211,782	199,071,701,317
4.	FINANCIAL EXPENSES	Quarter IV 2024	Quarter IV 2023
		90,515,468,340	71,138,169,708
	- Interest expense from borrowings, bonds	38,674,658,164	7,989,335,480
	- Interest expense from BCC	1,079,809,251	.,,,
	- Payment discount	456,000,000	
	- Provision for financial investments	222,046	5,611,500
	- Realized exchange rate difference losses	136,986,301	25,835,447,489
	- Costs of issuing and managing bonds - Others	130,980,301	240,133
	Total	130,863,144,102	104,968,804,310



5.	SELLING EXPENSES & GENERAL AND ADMINISTRATION		Quarter IV 2023
	_	Quarter IV 2024	24,179,022,294
\sim	a. Selling expenses	18,245,011,218	
	- Staff costs	603,126,160	188,524,886
	- Sale support expenses	9,849,197,197	21,696,404,738
	- Brokerage expenses	7,538,615,332 27,404,122	21,249,999
	- Depreciation expenses	15,293,777	250,925,417
	- Outside service expenses	211,374,630	2,021,917,254
	- Other expenses	35,806,089,943	35,530,379,523
	b. General and administration expenses	1,110,685,676	1,110,685,676
	- Goodwill allocation	10,650,784,060	7,716,261,798
	- Staff costs		1,212,261,939
	- Depreciation expenses	1,810,508,881	24,689,219,650
	- Outside service expenses	18,358,963,384	801,950,460
	- Other expenses	3,875,147,942	801,930,400
6.	OTHER INCOME		0.000222
		Quarter IV 2024	Quarter IV 2023
	- Liquidation of fixed assets	27,911,315	
	- Others	4,256,374,246	631,839,134
	Total	4,284,285,561	631,839,134
7.	OTHER EXPENSES		
		Quarter IV 2024	Quarter IV 2023
	- Tax penalty fees	705,169,758	1,090,845,613
	- Others	6,912,283,411	964,728,493
	Total	7,617,453,169	2,055,574,106
8.	COSTS OF OPERATION BY FACTOR		
~		Quarter IV 2024	Quarter IV 2023
	- Real estate development costs	70,230,716,058	385,865,091,676
	- Commission fee	2,759,624,644	-
	- Staff costs	18,381,304,663	16,218,158,620
	- Depreciation, amortisation and goodwill allocation	3,994,933,364	3,632,784,102
	- Outside service expenses	21,334,374,502	40,832,387,972
	- Others	8,194,741,548	367,822,328
	Total	124,895,694,779	446,916,244,698
9.	CURRENT CORPORATE INCOME TAX EXPENSES		
9.	CORRENT CORT ORATE INCOME THE ENGLISHED	Quarter IV 2024	Quarter IV 2023
	- Net accounting profit before tax	168,780,276,505	11,196,700,739
	- Tax calculated at a rate of 20%	33,756,055,301	2,239,340,148
	- Effect of:		
	Income not subject to tax	-	(893,089)
	Allocation of goodwill	222,137,135	222,137,135
	Expenses not deductible for tax purposes	1,524,949,424	373,522,703
	Tax losses for which no deferred income tax asset was	T + 11 11 11 11 11 11 11 11 11 11 11 11 1	
	recognised	237,777,623	409,084,941
	Under-provision of previous year		2,901,440,485
	Profit or loss of joint ventures, associate	(27,459,001,590)	24,462,270,700
	Difference on gain from disposal of subsidiaries	7,034,742,711	(22,012,135,858)
	Re-suspend additional revenue recorded after the end of the		(2,159,025,753)
	My Khe project	15 316 660 604	6,435,741,412
	- CIT charge (*)	15,316,660,604	0,433,741,412
	Charged/(credited) to the consolidated income statement:		
	CIT – current	37,734,621,752.00	11,591,509,202
		(22,417,961,148)	(5,155,767,790)
	CIT – deferred	(200) 11 13 0 13 10 7	

10. BASIC EARNINGS PER SHARE

DASIC EARCHIOS I EN SILVE	Current year	Previous year
Profit or loss attributable to shareholder's common share	259,103,270,319	89,335,711,046
Ordinary shares are in circulation on average during the year	465,368,733	460,000,000
Basic earnings per share	557	194

11. DILUTED EARNINGS PER SHARE

DILCTED BINGINGS & BASE	Current year	Previous year
Profit or loss attributable to shareholder's common share	259,103,270,319	89,335,711,046
Ordinary shares are in circulation on average during the year	465,368,733	460,000,000
Diluted earnings per share	557	194

VII. NOTES TO CONSOLIDATED CASH FLOW STATEMENT

Non-cash transactions which affects on Cash Flow Statemen

The same and the s	
Issuing shares to pay dividends in 2023 from undistributed	137,9
profits	101,0

999,130,000

Current year

Previous year

VIII. OTHER INFORMATION

INFORMATION ABOUT RELATED PARTIES

a. Related parties

Related party	Relationship
Bamboo Capital Group Joint Stock Company ("Bamboo Capital")	Parent company
Tracodi Construction Holdings Joint Stock Company (old name: Transport and Industry Development Investment JSC)	Owner
Mr. Nguyen Thanh Hung	Owner
Ms. Huynh Thi Kim Tuyen	Co-managed by key personnel
Indochina Hoi An Beach Villas Company Limited	Subsidiary
Sao Sang Sai Gon Corporation	Subsidiary
Casa Marina Resort Travel Joint Stock Company	Subsidiary
Vxperia Trading Joint Stock Company	Subsidiary
Con Bap Ecological Tourist Company Limited	Subsidiary
Gia Khang Service and Trading Investment Joint Stock Company	Direct associate
BCG ECO Joint Stock Company	Direct associate
Phoenix Mountain Company Limited	Indirect associate
AAA Assurance Corporation	Bamboo Capital Member Company
BCG Vinh Long Joint Stock Company	Bamboo Capital Member Company
Clean Energy Vision Development Joint Stock Company	Bamboo Capital Member Company
Thanh Nguyen Energy Investment and Development Co.Ltd	Bamboo Capital Member Company
Skylar Joint Stock Company	Bamboo Capital Member Company
BCG Energy Joint Stock Company	Bamboo Capital Member Company
Nguyen Hoang Development Joint Stock Company	Bamboo Capital Member Company
Vietnam Taxi Co. LTD	Bamboo Capital Member Company
SHUAA Investment and Trading JSC	Same key management personnel
Helios Service and Investment Joint Stock Company	Same key management personnel
Thang Phuong JSC	Same key management personnel
White Magnolia JSC	Same key management personnel
Bamboo ID JSC	Same key management personnel
My Khe Villas Resort Corporation	Same key management personnel
Tam Sinh Nghia investment development joint stock company	Bamboo Capital Member Company
Hanwha BCGE O&M Limited Liability Company	Bamboo Capital Member Company
Vietnam Taxi Co. LTD	Bamboo Capital Member Company
Other related parties	Key management of the subsidiary
Others	Legal representative of Bamboo Capital member company

b. The material transactions with related parties

The primary transactions with related parties incurred in the year are:

	4	Quarter IV 2024	Quarter IV 2023
i)	Sales of goods and services		
	Gia Khang Service and Trading Investment Joint Stock Company	4,500,000,000	4,500,000,000
	Tracodi Construction Holdings Joint Stock Company (old name: Transport and Industry Development Investment JSC)		80,091,570
	Clean Energy Vision Development Joint Stock Company	2,432,407	30,105,555
	BCG Vinh Long Joint Stock Company	75,000,000	75,000,000
	BCG Energy Joint Stock Company	157,488,657	
	Bamboo Capital Group Joint Stock Company		7,110,186
	Nguyen Hoang Development Joint Stock Company	3,149,074	-
	Tam Sinh Nghia investment development joint stock company	318,698,379	-
	Hanwha BCGE O&M Limited Liability Company	26,024,306	-
	Ms. Huynh Thi Kim Tuyen		43,485,622,620
	Total	5,082,792,823	48,177,929,931
	_		
		Quarter IV 2024	Quarter IV 2023
ii)	Purchases of goods and services		
	Tracodi Construction Holdings Joint Stock Company (old name: Transport and Industry Development Investment JSC)	42,936,323,388	210,356,351,849
	Bamboo Capital Group Joint Stock Company	2,160,000,000	2,160,000,000
	Helios Service and Investment Joint Stock Company	3,322,504,462	3,250,922,051
	SHUAA Investment and Trading JSC	57,959,866	-
	AAA Assurance Corporation	233,632,636	742,848,445
	Vietnam Taxi Co. LTD	25,946,943	2,271,203
	Total	48,736,367,295	216,512,393,548
			0 111 2022
	_	Quarter IV 2024	Quarter IV 2023
iii)	Loan drawdown	101 050 000 000	62 500 000 000
	Bamboo Capital Group Joint Stock Company	181,250,000,000 181,250,000,000	62,500,000,000 62,500,000,000
	Total	181,230,000,000	02,300,000,000
	Repayment of principal	01/02/1921/22	
	Bamboo Capital Group Joint Stock Company	384,805,000,000	
	Total	384,805,000,000	
STT	Nội dung	Quarter IV 2024	Quarter IV 2023
	Interest expenses		:F (particulation)
	Bamboo Capital Group Joint Stock Company	7,729,264,384	1,637,402,740
	Total	7,729,264,384	1,637,402,740

	100	2
	Y	1
	A	-
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1	Y	į

		Quarter IV 2024	Quarter IV 2023
iv)	Loans		
	Gia Khang Service and Trading Investment Joint Stock Company	140,000,000,000	
		140,000,000,000	
	Collection of loans		
	Gia Khang Service and Trading Investment Joint Stock Company	140,000,000,000	
		140,000,000,000	
		,	
	Interest income from loans	549 402 151	
	Gia Khang Service and Trading Investment Joint Stock Company	548,493,151 548,493,151	
		340,475,131	
		Quarter IV 2024	Quarter IV 2023
vii)	BCC payables		
,	CONTROL NO. 400 1 100 100 100 100 100 100 100 100 1		
	Payment for BCC Tracodi Construction Holdings Joint Stock Company	*	11,200,000,000
	Literature for BCC		*
	Interest expense for BCC Tracodi Construction Holdings Joint Stock Company (old name:	(00 (00	
	Transport and Industry Development Investment Joint Stock	3,573,698,630	-
	Thanh Nguyen Energy Investment and Development Co.Ltd	-	277,764,384
		3,573,698,630	277,764,384
	×		
		Quarter IV 2024	Quarter IV 2023
viii)	BCC receivables		
,	Transfer for BCC	*	
	My Khe Villas Resort Corporation		138,040,000,000 138,040,000,000
	_		138,040,000,000
	Interest income from BCC		
	White Magnolia JSC	31,380,821,918	31,380,821,918
	Phoenix Mountain Company Limited	22,928,794,521	22,928,794,521
	My Khe Villas Resort Corporation	16,091,215,890	11,683,366,027
	Thang Phuong JSC	25,912,810,959	-
		96,313,643,288	65,992,982,466
	_		
ix)	Short-term prepayments from customers		
,,,,	Helios Service and Investment Joint Stock Company	-	-
x)	Investing capital		
	BCG ECO Joint Stock Company	5,200,000,000	

Quarter IV 2024

	Income of key management per Name	Position		Value
	Tan Bo Quan, Andy	Chairman		156,666,666
	Huynh Thi Kim Tuyen	Deputy Chairwoman		9,999,999
	Nguyen Tung Lam	Deputy Chairman		9,999,999
	Nguyen Khanh Duy	Member		9,999,999
	Le Thanh Tung	Member		9,999,999
	Ng Wee Siong, Leonard	Independent member		7,500,000
	Vu Xuan Chien	Independent member		6,666,666
	Dong Hai Ha	Chief Supervisor		33,333,333
	Nguyen Viet Cuong	Member Supervisor		26,666,667
	Hoang Quoc Trung	Member Supervisor		6,666,666
	Nguyen Thanh Hung	General Director		368,888,888
	Le Nong	Deputy GeneralDirector		240,586,668
	Pham Dai Nghia	Deputy GeneralDirector		355,560,636
	Pham Huu Quoc	Deputy GeneralDirector		207,555,556
	Ho Viet Thuy	Deputy GeneralDirector		130,555,555
	Huynh Thi Thao	Chief accountant		250,626,890
	c. Year-end balances with relat	ted parties		
			December.31, 2024	January.01, 2024
i)	Short-term trade accounts receive	able		
	Gia Khang Service and Trading	Investment Joint Stock Company	7,300,000,000	2,020,000,000
	Tracodi Construction Holdings J	oint Stock Company (old name:		
	Transport and Industry Developm		-	500,105,570
	Nguyen Hoang Development Joi		45,313,000	41,912,000
	BCG Vinh Long Joint Stock Company		27,000,000	54,000,000
	Bamboo Capital Group Joint Stock Company		-	7,679,000
	Clean Energy Vision Development Joint Stock Company		2,627,000	9,461,000
	Helios Service and Investment Joint Stock Company		247,662,500	414,045,000
	Ms. Pham Thi Ngoc Thanh		1,590,852,341	1,890,852,341
	Tam Sinh Nghia investment development joint stock company		119,664,250	COLUMN COUNTRY CO - NO. 11 CO.
			9,333,119,091	4,938,054,911
			December.31, 2024	January.01, 2024
ii)	Prepayments to suppliers	N-	December 31, 2024	Junuary 101, 2021
	To a di Gonzalian Haldinga I	aint Stock Company (old name:		£ 2
	Tracodi Construction Holdings Joint Stock Company (old name: Transport and Industry Development Investment JSC)		425,643,377,133	278,745,802,566
			425,643,377,133	278,745,802,566
		_	December.31, 2024	January.01, 2024
iii)	Other short-term receivables			
	White Magnolia JSC		4,221,395,890	400,300,000
	My Khe Villas Resort Corporation	on	33,051,004,108	1,785,216,712
	Phoenix Mountain Company Lin		35,931,976,577	2,035,250,549
	Tracodi Construction Holdings J Transport and Industry Developm		1,306,030,005	1,259,382,272
	Bamboo Capital Group Joint Sto		8,001,953,424	
	Mr. Le Nong		185,000,000	285,000,000
	Ms. Pham Thi Ngoc Thanh			93,000,000
	Bamboo ID JSC		1,100,000,000	1,100,000,000
	Thang Phuong JSC		221,912,810,959	
			305,710,170,963	6,958,149,533
			505,710,170,705	0,750,177,5

19		
iv) Other long-term receivables	December.31, 2024	January.01, 2024
iv) Other long-term receivables		
Thang Phuong JSC		196,000,000,000
White Magnolia JSC	830,000,000,000	830,000,000,000
Phoenix Mountain Company Limited	606,450,000,000	606,450,000,000
Bamboo Capital Group Joint Stock Company	420,000,000,000	420,000,000,000
My Khe Villas Resort Corporation	472,890,000,000	475,390,000,000
8.4	2,329,340,000,000	2,527,840,000,000
	December.31, 2024	January.01, 2024
v) Short-term trade accounts payables	December, 31, 2024	January, 01, 2024
Tracodi Construction Holdings Joint Stock Company	493,333,330	560,070,628
Bamboo Capital Group Joint Stock Company	3,110,400,000	8,465,600,000
Helios Service and Investment Joint Stock Company	17,596,965,117	8,293,079,616
Nguyen Hoang Development Joint Stock Company	95,601,862	1,933,966,112
SHUAA Investment and Trading JSC	181,028,273	48,045,273
AAA Assurance Corporation	8,323,400	8,521,582
Vietnam Taxi Co. LTD	6,125,000	0,521,502
_	21,491,776,982	19,309,283,211
_	December.31, 2024	January 01, 2024
vi) Short-term advance from customer	December.51, 2024	January.01, 2024
Helios Service and Investment Joint Stock Company	72,736,856,516	61,536,856,516
Ms. Huynh Thi Kim Tuyen	129,561,233,035	455,667,555
Ms. Nguyen Thi Thuy Linh	129,301,233,033	13,842,118,499
MS. Nguyen Tili Tiluy Elili	202,298,089,551	75,834,642,570
vii) Other short-term payables	December.31, 2024	January.01, 2024
Thanh Nguyen Energy Investment and Development Co.Ltd	_	2,204,000,002
Tracodi Construction Holdings Joint Stock Company	3,573,698,630	2,204,000,002
Bamboo Capital Group Joint Stock Company	527,945,205	_
Bannoo Capital Group Joint Stock Company	4,101,643,835	2,204,000,002
- · ·	D1-21 2024	1 01 2024
viii) Other long-term payables	December.31, 2024	January.01, 2024
W.V. C. f IV	10 000 000 000	40 000 000 000
Helios Service and Investment Joint Stock Company Tracodi Construction Holdings Joint Stock Company (old name:	40,000,000,000	40,000,000,000
Transport and Industry Development Investment JSC)	70,000,000,000	
Thanh Nguyen Energy Investment and Development Co.Ltd		10,000,000,000
_	110,000,000,000	50,000,000,000
	Ngày 30/09/2024	Ngày 01/01/2024
x) Short-term accrued expenses Bamboo Capital Group Joint Stock Company	17,642,313,698	13,800,000
Tracodi Construction Holdings Joint Stock Company (old name:		13,000,000
Transport and Industry Development Investment JSC)	76,996,097,223	
9 9	94,638,410,921	13,800,000

			December.31, 2024	January.01, 2024
x)	Short-term borrowings			
	Ms. Pham Thi Ngoc Thanh			18,650,000,000
xi)	Long-term borrowings			
	Bamboo Capital Group Joint Stock Company Mr. Nguyen Ho Nam	*	164,445,000,000	62,500,000,000 4,560,000,000
			164,445,000,000	85,710,000,000

2. INFORMATION SEGMENT REPORTING

Segment information is presented by geographic area and business sector of the Company. The segment reporting by geographic area and business sector is based on the Company's internal reporting structure and management.

The segment report results include items that are directly allocated to a segment as well as those that are allocated to segments on a reasonable basis. Unallocated items include assets, liabilities, finance income, finance costs, selling expenses, administrative expenses, other gains or losses, and corporate income tax.

The Company presents its segment report by business type.

Items	Sales of real estates	Provision of services	Total
Net sales	58,924,112,055	15,488,860,016	74,412,972,071
Cost of sales	49,028,415,013	20,739,087,413	69,767,502,426
Net profit	9,895,697,042	(5,250,227,397)	4,645,469,645

3. COMPARATIVE FIGURES

The comparative figures are figures on financial statements for the fiscal year ended December 31, 2023 of the Company has been audited by PwC (Vietnam) Limited and Consolidated financial statements for the Fourth Quarter 2023 accounting period.

Preparer

Pham Bao Tran

Chief Accountant

Huynh Thi Thao

Deputy General Director

CÓ PHÁN

Pham Dai Nghia