

**TIN NGHIA CORPORATION**

**96 Ha Huy Giap, Trung Dung Ward, Bien Hoa City, Dong Nai Province**

**Tax code: 3600283394**

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**SEPARATE  
FINANCIAL STATEMENTS  
QUARTER 4/2024**

**JANUARY 2025**



**BALANCE SHEET****As of December 31, 2024**

Unit: VND

ASSETS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
1	2	3	4	5
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>4.441.810.011.191</b>	<b>2.333.989.051.123</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	V.1	<b>134.155.644.163</b>	<b>391.864.647.067</b>
1. Cash	111		134.155.644.163	391.864.647.067
2. Cash equivalents	112	V.1	-	-
<b>II. Short-term financial investments</b>	<b>120</b>		<b>433.583.366.242</b>	<b>125.235.867.274</b>
1. Trading securities	121	V.2.1	6.616.661.800	6.616.661.800
2. Provision for devaluation in short-term investments (*)	122		-	(573.714.800)
3. Held-to-maturity investments	123		426.966.704.442	119.192.920.274
<b>III. Short-term receivables</b>	<b>130</b>		<b>3.745.429.567.058</b>	<b>1.686.051.707.768</b>
1. Short-term trade receivables	131	V.3	2.233.551.146.132	980.099.798.426
2. Short-term prepayments to suppliers	132	V.3	740.080.908.239	17.599.931.180
3. Short-term inter-company receivables	133		-	-
4. Receivables from construction contract	134		-	-
5. Receivables for short-term loans	135	V.4	606.939.894.599	573.613.504.034
6. Other short-term receivables	136	V.4	431.027.346.344	401.282.079.521
7. Allowance for doubtful short-term receivables (*)	137		(266.169.728.256)	(286.543.605.393)
8. Shortage of assets awaiting resolution	139		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>118.704.429.059</b>	<b>128.773.982.668</b>
1. Inventories	141	V.6	118.704.429.059	128.773.982.668
2. Provision for devaluation in inventories (*)	149	V.6	-	-
<b>V. Other current assets</b>	<b>150</b>		<b>9.937.004.669</b>	<b>2.062.846.346</b>
1. Short-term prepaid expenses	151	V.12	1.782.585.478	1.127.109.419
2. Deductible VAT	152		446.651.903	927.946.875
3. Taxes and other receivables from the State	153	PL2	7.707.767.288	7.790.052
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>5.831.934.602.328</b>	<b>5.818.798.152.479</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>27.010.467.576</b>	<b>27.015.101.576</b>
1. Long-term trade receivables	211	V.3	-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215	V.4	-	-
6. Other long-term receivables	216	V.4	75.579.360.967	75.583.994.967
7. Allowance for doubtful long-term receivables (*)	219		(48.568.893.391)	(48.568.893.391)
<b>II. Fixed assets</b>	<b>220</b>		<b>312.210.810.927</b>	<b>321.201.261.957</b>
1. Tangible fixed assets	221	PL3	263.690.517.204	271.964.996.147
- Historical cost	222		469.683.343.297	461.531.060.791
- Accumulated depreciation (*)	223		(205.992.826.093)	(189.566.064.644)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	PL4	48.520.293.723	49.236.265.810
- Historical cost	228		52.473.077.066	53.987.246.904
- Accumulated depreciation (*)	229		(3.952.783.343)	(4.750.981.094)
<b>III. Investment property</b>	<b>230</b>	PL5	<b>1.137.644.577.437</b>	<b>880.265.618.217</b>
- Historical cost	231		1.906.114.370.869	1.579.112.354.300
- Accumulated depreciation (*)	232		(768.469.793.432)	(698.846.736.083)
<b>IV. Long-term assets in process</b>	<b>240</b>		<b>1.235.772.266.808</b>	<b>1.459.242.778.117</b>
1. Long-term work in process	241		-	-

**BALANCE SHEET****As of December 31, 2024**

Unit: VND

ASSETS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
1	2	3	4	5
2. Construction-in-progress	242		1.235.772.266.808	1.459.242.778.117
<b>V. Long-term financial investments</b>	<b>250</b>	V.2.2	<b>2.814.127.093.413</b>	<b>2.822.188.367.021</b>
1. Investments in subsidiaries	251		3.066.293.895.702	3.066.293.895.702
2. Investments in joint ventures, associates	252		35.529.209.727	35.529.209.727
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial invest	254		(287.696.012.016)	(279.634.738.408)
5. Held-to-maturity investments	255		-	-
<b>VI. Other non-current assets</b>	<b>260</b>	V.12	<b>305.169.386.167</b>	<b>308.885.025.591</b>
1. Long-term prepaid expenses	261		305.169.386.167	308.885.025.591
2. Deferred tax assets	262		-	-
3. Other non-current assets	268		-	-
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>10.273.744.613.519</b>	<b>8.152.787.203.602</b>
<b>C. LIABILITIES</b>	<b>300</b>		<b>7.339.862.889.668</b>	<b>5.260.611.343.731</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>3.484.631.604.496</b>	<b>1.423.442.910.230</b>
1. Short-term trade payables	311	V.14	33.698.142.401	18.034.505.332
2. Short-term advances from customers	312	V.14	124.479.461.509	91.228.095.702
3. Taxes and other payables to the State	313	PL2	28.908.457.453	26.432.625.934
4. Payables to employees	314		3.324.589.100	7.000.000.000
5. Short-term accrued expenses	315	V.17.1	74.467.462.361	59.284.503.455
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contr	317		-	-
8. Short-term unearned revenue	318	V.19.1	118.818.899.445	113.730.168.929
9. Other short-term payables	319	V.18.1	108.148.121.893	42.435.308.760
10. Short-term borrowings and financial leases	320	V.13	2.985.706.872.852	1.053.452.538.536
11. Provision for short-term payables	321		-	-
12. Bonus and welfare fund	322		7.079.597.482	11.845.163.582
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
<b>II. Non-current liabilities</b>	<b>330</b>		<b>3.855.231.285.172</b>	<b>3.837.168.433.501</b>
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Long-term payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	V.19.2	3.635.730.912.191	3.568.667.067.391
7. Other long-term payables	337	V.18.2	41.433.826.374	41.573.330.161
8. Long-term borrowings and financial leases	338	V.13	134.099.436.365	179.622.272.729
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341	V.22b	38.759.460.262	41.178.144.460
12. Provision for long-term payables	342		5.207.649.980	6.127.618.760
13. Science and technology development fund	343		-	-
<b>D. OWNER'S EQUITY</b>	<b>400</b>	PL1	<b>2.933.881.723.851</b>	<b>2.892.175.859.871</b>
<b>I. Owner's equity</b>	<b>410</b>		<b>2.933.881.723.851</b>	<b>2.892.175.859.871</b>
1. Capital	411	V.23b	2.000.000.000.000	2.000.000.000.000
- Common shares carrying voting rights	411a		2.000.000.000.000	2.000.000.000.000
- Preferred shares	411b		-	-
2. Share premiums	412	PL1	5.634.952.321	5.634.952.321
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-

**BALANCE SHEET****As of December 31, 2024**

Unit: VND

ASSETS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
1	2	3	4	5
5. Treasury shares (*)	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	PL1	128.018.554.241	116.894.247.579
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	PL1	800.228.217.289	769.646.659.971
- Retained earnings accumulated to the end of the previous period	421a		551.322.353.309	547.160.526.730
- Retained earnings of the current period	421b		248.905.863.980	222.486.133.241
12. Construction investment fund	422		-	-
13. Non-controlling interest	429			
<b>II. Other sources and funds</b>	<b>430</b>		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
<b>TOTAL CAPITAL (430=300+400)</b>	<b>440</b>		<b>10.273.744.613.519</b>	<b>8.152.787.203.602</b>

Preparer

Chief Accountant

Prepared, December 31, 2024

General Director



Nguyen Nhu Huynh



Nguyen Thi Thuy Van



Tran Trung Tuan



INCOME STATEMENT  
QUARTER IV/2024

Unit: VND

ITEMS	Code	Note	Quarter IV of the current year	Quarter IV of the previous	Accumulated from the beginning of the year to 31/12/2024	Accumulated from the beginning of the year to 31/12/2023
1. Sales	1	VI.1	2.496.235.485.829	1.354.763.257.361	7.398.336.565.224	3.977.865.753.216
2. Sales deductions	2		-		-	-
3. Net sales( 10=1-2)	10		2.496.235.485.829	1.354.763.257.361	7.398.336.565.224	3.977.865.753.216
4. Cost of sales	11	VI.3	2.420.894.289.566	1.270.200.377.795	7.090.753.863.895	3.719.946.130.321
5. Gross profit (20=10-11)	20		75.341.196.263	84.562.879.566	307.582.701.329	257.919.622.895
6. Financial income	21	VI.4	132.564.024.022	128.789.435.386	263.357.763.550	241.661.692.099
7. Financial expenses	22	VI.5	8.340.036.253	67.570.066.733	103.712.122.286	135.877.273.454
- In which: Loan interest expenses	23		19.963.809.039	7.353.029.831	75.346.891.634	52.209.282.155
8. Gain/(Loss) from joint ventures, associates	24		-		-	-
9. Selling expenses	25	VI.6	6.637.813.424	9.097.530.668	33.512.698.435	30.239.535.139
10. General and administrative expense	26	VI.7	13.763.491.737	(10.910.568.706)	76.652.958.368	91.051.199.929
11. Net operating profit	30		179.163.878.871	147.595.286.257	357.062.685.790	242.413.306.472
12. Other income	31	VI.8	12.321.624.356	3.964.881.385	13.687.048.415	4.024.867.350
13. Other expenses	32	VI.9	26.998.226.046	1.006.804.392	72.975.972.484	3.210.484.412
14. Other profit ( 40 = 31 - 32 )	40		(14.676.601.690)	2.958.076.993	(59.288.924.069)	814.382.938
15. Total accounting profit before tax ( 50= 30 + 40 )	50		164.487.277.181	150.553.363.250	297.773.761.721	243.227.689.410
16. Current income tax	51	VI.10	14.721.323.164	19.670.808.105	51.286.581.939	34.663.099.651
17. Deferred income tax	52		1.791.443.460	(12.184.006.141)	(2.418.684.198)	(13.921.543.482)
18. Profit after tax ( 60=50-51-52 )	60		147.974.510.557	143.066.561.286	248.905.863.980	222.486.133.241
18. Basic earnings per share ( *)	70		-		-	-
19. Diluted earnings per share ( *)	71		-		-	-

Preparer

Nguyen Nhu Huynh

Chief Accountant

Nguyen Thi Thuy Van

Prepared, December 31, 2024

General Director



Tran Trung Tuan



CASH FLOW STATEMENT  
( Indirect method )  
QUARTER 4 2024

Unit: VND

ITEMS	Code	Accumulated from the beginning of the year to 31/12/2024	Accumulated from the beginning of the year to 31/12/2023
<b>I. Cash flows from operating activities</b>			
1. Profit before tax	1	297.773.761.721	243.227.689.410
2. Adjustments			-
- Depreciation of fixed assets and investment properties	2	88.754.446.172	86.067.777.801
- Provisions and allowances	3	(13.806.287.109)	66.068.341.095
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	4	(2.704.223.900)	884.050.808
- Gain/(loss) from investing activities	5	(186.084.848.421)	(212.137.852.337)
- Interest expenses	6	75.346.891.634	52.209.282.155
- Other adjustments	7	-	-
3. Operating profit before changes of working capital	8	259.279.740.097	236.319.288.932
- Increase/(decrease) of receivables	9	(1.817.136.162.440)	(755.492.848.329)
- Increase/(decrease) of inventories	10	10.069.553.609	(99.000.266.271)
- Increase/(decrease) of payables (excluding loan interest and corporate income tax payable)	11	200.045.423.666	200.758.942.484
- Increase/(decrease) of prepaid expenses	12	3.060.163.365	1.329.115.259
- Increase/(decrease) of trading securities	13	-	-
- Interest paid	14	(73.934.700.891)	(51.025.888.854)
- Corporate income tax paid	15	(52.178.532.285)	(7.714.358.594)
- Other cash inflows	16	106.200.000	76.865.000
- Other cash outflows	17	(12.071.766.100)	(10.582.842.876)
Net cash flows from operating activities	20	(1.482.760.080.979)	(485.331.993.249)
<b>II. Cash flows from investing activities</b>			
1. Purchases and construction of fixed assets and other non-current assets	21	(267.030.204.247)	(81.709.681.353)
1. Proceeds from disposals of fixed assets and other non-current assets	22	(855.586.228)	48.636.364
3. Cash outflow for lending, buying debt instruments of other entities	23	(518.465.592.461)	(259.983.890.061)
4. Cash recovered from lending, selling debt instruments of other entities	24	249.324.237.393	297.674.277.023
5. Investments into other entities	25	-	-
6. Withdrawals of investments in other entities	26	-	30.000.000.000
7. Interest earned, dividends and profits distributed	27	74.460.550.067	243.983.545.715
Net cash flows from investing activities	30	(462.566.595.476)	230.012.887.688
<b>III. Cash flows from financing activities</b>			
1. Proceeds from issuing stocks and capital contributions from owners	31	-	-
2. Repayment for capital contribution and re-purchases of stocks already issued	32	-	-
3. Proceeds from borrowings	33	6.907.708.361.737	3.681.451.025.155
4. Repayment for loan principal	34	(5.020.186.863.785)	(3.172.753.074.703)
5. Payments for financial leased assets	35	-	-
6. Dividends and profit paid to the owners	36	(199.941.397.000)	(99.950.878.500)
Net cash flows from financing activities	40	1.687.580.100.952	408.747.071.952
Net cash flows during the year (50=20+30+40)	50	(257.746.575.503)	153.427.966.391
Beginning cash and cash equivalents	60	391.864.647.067	238.429.714.217
Effect of fluctuations in foreign exchange rates	61	37.572.599	6.966.459
Ending cash and cash equivalents (70=50+60=61)	70	134.155.644.163	391.864.647.067

Preparer

Chief Accountant





Nguyen Nhu Huynh

Nguyen Thi Thuy Van



Prepared, December 31, 2024

General Director



Tran Trung Tuan



RECONCILIATION TABLE OF CHANGES IN OWNER'S EQUITY AS OF DECEMBER 31, 2024 - APPENDIX 1

Unit: VND

Content	Owner's equity	Share premiums	Investment and development fund	Retained earnings	Total
Beginning Balance	2.000.000.000.000	5.634.952.321	116.894.247.579	769.646.659.971	2.892.175.859.871
Capital Increase During the Period	-	-	11.124.306.662	248.905.863.980	260.030.170.642
- Profit Generated During the Year				247.828.530.884	247.828.530.884
- Profit Transferred from Bao Loc Branch This Year				1.077.333.096	1.077.333.096
- Allocation to Reserves During the Year			11.124.306.662		11.124.306.662
Capital Decrease During the Period	-		-	218.324.306.662	218.324.306.662
- Distribution of Profit for the Year				-	-
- Allocation to the Board of Directors and Supervisory Board Remuneration Fund					-
- Allocation to Development Investment Fund During the Year				11.124.306.662	11.124.306.662
- Allocation to Reward and Welfare Fund During the Year				7.200.000.000	7.200.000.000
- Dividend Payment for 2023				200.000.000.000	200.000.000.000
Ending Balance	2.000.000.000.000	5.634.952.321	128.018.554.241	800.228.217.289	2.933.881.723.851

Preparer



Nguyen Nhu Huynh

Chief Accountant



Nguyen Thi Thuy Van

Prepared, December 31, 2024

General Director



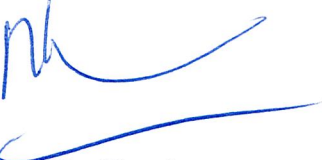
Tran Trung Tuan

FULFILLMENT OF OBLIGATIONS TO THE STATE - APPENDIX 2  
QUARTER 4 2024

Unit: VND

Items	Code	Beginning Balance		Occurrences		Cumulative from the Beginning of the Year		Ending Balance	
		Amount Paid	Amount Payable	Amount Payable	Amount Paid	Amount Payable	Amount Paid	Amount Paid	Amount Payable
I. TAXES	10	7.790.052	26.391.130.989	75.339.947.461	86.748.567.868	156.565.782.333	161.823.746.144	7.707.767.288	28.833.144.414
1. VAT on Domestic Sales	11	-	2.753.779.815	12.143.579.273	10.224.457.192	29.571.004.919	25.805.197.610	-	6.519.587.124
2. VAT on Imported Goods	12	-	-	-	-	-	-	-	-
3. Special Consumption Tax	13	-	-	-	-	-	-	-	-
4. Import and Export Tax	14	-	-	-	-	-	-	-	-
5. Corporate Income Tax	15	-	22.573.848.690	14.721.323.164	20.742.033.395	51.286.581.939	52.178.532.285	-	21.681.898.344
6. Personal Income Tax		-	1.063.502.484	2.103.107.473	1.702.372.442	6.566.311.916	6.998.155.454	-	631.658.946
8. Land Use Tax, Land Rental Fees		7.790.052	-	46.370.937.551	54.078.704.839	69.129.883.559	76.829.860.795	7.707.767.288	-
9. Business License Tax / Other Taxes	21	-	-	1.000.000	1.000.000	12.000.000	12.000.000	-	-
10. Foreign Contractor Tax	22	-	-	-	-	-	-	-	-
11. Land Use Right Transfer Tax	23	-	-	-	-	-	-	-	-
II. OTHER TAXES	30	-	41.494.945	581.362.843	583.029.315	865.709.943	831.891.849	-	75.313.039
Total (40 = 10 + 30)		7.790.052	26.432.625.934	75.921.310.304	87.331.597.183	157.431.492.276	162.655.637.993	7.707.767.288	28.908.457.453

Preparer



Nguyen Nhu Huynh

Chief Accountant



Nguyen Thi Thuy Van



Hanoi, December 31, 2024

General Director



Tran Trung Tuan



REPORT ON THE INCREASES AND DECREASES OF TANGIBLE FIXED ASSETS - APPENDIX 03

From January 1, 2024, to December 31, 2024

Fixed Asset Groups	Buildings and Structures (2111)	Machinery and equipment (2112)	Equipment and Transportation Means (2113)	Management Tools (2114)	Livestock and Perennial Trees (2115)	Other Fixed Assets (2118)	Total
Items							
1. Historical costs						4.083.228.575	
Beginning balance	381.715.309.119	39.473.511.640	30.593.292.077	5.665.719.380	3.162.541.660	920.686.915	461.531.060.791
Increase During the Period	38.032.407	3.204.523.556	6.630.462.795	35.300.000	-	-	9.908.318.758
- Completion of Construction in Progress	38.032.407	3.165.923.556	-	-	-	-	3.203.955.963
- New Purchases	-	38.600.000	6.630.462.795	35.300.000	-	-	6.704.362.795
- Adjustments from Real Estate to Fixed Assets	-	-	-	-	-	-	-
Decrease During the Period	202.503.257	1.015.767.734	-	537.765.261	-	-	1.756.036.252
- Liquidation, Transfer, Disposal, Adjustments	202.503.257	1.015.767.734	-	537.765.261	-	-	1.756.036.252
- Transfers to Company Office	-	-	-	-	-	-	-
- Reclassification Adjustments for Fixed Assets - Company Office	-	-	-	-	-	-	-
Ending balance	381.550.838.269	41.662.267.462	37.223.754.872	5.163.254.119	3.162.541.660	920.686.915	469.683.343.297
2. Accumulaed depreciation							-
Beginning balance	137.766.040.076	22.695.748.640	21.078.037.844	4.844.151.690	2.261.399.479	920.686.915	189.566.064.644
Depreciation during the year	12.184.058.730	3.025.785.547	2.422.390.397	377.728.058	146.571.468	-	18.156.534.200
+ Depreciation during the year	12.184.058.730	3.025.785.547	2.422.390.397	377.728.058	146.571.468	-	18.156.534.200
+ Including Adjustments for Depreciation from Real Estate to Fixed Assets	-	-	-	-	-	-	-
Decrease During the Period	197.572.267	994.435.223	-	537.765.261	-	-	1.729.772.751
Contribution of Capital	-	-	-	-	-	-	-
Internal Transfers	-	-	-	-	-	-	-
Liquidation, Disposal, and Other Adjustments	197.572.267	994.435.223	-	537.765.261	-	-	1.729.772.751
Ending balance	149.752.526.539	24.727.098.964	23.500.428.241	4.684.114.487	2.407.970.947	920.686.915	205.992.826.093
3. Net book values							-
Beginning balance	243.949.269.043	16.777.763.000	9.515.254.233	821.567.690	901.142.181	-	271.964.996.147
Ending balance	231.798.311.730	16.935.168.498	13.723.326.631	479.139.632	754.570.713	-	263.690.517.204

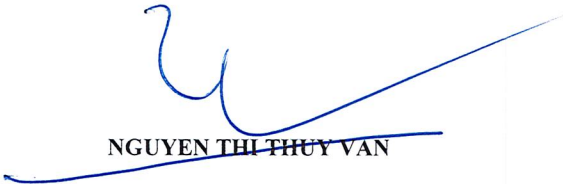
Including:

- Net Book Value of Tangible Fixed Assets Used as Collateral for Loans at the End of the Period: 84.191.631.998
- Historical Cost of Tangible Fixed Assets Fully Depreciated but Still in Use at the End of the Period: 33.808.938.527

PREPARER

  
VU TAT BAN

CHIEF ACCOUNTANT

  
NGUYEN THI THUY VAN

December 31, 2024  
GENERAL DIRECTOR  
  
TRAN TRUNG TUAN

REPORT ON THE INCREASES AND DECREASES IN INTANGIBLE FIXED ASSETS - APPENDIX 04

From January 1, 2024, to December 31, 2024

FIXED ASSET GROUP Items	LAND USE RIGHTS	WATER USE RIGHTS	ACCOUNTING SOFTWARE	OTHER INTANGIBLE FIXED ASSETS	TOTAL
1. Historical Cost					
Beginning Balance	49.873.651.702	-	3.832.583.802	281.011.400	53.987.246.904
Increase During the Period	-	-	-	-	-
New Purchases, Transfers, Capital Contributions	-	-	-	-	-
Decrease During the Period	1.514.169.838	-	-	-	1.514.169.838
Disposal, Liquidation	-	-	-	-	-
Adjustments Post-Audit	1.514.169.838	-	-	-	1.514.169.838
Ending Balance	48.359.481.864	-	3.832.583.802	281.011.400	52.473.077.066
2. Accumulated Depreciation					-
Beginning Balance	967.340.655	-	3.502.629.039	281.011.400	4.750.981.094
Depreciation During the Period	8.285.290	-	169.142.904	-	177.428.194
Increase in Depreciation During the Period	8.285.290	-	169.142.904	-	177.428.194
Adjustments to Reduce Depreciation on Circular Land Use Rights	-	-	-	-	-
Decrease in Depreciation During the Period	975.625.945	-	-	-	975.625.945
Ending Balance	-	-	3.671.771.943	281.011.400	3.952.783.343
3. Net Book Value					
Beginning Balance	48.906.311.047	-	329.954.763	-	49.236.265.810
Ending Balance	48.359.481.864	-	160.811.859	-	48.520.293.723

Including:  
- Net Book Value of Intangible Fixed Assets at Period-End Used as Collateral for Loans:  
- Historical Cost of Fully Depreciated Intangible Fixed Assets Still in Use at Period-End:

40.121.481.864  
3.731.129.202

December 31, 2024

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



VU TAT BAN



NGUYEN THI THUY VAN



TRẦN TRUNG TUÂN



REPORT ON INCREASES AND DECREASES OF INVESTMENT PROPERTIES - APPENDIX 05  
From January 1, 2024, to December 31, 2024

ASSET GROUP Items	BUILDINGS & STRUCTURES	INFRASTRUCTURE	TRANSMISSION EQUIPMENT	TOTAL
<b>1. Historical Cost</b>				
Beginning Balance	236.917.637.593	1.342.194.716.707	-	1.579.112.354.300
Increases during the Period	324.263.755.236	3.667.435.455	-	327.931.190.691
- Completion of Construction in Progress	324.263.755.236	3.667.435.455	-	327.931.190.691
+ Adjusted Decrease	-	-	-	-
- Transfers, Capital Contributions	-	-	-	-
Decreases during the Period	929.174.122	-	-	929.174.122
- Adjusted Reduction in Historical Cost	929.174.122	-	-	929.174.122
Ending Balance	560.252.218.707	1.345.862.152.162	-	1.906.114.370.869
<b>2. Accumulated Depreciation</b>				-
Beginning Balance	113.566.622.849	585.280.113.234	-	698.846.736.083
Depreciation during the Period	9.198.024.695	61.222.459.083	-	70.420.483.778
- Depreciation Charged During the Period	9.198.024.695	61.222.459.083	-	70.420.483.778
- Depreciation from Transfers, Capital Contributions	-	-	-	-
Decreases during the Period	797.426.429	-	-	797.426.429
- Adjusted Reduction in Depreciation	797.426.429	-	-	797.426.429
Ending Balance	121.967.221.115	646.502.572.317	-	768.469.793.432
<b>3. Net Book Value</b>				-
Beginning of the Period	123.351.014.744	756.914.603.473	-	880.265.618.217
End of the Period	438.284.997.592	699.359.579.845	-	1.137.644.577.437

Including:

- Net Book Value of Intangible Fixed Assets at Period-End Used as Collateral for Loans:
- Historical Cost of Fully Depreciated Intangible Fixed Assets Still in Use at Period-Endg:

535.399.749.818

59.142.336.025

December 31, 2024

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



VU TAT BAN



NGUYEN THI THUY VAN



TRAN TRUNG TUAN

## NOTES TO THE FINANCIAL STATEMENTS

### Quarter IV/2024

#### Overview of the Company:

- Tin Nghia Corporation operates under the Enterprise Registration Certificate dated May 18, 2016 (25th amendment) issued by the Department of Planning and Investment of Dong Nai Province.
- **Charter Capital** : 2,000,000,000,000 VND
- **Head Office**
  - Address : 96 Ha Huy Giap Street, Trung Dung Ward, Bien Hoa City, Dong Nai Province.
  - Phone : (84-61) 822486 – 822498 – 824369 – 824370
  - Fax : (84-61) 823747 – 829467
  - E-mail : Info@tinnghiacorp.com.vn
  - Tax Code : 3600283394
- **Dependent Accounting Units**
  - Corporation – Bao Loc Branch
  - Tan Phu Rest Stop – Tin Nghia Corporation Branch
  - Xuan Loc Rest Stop – Tin Nghia Corporation Branch
  - Tan Bien Market Management Board – Tin Nghia Corporation Branch
  - Tin Nghia Industrial Parks Management Board
- **Subsidiaries**
  - Nhon Trach Investment Joint Stock Company
  - Tin Nghia – A Chau Investment Joint Stock Company
  - Tin Nghia – Laos Joint Stock Company
  - Tin Nghia Petrol Joint Stock Company
  - Tin Nghia Logistics Joint Stock Company – Bien Hoa ICD
  - Tin Nghia Industrial Park Development Joint Stock Company
  - Tin Nghia – Phuong Dong Industrial Park Joint Stock Company
  - Japan Small and Medium Enterprise Development Joint Stock Company (JSC)
  - Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company
  - Phu Huu Petroleum Depot Joint Stock Company
  - Hiep Phu Joint Stock Company.
  - Phuoc Tan Trading and Construction Joint Stock Company
  - Tin Nghia Professional Security Services Corporation
- **Joint Ventures and Associates**



- Thong Nhat Joint Stock Company
- Tin Nghia Project Management Joint Stock Company

• **Board of Directors :**

<b>Full Name</b>	<b>Position</b>
Ms. Dang Thi Thanh Ha	Chairman of the BoD
Mr. Tran Hoai Nam	Member
Mr. Tran Trung Tuan	Member
Mr. Nguyen Thanh Dat	Member
Mr. Tran Ngoc Tho	Independent Member of the BoD

• **Board of Supervisors :**

<b>Full Name</b>	<b>Position</b>
Mr. Tran Tan Nhat	Head of the BoS
Mr. Tang Tran Tan Khai	Member
Mr. Nguyen Quoc Ky	Member (Appointed from May 22, 2024)
Ms. Le Ngoc Dung	Member (Dismissed from May 22, 2024)

• **Board of General Directors :**

<b>Full Name</b>	<b>Position</b>
Mr. Tran Trung Tuan	General Director
Mr. Nguyen Cao Nhon	Deputy General Director
Mr. Le Van Danh	Deputy General Director (Dismissed from January 1, 2024)
Mr. Hoang Sy Quyet	Deputy General Director (Dismissed from November 18, 2024)
Mr. Nguyen Hieu Loc	Deputy General Director (Dismissed from July 20, 2024)

## **I- CHARACTERISTICS OF THE COMPANY'S OPERATIONS**

**1- Form of Capital Ownership** : Joint Stock Company

**2- Business Sectors** : Production, processing, trading, services, and infrastructure business.

**3- Business Activities** :

- Manufacture of wooden beds, wardrobes, tables, and chairs;
- Manufacture of other products made from wood, bamboo, straw, rattan, and woven materials: processing and manufacturing interior decoration products;
- General wholesale trade;
- Other retail trade in general merchandise stores;
- Travel agency services;
- Support services related to promoting and organizing tourism tours;
- Road freight transportation;
- Inland waterway freight transportation;
- Support services directly related to rail and road transport;
- Support services directly related to inland waterway transport;
- Cargo handling services;
- Construction of all types of buildings;
- Construction of railways and road projects;
- Site preparation services;

- Installation of electrical systems;
- Installation of water supply, drainage, heating, and air-conditioning systems;
- Installation of other construction systems;
- Completion of construction works;
- Other specialized construction activities;
- Mixed farming and livestock;
- Crop services;
- Livestock services;
- Post-harvest services;
- Wholesale of solid, liquid, gas fuels, and related products: wholesale of gasoline, oil, grease, and liquefied petroleum gas (LPG);
- Retail of motor fuels in specialized stores: retail of gasoline, oil, grease, and liquefied petroleum gas (LPG);
- Wholesale of automobiles and other motor vehicles;
- Retail of passenger cars (with up to 12 seats);
- Automobile and other motor vehicle dealerships;
- Sale of motorcycles and scooters;
- Sale of parts and accessories for automobiles and other motor vehicles;
- Sale of parts and accessories for motorcycles and scooters;
- Wholesale of agricultural machinery, equipment, and spare parts;
- Wholesale of other machinery, equipment, and spare parts: machinery and spare parts for production, transportation vehicles, and specialized production equipment;
- Agency, brokerage, and auction activities;
- Wholesale of raw agricultural and forestry materials (excluding wood, bamboo) and live animals;
- Wholesale of rice;
- Wholesale of materials and equipment for construction installation;
- Wholesale of other household goods;
- Wholesale of fabrics, ready-made clothing, and footwear;
- Wholesale of beverages;
- Retail of beverages in specialized stores;
- Processing and preserving meat and meat products;
- Processing and preserving meat and meat products;
- Processing and preserving aquatic products and seafood;
- Processing and preserving fruits and vegetables;
- Milling and producing coarse flour;
- Manufacture of building materials from clay;
- Manufacture of other ceramic and porcelain products;
- Real estate business, ownership, usage rights, or leasing: services for leasing workshops and residential houses. Investment in building and operating residential areas, industrial zones, and housing infrastructure. Investment and operation of ports. Market operation, management, and exploitation;
- ....

## **II-ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING**

### **1- Fiscal Year Accounting Period:**

- The initial fiscal year of the Corporation starts on May 18 and ends on December 31.
- Subsequent fiscal years begin on January 1 and end on December 31 of each year.

### **2- Currency Used in Accounting:**

The currency used for preparing financial statements is the Vietnamese Dong (VND).



### III- ACCOUNTING REGIMES AND POLICIES

#### 1- Applied Accounting Regime:

The Company applies the accounting regime for enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amends and supplements several articles of Circular No. 200/2014/TT-BTC.

#### 2- Statement of Compliance with Accounting Standards and Regimes .

The Company adheres to the Vietnamese Accounting Standards and the guidance documents issued by the State. The financial statements are prepared and presented in full compliance with all regulations of each standard, implementation guidance circulars, and the current applicable enterprise accounting regime.

### IV- ACCOUNTING POLICIES APPLIED

#### 1- Principles for Recognizing Cash and Cash Equivalents.

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, and short-term investments with a recovery or maturity period not exceeding 3 months from the purchase date, which can be readily converted into a determinable amount of cash and carry minimal risk of conversion.

Transactions in foreign currencies are converted at the exchange rates on the transaction dates. Monetary items denominated in foreign currencies at the end of the period are revalued using the exchange rates on the reporting date.

Exchange differences arising during the period and from revaluing monetary items at the end of the period are recognized as income or expense in the reporting period.

#### 2- Principles for Recognizing Inventory

Inventories are recognized at cost. Inventory costs include purchase costs, processing costs, and other directly attributable costs incurred to bring inventories to their present location and condition..

Inventory cost is calculated using the weighted average method and is recorded using the perpetual inventory system.

Provisions for inventory devaluation are recognized when the cost exceeds the net realizable value. Net realizable value is the estimated selling price of inventories less the estimated costs of completion and the estimated costs necessary to make the sale.

#### 3- Principles for Recognizing and Depreciating Fixed Assets and Investment Properties

Fixed assets are recorded at historical cost less accumulated depreciation. Historical cost includes all expenses incurred by the Company to bring the fixed asset to a ready-to-use state. Subsequent expenses are only capitalized if they are certain to increase the future economic benefits of the asset. Expenses that do not meet these criteria are recognized as costs in the period incurred.

When fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized, and any resulting gain or loss is included in the period's income or expense..

Fixed assets are depreciated on a straight-line basis over their estimated useful lives in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance. Depreciation periods for asset groups are as follows:

<u>Asset Group</u>	<u>Years</u>
Buildings and structures	10-50
Machinery and equipment	10-20
Vehicles and transmission equipment	10-30
Management tools and equipment	8-10

Perennial crops	8-15
Other fixed assets	8-15

#### **4- Principles for Accounting for Prepaid Expenses:**

Prepaid expenses are actual expenses incurred but related to the results of multiple accounting periods. These costs are allocated systematically across the related accounting periods.

#### **5-Principles for Recognizing Financial Investments:**

Investments in securities, subsidiaries, and associates are recognized at historical cost.

When an investment is liquidated, the difference between the net liquidation value and the book value is recorded as income or expense in the period.

#### **6-Principles for Recognizing and Capitalizing Borrowing Costs**

Borrowing costs are capitalized if they are directly related to the investment, construction, or production of unfinished assets that require a substantial period of time (over 12 months) to be ready for their intended use or sale. Other borrowing costs are recognized as expenses in the period incurred.

For general-purpose loans used partially for investment, construction, or production of unfinished assets, the capitalized borrowing costs are determined based on a capitalization rate applied to the weighted average cumulative expenditure incurred for the construction or production of those assets. The capitalization rate is calculated as the weighted average interest rate of outstanding loans during the period, excluding specific loans intended for the acquisition of particular assets.

#### **7- Principles for Recognizing and Capitalizing Other Costs**

- Prepaid Expenses

- Other Costs

- Method of Allocating Prepaid Expenses: Allocation is based on the time period and nature of the transactions.

#### **8-Principles for Recognizing Accrued Expenses**

Accrued expenses are recognized based on reasonable estimates of amounts payable for goods and services consumed during the period.

Trade payables and other payables are recognized based on invoices and supporting documents.

#### **9- Principles and Methods for Recognizing Provisions**

Provisions are only recognized when the following conditions are met::

- The Corporation has a present obligation (legal or constructive) as a result of a past event;
- An outflow of economic benefits is probable to settle the obligation;
- A reliable estimate can be made of the obligation's value.

The amount recognized as a provision is the best reasonable estimate of the expenditure required to settle the present obligation at the reporting date.

Only costs directly related to the originally established provision are offset against the provision.

Provisions are recognized as production and business expenses in the accounting period. If the unused portion of a previously established provision exceeds the new provision for the reporting period, the excess is reversed and recorded as a reduction in production and business expenses, except for excess provisions for construction warranty obligations, which are reversed into other income in the accounting period.

#### **10- Principles for Revenue Recognition**



Revenue from the sale of goods and finished products is recognized when most risks and rewards of ownership are transferred to the buyer, and there are no significant uncertainties regarding payment, associated costs, or the likelihood of goods being returned.

Revenue from services is recognized when there are no significant uncertainties regarding payment or associated costs. For services performed over multiple accounting periods, revenue for each period is determined based on the completion rate of the service as of the financial year-end.

Interest, dividends, and profit-sharing revenue are recognized when the Company is likely to receive economic benefits from the transaction and the revenue amount can be measured reliably. Interest income is recognized on a time basis using the applicable interest rate for each period. Dividends and profit-sharing income are recognized when shareholders or capital contributors are entitled to receive dividends or profit shares.

#### **11- Principles and Methods for Recognizing Financial Expenses**

Borrowing interest expenses are recognized based on bank statements, loan agreements, and other financial expenses are recognized based on accounting documents.

#### **12- Principles and Methods for Recognizing Current Corporate Income Tax and Deferred Corporate Income Tax Expenses**

- Current Corporate Income Tax expenses are recognized using the provisional payment method.
- Deferred Corporate Income Tax expenses are determined and accounted for at the end of the year

#### **13- Foreign Exchange Risk Provisions**

#### **14- Other Accounting Principles and Methods**

The exchange rate used for conversion as of December 31, 2024, is the actual exchange rate provided by individual banks at that date.

### **V- Additional Information on Items Presented in the Balance Sheet**

<b>1- Cash and Cash equivalents</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
Cash	30.593.071	57.909.068
Demand bank deposits	134.125.051.092	391.806.737.999
Cash in transit	-	-
Cash equivalents (*)	-	-
<b>Total</b>	<b>134.155.644.163</b>	<b>391.864.647.067</b>

<b>2.1 Short-term Financial Investments</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
<b>Trading Securities Investments</b>	<b>6.616.661.800</b>	<b>6.616.661.800</b>
Nhon Trach Water Supply Joint Stock Company (NTW)	6.616.661.800	6.616.661.800
<b>Provision for Devaluation of Short-term Investments</b>	<b>-</b>	<b>(573.714.800)</b>
<b>Total</b>	<b>6.616.661.800</b>	<b>6.042.947.000</b>

<b>2.2 Long-term Financial Investments</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
_ Investments in Subsidiaries	3.066.293.895.702	3.066.293.895.702
_ Investments in Associates and Joint Ventures	35.529.209.727	35.529.209.727
_ Net Value of Long-term Financial Investments	(287.696.012.016)	(279.634.738.408)
<b>Total</b>	<b>2.814.127.093.413</b>	<b>2.822.188.367.021</b>

Company Names	Ending Balance	Beginning Balance
<b>Investments in Subsidiaries</b>	<b>3.066.293.895.702</b>	<b>3.066.293.895.702</b>
Nhon Trach Investment Joint Stock Company	656.534.585.265	656.534.585.265
Tin Nghia - A Chau Investment Joint Stock Company	275.400.000.000	275.400.000.000
Tin Nghia - Laos Joint Stock Company	60.579.053.093	60.579.053.093
Tin Nghia Petrol Joint Stock Company	137.038.699.914	137.038.699.914
Tin Nghia Logistics Joint Stock Company - Bien Hoa ICD	177.916.715.830	177.916.715.830
Tin Nghia Industrial Park Development Joint Stock Company	754.381.328.037	754.381.328.037
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	159.041.110.549	159.041.110.549
Japan Small and Medium Enterprise Development Joint Stock Company (JSC)	85.925.958.161	85.925.958.161
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	122.715.000.000	122.715.000.000
Phu Huu Petroleum Depot Joint Stock Company	279.940.000.000	279.940.000.000
Phuoc Tan Trading and Construction Joint Stock Company	279.968.703.674	279.968.703.674
Tin Nghia Professional Security Services Corporation	1.852.741.179	1.852.741.179
Hiep Phu Joint Stock Company	75.000.000.000	75.000.000.000
<b>Investments in Associates and Joint Ventures</b>	<b>35.529.209.727</b>	<b>35.529.209.727</b>
Thong Nhat Joint Stock Company	34.355.419.727	34.355.419.727
Tin Nghia Project Management Joint Stock Company	1.173.790.000	1.173.790.000
<b>Provision for Devaluation of Long-term Financial Investments</b>	<b>(287.696.012.016)</b>	<b>(279.634.738.408)</b>
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	(64.061.979.738)	(67.652.978.523)
Tin Nghia - Laos Joint Stock Company	(60.579.053.093)	(60.579.053.093)
Hiep Phu Joint Stock Company	(38.171.316.679)	(38.172.586.629)
Tin Nghia - A Chau Investment Joint Stock Company	(6.148.746.515)	(6.595.452.258)
Phu Huu Petroleum Depot Joint Stock Company	(24.871.194.842)	(19.528.924.633)
Nhon Trach Investment Joint Stock Company	(93.863.721.149)	(87.105.743.272)
<b>Total</b>	<b>2.814.127.093.413</b>	<b>2.822.188.367.021</b>

#### Information on Subsidiaries of the Corporation as of December 31, 2024:

No.	Company Name	Place of Incorporation	Ownership Interest	Voting Rights	Main Business Activities
1	Tin Nghia Petrol Joint Stock Company	Dong Nai Province	58,98%	58,98%	Petroleum Trading
2	Tin Nghia Logistics Joint Stock Company - Bien Hoa ICD	Dong Nai Province	90,85%	90,85%	Logistics Services
3	Tin Nghia Industrial Park Development Joint Stock Company	Dong Nai Province	56,74%	56,74%	Industrial Park Infrastructure
4	Tin Nghia - Laos Joint Stock Company	Lao People's Democratic Republic	100,00%	100,00%	Trading, Planting, and Harvesting Coffee
5	Nhon Trach Investment Joint Stock Company	Dong Nai Province	51,76%	51,76%	Real Estate Investment
6	Tin Nghia – A Chau Investment Joint Stock Company	Dong Nai Province	51,00%	51,00%	Real Estate



7	Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Ba Ria - Vung Tau Province	80%	80%	Industrial Park Infrastructure
8	Japan Small and Medium Enterprise Development Joint Stock Company	Dong Nai Province	59.07%	59.07%	Industrial Park Infrastructure
9	Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	Dong Nai Province	54%	54%	Production and Trading
10	Hiep Phu Joint Stock Company	Can Tho	99,21%	99,21%	Production and Trading
11	Phu Huu Petroleum Depot Joint Stock Company	Dong Nai Province	93,31%	93,31%	Trading and Services
12	Phuoc Tan Trading and Construction Joint Stock Company	Dong Nai Province	40%	80%	Real Estate Investment
13	Tin Nghia Professional Security Services Corporation	Dong Nai Province	36%	100%	Security Services

### Information on Joint Ventures and Associates of the Corporation as of December 31, 2024:

No.	Company Name	Place of Incorporation	Ownership Interest	Voting Rights	Main Business Activities
1	Thong Nhat Joint Stock Company	Dong Nai Province	29,52%	29,52%	Industrial Park Infrastructure
2	Tin Nghia Project Management Joint Stock Company	Dong Nai Province	29%	29%	Consulting, Design, Project Management

### Information on Other Investments as of December 31, 2024:

No.	Company Name	Place of Incorporation	Ownership Interest	Voting Rights	Main Business Activities
1	Nhon Trach Water Supply Joint Stock Company	Dong Nai Province	3.8%	3.8%	Trading and Services

### 3-Short-term Trade Receivables

Details of Trade Receivables	Ending Balance	Beginning Balance
<b>Third Parties</b>	<b>2.088.508.116.177</b>	<b>905.923.947.133</b>
An Binh Thinh Phat Co., Ltd	575.161.694.500	11.972.893.800
Ky Lan Goods Joint Stock Company	398.505.905.828	-
Nam Dong Sai Gon Investment Development Joint Stock Company	359.353.626.000	6.083.238.800
Thanh Trung Food Trading Co., Ltd	340.988.020.900	11.433.600.000
Dai Loc Phat 68 Trading and Service Co., Ltd	241.833.520.700	1.170.583.050
Hiep Quang Agro Joint Stock Company	44.355.787.996	44.355.787.996
Sucden Coffee Netherlands B.V	26.503.545.047	
Phillip Commodities PTE LTD	23.234.038.885	-
Louis Dreyfus Company Suisse SA (Coffee Division)	14.628.432.606	-
Vidya Global Limited	11.794.889.700	-
IP Vietnam Trading and Service Joint Stock Company	11.390.502.150	11.274.416.522
HTM Manufacturing, Trading, and Investment Co., Ltd	1.617.470.400	1.617.470.400
Fico White Cement Joint Stock Company	1.607.567.490	-

Industrial Co., Ltd	1.261.037.014	-
Trung Tri Lam Dong Co., Ltd	1.032.102.033	1.092.102.033
Bernhard RothFos GMBH	734.505.780	442.258.892
Volcafe LTD	353.592.694	228.833.073
Rothfos Corporation	116.686.010	78.070.832
Nedcoffee BV DE Ruikterkade	69.641.561	66.237.644
Touton S.A	59.538.717	10.690.133
Bero Coffee Singapore PTE., LTD	27.690.487	702.530.923
Long Thuan Investment Joint Stock Company	22.018.500	3.628.179.800
American Coffee Corporation	21.744.119	20.681.317
Sucafina SA	5.811.765	21.880.217.511
Tram Anh Industrial Trading Manufacturing Co., Ltd	434.700	13.379.314.875
Ha Vuong Phat Construction Trading and Services Co., Ltd	-	198.451.952.840
Tam Thanh Tai Trading Service and Manufacturing Co., Ltd	-	195.257.177.098
Eastern Agricultural Commodities Trading Service Co., Ltd	-	195.169.382.574
Dat Long Phu Construction Co., Ltd	-	174.348.296.318
Strauss Commodities AG	-	2.688.285.735
Other Customers	33.828.310.595	10.571.744.967
<b>Related Parties</b>	<b>145.043.029.955</b>	<b>74.175.851.293</b>
Tin Nghia – A Chau Investment Joint Stock Company	3.777.187.517	4.040.524.637
Nhon Trach Green Trees Corporation	-	100.699
Tin Nghia Transport Joint Stock Company	-	34.000.000
Tuan Loc Commodities Co., Ltd	7.028.859.456	-
Olympic Coffee Joint Stock Company	133.986.302.422	70.101.225.957
Tin Nghia Professional Security Services Corporation	177.800.000	-
Japan Small and Medium Enterprise Development Joint Stock Company	72.880.560	-
<b>Total</b>	<b>2.233.551.146.132</b>	<b>980.099.798.426</b>

<b>Short-term Prepayments to Suppliers</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
<b>Third Parties</b>	<b>577.010.706.337</b>	<b>6.976.437.460</b>
Ha Vuong Phat Construction, Trading, and Service Co., Ltd	185.807.704.800	-
Tam Thanh Tai Trading, Service, and Manufacturing Co., Ltd	165.786.453.600	-
Eastern Agricultural Commodities Trading Service Co., Ltd	130.088.522.400	-
Bao Ngon Lam Dong Co., Ltd	42.648.604.540	1.033.620.000
Binh Gia Han Co., Ltd	20.986.023.800	-
Toan Hang Private Enterprise	7.497.280.000	-
Lap Tien Phat Co., Ltd	5.369.419.790	-
Bao Phuc Khang One Member Co., Ltd	4.569.043.447	-
Thanh Oanh Diep Co., Ltd	3.239.655.160	-
Lam Kim Hang Co., Ltd	1.524.151.720	-



A Chau Tai Nguyen Joint Stock Company	1.303.664.000	-
Trung Tri - Lam Dong Co., Ltd	282.653.160	282.653.160
AASC Auditing Company Limited	305.000.000	297.000.000
5Cho Joint Stock Company	-	83.538.000
Bich Lien Private Enterprise	-	1.984.000.000
Ho Chi Minh City Branch of Apave Asia-Pacific Co., Ltd	-	300.000.000
TVA Engineering Co., Ltd	-	496.000.000
Customers of Bao Loc Branch	-	19.350.000
Other Customers	7.602.529.920	2.480.276.300
<b>Related Parties</b>	<b>163.070.201.902</b>	<b>10.623.493.720</b>
Tin Nghia - Laos Joint Stock Company	9.847.197.903	9.847.197.903
Tin Nghia Project Management Joint Stock Company	23.253.999	776.295.817
Hiep Hoa Investment Development Co., Ltd	153.199.750.000	-
<b>Total</b>	<b>740.080.908.239</b>	<b>17.599.931.180</b>

<b>4-Other Short-term Receivables</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
<b>A. Other Short-term Receivables</b>	<b>431.027.346.344</b>	<b>401.282.079.521</b>
<b>Third Parties</b>	<b>62.058.014.111</b>	<b>59.512.074.658</b>
Long Khang Trading, Service, and Import-Export Co., Ltd	27.985.408.184	27.985.408.184
Land lease receivable for the Long Khanh Wedding Restaurant Project	21.354.806.257	21.354.806.257
Trung Tri Lam Dong Co., Ltd	1.481.984.642	1.481.984.642
An Binh Thinh Phat Co., Ltd	1.437.209.938	-
Nam Dong Sai Gon Investment Development Joint Stock Company	1.176.803.778	
Hiep Quang Agro Joint Stock Company	1.021.505.050	1.021.505.050
Ky Lan Goods Joint Stock Company	1.054.661.770	-
Dai Loc Phat 68 Trading and Service Co., Ltd	1.004.037.226	-
Thanh Trung Food Trading Co., Ltd	942.353.380	-
An Thinh Logistics Joint Stock Company	-	4.074.383.562
Advances Receivable (Account 141)	2.295.552.647	1.896.405.398
Short-term Deposits (Account 2441)	31.585.715	31.585.715
Other Customers	2.272.105.524	1.665.995.850
<b>Related Parties</b>	<b>368.969.332.233</b>	<b>341.770.004.863</b>
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	132.013.556.798	163.025.384.927
Tin Nghia Industrial Park Development Joint Stock Company	47.950.500.000	-
Nhon Trach Investment Joint Stock Company	48.584.545.385	47.910.689.959
Phuoc Tan Trading and Construction Joint Stock Company	22.400.000.000	22.400.000.000
Japan Small and Medium Enterprise Development Joint Stock Company	32.799.960.822	19.351.268.220
Tin Nghia – A Chau Investment Joint Stock Company	5.450.646.885	9.554.317.803
Olympic Coffee Joint Stock Company	74.926.889.921	74.687.543.954
Tin Nghia Petrol Joint Stock Company	2.432.422	-
Thong Nhat Joint Stock Company	4.840.800.000	4.840.800.000
<b>B. Long-term Receivables (Accounts 138, 244)</b>	<b>75.579.360.967</b>	<b>75.583.994.967</b>
<b>Long-term Deposits (Account 244)</b>	<b>336.379.900</b>	<b>341.013.900</b>

<b>Related Parties</b>	<b>75.242.981.067</b>	<b>75.242.981.067</b>
Tin Nghia Industrial Park Development Joint Stock Company	26.674.087.676	26.674.087.676
Tin Nghia - Laos Joint Stock Company	48.568.893.391	48.568.893.391

<b>Short-term Loan Receivables</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
<b>Related Parties</b>	<b>606.939.894.599</b>	<b>573.613.504.034</b>
Tin Nghia - Asia Investment Joint Stock Company	227.983.264.335	175.034.438.281
Nhon Trach Investment Joint Stock Company	147.980.867.657	144.779.065.753
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	118.975.762.607	100.000.000.000
Olympic Coffee Joint Stock Company	112.000.000.000	153.800.000.000
<b>Total</b>	<b>606.939.894.599</b>	<b>573.613.504.034</b>

<b>Long-term Loan Receivables</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
<b>Related Parties</b>	-	-
<b>Total</b>	-	-

<b>5- Assets Pending Resolution</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
Cash	-	-
Goods	-	-
Fixed Assets	-	-
Other Assets	-	-
<b>Total</b>	-	-

<b>6-Inventories</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
__ Raw Materials and Supplies	712.726.634	1.255.248.568
__ Tools and Instruments	818.399.629	1.054.888.856
__ Finished Goods	67.927.427.782	16.790.324.396
__ Merchandise	46.589.122.469	93.520.991.073
__ Goods Sent for Sale	2.656.752.545	16.152.529.775
<b>Total Cost of Inventories</b>	<b>118.704.429.059</b>	<b>128.773.982.668</b>
__ Provision for Inventory Devaluation	-	-
<b>Net Realizable Value of Inventories</b>	<b>118.704.429.059</b>	<b>128.773.982.668</b>

\* Value of Reversed Provision for Inventory Devaluation During the Year:

\* Value of Inventories Used as Collateral for Debts:

\* Reasons for Additional Provision or Reversal of Inventory Devaluation Provision:

## 7- Long-term Work-in-progress Assets:

### 7.1 Long-term Production and Business Costs in Progress:

<b>7.2 Construction in Progress</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
Construction in Progress	1.235.772.266.808	1.459.242.778.117

## 8- Increase and Decrease in Tangible Fixed Assets: (Details in attached appendix)

\* Remaining value of tangible fixed assets used as collateral or pledge for loans at year-end :



- \* Historical cost of fully depreciated tangible fixed assets still in use at year-end :
- \* Historical cost of tangible fixed assets pending liquidation at year-end:
- \* Commitments related to the purchase or sale of tangible fixed assets with significant value yet to be executed:

#### **9- Increase and Decrease in Finance-leased Fixed Assets:**

- Lease payments recognized as expenses during the year;
- Basis for determining additional lease payments ;
- Lease renewal terms or options to purchase the asset.

#### **10- Increase and Decrease in Intangible Fixed Assets:** (Details in attached appendix)

- Explanation and disclosure as required by Accounting Standard No. 04 "Intangible Fixed Assets"

#### **11- Increase and Decrease in Investment Properties:** ( Details in attached appendix )

- Explanation and disclosure as required by Accounting Standard No. 05 "Investment Properties" .

<b>12- Prepaid Expenses</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
<b>Long-term Prepaid Expenses</b>	<b>305.169.386.167</b>	<b>308.885.025.591</b>
Nhon Trach Industrial Park	66.447.910.260	68.824.065.462
Tan Phu Industrial Park	12.705.272.745	14.605.306.392
Ong Keo Industrial Park	7.853.233.899	8.081.213.443
An Phuoc Industrial Park	191.576.658.001	192.307.007.283
Nhon Trach 6D Industrial Park	12.102.818.896	12.102.818.896
Bao Loc Branch	5.144.230.750	5.360.976.165
Other Long-term Prepaid Expenses	9.339.261.616	7.603.637.950
<b>Short-term Prepaid Expenses</b>	<b>1.782.585.478</b>	<b>1.127.109.419</b>
Tools and Equipment Expenses	572.987.459	209.009.214
Other Short-term Prepaid Expenses	1.209.598.019	918.100.205

<b>13- Borrowings and Finance Lease Liabilities</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
<b>Long-term Borrowings</b>	<b>134.099.436.365</b>	<b>179.622.272.729</b>
<b>Long-term Bank Borrowings</b>	<b>134.099.436.365</b>	<b>178.832.272.729</b>
Vietnam Joint Stock Commercial Bank for Foreign Trade - Dong Dong Nai Branch (Vietcombank)	96.907.436.365	111.816.272.729
Prosperity and Development Joint Stock Commercial Bank - Dong Nai Branch (PG Bank)	37.192.000.000	67.016.000.000
<b>Long-term Borrowings From Other Institutions and Individuals</b>	<b>-</b>	<b>790.000.000</b>
Environmental Protection Fund	-	790.000.000
<b>Short-term Borrowings</b>	<b>2.985.706.872.852</b>	<b>1.053.452.538.536</b>
<b>Short-term Bank Borrowings</b>	<b>2.940.184.036.488</b>	<b>1.007.139.702.172</b>
Vietnam Joint Stock Commercial Bank for Investment and Development - Dong Dong Nai Branch (BIDV)	668.950.572.717	399.768.826.065
Vietnam Bank for Agriculture and Rural Development - Dong Nai Branch (Agribank)	454.615.586.079	137.335.977.302
Vietnam Joint Stock Commercial Bank for Industry and Trade - East Saigon Branch (Vietinbank)	389.488.302.900	155.053.274.556
China Construction Bank	381.559.520.000	-
Prosperity and Development Joint Stock Commercial Bank - Dong Nai Branch (PG Bank)	281.733.108.100	-
Military Commercial Joint Stock Bank (MB Bank)	262.261.951.900	146.010.663.933
Esun Commercial Bank - Dong Nai Branch	250.914.261.992	168.970.960.316

Sinopac Bank - Ho Chi Minh City Branch	250.660.732.800	-
<b>Current Portion of Long-term Bank Borrowings</b>	<b>44.732.836.364</b>	<b>44.732.836.364</b>
Prosperity and Development Joint Stock Commercial Bank - Dong Nai Branch (PG Bank)	29.824.000.000	29.824.000.000
Vietnam Joint Stock Commercial Bank for Foreign Trade - Dong Nai Branch (Vietcombank)	14.908.836.364	14.908.836.364
<b>Current Portion of Long-term Other Institutions Borrowings</b>	<b>790.000.000</b>	<b>1.580.000.000</b>
Environmental Protection Fund	790.000.000	1.580.000.000
<b>Total</b>	<b>3.119.806.309.217</b>	<b>1.233.074.811.265</b>

<b>14- Short-term Trade Payables</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
<b>Third Parties</b>	<b>32.550.563.299</b>	<b>16.748.127.453</b>
Vietnam Industrial Construction Corporation	19.085.721.859	-
Red Sun Technology Co., Ltd	2.635.427.106	3.035.570.314
Nhon Trach Water Supply Joint Stock Company	2.166.638.655	1.856.815.562
Ngan Lam Co., Ltd	2.076.828.193	-
Ly Gia Bao Private Enterprise	1.249.658.449	1.249.658.449
Ocean Architecture Co., Ltd - Southern Branch	-	747.740.000
Dong Tien Trading Import-Export Service Co., Ltd - Branch	-	3.510.324.020
Vinacafe Export-Import Center - Vietnam Coffee Corporation One Member Co., Ltd	-	586.358.003
Other Customers - Bao Loc	143.130.496	76.161.195
Other Customers - The Corporation	5.193.158.541	5.685.499.910
<b>Related Parties</b>	<b>1.147.579.102</b>	<b>1.286.377.879</b>
Tin Nghia Professional Security Services Corporation	965.477.554	648.842.400
Tin Nghia Petrol Joint Stock Company	99.117.950	112.714.090
Tin Nghia Logistics Joint Stock Company - Bien Hoa ICD	70.833.382	121.414.413
Nhon Trach Green Trees Corporation	10.800.000	365.569.200
Tin Nghia Industrial Park Development Joint Stock Company	1.350.216	385.776
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	-	1.596.000
Tin Nghia Transport Joint Stock Company	-	35.856.000
<b>Total</b>	<b>33.698.142.401</b>	<b>18.034.505.332</b>

<b>Short-term Advances from Customers</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
<b>Third Parties</b>	<b>124.408.461.104</b>	<b>91.196.769.302</b>
Nhon Trach Power Company - Joint Stock Company - Branch of PetroVietnam Power Corporation	122.000.000.000	90.000.000.000
Other Customers	2.408.461.104	1.196.769.302
<b>Related Parties</b>	<b>71.000.405</b>	<b>31.326.400</b>
Tin Nghia Logistics Joint Stock Company - Bien Hoa ICD	71.000.405	-
Tuan Loc Commodities Co., Ltd	-	31.326.400
<b>Total</b>	<b>124.479.461.509</b>	<b>91.228.095.702</b>

#### 15- Bonds Issued .

<b>Content</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
-	-	-

## 16- Taxes and Amounts Payable to the State

### \* Value-Added Tax

The company applies the Value-Added Tax deduction method. The VAT rates are determined according to current regulations.

\* *Import-Export Tax: The company declares and pays taxes as notified by the Customs Department .*

### \* Corporate Income Tax Expense

#### Corporate Income Tax Expense :

Attached Appendix

#### Taxes and Amounts Receivable from the State :

Attached Appendix

## 17- Accrued Expenses

17.1 Short-term Accrued Expenses	Ending Balance	Beginning Balance
Loan Interest Expenses	2.595.584.044	1.183.393.301
Industrial Park 6D Infrastructure Costs	1.513.831.295	1.611.435.089
Estimated Infrastructure Costs for Ong Keo IP	64.965.355.701	54.015.200.494
Other Expenses	5.392.691.321	2.474.474.571
<b>Total</b>	<b>74.467.462.361</b>	<b>59.284.503.455</b>

17.2 Long-term Accrued Expenses	Ending Balance	Beginning Balance
Other Expenses	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

## 18- Other Payables

18.1 Short-term Payables	Ending Balance	Beginning Balance
<b>Third Parties</b>	<b>108.148.121.893</b>	<b>42.435.308.760</b>
Dividend Payables	417.984.000	359.381.000
Nhon Trach Industrial Park Customers	99.032.852.467	33.277.145.096
Social Insurance, Health Insurance, and Trade Union Fees	46.075.001	-
Deposits and Collateral Received	6.479.465.425	2.858.454.393
Other Customers	108.148.121.893	5.940.328.271
<b>Related Parties</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>108.148.121.893</b>	<b>42.435.308.760</b>

18.2 Long-term Payables	Ending Balance	Beginning Balance
<b>Long-term Payables</b>	<b>39.119.605.850</b>	<b>39.765.504.161</b>
Land Rent Payable (One-time Payment)	12.445.518.174	12.445.518.174
20-Year Land Rent for Tan Bien Market	-	645.898.311
Compensation Payable for Long Thanh BT Contract	26.674.087.676	26.674.087.676
<b>Long-term Payables (Account 344)</b>	<b>2.314.220.524</b>	<b>1.807.826.000</b>
Factories, Warehouses, Markets, Plazas	1.648.980.524	1.142.586.000
Nhon Trach Industrial Park	365.000.000	365.000.000
Warehouse Rentals - Bao Loc Branch Customers	300.240.000	300.240.000



<b>Total</b>	<b>41.433.826.374</b>	<b>41.573.330.161</b>
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## 19- Unearned Revenue

<b>19.1 Short-term Unearned Revenue</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
Nhon Trach 3 Industrial Park	56.984.831.371	56.820.215.679
Tan Phu Industrial Park	6.126.500.285	4.913.688.234
An Phuoc Industrial Park	36.269.336.076	32.633.057.109
Ong Keo Industrial Park	19.402.446.561	19.275.702.377
Premises, Warehouses, Offices, Houses	35.785.152	87.505.530
<b>Total</b>	<b>118.818.899.445</b>	<b>113.730.168.929</b>

<b>19.2 Long-term Unearned Revenue</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
Tan Phu Industrial Park	190.654.491.600	196.420.107.760
An Phuoc Industrial Park	1.192.492.185.577	1.183.761.815.587
Ong Keo Industrial Park	422.212.825.903	350.931.558.376
Nhon Trach Industrial Park	1.830.371.409.111	1.837.553.585.668
<b>Total</b>	<b>3.635.730.912.191</b>	<b>3.568.667.067.391</b>

## 20- Long-term Provisions

<b>Content</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
Long-term Provisions	5.207.649.980	6.127.618.760

## 21- Preferred Shares:

## 22- Deferred Income Tax Assets and Deferred Income Tax Liabilities:

### a- Deferred Income Tax Assets Related to Unused Taxable Losses:

<b>Content</b>	<b>Current Year</b>	<b>Previous Year</b>
Beginning Balance	-	-
Incurred During the Year	(681.146.857)	-
Reversed During the Year	(681.146.857)	-
<b>Ending Balance</b>	<b>-</b>	<b>-</b>

### b- Deferred Income Tax Liabilities:

<b>Deferred Income Tax Liabilities</b>	<b>Ending Balance</b>	<b>Beginning Balance</b>
Beginning Balance	<b>41.178.144.460</b>	<b>55.099.687.942</b>
Deferred Income Tax Liabilities from Temporary Taxable Differences	(681.146.857)	(12.184.006.141)
Deferred Income Tax Liabilities Reversed from Previous Years - Formosa	(816.302.713)	(816.302.713)
Deferred Income Tax Liabilities Reversed from Previous Years - Tan Van	(921.234.628)	(921.234.628)
<b>Ending Balance</b>	<b>38.759.460.262</b>	<b>41.178.144.460</b>

## 23- Equity

a- Reconciliation of Changes in Owners' Equity: (Details attached in a supporting schedule)

b- Details of Owners' Equity Contributions

	<b>Ending Balance</b>	<b>Beginning Balance</b>
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Shareholder Name	Amount	Percentage (%)	Amount	Percentage (%)
Dong Nai Provincial Party Committee	961.250.000.000	48,06%	961.250.000.000	48,06%
Saigon Investment Construction and Building Materials Corporation	499.139.390.000	24,96%	499.139.390.000	24,96%
Other Shareholders	539.610.610.000	26,98%	539.610.610.000	26,98%
<b>Total</b>	<b>2.000.000.000.000</b>	<b>100%</b>	<b>2.000.000.000.000</b>	<b>100%</b>

*c- Transactions with Owners' Equity*

Content	Ending Balance	Beginning of Period
Owners' Equity Contributions		
- Initial Contributions	2.000.000.000.000	2.000.000.000.000
- Additional Contributions During the Year	-	-
- Reductions in Contributions During the Year	-	-
- Ending Contributions	2.000.000.000.000	2.000.000.000.000

*d- Shares*

Content	Ending Balance	Beginning of Period
Number of Shares Registered for Issuance	200.000.000	200.000.000
Shares Sold to the Public		
- Common Shares	200.000.000	200.000.000
Shares Repurchased		
- Common Shares	-	-
Outstanding Shares		
- Common Shares	200.000.000	200.000.000
Par Value of Outstanding Shares:	10.000 VND/share	10.000 VND/share

**24- Asset Revaluation Differences**

	Ending Balance	Beginning Balance
Reason for the Changes Between Beginning and Ending Balances	.....	.....

**25- Foreign Exchange Differences**

	Ending Balance	Beginning Balance
- Reason for the Changes	.....	.....

**26- Funding Sources**

	Ending Balance	Beginning Balance
- Funding Allocated During the Year	.....	.....
- Operating Expenses	.....	.....
- Remaining Funding at Year-End	.....	.....

**27- Off-Balance Sheet Items**

Content	Ending Balance	Beginning Balance
1. Leased Assets	-	-
2. Materials and Goods Held for Safekeeping or Processing	-	-
3. Goods Held for Consignment or Sale	-	-
4. Written-Off Bad Debts	-	-
5. Foreign Currencies (USD)	460.723,82	3.393.215,73

(SGD)	-	-
6. Budget for Operational Activities and Projects	-	-

## VI- Additional Information for Items Presented in the Statement of Comprehensive Income .

Content	Quarter IV/2024	Quarter IV/ 2023
<b>1- Revenue from Sales and Services</b>	<b>2.496.235.485.829</b>	<b>1.354.763.257.361</b>
Including:		
Revenue from goods and finished product sales	2.348.851.876.901	1.246.635.318.494
Revenue from real estate business	32.291.069.417	3.517.815.077
Revenue from service provision	10.295.641.481	10.649.836.441
Revenue from industrial park infrastructure business	104.796.898.030	93.960.287.349
<b>2- Deductions from Revenue</b>	<b>-</b>	<b>-</b>
Trade discounts	-	-
Sales allowances	-	-
Sales returns	-	-
VAT payable (direct method)	-	-
Special consumption tax	-	-
Export tax	-	-
<b>3- Net Revenue</b>	<b>2.496.235.485.829</b>	<b>1.354.763.257.361</b>
Revenue from goods and finished product sales	2.348.851.876.901	1.246.635.318.494
Revenue from real estate business	32.291.069.417	3.517.815.077
Revenue from service provision	10.295.641.481	10.649.836.441
Revenue from industrial park infrastructure business	104.796.898.030	93.960.287.349
<b>4- Cost of Goods Sold</b>	<b>2.420.894.289.566</b>	<b>1.270.200.377.795</b>
Cost of goods and finished products sold	2.339.454.424.315	1.231.098.740.495
Cost of real estate business	31.896.204.311	1.878.314.361
Cost of service provision	15.397.861.995	4.383.963.230
Cost of industrial park infrastructure business	34.145.798.945	32.839.359.709
<b>5- Finance Income</b>	<b>132.564.024.022</b>	<b>128.789.435.386</b>
Interest income from loans and deposits	19.751.443.691	20.988.837.727
Interest from deferred sales	16.213.000.075	6.527.379.523
Dividends and profits received	92.028.981.000	99.006.122.000
Foreign exchange gains from year-end revaluation	1.281.169.894	(110.515.902)
Foreign exchange gains incurred during the year	2.224.213.691	2.377.612.038
Other financial income	1.065.215.671	-
<b>6- Finance Expenses</b>	<b>8.340.036.253</b>	<b>67.570.066.733</b>
Interest expenses	19.963.809.039	7.353.029.831
Foreign exchange losses incurred during the year	125	4.893.358.901
Foreign exchange losses from year-end revaluation	47.534.472	(3.197.377.481)
Provision for impairment of investments	(14.916.001.844)	58.521.055.482
Other financial expenses	3.244.694.461	-
<b>7- Selling Expenses</b>	<b>6.637.813.424</b>	<b>9.097.530.668</b>
Cost of raw materials, supplies, and tools	250.751.433	662.447.807
Staff expenses	2.383.639.629	1.866.034.169



Depreciation of fixed assets	315.019.199	312.168.570
Warranty expenses	-	7.777.330
External service expenses	2.878.441.637	4.986.114.089
Other monetary expenses	809.961.526	1.262.988.703
<b>8- General and Administrative Expenses</b>	<b>13.763.491.737</b>	<b>(10.910.568.706)</b>
Administrative staff expenses	16.132.083.625	21.799.343.409
Administrative materials and tools expenses	520.384.470	652.067.195
Depreciation of fixed assets	1.129.900.011	1.113.724.186
Taxes, fees, and charges	3.457.352.517	2.902.110.697
Provision expenses	(14.915.652.711)	(44.360.462.685)
External service expenses	2.988.468.792	3.759.202.239
Other monetary expenses	4.450.955.033	3.223.446.253
<b>9- Other Income</b>	<b>12.321.624.356</b>	<b>3.964.881.385</b>
Disposal of assets	90.115.144	48.636.364
Disposal of packaging and tools	85.409.259	5.925.926
Other income	12.146.099.953	3.910.319.095
<b>10- Other Expenses</b>	<b>26.998.226.046</b>	<b>1.006.804.392</b>
Depreciation of unused assets	549.918.221	588.553.328
Asset disposal expenses	156.666.667	366.693.664
Other expenses	-	51.557.400
Expenses for supporting contract termination	26.291.641.158	-

#### 10.- Current Corporate Income Tax Expenses

Current Corporate Income Tax Expenses	Quarter IV/2024	Quarter IV/ 2023
- Current Corporate Income Tax Expenses based on taxable income for the year	14.721.323.164	19.670.808.105

Corporate Income Tax Payable	Current Year	Previous Year
Beginning balance of Corporate Income Tax Payable	22.573.848.690	(4.374.892.367)
Corporate Income Tax Payable during the year	51.286.581.939	34.663.099.651
Corporate Income Tax Paid during the year	52.178.532.285	7.714.358.594
Corporate Income Tax Payable at the End of the Quarter/Year (*)	<b>21.681.898.344</b>	<b>22.573.848.690</b>

#### 11- Deferred Corporate Income Tax Expenses

	Current Year	Previous Year
Deferred Corporate Income Tax expenses from deductible temporary differences	(681.146.857)	(12.184.006.141)
Deferred Corporate Income Tax income from reversing deferred Corporate Income Tax liabilities	(1.737.537.341)	(1.737.537.341)
<b>Total</b>	<b>(2.418.684.198)</b>	<b>(13.921.543.482)</b>

#### VII – Supplementary Information for Items in the Cash Flow Statement

## 1- Non-Cash Transactions

*Curent Year*

*Previous Year*

- Acquisition of assets through assumption of related liabilities or financial leasing transactions:
- Acquisition of enterprises through share issuance:
- Debt-to-equity conversion:

2- Cash and Cash Equivalents Held but Not Utilized: Disclose the value and reasons for significant cash and cash equivalents held by the enterprise that cannot be utilized due to legal restrictions or other binding obligations that the enterprise is required to comply with.

## VIII- Other Information

1- Contingent Liabilities, Commitments, and Other Financial Information.

2- Events Occurring After the End of the Fiscal Year

3- Related Party Information

During the period, the Corporation had transactions with related parties up to December 31, 2024, as follows:

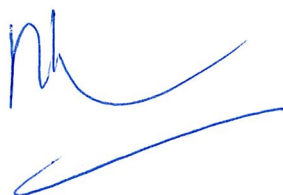
4- Transactions During the Period

Content	Relationship	Quarter IV/2024	Quarter IV/ 2023
<b>Sales Revenue and Service Provision</b>		<b>240.998.653.806</b>	<b>38.718.753.705</b>
Sales Revenue and Service Provision	Subsidiary	1.778.306.712	654.287.161
Tin Nghia Small and Medium Enterprises Development Corporation	Subsidiary	1.449.660.351	1.517.201.968
Tin Nghia Petrol Joint Stock Company	Subsidiary	1.068.433.154	323.299.140
Tin Nghia Professional Security Services Corporation	Subsidiary	683.380.457	505.356.183
Tin Nghia A Chau Joint Stock Company	Subsidiary	-	85.536.000
Thong Nhat Joint Stock Company	Associate	8.631.360	11.080.800
Olympic Coffee Joint Stock Company	Other Related Party	209.535.551.648	34.373.344.719
Tuan Loc Commodities Company Limited	Other Related Party	26.381.597.507	1.131.162.690
Tin Nghia Transport Joint Stock Company	Other Related Party	82.595.017	103.224.873
Thong Nhat Real Estate Joint Stock Company	Other Related Party	10.497.600	10.497.600
Nhon Trach Green Trees Corporation	Other Related Party	-	3.762.571
<b>Other Revenue (Collection and Payment on Behalf)</b>		<b>338.343.790</b>	<b>7.438.036.492</b>
Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	Subsidiary	300.934.218	7.409.979.267
Tin Nghia Petrol Joint Stock Company	Subsidiary	37.409.572	28.057.225
<b>Purchases of Goods, Materials, and Services</b>		<b>3.528.497.008</b>	<b>576.875.261.396</b>
Tin Nghia Professional Security Services Corporation	Subsidiary	2.388.602.753	2.154.280.000
Tin Nghia Petrol Joint Stock Company	Subsidiary	270.837.044	258.880.877
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	Subsidiary	103.663.889	203.931.483
Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	Subsidiary	71.221.380	78.759.463
Tin Nghia Industrial Park Joint Stock Company – Phuong Dong	Subsidiary	4.629.630	3.703.704
Tin Nghia Industrial Park Development Joint Stock Company	Subsidiary	1.786.000	1.428.800
Tin Nghia Project Management Joint Stock Company	Associate	653.256.312	274.760.269
Nhon Trach Green Trees Corporation	Other Related Party	30.000.000	1.014.770.000
PetroVietnam Phuoc An Port Investment & Operation Joint Stock Company	Other Related Party	4.500.000	
Tuan Loc Commodities Company Limited	Other Related Party	-	572.534.390.800
Tin Nghia Transport Joint Stock Company	Other Related Party	-	350.356.000
<b>Dividends and Profits Shared</b>		<b>92.028.981.000</b>	<b>99.006.122.000</b>
Tin Nghia Industrial Park Development Joint Stock Company	Subsidiary	47.950.500.000	44.262.000.000
Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	Subsidiary	20.096.209.000	17.225.322.000
Tin Nghia Small and Medium Enterprises Development Corporation	Subsidiary	12.847.500.000	10.278.000.000
Tin Nghia Petrol Joint Stock Company	Subsidiary	6.293.972.000	-
Phuoc Tan Trading and Construction Joint Stock Company	Subsidiary	-	22.400.000.000

Thong Nhat Joint Stock Company	Associate	4.840.800.000	4.840.800.000
<b>Loan Interest and Advance Payments</b>		<b>17.652.623.537</b>	<b>19.532.623.975</b>
Tin Nghia A Chau Joint Stock Company	Subsidiary	5.505.607.068	4.214.756.159
Nhon Trach Investment Joint Stock Company	Subsidiary	3.933.764.335	3.831.687.055
Tin Nghia Industrial Park Joint Stock Company – Phuong Dong	Subsidiary	3.478.728.998	7.013.823.982
Tin Nghia Small and Medium Enterprises Development Corporation		151.119.452	168.390.247
Olympic Coffee Joint Stock Company	Other Related Party	4.583.403.684	4.303.966.532
<b>Short-term Loans</b>		<b>12.692.853.377</b>	<b>52.034.438.281</b>
Tin Nghia A Chau Joint Stock Company	Subsidiary	12.692.853.377	52.034.438.281
<b>Short-term Loan Recoveries</b>		<b>93.324.237.393</b>	<b>297.674.277.023</b>
Tin Nghia Industrial Park Joint Stock Company – Phuong Dong	Subsidiary	39.524.237.393	297.674.277.023
Nhon Trach Investment Joint Stock Company	Subsidiary	12.000.000.000	-
Olympic Coffee Joint Stock Company	Other Related Party	41.800.000.000	-
<b>Dividends Paid</b>		<b>73.019.469.500</b>	-
Saigon Investment Construction and Building Construction Material Corporation	Shareholder	24.956.969.500	-
Office of Dong Nai Provincial Party Committee	Shareholder	48.062.500.000	-

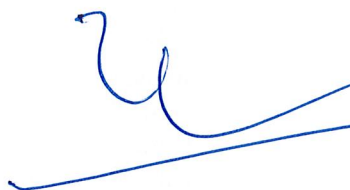
*Bien Hoa, January 20, 2025*

**Preparer**  
(Signature, Full Name)



**Nguyen Nhu Huynh**

**Chief Accountant**  
(Signature, Full Name)



**Nguyen Thi Thuy Van**

**General Director**  
(Signature, Full Name, Seal)



**Tran Trung Tuan**