

CÔNG TY CỔ PHẦN
SXKD XNK DV & ĐT TÂN BÌNH
TAN BINH IMPORT - EXPORT
JOINT STOCK CORPORATION
(TANIMEX)

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số: 889 /CV-ĐT&DA
No.: 889 /CV-DT&DA

TP.HCM, ngày 16 tháng 10 năm 2025
HCMC, October 16, 2025

Công Ty Cổ Phần
Sản Xuất Kinh
Doanh Xuất Nhập
Khẩu Dịch Vụ Và
Đầu Tư Tân Bình

Digitally signed by Công Ty Cổ Phần Sản Xuất
Kinh Doanh Xuất Nhập Khẩu Dịch Vụ Và Đầu
Tư Tân Bình
DN: C=VN, S=THÀNH PHỐ HỒ CHÍ MINH,
CN=Công Ty Cổ Phần Sản Xuất Kinh Doanh
Xuất Nhập Khẩu Dịch Vụ Và Đầu Tư Tân Bình,
OID.0.9.2342.19200300.100.1.1=MST:
0301464904
Reason: I am the author of this document
Location: your signing location here
Date: 2025-10-16 14:58:40
Foxit Reader Version: 10.0.1

CÔNG BỐ THÔNG TIN ĐỊNH KỲ PERIODIC INFORMATION DISCLOSURE

Kính gửi/To:

- Ủy ban Chứng khoán Nhà nước/State Securities
Commission of Vietnam

- Sở Giao dịch chứng khoán TP.HCM/Ho Chi Minh
City Stock Exchange

1. Tên tổ chức/Name of organization: Công ty Cổ phần Sản xuất Kinh doanh Xuất Nhập
khẩu Dịch vụ và Đầu tư Tân Bình/Tan Binh Import - Export Joint Stock Corporation
(viết tắt/ abbreviation: TANIMEX).

- Mã chứng khoán/Securities code: TIX

- Địa chỉ trụ sở chính/Address: 325 Lý Thường Kiệt, Phường 9, Quận Tân Bình,
TP.HCM/325 Ly Thuong Kiet, Ward 9, District Tân Bình, HCM City

- Điện thoại liên hệ/telephone: (84-028)3868.6378

Fax: (84-8)38642060

- Email: tanimex@tanimex.com.vn

2. Nội dung thông tin công bố/ Contents of disclosure:

- Báo cáo tài chính Quý 4 năm 2025 (Niên độ tài chính từ 01/10/2024 - 30/9/2025)/
Financial statement for the fourth quarter of 2025 (Fiscal year from October 1,
2024 - September 30, 2025)

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày
16/10/2025 tại đường dẫn: <https://www.tanimex.com.vn/> ⇒ Quan hệ cổ đông/This
information was published on the company's website on 16/10/2025 (date), as in the
link <https://www.tanimex.com.vn/> ⇒ Shareholder Information.



Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

**Đại diện tổ chức/Organization
representative**

Người đại diện theo pháp luật/Legal representative

TỔNG GIÁM ĐỐC/GENERAL DIRECTOR

Tài liệu đính kèm/Attached:

-BCTC quý 4 năm 2025/Financial statement of Q4.2025.

Nơi nhận/Recipient:

- Như trên/As above
- Lưu VT, ĐT&DA-NV.03/Save VT,
ĐT&DA-NV.03



TRẦN QUANG TRƯỜNG



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION
(TANIMEX)

No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City

Tax Code: 0 3 0 1 4 6 4 9 0 4



THE 4th QUARTER FINANCIAL STATEMENTS
(The Fiscal Year from 01 October 2024 to 30 September 2025)



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS**BALANCE SHEET**

As of 30 September 2025

ASSETS	CODE	ENDING BALANCE	BEGINNING BALANCE
A. CURRENT ASSETS :	100	605.095.580.025	534.100.597.459
I. Cash and cash equivalents	110	60.204.915.141	47.437.268.487
1./ Cash	111	50.204.915.141	47.437.268.487
2./ Cash equivalents	112	10.000.000.000	-
II. Short-term financial investments	120	478.109.357.900	455.032.635.550
1./ Trading securities	121	1.437.955.710	8.017.244.484
2./ Provisions for devaluation of trading securities	122	(28.597.810)	(110.795.234)
3./ Held-to-maturity investments	123	476.700.000.000	447.126.186.300
III. Short-term receivables	130	62.376.667.977	27.146.981.346
1./ Short-term trade receivables	131	22.617.093.632	18.066.278.460
2./ Short-term prepayments to suppliers	132	300.000.000	1.152.875.654
3./ Short-term inter-company receivables	133	-	-
4./ Receivables according to the progress of construction contract	134	-	-
5/ Receivables for short-term loans	135	-	-
6./ Other short-term receivables	136	41.255.800.431	11.317.309.550
7./ Allowance for short-term doubtful debts	137	(1.796.226.086)	(3.389.482.318)
8./ Deficit assets for treatment	139	-	-
IV. Inventories	140	-	67.650.000
1./ Inventories	141	-	67.650.000
2./ Allowance for inventories	149	-	-
V. Other current assets	150	4.404.639.007	4.416.062.076
1./ Short-term prepaid expenses	151	4.404.639.007	4.416.062.076
2./ Deductible VAT	152	-	-
3./ Taxes and other receivables from the State	153	-	-
4./ Trading Government bonds	154	-	-
5./ Other current assets	155	-	-
B. NON-CURRENT ASSETS	200	619.948.916.699	677.925.591.978
I. Long-term receivables	210	7.284.723.529	7.284.723.529
1./ Long-term trade receivables	211	-	-
2./ Long-term prepayments to suppliers	212	1.565.016.529	1.565.016.529
3./ Working capital in affiliates	213	-	-
4./ Long-term inter-company receivables	214	-	-
5./ Receivables for long-term loans	215	-	-
6./ Other long-term receivables	216	5.719.707.000	5.719.707.000
7./ Allowance for long-term doubtful debts	219	-	-
II. Fixed assets	220	31.061.413.232	34.649.591.287
1./ Tangible fixed assets	221	31.061.413.232	34.649.591.287
* Historical cost	222	181.318.896.245	178.387.542.785
* Accumulated depreciation	223	(150.257.483.013)	(143.737.951.498)
2./ Financial leased assets	224	-	-
* Historical cost	225	-	-
* Accumulated depreciation	226	-	-
3./ Intangible fixed assets	227	-	-
* Initial cost	228	445.000.000	445.000.000
* Accumulated amortization	229	(445.000.000)	(445.000.000)

III. Investment property	230	150.834.970.645	183.462.679.771
* Historical costs	231	603.858.516.306	599.024.606.306
* Accumulated depreciation	232	(453.023.545.661)	(415.561.926.535)
IV. Non-current assets in process	240	125.986.616.083	125.594.076.952
1./ Long-term work in process	241	125.866.616.083	125.474.076.952
2./ Construction-in-progress	242	120.000.000	120.000.000
V. Long-term financial investments	250	139.254.689.158	156.464.801.508
1./ Investments in subsidiaries	251	-	-
2./ Investments in joint ventures and associates	252	127.987.189.158	127.987.189.158
3./ Investments in other entities	253	19.287.500.000	42.198.699.970
4./ Provisions for devaluation of long-term financial investments	254	(8.020.000.000)	(13.721.087.620)
5./ Held-to-maturity investments	255	-	-
VI. Other non-current assets	260	165.526.504.052	170.469.718.931
1./ Long-term prepaid expenses	261	165.205.493.254	170.041.756.439
2./ Deferred income tax assets	262	321.010.798	427.962.492
3./ Long-term components and spare parts	263	-	-
4./ Other non-current assets	268	-	-
Total assets	270	1.225.044.496.724	1.212.026.189.437

LIABILITIES AND OWNER'S EQUITY	CODE	ENDING BALANCE	BEGINNING BALANCE
C. LIABILITIES	300	371.178.013.147	368.718.531.148
I. Current liabilities	310	117.636.706.676	114.613.403.507
1./ Short-term trade payables	311	1.006.443.566	2.459.922.679
2./ Short-term advances from customers	312	743.496.256	1.140.828
3./ Taxes and other obligations to the State Budget	313	24.780.447.193	14.831.192.048
4./ Payables to employees	314	5.541.746.797	5.160.638.291
5./ Short-term accrued expenses	315	10.000.000	10.000.000
6./ Short-term inter-company payables	316	-	-
7./ Payables according to the progress of construction contracts	317	-	-
8./ Short-term unearned revenue	318	6.511.240.582	5.863.686.201
9./ Other short-term payables	319	27.508.215.534	35.599.148.091
10./ Short-term borrowings and financial leases	320	-	-
11./ Provisions for short-term payables	321	-	-
12./ Bonus and welfare funds	322	51.535.116.748	50.687.675.369
13./ Price stabilization fund	323	-	-
14./ Trading Government bonds	324	-	-
II. Non-current liabilities	330	253.541.306.471	254.105.127.641
1./ Long-term trade payables	331	33.000.000	33.000.000
2./ Long-term advances from customers	332	-	-
3./ Long-term accrued expenses	333	53.133.955.072	55.399.355.391
4./ Inter-company payables for working capital	334	-	-
5./ Long-term inter-company payables	335	-	-
6./ Long-term unearned revenue	336	104.043.606.268	107.188.133.996
7./ Other long-term payables	337	96.330.745.131	91.484.638.254
8./ Long-term borrowings and financial leases	338	-	-
9./ Convertible bonds	339	-	-
10./ Preferred shares	340	-	-
11./ Deferred income tax liability	341	-	-
12./ Provisions for long-term payables	352	-	-
13./ Science and technology development fund	343	-	-
D. OWNER'S EQUITY	400	853.866.483.577	843.307.658.289
I. Owner's equity	410	853.866.483.577	843.307.658.289
1./ Capital	411	300.000.000.000	300.000.000.000
- Ordinary shares carrying voting rights	411a	300.000.000.000	300.000.000.000

- Preferred shares	411b	-	-
2./ Share premiums	412	170.675.017.127	170.675.017.127
3./ Bond conversion options	413	-	-
4./ Other sources of capital	414	-	-
5./ Treasury stocks	415	-	-
6./ Differences on asset revaluation	416	-	-
7./ Foreign exchange differences	417	-	-
8./ Investment and development fund	418	151.366.194.011	151.366.194.011
9./ Business arrangement supporting fund	419	-	-
10./ Other funds	420	-	-
11./ Retained earnings	421	231.825.272.439	221.266.447.151
- Retained earnings accumulated to the end of the previous period	421a	153.875.753.366	221.266.447.151
- Retained earnings of the current period	421b	77.949.519.073	-
12./ Construction investment fund	422	-	-
II. Other sources and funds	430	-	-
1./ Sources of expenditure	431	-	-
2./ Fund to form fixed assets	432	-	-
Total Liabilities and Owner's Equity	440	1.225.044.496.724	1.212.026.189.437

Tan Hoa, 15 October 2025

Preparer

Nguyen Thi Ngoc Thom

Chief Accountant

Ha Thi Thu Thao

Deputy General Director



Nguyen Dinh Minh Triet

INCOME STATEMENT

For the 4th Quarter of the Fiscal Year from 01 October 2024 to 30 September 2025

Items	Code	Current quarter		Accumulated from the beginning of the year	
		Current year	Previous year	Current year	Previous year
1. Sales	01	57.300.033.060	56.017.533.428	245.453.899.706	217.995.997.303
2. Sales deductions	02	-	-	-	-
3. Net sales (10=01-02)	10	57.300.033.060	56.017.533.428	245.453.899.706	217.995.997.303
4. Cost of sales	11	8.982.355.039	16.082.544.001	54.736.354.360	62.528.010.730
5. Gross profit (20=10-11)	20	48.317.678.021	39.934.989.427	190.717.545.346	155.467.986.573
6. Financial income	21	11.814.328.629	10.338.226.540	38.010.815.403	39.515.740.205
7. Financial expenses	22	12.859.378.473	(568.786.587)	15.253.515.204	2.119.862.977
In which: Loan interest expenses	23	-	-	-	-
8. Selling expenses	25	13.354.586.106	10.069.555.907	45.583.327.027	43.309.607.990
9. General and administration expenses	26	6.230.646.941	6.728.674.565	26.320.547.336	28.204.496.545
10. Net operating profit [=20+(21-22)-(25+26)]	30	27.687.395.130	34.043.772.082	141.570.971.182	121.349.759.266
11. Other income	31	1.513.741.184	439.758.737	2.410.230.850	8.557.343.427
12. Other expenses	32	802.520.926	23.621.366	1.068.226.596	773.921.809
13. Other profit/(loss) (40 = 31 -32)	40	711.220.258	416.137.371	1.342.004.254	7.783.421.618
14. Total accounting profit before tax (50 = 30 + 40)	50	28.398.615.388	34.459.909.453	142.912.975.436	129.133.180.884
15. Current income tax	51	5.991.277.796	6.892.037.161	27.356.504.669	22.082.366.103
16. Deferred income tax	52	106.951.694	-	106.951.694	1.900.097.058
17. Profit after tax (60 = 50 - 51 - 52)	60	22.300.385.898	27.567.872.292	115.449.519.073	105.150.717.723
18. Basic earnings per share	70	647	801	3.270	3.009
19. Diluted earnings per share	71	647	801	3.270	3.009

Preparer

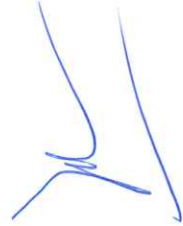
Chief Accountant

Deputy General Director

Tan Hoa, 15 October 2025



Nguyen Thi Ngoc Thom



Ha Thi Thu Thao



Nguyen Dinh Minh Triet

CASH FLOW STATEMENT

(Direct method)

For the 4th Quarter of the Fiscal Year from 01 October 2024 to 30 September 2025

Unit : VND

ITEMS	Code	Accumulated from the beginning of the year	
		Current year	Previous year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Cash inflows from sales of goods, service provisions and other income	01	273.074.588.737	252.480.672.202
2. Cash outflows for suppliers	02	(56.603.363.673)	(56.079.721.909)
3. Cash outflows for employees	03	(27.036.343.073)	(27.631.034.421)
4. Interests paid	04	-	-
5. Corporate income tax paid	05	(25.322.047.285)	(18.919.494.996)
6. Other cash inflows	06	25.938.364.866	31.308.490.037
7. Other cash outflows	07	(64.861.434.269)	(63.069.474.919)
Net cash flows from operating activities	20	125.189.765.303	118.089.435.994
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchases and construction of fixed assets and other non-current assets	21	(7.010.379.504)	(33.622.625.917)
2. Proceeds from disposals of fixed assets and other non-current assets	22	-	55.269.360
3. Cash outflow for lending, buying debt instruments of other entities	23	(500.300.000.000)	(383.526.186.300)
4. Cash recovered from lending, selling debt instruments of other entities	24	450.726.186.300	343.400.000.000
5. Investments in other entities	25	-	(7.207.520.000)
6. Withdrawals of investments in other entities	26	-	-
7. Interest earned, dividends and profits received	27	33.960.405.066	39.809.647.687
Net cash flows from investing activities	30	(22.623.788.138)	(41.091.415.170)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from issuing stocks and capital contributions from owners	31	-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32	-	-
3. Proceeds from borrowings	33	-	-
4. Repayment for loan principal	34	-	-
5. Payments for financial lease principal	35	-	-
6. Dividends and profit paid to the owners	36	(89.798.812.500)	(90.027.009.500)
Net cash flows from financing activities	40	(89.798.812.500)	(90.027.009.500)
Net cash flows during the period (20+30+40)	50	12.767.164.665	(13.028.988.676)
Beginning cash and cash equivalents	60	47.437.268.487	60.466.207.556
Effects of fluctuations in foreign exchange rates	61	481.989	49.607
Ending cash and cash equivalents (50+60+61)	70	60.204.915.141	47.437.268.487

Tan Hoa, 15 October 2025

Preparer

Chief Accountant

Deputy General Director



Nguyen Thi Ngoc Thom



Ha Thi Thu Thao



Nguyen Dinh Minh Triet

NOTES TO THE FINANCIAL STATEMENTS

For the 4th Quarter of the Fiscal Year from 01 October 2024 to 30 September 2025

I. General information

1. Ownership form: Joint Stock Company
2. Operating fields: Manufacturing, trading, exporting, importing, servicing and investing
3. Principal business activities: Investing in construction and trading houses, industrial parks' infrastructure and trading goods.
4. Normal operating cycle: 3 years for real estate investment and development
5. Effects of the Corporation's operation in the fiscal year on the Financial Statements: None
6. Structure of the Corporation

<u>List of joint ventures and associates</u>	<u>Address</u>	<u>Capital contribution rate</u>	<u>Voting rate</u>
Minh Phat Investment Joint Stock Company	4 th Floor, Tani -Office Building, No. 475D Le Trong Tan Street, Tay Thanh Ward, Ho Chi Minh City	45,28%	45,28%
Tan Binh Tanimex Production Service Joint Stock Company (Taniservice)	3 rd Floor, Tani-Office Building, No. 475D Le Trong Tan Street, Tay Thanh Ward, Ho Chi Minh City	22,85%	22,85%
Tri Duc Education Joint Stock Company	No. 1333A Thoai Ngoc Hau Street, Tan Phu Ward, Ho Chi Minh City	22,08%	22,08%
Viet Phat Packing Joint Stock Company	Lot C3-13 N8 Street, Tan Phu Trung Industrial Park, Cu Chi Commune, Ho Chi Minh City	35,00%	35,00%

II. Fiscal year, accounting currency unit

1. The fiscal year of the Corporation was from 01 October 2024 to 30 September 2025.
2. The accounting currency unit is Vietnamese Dong (VND)

III. Accounting Standards and System

1. The applicable Accounting System: the Financial Statements were prepared under the guidance of the Vietnamese Accounting Standards and System, which were issued in accordance with the Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Minister of Finance as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards and System of the Ministry of Finance.

2. Statement of the compliance with the Accounting Standards and System: the Board of Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Minister of Finance as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards and System of the Ministry of Finance in the preparation of the Financial Statements.

IV. Accounting policies

1. Principles of converting the Financial Statements prepared in foreign currencies into those in Vietnamese Dong:
2. Types of exchange rates used in accounting: at the exchange rates ruling as at the time of transaction of Vietcombank – Ho Chi Minh City Branch
3. Principles of determining actual interest rate (effective rate) for discounting the cash flows: using the interest rate ruling as at the time of transaction of Vietcombank – Ho Chi Minh City Branch
4. Principles of recognizing cash and cash equivalents: Cash and cash equivalents include cash on hand, bank deposits, cash in transit and short-term investments of which the recovery or due dates cannot exceed 3 months from the dates of the acquisition and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash.
 - a. Trading securities: the time to recognize is upon incurrence. Trading securities are recognized at actual costs (i.e. original amount) and the provisions are made on the basis of current regulations.
 - b. Held-to-maturity investments: the carrying value is the original amount
 - c. Loans: Loans are measured at costs and the allowances are made on the basis of current regulations
 - d. Investment in subsidiaries and associates: the determination of subsidiaries and associates is carried out in accordance with current regulations as well as Standard No. 07: "Accounting and investments in associates"; Standard No. 08: "Financial information on joint ventures"; Standard No. 25: "Consolidated Financial Statements and accounting for investments in subsidiaries". The time of recognition is upon transactions incurrence. The investments are recognized at the original investment amounts and the provisions are made on the basis of current regulations.
 - d. For investments in equity instruments of other entities: the carrying values are determined at original costs. The investment losses are determined on the basis of the invested entities' financial statements.
 - e. Accounting methods for other transactions in relation to financial investments
5. Accounting principles of receivables: receivables are recognized on the basis of invoices, documents and tracked in detail for each customer on the basis of debt ages.
 - * Allowance is made for each doubtful debt on the basis of the ages of debts or estimated loss as follows:
 - As for overdue debts:
 - 30% of the value of debts overdue between more than 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue from 3 years or more.
 - * As for doubtful debts: Allowance is made on the basis of the estimated loss.
6. Principles of recognizing inventories
 - Principles of recognizing inventories: Inventories are recognized at costs. Costs of inventories comprise costs of purchases, processing costs and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
 - Method of measuring inventories: Costs of inventories are determined in accordance with the specific identification method.
 - Method of recording inventories: Inventories are recorded in line with the perpetual method.
 - Method of making allowance for inventories: Allowance for inventories is recognized when their costs are higher than their net realizable values. 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.
7. Principles of recognizing fixed assets, financial leased assets, investment properties:
 - Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the period.

Fixed assets

Years

Buildings and structures	05 – 31
Machinery and equipment	06 – 10
Vehicles	03 – 10
Office equipment	03 – 05
Perennials	07
Other tangible fixed assets	04 – 07

- Investment property is property which is land use right, a building or part of a building, infrastructure held by the Corporation or by the lessee under a finance lease to earn rentals or for capital appreciation. Investment properties are measured at their historical costs less accumulated depreciation. Historical cost includes all the expenses paid by the Company or the fair value of other considerations given to acquire the assets up to the date of its acquisition or construction.

Expenses related to investment property arising subsequent to initial recognition should be added to the historical cost of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Corporation.

When the investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses during the period.

Investment property is depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years of the investment property are as follows:

<u>Investment property</u>	<u>Years</u>
Houses on land	08 – 30
Land use right	46 – 50
Infrastructure	10 – 15

- Intangible assets: Intangible fixed assets are determined by their initial costs less accumulated amortization. The Corporation's intangible fixed assets include:

+ Land use right includes all the actual expenses paid by the Corporation directly related to the land being used such as expenses to obtain the land use right, expenses for house removal, land clearance and ground leveling, registration fees, etc. The amortization years of the intangible fixed assets are as follows:

<u>Expenses</u>	<u>Years</u>
Land use right	50
Ground leveling	05 – 49
Compensations	05 – 48

+ Computer software

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Corporation until the date the software is put into use. Computer software is amortized in accordance with the straight-line method.

8. Accounting principles of contractual arrangement.

9. Accounting principles of deferred income tax: Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

10. Accounting principles of prepaid expenses:

- Prepaid expenses include advertising expenses, brokerage commissions, etc. for Son Ky 1 Apartment during the period offering for sales, for which, the revenues were not eligible for recognition.
- Expenses for house removal and ground leveling for Tan Binh Industrial Park (expanded part) are allocated for 48 years since 2010

11. Accounting principles of payables: payables are recognized on the basis of invoices, documents and tracked in detail for each customer on the basis of debt ages

12. Principles of recognizing borrowings and financial leases: Borrowings and financial leases are recognized at original amounts and tracked in detail by subject and specific time. The borrowings in foreign currencies will be re-evaluated according to current requirements.

13. Principles of recognizing and capitalizing borrowing costs

- Borrowing costs are recorded into expenses during the period. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be capitalized.

- In the event that general borrowings are partly used for the construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

- The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the year, except for particular borrowings serving the purpose of obtaining a specific asset.

14. Principles of recognizing accrued expenses:

Accrued expenses are recorded based on reasonable estimates for the amounts payable for merchandises and services during the period.

15. Principles and methods of recognizing provisions for payables: Complying with accounting standard: "Provisions, contingent assets and liabilities"

16. Principles of recognizing unearned revenues: Unearned revenues are recognized on the basis of the actual amounts collected in advance from customers but these amounts are not eligible for revenue recognition. In case of receiving premises rentals in advance in many accounting periods, the amount for revenue recognition every year will be equal to the total prepaid amount divided by the number of prepayment years.

17. Principles of recognizing convertible bonds: non-incurrence

18. Principles of recognizing owner's equity

- Capital is recorded according to the actual amounts contributed by shareholders. Share premiums are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury shares. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

- Principles of recognizing exchange differences: exchange differences are recognized at the actual exchange rates ruling as at the time of recognition

- Principles of recognizing retained earnings: Retained earnings are earnings from business operations (-) minus current income tax. Profit distribution is made according to the Charter, Financial Management Regulations of the Parent Company and the Decision of the Annual General Meeting of Shareholders.

19. Principles and methods of recognizing sales:

- Sales of merchandises: Complying with 5 conditions for sales recognition as specified in accounting standard No. 14 "Sales and other income"; Payments received in advance from customers are not recognized as sales during the period.

- Sales of service provisions: Complying with 4 conditions for sales recognition as specified in accounting standard No. 14 "Sales and other income";

- Financial income: Complying with 2 conditions for sales recognition as specified in accounting standard No. 14 "Sales and other income";

- Other income includes income from activities that occur irregularly other than sales-generating activities.

20. Accounting principles of sales deductions:

Sales deductions include trade discounts, sales allowances, sales returns which are recorded separately. Sales deductions are deducted against initially recorded sales to determine net sales as a basis for determination of operation results of the accounting period.

21. Accounting principles of costs of sales: Costs of sales are recognized according to the principle that costs correspond to sales, including inventory losses, costs of materials exceeding norm, allowance for inventories, etc. In case of reversal of allowances, sales returns, reversal of accrued expenses, costs of sales will be recorded as a corresponding decrease as required by current regulations.

22. Accounting principles of financial expenses: Financial expenses include expenses or losses due to investments in joint ventures and associates, financial provisions, un-capitalized loan interest according to Accounting Standards.

23. Accounting principles of selling expenses and general and administration expenses: Timely, fully and accurately recognizing general and administration expenses and selling expenses during the period. In case of reversal of allowances for doubtful debts and provision for payables, etc., they will be recorded as decreases in expenses during the period.

24. Principles and methods of recognizing current income tax

- Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

- Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

- Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

25. Other accounting principles and methods: fully complying with requirements of Vietnamese Accounting Standards and System, which were issued in accordance with the Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Minister of Finance as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards and System of the Ministry of Finance.

V. Applicable accounting policies (in case of non-satisfaction of going-concern assumption)

VI. Additional information on the items of the Balance Sheet

	<u>Unit: VND</u>	
	Ending balance	Beginning balance
1- Cash and cash equivalents		
- Cash	1.442.988.500	1.073.386.900
- Demand deposits in banks	48.761.926.641	46.363.881.587
- Under-3-month deposit	10.000.000.000	0
Total	60.204.915.141	47.437.268.487

3- Trade receivables		<u>Ending balance</u>	<u>Beginning balance</u>
a./ Short-term trade receivables		22.617.093.632	18.066.278.460
- Tan Binh Tanimex Production Service Joint Stock Company (TANISERVICE JSC)	0	3.816.489	
- Minh Phat Investment and Development Joint Stock Company	5.643.432	7.226.144	
- Hung Phat Services Production Joint Stock Company	132.000.000	0	
- Gia Han Trading Manufacturing Construction Company	3.487.502.603	81.854.601	
- Dori Restaurant Corporation	477.946.912	1.382.946.912	
- Bac Nam Development and Investment Joint Stock Company	0	796.020.883	
- Acecook Vietnam Joint Stock Company	401.127.596	362.855.608	
- Viet Nam Capital Seaweed Consumer Joint Stock Company	953.566.540	216.050.688	
- Decotex Co., Ltd.	593.544.738	594.092.942	
- I Chi Ban Foods Company Limited	87.517.397	1.706.551.431	
- Xuan Huong Co., Ltd.	0	2.415.379.153	
- Leader Aid Enterprise Vietnam Ltd	1.081.036	4.574.253.191	
- Em Dem Production - Trading Company Limited	1.115.602.131	1.115.602.131	
- Viet An Consulting Service Trading Joint Stock Company	1.975.752.000	0	
- Pearl Dent Co., Ltd.	10.722.112.112	3.971.473	
- Other trade receivables (Beginning balance: 119 customers - Ending balance: 120 customers)	2.663.697.135	4.805.656.814	
b./ Long-term trade receivables		0	0
c/ Receivables from related parties		137.643.432	11.042.633
- Tan Binh Tanimex Production Service Joint Stock Company (Taniservice)	0	3.816.489	
- Minh Phat Investment and Development Joint Stock Company	5.643.432	7.226.144	
- Hung Phat Services Production Joint Stock Company	132.000.000	0	
4- Other receivables		<u>Ending balance</u>	
		<u>Value</u>	<u>Allowance</u>
a/ Short-term		41.255.800.431	0
- Receivables for equitization	0	0	
- Dividends and profit shared	0	0	
- Advance for dividends	0	0	
- Receivables from employees	0	5.000.000	
- Deposits and mortgages	10.824.694.260	3.100.064.599	
- Lending	0	0	
- Payments on other's behalf	0	88.600.000	
- Receivables for savings deposit interest and bond interest to be received , loan interest	9.208.514.689	6.767.866.021	
- Receivables for temporarily paid corporate income tax from trading real estate	1.204.323.683	1.242.810.763	
- Receivables from maturing bonds	20.000.000.000	0	
- Other receivables	18.267.799	112.968.167	
b/ Long-term		5.719.707.000	0
- Deposits and mortgages	5.719.707.000	5.719.707.000	
- Other receivables	0	0	
Total	46.975.507.431	0	17.037.016.550
5- Deficit assets for treatment		<u>Ending balance</u>	
		<u>Quantity</u>	<u>Value</u>
a/ Cash			
b/ Inventories			
c/ Fixed assets			
d/ Other assets			

Total**6- Doubtful debts**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Original amount	Recoverable amount	Original amount	Recoverable amount
- Total value of receivables, doubtful debts already overdue or not yet overdue	1.956.596.158	1.956.596.158	4.428.724.901	4.428.724.901
+ Receivables overdue for 3 years or more (accounting for 10% or more of the total overdue debts):				
. Em Dem Production - Trading Company Limited	1.115.602.131	1.115.602.131	1.115.602.131	1.115.602.131
. District 12 Public Services Company Limited	0	0	264.735.735	264.735.735
- Dori Restaurant Corporation	477.946.912	477.946.912	923.388.461	923.388.461
- Fines, interest charged on late payment, etc. incurred from overdue and unrecognized debts				
- Recoverability of doubtful debts	1.956.596.158	1.956.596.158	4.428.724.901	4.428.724.901

7- Inventories

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Original costs	Allowance	Original costs	Allowance
- Goods in transit				
- Materials and supplies				
- Tools				
- Work-in-process	0		0	
- Finished goods	0		0	
- Merchandises	0		67.650.000	
- Goods on consignment	0		0	
- Goods stored in bonded warehouse	0		0	
- Properties	0		0	
Total	0	0	67.650.000	0

8- Long-term assets-in-process

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Original costs	Recoverable value	Original costs	Recoverable value
a/ Long-term work-in-process	125.866.616.083	125.866.616.083	125.474.076.952	125.474.076.952
- Binh Tan Apartment Project	70.368.715.889	70.368.715.889	69.474.903.881	69.474.903.881
- Auxiliary area of houses and residential area (corner of DC12 & 13 Street, Son Ky Ward)	3.920.018.113	3.920.018.113	3.920.018.113	3.920.018.113
- Residential Area in Tan Binh Industrial Park (expanded part)	34.318.609.690	34.318.609.690	34.120.849.585	34.120.849.585
- Workers' accommodation (social housing) in Tan Binh Industrial Park (expanded part)	17.259.272.391	17.259.272.391	17.190.123.554	17.190.123.554
- Cemetery park in Hiep Thanh Commune, Go Dau District, Tay Ninh Province	0	0	768.181.819	768.181.819
b/ Construction-in-progress	120.000.000	120.000.000	120.000.000	120.000.000
- Acquisition	0	0	0	0
- Construction-in-progress	120.000.000	120.000.000	120.000.000	120.000.000
+ School Project	120.000.000	120.000.000	120.000.000	120.000.000
- Repair	0	0	0	0
Total	125.986.616.083	125.986.616.083	125.594.076.952	125.594.076.952

9- Increases, decreases in tangible fixed assets:

Items	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Perennials	Other fixed assets	Total
Historical costs							
Beginning balance	46.070.327.521	2.895.422.308	40.189.434.293	1.953.637.211	2.790.942.551	84.487.778.901	178.387.542.785
- Acquisition during the year		39.550.000	2.224.200.000	40.650.000			2.304.400.000
- Completed constructions	626.953.460						626.953.460
- Other increases							0
- Transfer to investment property							0
- Disposal and liquidation							0
- Other decreases							0
Ending balance	46.697.280.981	2.934.972.308	42.413.634.293	1.994.287.211	2.790.942.551	84.487.778.901	181.318.896.245
Accumulated depreciation							
Beginning balance	34.625.417.127	2.129.939.260	18.207.987.444	1.495.886.215	2.790.942.551	84.487.778.901	143.737.951.498
- Depreciation during the year	2.023.475.976	338.682.623	3.972.155.728	185.217.188			6.519.531.515
- Other increases							0
- Transfer to investment property							0
- Disposal and liquidation							0
- Other decreases							0
Ending balance	36.648.893.103	2.468.621.883	22.180.143.172	1.681.103.403	2.790.942.551	84.487.778.901	150.257.483.013
Net book values							
- Beginning balance	11.444.910.394	765.483.048	21.981.446.849	457.750.996	0	0	34.649.591.287
- Re-evaluated ending balance	10.048.387.878	466.350.425	20.233.491.121	313.183.808	0	0	31.061.413.232

- Ending net book value of tangible fixed assets used as collaterals to secure loans: VND 0

- Ending fixed assets fully depreciated but still in use: VND 120.328.534.407

- Net book value of ending fixed assets waiting for liquidation:

- Commitments to purchase and sell tangible fixed assets with high value in the future

- Other changes in tangible fixed assets

10- Increases, decreases in intangible fixed assets:

Items	Land use right	Goodwill	Patents	Management software	Other intangible fixed assets	Total
Initial costs						
Beginning balance	0	0	0	445.000.000	0	445.000.000
- Acquisition during the year	0	0	0	0	0	0
- Internally generated assets	0	0	0	0	0	0
- Completed constructions	0	0	0	0	0	0
- Increase due to business consolidation	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0
- Liquidation and disposal	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0

Ending balance	0	0	0	0	445.000.000	0	445.000.000
Accumulated amortization							
Beginning balance	0	0	0	0	445.000.000	0	445.000.000
- Amortization during the year	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0
- Liquidation and disposal	0	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0	0
Ending balance	0	0	0	0	445.000.000	0	445.000.000
Net book values							
- Beginning balance	0	0	0	0	0	0	0
- Re-evaluated ending balance	0	0	0	0	0	0	0

- Ending net book value of intangible fixed assets used as collaterals to secure loans:
- Ending fixed assets fully amortized but still in use: VND 445.000.000
- Other disclosures

11- Increases, decreases in financial leased assets:

Items	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Historical costs						
Beginning balance	0	0	0	0	0	0
- Financial leases during the year						
- Purchase of financial leased assets						
- Other increases						
- Return of financial leased assets						
- Other decreases						
Ending balance	0	0	0	0	0	0
Accumulated depreciation						
Beginning balance	0	0	0	0	0	0
- Depreciation during the year						
- Purchase of financial leased assets						
- Other increases						
- Return of financial leased assets						
- Other decreases						
Ending balance	0	0	0	0	0	0
Net book values						
- Beginning balance	0	0	0	0	0	0
- Re-evaluated ending balance	0	0	0	0	0	0

* Additional rentals recognized as expenses during the year:

* Basis for determining additional rentals

* Lease renewal or right to purchase assets

12- Increases, decreases in investment properties:

Items	Beginning balance	Increase during the period	Decrease during the period	Ending balance
a/ Investment property for lease				
Historical/Initial costs	599.024.606.306	4.833.910.000	0	603.858.516.306
- Land use right				
- Houses	599.024.606.306	4.833.910.000	0	603.858.516.306
- Houses and land use right				
- Infrastructure				
Accumulated depreciation/amortization	415.561.926.535	37.461.619.126	0	453.023.545.661
- Land use right				
- Houses	415.561.926.535	37.461.619.126	0	453.023.545.661
- Houses and land use right				
- Infrastructure				
Net book values	183.462.679.771			150.834.970.645
- Land use right				
- Houses	183.462.679.771			150.834.970.645
- Houses and land use right				
- Infrastructure				
b/ Investment property held for capital appreciation				
Historical/Initial costs				
- Land use right				
- Houses				
- Houses and land use right				
- Infrastructure				
Accumulated depreciation/amortization				
- Land use right				
- Houses				
- Houses and land use right				
- Infrastructure				
Net book values				
- Land use right				
- Houses				
- Houses and land use right				
- Infrastructure				

- Ending net book values of the investment properties used as collaterals to secure loans : VND 0

- Investment properties fully depreciated/amortized but still leasing or holding for capital appreciation : VND 243.149.655.942

- Other disclosures

13- Prepaid expenses	
a/	
Short-term	
- Repair expenses	
- Server rentals, IT services	
- Land rental	
- Other expenses	
b/	
Long-term	
- Repair expenses	
- Server rentals, IT services	
(ground leveling + compensation)	
- Infrastructure of existing Industrial Park	
- Rental for land located at existing Tan Binh Industrial Park	
- Tools for lease	
- Other expenses	
Total	

<u>Ending balance</u>	<u>Beginning balance</u>
4.404.639.007	4.416.062.076
20.893.500	19.725.930
4.383.745.507	4.396.336.146
165.205.493.254	170.041.756.439
11.559.840.013	11.022.212.177
180.273.326	41.526.670
129.337.581.038	133.247.082.874
10.068.095.654	10.530.996.602
12.823.467.295	13.413.052.003
733.333.336	1.466.666.668
502.902.592	320.219.445
169.610.132.261	174.457.818.515

14- Other assets	
a/	
Short-term	
- Deductible VAT	
b/	
Long-term	
- Deferred income tax assets	
Total	

<u>Ending balance</u>	<u>Beginning balance</u>
0	0
0	0
321.010.798	427.962.492
321.010.798	427.962.492
321.010.798	427.962.492

15- Borrowings and financial leases

	<u>Ending balance</u>		<u>During the period</u>		<u>Beginning balance</u>	
	Value	Amounts to be prepaid	Increase	Decrease	Value	Amounts to be prepaid
a/ Short-term loans	-	-	-	-	-	-
b/ Long-term loans More than 5 years	-	-	-	-	-	-
Total	-	-	-	-	-	-

c/ Financial leases	<u>Ending balance</u>			<u>Beginning balance</u>		
	Term	Total repayment for financial leases	Payment for financial lease interest	Principal repayment	Total repayment for financial leases	Payment for financial lease interest
1 year or less						
More than 1 year to 5 years						
More than 5 years						

d/ Overdue borrowings and financial leases

	<u>Ending balance</u>	<u>Beginning balance</u>
	Principal	Principal
	Interest	Interest

- Loan;
- Financial leases
- Reason for non-payment
- Total**

16 - Trade payables

a/ Short-term trade payables	<u>Ending balance</u>		<u>Beginning balance</u>	
	Value	Amounts to be repaid	Value	Amounts to be repaid
- Minh Phat Investment and Development Joint Stock Company	0	0	750.663.154	750.663.154
- Thinh Phat Transportation Services Joint Stock Company	0	0	369.241.200	369.241.200
- Tran Phan Investment Consultant Company Limited	0	0	4.246.440	4.246.440
- Dong Nai Thai Son Joint Stock Company	0	0	146.635.999	146.635.999

- Khang Nam Investment Construction Trading Joint Stock Company	973.573.041	973.573.041	973.573.041	973.573.041
- Payables to other subjects	32.870.525	32.870.525	32.870.525	215.562.845
Total	1.006.443.566	1.006.443.566	1.006.443.566	2.459.922.679
b/ Long-term trade payables	33.000.000	33.000.000	33.000.000	33.000.000
c/ Overdue debts				
d/ Payables to related parties				
- Minh Phat Investment and Development Joint Stock Company	0	0	0	750.663.154
- Thin Phat Transportation Services Joint Stock Company	0	0	0	369.241.200
- Tran Phan Investment Consultant Company Limited	0	0	0	4.246.440
17- Taxes and other obligations to the State Budget	<u>Amount payable during the period</u>	<u>Amount paid during the period</u>	<u>Deductible amounts of tax and fines temporarily paid</u>	<u>Deduction of the tax amount overpaid in the previous years</u>
a/ Amounts payable (Details by tax types)				
VAT	5.970.379.122	18.263.480.315		8.177.815.756
Corporate income tax	2.168.328.150	25.322.047.285	38.487.080	4.164.298.454
Personal income tax	133.785.258	4.129.558.259		173.665.455
License duty	0	4.000.000		0
Property tax, land rental	6.558.699.518	6.594.189.093		12.264.667.528
Total	14.831.192.048	54.313.274.952	38.487.080	24.780.447.193
b/ Amounts receivable (Details by tax types)				0

18 - Accrued expenses	<u>Ending balance</u>	<u>Beginning balance</u>
a/ Short-term	10.000.000	10.000.000
- Accrual of salaries during annual leave		
- Amount arising during business suspension		
- Temporarily accrued costs of merchandises, finished goods, properties sold		
- Accrued construction costs	10.000.000	10.000.000
- Other short-term accrued expenses	0	0
b/ Long-term	53.133.955.072	55.399.355.391
- Loan interest		
- Other amounts	53.133.955.072	55.399.355.391
+ Maintenance fees for Industrial Park	24.994.146.286	26.724.788.133
+ Accrual of expenses for infrastructure of Tan Binh Industrial Park	28.139.808.786	28.674.567.258
Total	53.143.955.072	55.409.355.391
19- Other payables	<u>Ending balance</u>	<u>Beginning balance</u>
a/ Short-term		
- Excessive assets waiting for treatment	85.493.000	77.210.000
- Trade Union's expenditure	206.676.500	
- Social insurance premiums	36.463.500	
- Health insurance premiums	20.248.000	
- Unemployment insurance premiums		
- Payables for equitization		
- Receipt of short-term deposits and mortgages	17.832.575.351	25.579.202.218
- Dividends and profit payable	2.229.062.600	2.027.875.100
- Apartment maintenance fees	36.518.095	36.445.350
- Infrastructure maintenance fees (including uncollected portion after making allowance for doubtful debts)	124.809.616	459.127.997
- Other payables	6.936.368.872	7.419.287.426
Total	27.508.215.534	35.599.148.091
b/ Long-term		
- Receipt of long-term deposits and mortgages	56.461.820.144	52.862.894.587
- Compensation	34.366.295.127	32.756.813.727
- Public utility fees	5.502.629.860	5.864.929.940
- Other payables		
Total	96.330.745.131	91.484.638.254
20- Unearned revenues	<u>Ending balance</u>	<u>Beginning balance</u>
a/ Short-term		
- Revenue received in advance	6.511.240.582	5.863.686.201
- Revenue from traditional customer program		
- Other unearned revenues		
Total	6.511.240.582	5.863.686.201
b/ Long-term		
- Revenue received in advance	104.043.606.268	107.188.133.996
- Revenue from traditional customers		
- Other unearned revenues		
Total	104.043.606.268	107.188.133.996
21- Issued bonds	<u>Ending balance</u>	<u>Beginning balance</u>
21.1/ Ordinary bonds		
21.2/ Convertible bonds		
22- Preferred shares classified as liabilities	<u>Ending balance</u>	<u>Beginning balance</u>
23 - Provisions for payables	<u>Ending balance</u>	<u>Beginning balance</u>
a/ Short-term		
b/ Long-term		

24 - Deferred income tax assets and deferred income tax liabilities

	<u>Ending balance</u>	<u>Beginning balance</u>
a/ Deferred income tax assets		
- Corporate income tax rate used for determining deferred income tax assets		
- Deferred income tax assets related to temporarily deductible differences	321.010.798	427.962.492
- Deferred income tax assets related to unused taxable losses		
- Deferred income tax assets related to unused tax incentives		
- Amounts offsetting against deferred income tax liabilities		
b/ Deferred income tax liabilities		
- Corporate income tax rate used for determining deferred income tax liabilities		
- Deferred income tax liabilities incurred from temporarily taxable differences		
- Amounts offsetting against deferred income tax assets		

25- Owner's equity

a- Statement of fluctuations in owner's equity

Items	Items of owner's equity					
	Capital	Share premiums	Other sources of capital	Investment and development fund	Retained earnings	Total
A	I	2	3	4	5	6
Beginning balance of the previous period	300.000.000.000	170.675.017.127	0	151.366.194.011	221.144.328.781	843.185.539.919
- Capital increase in the previous year						0
- Profit in the previous year					105.150.717.723	105.150.717.723
- Other increases						0
- Capital decrease in the previous year						0
- Loss in the previous year						0
- Other decreases					105.028.599.353	105.028.599.353
Ending balance of the previous period	300.000.000.000	170.675.017.127	0	151.366.194.011	221.266.447.151	843.307.658.289
Beginning balance of the current period	300.000.000.000	170.675.017.127	0	151.366.194.011	221.266.447.151	843.307.658.289
- Capital increase in the current year						0
- Profit in the current year					115.449.519.073	115.449.519.073
- Other increases						0
- Capital decrease in the current year						0
- Loss in the current year						0
- Other decreases					104.890.693.785	104.890.693.785
Ending balance of the current period	300.000.000.000	170.675.017.127	0	151.366.194.011	231.825.272.439	853.866.483.577

b - Capital	<u>Ending balance</u>	<u>Beginning balance</u>
- Capital contributed by the Parent Company	0	0
- Capital contributed by other shareholders	300.000.000.000	300.000.000.000
Total	300.000.000.000	300.000.000.000

c- Capital transactions with owners, profit and dividend distribution

	<u>Current year</u>	<u>Previous year</u>
- Capital		
+ Beginning capital contribution	300.000.000.000	300.000.000.000
+ Capital increase during the year		
+ Capital decrease during the year		
+ Ending capital contribution	300.000.000.000	300.000.000.000
- Dividends and profit shared	89.798.812.500	90.027.009.500

d- Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
- Number of shares registered to be issued	30.000.000	30.000.000
- Number of shares sold to the public	30.000.000	30.000.000
+ Common shares	30.000.000	30.000.000
+ Preferred shares	0	0
- Number of shares repurchased	0	0
+ Common shares	0	0
+ Preferred shares	0	0
- Number of outstanding shares	30.000.000	30.000.000
+ Common shares	30.000.000	30.000.000
+ Preferred shares		

* Face value per outstanding share: 10.000

d- Dividends

- Dividends disclosed after the fiscal year ending:	75.000.000.000
+ Disclosed dividends on common shares:	75.000.000.000
+ Disclosed dividends on preferred shares:	
- Unrecognized and accumulated dividends of preferred shares	0

e- Funds

	<u>Ending balance</u>	<u>Beginning balance</u>
- Investment and development fund	151.366.194.011	151.366.194.011
- Enterprise arrangement support fund		
- Other funds		

f- Income and expenses, gains or losses directly recognized in owner's equity in accordance with accounting standards.

26- Differences due to re-evaluation of assets

27 - Exchange differences

28- Expenditures

29- Off-balance sheet items

a/ External leased assets: The total minimum lease payment in the future for irrevocable leasing contracts will be settled as follows:

b/ Assets kept for others:

c/ Foreign currencies:

US Dollar (USD)

Euro (EUR)

Japanese Yen (¥)

d/ Monetary gold

d/ Treated doubtful debts:

e/ Other information on off-balance sheet items

30- Other disclosures:

Ending balance Beginning balance

Ending balance Beginning balance

Ending balance Beginning balance

Ending balance Beginning balance

280,05

293,25

VII- Additional information on the items of the Income Statement

(Unit: VND)

	4 th quarter of the current year	4 th quarter of the previous year
1- Total sales	57.300.033.060	56.017.533.428
a/ Sales		
- Sales of merchandises	0	548.063.974
- Sales of service provisions	57.300.033.060	55.469.469.454
- Sales from construction contracts (For enterprises with construction activities)		
- Sales from construction contracts recognized during the period		
- Total accumulated sales from construction contracts recognized as to the date of the Financial Statements		
b/ Sales to related parties (Details of each subject)		
- Tri Duc Education Joint Stock Company	2.685.000.000	2.190.000.000
- Tan Binh Tanimex Production Service Joint Stock Company (Taniservice)	262.530.188	258.694.196
- Minh Phat Investment Joint Stock Company	1.060.571.743	1.168.417.082
- Thinh Phat Transportation Services Joint Stock Company	2.233.446.010	2.189.109.613
- Tan Phu Investment and Service Joint Stock Company	36.000.000	36.000.000
- Hung Phat Services Production Joint Stock Company	363.239.663	361.739.986
2- Sales deductions	0	0
3- Costs of sales	4th quarter of the current year	4th quarter of the previous year
- Costs of merchandises sold		
- Costs of finished goods sold	0	1.093.518.518
<i>In which:</i> Costs of merchandises, finished goods of investment properties accrued are as follows:		
+ Accrued expenses		
+ Value accrued in expenses of each item		
+ Time in which the expenses are expected to be incurred		
- Costs of services provided	8.982.355.039	14.989.025.483
- Net book values, expenses for disposal, liquidation of investment properties		
- Expenses for investment property trading		
Total	8.982.355.039	16.082.544.001
4- Financial income	4th quarter of the current year	4th quarter of the previous year
- Deposit interest, interest on loans given	9.752.397.910	8.829.026.540
- Gains from sales of investments	1.023.510.914	0
- Dividends, profit shared	695.520.000	1.509.200.000
- Exchange gain arising	298.533	0
- Interest on sales with deferred payment	342.601.272	0
- Other financial income		
Total	11.814.328.629	10.338.226.540
5- Financial expenses	4th quarter of the current year	4th quarter of the previous year
- Loan interest		
- Cash discount, interest on sales with deferred payment		
- Loss due to liquidation of financial investments	21.030.397.625	0
- Exchange loss arising		70.380
- Provision for devaluation of trading securities and investment loss	(8.171.079.652)	(569.081.501)
- Other financial expenses	60.500	224.534
- Amounts recognized as decreases in financial expenses		
Total	12.859.378.473	(568.786.587)

	4 th quarter of the current year	4 th quarter of the previous year
6- Other income	0	0
- Liquidation and disposal of fixed assets		
- Gains due to re-evaluation of assets	1.513.243.566	439.758.578
- Collected fines		
- Reduced taxes	497.618	159
- Other income	1.513.741.184	439.758.737
Total	4 th quarter of the current year	4 th quarter of the previous year
7- Other expenses		
- Net book values of fixed assets, expenses on liquidation and disposal of fixed assets		
- Losses due to re-evaluation of assets	6.500.042	23.621.366
- Fines, amounts collected in arrears	796.020.884	0
- Other expenses	802.520.926	23.621.366
Total	4 th quarter of the current year	4 th quarter of the previous year
8- Selling expenses and general and administration expenses	6.781.469.900	6.980.573.712
a/ General and administration expenses incurred during the period		
- Details of items accounting for 10% or more of total general and administration expenses	6.781.469.900	6.980.573.712
+Supplies, tools	155.951.714	126.133.707
+Salaries	5.110.594.602	4.658.298.325
+Depreciation/(amortization) of fixed assets	888.129.162	896.920.866
+External services rendered	99.032.850	627.779.231
+Other cash expenses	527.761.572	671.441.583
- Other general and administration expenses	0	0
b/ Selling expenses incurred during the period	13.354.586.106	10.069.555.907
- Items accounting for 10% or more of total selling expenses:	13.354.586.106	10.069.555.907
+Supplies, tools	625.742	8.965.800
+Salaries	2.400.552.442	1.865.530.239
+Depreciation/(amortization) of fixed assets	802.039.202	708.265.593
+External services rendered	9.595.902.116	6.816.549.829
+Other cash expenses	555.466.604	670.244.446
- Other selling expenses	0	0
Amounts recognized as decreases in selling expenses and general	(550.822.959)	(251.899.147)
c/ and administration expenses		
- Reversal of provisions for products and merchandises under warranty		
- Reversal of provisions for restructuring, other provisions	(550.822.959)	(251.899.147)
- Other decreases		
9- Operating costs	4 th quarter of the current year	4 th quarter of the previous year
- Materials, supplies and tools	156.577.456	135.099.507
- Labor costs	7.511.147.044	6.523.828.564
- Depreciation/(amortization) of fixed assets	1.690.168.364	1.605.186.459
- External services rendered	9.694.934.966	7.444.329.060
- Other cash expenses	532.405.217	1.089.786.882
Total	19.585.233.047	16.798.230.472
10- Current income tax	4 th quarter of the current year	4 th quarter of the previous year
- Corporate income tax charged on taxable income of the current year	5.991.277.796	6.892.037.161
- Inclusion of corporate income tax of the previous years into current income tax of the current year		
- Total current income tax	5.991.277.796	6.892.037.161

	4 th quarter of the current year	4 th quarter of the previous year
11- Deferred income tax		
- Deferred income tax arising from temporarily taxable differences		
- Deferred income tax arising from reversal of deferred income tax assets	106.951.694	0
- Gain from deferred income tax arising from temporarily deductible differences		
- Gain from deferred income tax arising from unused taxable losses and tax credits		
- Gain from deferred income tax arising from reversal of deferred income tax payable		
- Total deferred income tax	106.951.694	0

VIII- Additional information on the items of the Cash Flow Statement

1- Non-cash transactions affecting the Cash Flow Statement in the future

	4 th quarter of the current year	4 th quarter of the previous year
- Acquisition of assets, for which payments have not been made, directly related to or through financial lease transactions	-	26.756.200
- Acquisition of enterprises through issuance of shares		
- Conversion of debts into owner's equity		
- Other non-cash transactions		
2- Amounts held by the Corporation but not used:		
3 - Proceeds from borrowings during the period		
- Proceeds from borrowings in accordance with common contracts		
- Proceeds from ordinary bonds issued		
- Proceeds from convertible bonds issued		
- Proceeds from preferred shares classified as liabilities issued		
- Proceeds from Government bond and REPO securities trading		
- Proceeds from borrowings in other forms		
4- Settlement of loan principal during the period		
- Settlement of loan principal in accordance with common contracts		
- Settlement of principal of ordinary bonds		
- Settlement of principal of convertible bonds		
- Settlement of principal of preferred shares classified as liabilities		
- Settlement of Government bonds and REPO securities trading		
- Settlement of loan principal in other forms		

IX- Other disclosures

1/ Explanation for profit difference:

- After tax profit of the 4th quarter – Fiscal year from 01 October 2023 to 30 September 2024: VND 27.567.872.292
- After tax profit of the 4th quarter – Fiscal year from 01 October 2024 to 30 September 2025: VND 22.300.385.898
- The profit of the 4th quarter – Fiscal year 01 October 2024 to 30 September 2025 was equal to 80,89% as compared to the profit of the four quarter – Fiscal year from 01 October 2023 to 30 September 2024.

Reasons:

- The Corporation recorded a 30% reduction in land rental fees for 2024 under the decision of the Ho Chi Minh City Tax Department, resulting in the cost of goods sold decreasing to 55.85% compared to the same period last year.
- During the period, the Corporation divested its investment in Kien Duc Plastic Packaging Joint Stock Company due to inefficient business performance, resulting in a 2,361.4% increase in financial expenses compared to the same period last year. At the same time, the Corporation incurred repair expenses for several warehouse facilities, which led to a 132.62% increase in selling expenses compared to the same period last year.

The above factors were the main reasons why the Corporation's profit for this quarter reached only 80.89% of that in the same period last year.

Tan Hoa, 15 October 2025

Preparer

Nguyen Thi Ngoc Thom

Chief Accountant

Ha Thi Thu Thao

Deputy General Director



Nguyen Dinh Minh Triet



