

THONG NHAT JOINT - STOCK COMPANY

Bau Xeo Industrial Park - Song Trau - Trang Bom - Dong Nai

TAX CODE: 3 6 0 0 6 6 7 8 5 9

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FINANCIAL STATEMENTS 4TH QUARTER

FOR THE ACCOUNTING PERIOD FROM 01/01/2024 TO 31/12/2024

Trang Bom, January 13, 2025



Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

INTERIM STATEMENT OF FINANCIAL POSITION*As at December 31, 2024*

| Code | ASSETS | Note | 31/12/2024 | 01/01/2024 |
|------|---|------|-------------------------|-------------------------|
| | | | VND | VND |
| 100 | A. CURRENT ASSETS | | 300.182.253.950 | 270.287.279.321 |
| 110 | I. Cash and cash equivalents | 03 | 10.096.333.730 | 6.502.281.214 |
| 111 | 1. Cash | | 1.096.333.730 | 1.502.281.214 |
| 112 | 2. Cash equivalents | | 9.000.000.000 | 5.000.000.000 |
| 120 | II. Short-term financial investments | 04 | 211.400.000.000 | 219.000.000.000 |
| 123 | 1. Held to maturity investments | | 211.400.000.000 | 219.000.000.000 |
| 130 | III. Short-term receivables | | 19.392.967.462 | 30.560.094.300 |
| 131 | 1. Short-term trade receivables | 05 | 2.006.515.775 | 14.439.542.485 |
| 132 | 2. Short-term prepayments to suppliers | 06 | 404.306.360 | 373.286.360 |
| 136 | 3. Other short-term receivables | 07 | 16.982.145.327 | 15.747.265.455 |
| 140 | IV. Inventories | 08 | 57.627.850.047 | 13.854.003.713 |
| 141 | 1. Inventories | | 57.627.850.047 | 13.854.003.713 |
| 150 | V. Other short-term assets | | 1.665.102.711 | 370.900.094 |
| 152 | 1. Deductible VAT | | 1.665.102.711 | 370.900.094 |
| 200 | B. NON-CURRENT ASSETS | | 424.145.809.831 | 454.543.312.857 |
| 220 | II. Fixed assets | | 23.844.156.898 | 25.520.483.592 |
| 221 | 1. Tangible fixed assets | 10 | 23.844.156.898 | 25.520.483.592 |
| 222 | - <i>Historical costs</i> | | <i>69.077.573.511</i> | <i>68.389.143.334</i> |
| 223 | - <i>Accumulated depreciation</i> | | <i>(45.233.416.613)</i> | <i>(42.868.659.742)</i> |
| 230 | III. Investment properties | 11 | 113.978.846.867 | 162.918.209.085 |
| 231 | - Historical costs | | 218.218.162.552 | 258.291.752.074 |
| 232 | - Accumulated depreciation | | (104.239.315.685) | (95.373.542.989) |
| 240 | IV. Long-term assets in progress | 09 | 157.963.253.104 | 135.140.642.437 |
| 242 | 1. Construction in progress | | 157.963.253.104 | 135.140.642.437 |
| 260 | VI. Other long-term assets | | 128.359.552.962 | 130.963.977.743 |
| 261 | 1. Long-term prepaid expenses | 12 | 128.034.547.171 | 130.628.815.520 |
| 262 | 2. Deferred income tax assets | 28.a | 325.005.791 | 335.162.223 |
| 270 | TOTAL ASSETS | | 724.328.063.781 | 724.830.592.178 |

Thong Nhat Joint - Stock Company

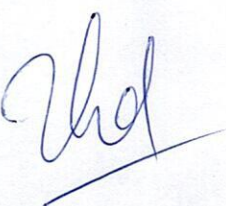
2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

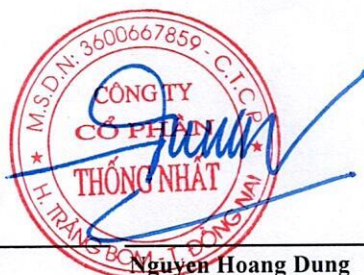
Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

INTERIM STATEMENT OF FINANCIAL POSITION*As at December 31, 2024**(continued)*

| Code | CAPITAL | Note | 31/12/2024 | 01/01/2024 |
|------------|--|-----------|------------------------|------------------------|
| | | | VND | VND |
| 300 | C. LIABILITIES | | 513.890.957.153 | 514.174.691.284 |
| 310 | I. Current liabilities | | 58.911.779.613 | 45.047.590.253 |
| 311 | 1. Short-term trade payables | 13 | 7.080.123.356 | 4.360.006.250 |
| 312 | 2. Short-term prepayments from customers | 14 | 2.461.039.579 | 1.026.357.289 |
| 313 | 3. Taxes and other payables to State budget | 15 | 14.984.152.170 | 3.033.799.243 |
| 314 | 4. Payables to employees | | 373.782.396 | - |
| 315 | 5. Short-term accrued expenses | 16 | - | 2.894.607.573 |
| 318 | 6. Short-term unearned revenues | 17 | 15.291.068.044 | 15.427.066.853 |
| 319 | 7. Other short-term payables | 18 | 18.106.257.762 | 18.153.826.436 |
| 322 | 8. Bonus and welfare fund | | 615.356.306 | 151.926.609 |
| 330 | II. Non-current liabilities | | 454.979.177.540 | 469.127.101.031 |
| 336 | 1. Long-term unearned revenues | 17 | 454.979.177.540 | 469.127.101.031 |
| 400 | D. OWNER'S EQUITY | | 210.437.106.628 | 210.655.900.894 |
| 410 | I. Owner's equity | 19 | 210.437.106.628 | 210.655.900.894 |
| 411 | 1. Contributed capital | | 82.000.000.000 | 82.000.000.000 |
| 411a | Ordinary shares with voting rights | | 82.000.000.000 | 82.000.000.000 |
| 418 | 2. Development investment funds | | 106.605.460.130 | 103.396.325.127 |
| 421 | 3. Retained earnings | | 21.831.646.498 | 25.259.575.767 |
| 421a | RE accumulated till the end of the previous year | | 12.132.908.287 | 12.893.243.792 |
| 421b | RE of the current year | | 9.698.738.211 | 12.366.331.975 |
| 440 | TOTAL CAPITAL | | 724.328.063.781 | 724.830.592.178 |


Phan Thi Thuy Dung
Preparer

Nguyen Huu Tri
Chief Accountant**Nguyen Hoang Dung**
General Director

Dong Nai, January 13, 2025

Thong Nhat Joint - Stock Company

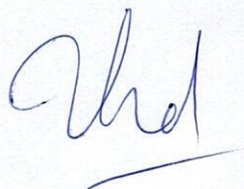
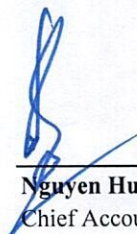

2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

INTERIM STATEMENT OF INCOME*4th quarter of 2024*

| Code | ITEMS | Note | 4th quarter | | Accumulated from the beginning of the year to the end of this | |
|------|---|------|----------------------|----------------------|--|-----------------------|
| | | | Current period | Previous period | Current period | Previous period |
| | | | VND | VND | VND | VND |
| 01 | 1. Revenues from sales of goods and rendering of services | 21 | 17.882.863.203 | 21.426.455.285 | 72.989.804.812 | 74.522.860.806 |
| 02 | 2. Revenue deductions | | - | - | - | - |
| 10 | 3. Net revenues from sales of goods and rendering of services | | 17.882.863.203 | 21.426.455.285 | 72.989.804.812 | 74.522.860.806 |
| 11 | 4. Cost of goods sold | 22 | 8.782.676.249 | 10.551.449.785 | 31.689.832.182 | 38.491.469.855 |
| 20 | 5. Gross profit from sales of goods and rendering of services | | 9.100.186.954 | 10.875.005.500 | 41.299.972.630 | 36.031.390.951 |
| 21 | 6. Financial income | 23 | 5.332.501.732 | 9.709.492.740 | 12.372.693.537 | 23.022.201.849 |
| 22 | 7. Financial expense | | - | - | - | - |
| 23 | In which: Interest expenses | | - | - | - | - |
| 25 | 8. Selling expenses | | - | - | - | - |
| 26 | 9. General administrative expenses | 24 | 6.511.592.411 | 8.896.498.854 | 20.123.480.985 | 22.196.110.344 |
| 30 | 10. Net profit from operating activities | | 7.921.096.275 | 11.687.999.386 | 33.549.185.182 | 36.857.482.456 |
| 31 | 11. Other income | 25 | 99.373.205 | 1.190.142 | 330.576.793 | 7.067.802 |
| 32 | 12. Other expenses | 26 | 4.000.000 | - | 14.760.000 | 275.368.158 |
| 40 | 13. Other profit | | 95.373.205 | 1.190.142 | 315.816.793 | (268.300.356) |
| 50 | 14. Total profit before tax | | 8.016.469.480 | 11.689.189.528 | 33.865.001.975 | 36.589.182.100 |
| 51 | 15. Current corporate income tax expenses | 27 | 1.784.440.764 | 2.438.019.927 | 7.276.107.332 | 7.812.693.693 |
| 52 | 16. Deferred corporate income tax expenses | 28.c | 2.539.108 | 2.539.108 | 10.156.432 | 10.156.432 |
| 60 | 17. Profit after corporate income tax | | <u>6.229.489.608</u> | <u>9.248.630.493</u> | <u>26.578.738.211</u> | <u>28.766.331.975</u> |
| 70 | 18. Basic earnings per share | 29 | 760 | 1.128 | 3.241 | 3.508 |
| 71 | 19. Diluted earnings per share | | | | | |


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Preparer

Nguyen Huu Tri
Chief Accountant

 Nguyen Hoang Dung
General Director

Dong Nai, January 13, 2025

Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

Financial Statements

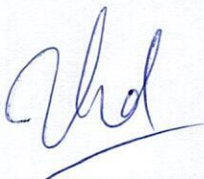
For the accounting period from 01/10/2024 to 31/12/2024

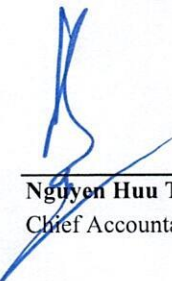
INTERIM STATEMENT OF CASH FLOWS


4th quarter of 2024

(Indirect method)

| Code | ITEMS | Note | Accumulated from the beginning of the year to the end of this quarter | |
|---|--|--------|---|-------------------|
| | | | Current period | Previous period |
| | | | VND | VND |
| I. CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| 01 | 1 Profit before tax | | 33.865.001.975 | 36.589.182.100 |
| | 2 Adjustments for | | | |
| 02 | - Depreciation of fixed assets and investment properties | 10, 11 | 12.856.687.460 | 13.994.452.699 |
| 04 | - Exchange gains/losses from retranslation of monetary items denominated in foreign currencies | | (106.300) | (75.969) |
| 05 | - Gains/losses from investments | | (12.372.693.537) | (23.022.125.880) |
| 08 | 3 Operating profit before changes in working capital | | 34.348.889.598 | 27.561.432.950 |
| 09 | - Increase/Decrease in receivables | | (1.716.999.751) | 2.083.107.665 |
| 10 | - Increase/Decrease in inventories | | 443.372.456 | 2.051.983.148 |
| 11 | - Increase/Decrease in payables (excluding interest payables, enterprise income tax payables) | | (213.021.694) | (26.595.423.068) |
| 12 | - Increase/Decrease in prepaid expenses | | 2.594.268.349 | 3.292.485.499 |
| 15 | - Corporate income tax paid | 15 | (8.516.705.129) | (6.166.121.391) |
| 17 | - Other payments on operating activities | | (5.073.767.275) | (5.831.100.000) |
| 20 | Net cash flows from operating activities | | 21.866.036.554 | (3.603.635.197) |
| II CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| 21 | 1. Purchase or construction of fixed assets and other long-term assets | | (29.280.828.005) | (10.386.663.846) |
| 23 | 2. Loans and purchase of debt instruments from other entities | | (365.700.000.000) | (260.000.000.000) |
| 24 | 3. Collection of loans and resale of debt instrument of other entities | | 373.300.000.000 | 224.500.000.000 |
| 27 | 4. Interest and dividend received | | 23.962.617.509 | 10.758.495.336 |
| 30 | Net cash flows from investing activities | | 2.281.789.504 | (35.128.168.510) |
| II CASH FLOWS FROM FINANCING ACTIVITIES | | | | |
| 36 | 1. Dividends or profits paid to owners | | (20.553.879.842) | (40.912.893.800) |
| 40 | Net cash flows from financing activities | | (20.553.879.842) | (40.912.893.800) |
| 50 | Net cash flows within the year | | 3.593.946.216 | (79.644.697.507) |
| 60 | Cash and cash equivalents at the beginning of the year | | 6.502.281.214 | 86.146.902.752 |
| 61 | Effect of exchange rate fluctuations | | 106.300 | 75.969 |
| 70 | Cash and cash equivalents at the end of the year | 03 | 10.096.333.730 | 6.502.281.214 |


Phan Thi Thuy Dung
Preparer


Nguyen Huu Tri
Chief Accountant


Nguyen Hoang Dung
General Director
Dong Nai, January 13, 2025

Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

NOTES TO THE INTERIM FINANCIAL STATEMENTS

4th quarter of 2024

1 . GENERAL INFORMATION OF THE COMPANY**Forms of ownership**

Thong Nhat Joint Stock Company was established and operating under Investment Certificate No. 47221000042 dated December 29, 2006, issued by Dong Nai Industrial Zones Management Board. The Certificate of Business Registration and public tax registration number 3600667859 (old number: 4703000095) was issued by the Department of Planning and Investment of Dong Nai Province for the first time on December 24 February 2004, 06th most recent change on July 9, 2024

The Company's head office is at: 2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai

Company's Charter capital: VND 82.000.000.000. Equivalent to 8.200.000 shares with the price of VND 10.000 per share.

The number of employees of the Company as of 31 December 2024 was 43 (as of 01st January 2024).

Business field

Industrial park infrastructure business

Business activities

The main business activities of the Company include:

- Investment in construction and business of industrial park infrastructure;
- Trading in electricity and clean water;
- Wastewater treatment services;
- Investment in construction and business of the Service Center Area.

2 . ACCOUNTING POLICIES AND REGIM APPLIED AT THE ENTERPRISE**2.1 . Accounting period and accounting currency**

The Company accounting period starts on January 1 and ends on the December 31

The accounting currency used in accounting records is Vietnam dong (VND).

2.2 . Standards and Applicable Accounting Policies*Applicable Accounting Policies*

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

Declaration of compliance with Accounting Standards and Accounting System

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

2.3 . Financial Instruments*Initial recognition*

Financial assets

Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

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

Financial liabilities

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

2.4 . Foreign currency transactions

The foreign currency transactions during the accounting period are translated into Vietnam Dong using the real exchange rate ruling at the transaction date/approximate exchange rate because its disparity does not exceed +/- 1% compared to the average transfer exchange rate.

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

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For foreign currency deposited in bank, applying the bid rate of the bank where the Company opens its foreign currency
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All exchange differences arising from foreign currency transactions in the period and from revaluation of remaining foreign currency monetary items at the preparation of Financial Statements are recorded immediately to operating results of the accounting year.

2.5 . Cash and cash equivalents

Cash includes cash on hand, demand deposits, monetary gold used for value storage, not includes the gold classified to inventory account and used as raw materials for production of goods for sale.

Cash equivalents is short-term highly liquid investments with maturity less than 3 months from the date investment, can be converted easily into a certain amount of cash and there is no risk in conversion into cash.

2.6 . Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically and other held to maturity investments.

Provision for devaluation of investments is made at the end of the year: the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.7 . Receivables

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

Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

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

2.8 . Inventories

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

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

2.9 . Fixed assets

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

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

| | | |
|---------------------------------------|---------|-------|
| - Buildings, structures | 05 - 30 | years |
| - Vehicles, transportation equipments | 06 - 20 | years |
| - Office equipments and furnitures | 03 - 07 | years |
| - Other fixed assets | 03 - 05 | years |

2.10 . Investment properties

Investment properties are initially recognised at historical cost.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

| | | |
|----------------------------------|---------|-------|
| - Industrial park infrastructure | 10 - 30 | years |
| - Apartment house | 40 | years |
| - Other real properties | 36 | years |

2.11 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until the relevant assets are completed and put into use.

2.12 . Operating lease

Operating lease is a type of lease where the significant risk and rewards of ownership of the asset belonged to the lessor. Lease payments are recorded to the operating results on the straight-line basis over lease terms.

2.13 . Prepaid expenses

The expenses incurred but related to results of business operations of several accounting periods are recorded as prepaid expenses and are amortised to the income statement in the following accounting periods.

Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

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

2.14 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Financial Statements according to their remaining terms at the reporting date.

2.15 . Unearned revenues

Unearned revenues are prepayments from customers for one or many accounting periods relating to land lease and industrial park infrastructure

Unearned revenues are transferred to Revenue from sales of goods and rendering of services according to the amount which is determined in accordance with each accounting period.

2.16 . Owner's equity

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

Share premium shall record the difference between the par value, direct costs related to the issuing shares and issue price of shares (including the case of re-issuing stock fund) and can be a positive premium (if the issue price is higher than par value and direct costs related to the issuance of shares) or negative premium (if the issue price is lower than par value and direct costs related to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after declaration from the Board of Management and announcement closing date receipt dividends of Securities Depository Center of Vietnam.

2.17 . Revenues

Revenue is recognized when it is probable that the economic benefits, which can be measured reliably, will flow to the Company. Revenue is determined at the fair value of amounts received or expect to get after deducting trade discounts, sales discounts, and sales returns.

2.18 . Cost of goods sold

Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the period.

2.19 . Corporate income tax**a) Deferred income tax assets**

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

Deferred income tax assets are determined based on corporate income tax rate based on tax rates and tax laws in effect at the balance sheet date.

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Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

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

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

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

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

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

d) Current corporate income tax rate

For the accounting period from 01/10/2024 to 31/12/2024, the Company applies the corporate income tax rate as follows:

- Tax rate 10% for social housing sales activities;
- Tax rate 20% for the remaining activities

2.20 . Earnings per shares

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for Bonus and welfare fund and Bonus fund for The Board of General Directors) by the weighted average number of ordinary shares outstanding during the period.

2.21 . Related parties

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

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

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

2.22 . Segment report

The Company's main business activity is real estate business: leasing industrial park infrastructure and selling project land, taking place in Trang Bom district, Dong Nai province, so the Company does not present the Report. Segment reporting by business field and geographical area.

Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

3 . CASH AND CASH EQUIVALENTS

| | 31/12/2024 | 01/01/2024 |
|------------------|-----------------------|----------------------|
| | VND | VND |
| Cash on hand | 15.282.817 | 14.159.450 |
| Demand deposit | 1.081.050.913 | 1.488.121.764 |
| Cash equivalents | 9.000.000.000 | 5.000.000.000 |
| | 10.096.333.730 | 6.502.281.214 |

As at 31/12/2024, cash equivalents are term deposits from 01 to 03 month valued at VND 9.000.000.000 are deposited in commercial banks with interest of 2,7% / year to 4,6% / year.

4 . FINANCIAL INVESTMENTS**Held to maturity investments**

| | 31/12/2024 | | 01/01/2024 | |
|-----------------|------------------------|-----------|------------------------|-----------|
| | Historical cost | Provision | Historical cost | Provision |
| | VND | VND | VND | VND |
| - Term deposits | 211.400.000.000 | - | 219.000.000.000 | - |
| | 211.400.000.000 | - | 219.000.000.000 | - |

As at 31/12/2024, Investments held to maturity are term deposits from 01 to 03 month valued at VND 211.400.000.000 are deposited in commercial banks with interest of 4% / year to 5,8% / year.

5 . SHORT-TERM TRADE RECEIVABLES

| | 31/12/2024 | | 01/01/2024 | |
|--|----------------------|-----------|-----------------------|-----------|
| | Value | Provision | Value | Provision |
| | VND | VND | VND | VND |
| Related parties | 17.396.084 | - | 1.030.879 | - |
| Japan Small and Medium Enterprises Development Joint Stock Company | 16.307.244 | - | - | - |
| Pelio Group Joint Stock Company | 1.088.840 | - | 1.030.879 | - |
| Other parties | 1.989.119.691 | - | 14.438.511.606 | - |
| Sao Viet Joint Stock Company | 833.732.917 | - | 377.669.270 | - |
| Customers buy townhouses - villas | - | - | 12.967.875.952 | - |
| Customers buy workers' apartments | 367.281.021 | - | 350.714.205 | - |
| Other objects | 788.105.753 | - | 742.252.179 | - |
| | 2.006.515.775 | - | 14.439.542.485 | - |

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6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

| | 31/12/2024 | | 01/01/2024 | |
|--|--------------------|-----------|--------------------|-----------|
| | Value | Provision | Value | Provision |
| | VND | VND | VND | VND |
| Related parties | - | - | 44.000.000 | - |
| Tin Nghia Project Management Joint Stock Company | - | - | 44.000.000 | - |
| Other parties | 404.306.360 | - | 329.286.360 | - |
| Phuc An Khang Environment Company Limited | 85.000.000 | - | - | - |
| Dong Tien Valuation Joint Stock Company | 108.000.000 | - | 108.000.000 | - |
| Dong Nai Province Land Registration Office | 153.786.360 | - | 153.786.360 | - |
| Other objects | 57.520.000 | - | 67.500.000 | - |
| | 404.306.360 | - | 373.286.360 | - |

7 . OTHER SHORT-TERM RECEIVABLES

| | 31/12/2024 | | 01/01/2024 | |
|--|-----------------------|-----------|-----------------------|-----------|
| | Value | Provision | Value | Provision |
| | VND | VND | VND | VND |
| Receivables from interest of deposit, loan | 4.135.946.301 | - | 15.725.870.273 | - |
| Advances | 43.500.000 | - | 15.000.000 | - |
| Deposits | 3.271.182 | - | 6.395.182 | - |
| Additional land rent under Contract 59 must be collected | 12.799.427.844 | - | - | - |
| | 16.982.145.327 | - | 15.747.265.455 | - |

8 . INVENTORIES

| | 31/12/2024 | | 01/01/2024 | |
|-------------|-----------------------|-----------|-----------------------|-----------|
| | Original cost | Provision | Original cost | Provision |
| | VND | VND | VND | VND |
| Real estate | 57.627.850.047 | - | 13.854.003.713 | - |
| | 57.627.850.047 | - | 13.854.003.713 | - |

9 . LONG-TERM ASSETS IN PROGRESS

| | 31/12/2024 | 01/01/2024 |
|---|------------------------|------------------------|
| | VND | VND |
| Construction in progress | 157.041.216.067 | 135.140.642.437 |
| Bau Xeo Industrial Park Service Center | 153.625.256.926 | 127.732.700.930 |
| Internal roads, parallel roads and industrial park intersections | 3.299.595.505 | 4.240.147.971 |
| Industrial park fence | - | 3.051.429.900 |
| Other projects | 116.363.636 | 116.363.636 |
| Procurement of fixed assets | 922.037.037 | - |
| - Tank trucks deliver water for firefighting, watering plants and washing roads | 922.037.037 | - |
| | 157.963.253.104 | 135.140.642.437 |

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10 . TANGIBLE FIXED ASSETS

| | Buildings VND | Transportation VND | Other fixed assets VND | Total VND |
|------------------------------------|-----------------------|-----------------------|---------------------------|-----------------------|
| Historical cost | | | | |
| Beginning balance | 48.007.497.451 | 12.776.112.538 | 7.605.533.345 | 68.389.143.334 |
| - Finished construction investment | 735.488.087 | - | 599.077.212 | 1.334.565.299 |
| - Liquidating, disposed | - | (646.135.122) | - | (646.135.122) |
| Ending balance | 48.742.985.538 | 12.129.977.416 | 8.204.610.557 | 69.077.573.511 |
| Accumulated depreciation | | | | |
| Beginning balance | 28.677.805.961 | 10.396.308.151 | 3.794.545.630 | 42.868.659.742 |
| - Depreciation | 1.954.368.860 | 543.575.816 | 512.947.317 | 3.010.891.993 |
| - Liquidating, disposed | - | (646.135.122) | - | (646.135.122) |
| Ending balance | 30.632.174.821 | 10.293.748.845 | 4.307.492.947 | 45.233.416.613 |
| Carrying amount | | | | |
| Beginning balance | 19.329.691.490 | 2.379.804.387 | 3.810.987.715 | 25.520.483.592 |
| Ending balance | 18.110.810.717 | 1.836.228.571 | 3.897.117.610 | 23.844.156.898 |

In there:

- Cost of fully depreciated tangible fixed assets but still in use: 8.784.951.175 VND

11 . INVESTMENT PROPERTIES

| | Infrastructure industrial park VND | Workers' apartment building VND | Others VND | Total VND |
|---------------------------------|--|--|-----------------------|------------------------|
| Historical cost | | | | |
| Beginning balance | 196.336.773.728 | 5.380.047.663 | 56.574.930.683 | 258.291.752.074 |
| - Others increase | 5.123.652.039 | - | - | 5.123.652.039 |
| - Others decrease | - | - | (45.197.241.561) | (45.197.241.561) |
| Ending balance | 201.460.425.767 | 5.380.047.663 | 11.377.689.122 | 218.218.162.552 |
| Accumulated depreciation | | | | |
| Beginning balance | 93.938.778.355 | 233.509.020 | 1.201.255.614 | 95.373.542.989 |
| - Depreciation | 9.395.247.343 | 134.501.204 | 316.046.920 | 9.845.795.467 |
| - Others decrease | - | - | (980.022.771) | (980.022.771) |
| Ending balance | 103.334.025.698 | 368.010.224 | 537.279.763 | 104.239.315.685 |
| Carrying amount | | | | |
| Beginning balance | 102.397.995.373 | 5.146.538.643 | 55.373.675.069 | 162.918.209.085 |
| Ending balance | 98.126.400.069 | 5.012.037.439 | 10.840.409.359 | 113.978.846.867 |

In there:

- Cost of fully depreciated investment properties but still in use for lease or held for sale: 8.718.696.725 VND

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12 . LONG-TERM PREPAID EXPENSES

| | 31/12/2024 | 01/01/2024 |
|---|------------------------|------------------------|
| | VND | VND |
| Compensation costs for Bau Xeo Industrial Park | 114.069.926.502 | 117.183.394.213 |
| Cost of measuring, drawing and design | 1.426.712.631 | 1.471.297.403 |
| Cost of tools and equipment awaiting allocation | 40.608.333 | 90.595.143 |
| Cost of leveling industrial park grounds | 8.920.325.926 | 8.976.812.410 |
| Brokerage commission costs | 1.625.905.738 | 1.679.777.014 |
| Others | 1.951.068.041 | 1.226.939.337 |
| | 128.034.547.171 | 130.628.815.520 |

13 . SHORT-TERM TRADE PAYABLES

| | 31/12/2024 | | 01/01/2024 | |
|---|----------------------|----------------------|----------------------|----------------------|
| | Outstanding balance | Amount can be paid | Outstanding balance | Amount can be paid |
| | VND | VND | VND | VND |
| An Loc Rubber Construction Company Limited | - | - | 2.636.563.807 | 2.636.563.807 |
| Tin Nghia Petroleum Joint Stock Company | 16.104.410 | 16.104.410 | 21.444.840 | 21.444.840 |
| Other parties | 7.064.018.946 | 7.064.018.946 | 1.701.997.603 | 1.701.997.603 |
| Dong Nai Water Supply Construction Company Limited | - | - | 492.846.220 | 492.846.220 |
| Nguyen Hoang Company Limited | 6.280.082.570 | 6.280.082.570 | - | - |
| Huy Thuan Phat Construction Trading Company Limited | - | - | 586.056.241 | 586.056.241 |
| Other objects | 783.936.376 | 783.936.376 | 623.095.142 | 623.095.142 |
| | 7.080.123.356 | 7.080.123.356 | 4.360.006.250 | 4.360.006.250 |

14 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

| | 31/12/2024 | 01/01/2024 |
|-----------------------------------|----------------------|----------------------|
| | VND | VND |
| Related parties | 72.942.675 | 72.942.675 |
| Pelio Group Joint Stock Company | 72.942.675 | 72.942.675 |
| Other parties | 2.388.096.904 | 953.414.614 |
| Overpaid land rent from customers | 2.388.096.904 | 953.414.614 |
| | 2.461.039.579 | 1.026.357.289 |

15 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

| | Tax payable at the beginning of the period | Tax payable in the period | Tax paid in the period | Tax payable at the end of the period |
|------------------------------|--|---------------------------|------------------------|--------------------------------------|
| | VND | VND | VND | VND |
| Value added tax | - | 3.044.421.115 | 3.044.421.115 | - |
| Corporate income tax | 2.438.019.927 | 7.863.125.966 | 8.516.705.129 | 1.784.440.764 |
| Personal income tax | 595.779.316 | 1.226.718.723 | 1.422.214.477 | 400.283.562 |
| Property tax and land rental | - | 15.006.581.547 | 2.207.153.703 | 12.799.427.844 |
| Environmental protection tax | - | 12.865.295 | 12.865.295 | - |
| Fees and other obligations | - | 342.657.349 | 342.657.349 | - |
| | 3.033.799.243 | 27.496.369.995 | 15.546.017.068 | 14.984.152.170 |

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16 . SHORT-TERM ACCRUED EXPENSES

| | 31/12/2024 | 01/01/2024 |
|---|------------|----------------------|
| | VND | VND |
| Accrued expenses for cost of investment properties sold | - | 2.894.607.573 |
| | - | 2.894.607.573 |

17 . UNEARNED REVENUES

| | 31/12/2024 | 01/01/2024 |
|---|------------------------|------------------------|
| | VND | VND |
| a) Short-term | | |
| Revenue received in advance for infrastructure rental | 15.277.376.564 | 15.418.692.040 |
| Revenue received in advance from land rental | 13.691.480 | 8.374.813 |
| | 15.291.068.044 | 15.427.066.853 |
| b) Long-term | | |
| Revenue received in advance for infrastructure rental | 454.770.364.184 | 468.933.629.528 |
| Revenue received in advance from land rental | 208.813.356 | 193.471.503 |
| | 454.979.177.540 | 469.127.101.031 |

18 . OTHER SHORT-TERM PAYABLES

| | 31/12/2024 | 01/01/2024 |
|--|-----------------------|-----------------------|
| Short-term deposits, collateral received | 460.000.000 | 460.000.000 |
| Dividend, profit payables | 17.499.155.341 | 17.553.035.183 |
| Others | 147.102.421 | 140.791.253 |
| | 18.106.257.762 | 18.153.826.436 |

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19 . OWNER'S EQUITY**a) Changes in owner's equity**

| | Contributed capital | Development investment fund | Retained earnings | Total |
|---|-----------------------|-----------------------------|-----------------------|------------------------|
| | VND | VND | VND | VND |
| Beginning balance of previous year | 82.000.000.000 | 98.426.979.041 | 64.658.857.784 | 245.085.836.825 |
| Profit/loss of the previous year | - | - | 28.766.331.975 | 28.766.331.975 |
| Appropriation to development investment fund | - | 4.969.346.086 | (4.969.346.086) | - |
| Deduction to reward and welfare fund | - | - | (3.856.502.172) | (3.856.502.172) |
| Deduction to the Bonus Fund for the Board of Directors, Supervisory Board and Executive Board | - | - | (1.939.765.734) | (1.939.765.734) |
| Dividend payment in 2022 | - | - | (41.000.000.000) | (41.000.000.000) |
| Advance dividend in 2023 | - | - | (16.400.000.000) | (16.400.000.000) |
| Ending balance of previous year | 82.000.000.000 | 103.396.325.127 | 25.259.575.767 | 210.655.900.894 |
| Beginning balance of current year | 82.000.000.000 | 103.396.325.127 | 25.259.575.767 | 210.655.900.894 |
| Profit/loss of the current year | - | - | 26.578.738.211 | 26.578.738.211 |
| Appropriation to development investment fund | - | 3.209.135.003 | (3.209.135.003) | - |
| Deduction to reward and welfare fund | - | - | (4.194.207.012) | (4.194.207.012) |
| Deduction to the Bonus Fund for the Board of Directors, Supervisory Board | - | - | (1.342.989.960) | (1.342.989.960) |
| Dividend payment in 2022 | - | - | (4.100.000.000) | (4.100.000.000) |
| Advance dividend in 2024 | - | - | (16.400.000.000) | (16.400.000.000) |
| Other decrease | - | - | (760.335.505) | (760.335.505) |
| Ending balance of current year | 82.000.000.000 | 106.605.460.130 | 21.831.646.498 | 210.437.106.628 |

b) Details of owner's invested capital

| | Rate | 31/12/2024 | Rate | 01/01/2024 |
|---|------------|-----------------------|------------|-----------------------|
| | (%) | VND | (%) | VND |
| Dong Nai Rubber Corporation Limited Company | 36,07 | 29.577.600.000 | 36,07 | 29.577.600.000 |
| Tin Nghia Corporation | 29,52 | 24.204.000.000 | 29,52 | 24.204.000.000 |
| America LLC | 16,34 | 13.401.000.000 | 15,11 | 12.388.000.000 |
| Mr. Quach Trong Nguyen | 6,47 | 5.304.800.000 | 6,47 | 5.304.800.000 |
| Other shareholders | 11,60 | 9.512.600.000 | 12,84 | 10.525.600.000 |
| | 100 | 82.000.000.000 | 100 | 82.000.000.000 |

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

| | 4th quarter | 4th quarter |
|---|-----------------------|-----------------------|
| | VND | VND |
| Owner's invested capital | | |
| - At the beginning of period | 82.000.000.000 | 82.000.000.000 |
| - At the ending of period | 82.000.000.000 | 82.000.000.000 |
| - Dividend, profit payable at the beginning of the year | 1.154.365.183 | 1.195.035.183 |
| - Dividend, profit payable in the year | | |
| + From the current year profit | 16.400.000.000 | 16.400.000.000 |
| - Dividend, profit paid in cash during the year | | |
| + From the previous year profit | (55.209.842) | (42.000.000) |
| - Dividend, profit payable at the end of the year | 17.499.155.341 | 17.553.035.183 |

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d) Share

| | 31/12/2024 | 01/01/2024 |
|---------------------------------------|------------|------------|
| Quantity of Authorized issuing shares | 8.200.000 | 8.200.000 |
| Quantity of issued shares | | |
| - <i>Common shares</i> | 8.200.000 | 8.200.000 |
| Quantity of circulation shares | | |
| - <i>Common shares</i> | 8.200.000 | 8.200.000 |
| Par value per share: VND 10,000 | | |

f) Company's funds

| | 31/12/2024 | 01/01/2024 |
|---------------------------------|-------------------------------|-------------------------------|
| | VND | VND |
| Investment and development fund | 106.605.460.130 | 103.396.325.127 |
| | <u>106.605.460.130</u> | <u>103.396.325.127</u> |

20 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT**a) Operating leased assets**

The Company signed the land lease contracts at Bau Xeo Industrial Park, Song Trau commune, Trang Bom district, Dong Nai province, which is of use to develop industrial parks and infrastructure from 2005 to 2056. The area of the leased land is 4,058,072.9 m2. According to these contracts, the Company must pay annual land rent until the contract maturity date according to current State regulations.

b) Foreign currencies

| | 31/12/2024 | 01/01/2024 |
|-----|------------|------------|
| USD | 96,90 | 110,10 |

e) Bad debts written off

| | 31/12/2024 | 01/01/2024 |
|---------------------------------|---------------------------|---------------------------|
| | VND | VND |
| Shing Mark Vina Company Limited | 6.150.668 | 6.150.668 |
| KL Texwell Vina Company Limited | 66.529.068 | 66.529.068 |
| An Thien Ly Company Limited | 43.121.254 | 43.121.254 |
| | <u>115.800.990</u> | <u>115.800.990</u> |

21 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

| | 4th quarter | 4th quarter |
|---|------------------------------|------------------------------|
| | VND | VND |
| Revenue land and infrastructure rental | 14.502.896.851 | 18.803.271.798 |
| Revenue provides clean water | 1.711.315.000 | 1.847.463.500 |
| Revenue from wastewater treatment | 1.393.010.588 | 765.357.987 |
| Revenue from social housing sales, house rentals... Central Service Center projects | 275.640.764 | 10.362.000 |
| | <u>17.882.863.203</u> | <u>21.426.455.285</u> |

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22 . COST OF GOODS SOLD

| | 4th quarter | 4th quarter |
|--|----------------------|-----------------------|
| | VND | VND |
| Cost of land rental and infrastructure | 5.104.483.796 | 6.350.110.921 |
| Cost of providing clean water | 1.727.560.582 | 1.815.123.728 |
| Cost of wastewater treatment | 1.248.621.423 | 1.463.740.007 |
| Cost price of social housing sales, house rental... Central Service Area project | 702.010.448 | 922.475.129 |
| | 8.782.676.249 | 10.551.449.785 |

23 . FINANCIAL INCOME

| | 4th quarter | 4th quarter |
|--------------------------------------|----------------------|----------------------|
| | VND | VND |
| Interest income, interest from loans | 5.332.395.432 | 9.709.416.771 |
| Unrealized exchange gain | 106.300 | 75.969 |
| | 5.332.501.732 | 9.709.492.740 |

24 . GENERAL ADMINISTRATIVE EXPENSES

| | 4th quarter | 4th quarter |
|----------------------------------|----------------------|----------------------|
| | VND | VND |
| Raw materials | 118.568.680 | 144.088.284 |
| Labor expenses | 4.596.135.346 | 6.638.534.597 |
| Depreciation expenses | 134.770.595 | 135.347.855 |
| Tax, Charge, Fee | 113.520.582 | 65.626.624 |
| Expenses of outsourcing services | 635.576.901 | 805.228.481 |
| Other expenses in cash | 913.020.307 | 1.107.673.013 |
| | 6.511.592.411 | 8.896.498.854 |

25 . OTHER INCOME

| | 4th quarter | 4th quarter |
|-----------------------|-------------------|------------------|
| | VND | VND |
| Penalty fee collected | 222.848.453 | - |
| Others | (123.475.248) | 1.190.142 |
| | 99.373.205 | 1.190.142 |

26 . OTHER EXPENSES

| | 4th quarter | 4th quarter |
|--------|------------------|-------------|
| | VND | VND |
| Others | 4.000.000 | - |
| | 4.000.000 | - |

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27 . CURRENT CORPORATE INCOME TAX EXPENSE

| | 4th quarter VND | 4th quarter VND |
|---|----------------------|----------------------|
| <i>Corporate income tax from main business activities</i> | | |
| Total profit before tax | 8.545.082.913 | 12.604.096.368 |
| Increase | 784.000.002 | 505.000.002 |
| - <i>Unreasonable expenses</i> | 784.000.002 | 505.000.002 |
| Decrease | (12.695.538) | (12.695.538) |
| - <i>Unearned revenue is taxed</i> | (12.695.538) | (12.695.538) |
| Taxable income | 8.922.203.826 | 12.190.099.637 |
| Income is taxable at 20% | 9.316.387.377 | 13.096.400.832 |
| Offsetting losses from real estate business activities | (394.183.551) | (906.301.195) |
| Current corporate income tax expense (Tax rate 20%) | 1.784.440.764 | 2.438.019.927 |
| Adjustment of tax expenses in previous periods and tax expenses in the current year | 7.402.200 | - |
| Tax payable at the beginning of year | 3.862.374.487 | 4.672.541.556 |
| Tax paid in the year | (3.869.776.687) | (4.672.541.556) |
| Closing year income tax payable of main business activities | 1.784.440.764 | 2.438.019.927 |
| <i>Corporate income tax from real estate business</i> | | |
| Total profit before tax from real estate business | (528.613.433) | (914.906.840) |
| Increase | 528.613.433 | 914.906.840 |
| - <i>Unreasonable expenses</i> | 134.429.882 | 8.605.645 |
| - <i>Offsetting losses from real estate business activities</i> | 394.183.551 | 906.301.195 |
| Current corporate income tax expense | - | - |
| Tax payable at the beginning of period of real estate business | 5.613.899 | - |
| Tax paid in the period of real estate business | (5.613.899) | - |
| Closing period income tax payable of real estate business | - | - |
| Total current corporate income tax expense | 1.784.440.764 | 2.438.019.927 |
| Corporate income tax payable at the end of theyear: | 1.784.440.764 | 2.438.019.927 |

28 . DEFERRED TAX**a) Deferred income tax assets**

| | 31/12/2024 VND | 01/01/2024 VND |
|---|--------------------|--------------------|
| Corporate income tax rate used to determine the value of Deferred income tax assets | 20% | 20% |
| Deferred income tax assets related to deductible temporary differences | 325.005.791 | 335.162.223 |
| | 325.005.791 | 335.162.223 |

c) Deferred income tax expenses

| | 31/12/2024 VND | 01/01/2024 VND |
|--|-------------------|-------------------|
| Returned of deferred income tax assets | 2.539.108 | 2.539.108 |
| | 2.539.108 | 2.539.108 |

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29 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the Company is calculated as follows :

| | 4th quarter | 4th quarter |
|--|---------------|---------------|
| | VND | VND |
| Profit after tax | 6.229.489.608 | 9.248.630.493 |
| Profit distributed to common shares | 6.229.489.608 | 9.248.630.493 |
| Average number of outstanding common shares in circulation in the year | 8.200.000 | 8.200.000 |
| Basic earnings per share | 760 | 1.128 |

Profits allocated to the Company's common shares to calculate basic earnings per share include amounts allocated to bonus and welfare funds.

30 . BUSINESS AND PRODUCTIONS COST BY ITEMS

| | 4th quarter | 4th quarter |
|----------------------------------|-----------------------|-----------------------|
| | VND | VND |
| Raw materials | 326.598.680 | 156.738.284 |
| Labour expenses | 5.108.358.431 | 7.346.884.726 |
| Depreciation expenses | 3.178.556.089 | 3.601.846.292 |
| Expenses of outsourcing services | 3.261.241.035 | 5.168.092.791 |
| Other expenses in cash | 3.419.514.425 | 3.174.386.546 |
| | 15.294.268.660 | 19.447.948.639 |

31 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

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

| Related parties | Relation |
|---|--|
| Dong Nai Rubber Corporation One Member Company Limited | Major shareholder |
| Tin Nghia Corporation | Major shareholder |
| America LLC | Major shareholder |
| Pelio Group Joint Stock Company | The company is related to major shareholders |
| Japanese Small and Medium Enterprises Development Joint Stock Company | Subsidiary of Tin Nghia Corporation |
| Tin Nghia Professional Security Services Corporation | Subsidiary of Tin Nghia Corporation |
| Tin Nghia Petrol Joint Stock Company | Subsidiary of Tin Nghia Corporation |
| Dong Nai Import Export Processing Agricultural Products And Foods Joint Stock Company | Subsidiary of Tin Nghia Corporation |
| Tin Nghia Project Management Joint-Stock Company | Affiliate company of Tin Nghia Corporation |
| Nhon Trach Green Trees Corporation | Affiliate company of Tin Nghia Corporation |
| Dong Nai Valuation Corporation | Affiliate company of Tin Nghia Corporation |
| An Loc Rubber Construction One Member Company Limited | Affiliate company of Dong Nai Rubber Corporation Limited Company |

Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Song Trau Commune, Trang Bom Town, Dong Nai Province

Financial Statements

For the accounting period from 01/10/2024 to 31/12/2024

Except from information with related parties presented as in above Notes, the Company still had transactions occurred in the

Transactions during the year:


| | 4th quarter VND | 4th quarter VND |
|---|-----------------------|-----------------------|
| Revenue from sales of goods and rendering of services | 499.886.329 | 383.128.969 |
| Japanese Small and Medium Enterprises Development Joint Stock Company | 381.045.138 | 338.612.430 |
| Pelio Group Joint Stock Company | 118.841.191 | 44.516.539 |
| Purchasing goods and services | 637.330.849 | 699.682.801 |
| Pelio Group Joint Stock Company | 62.457.502 | 21.911.036 |
| Tin Nghia Professional Security Services Corporation | 189.000.000 | 243.000.000 |
| Tin Nghia Petrol Joint Stock Company | 47.734.027 | 80.313.237 |
| Dong Nai Import Export Processing Agricultural Products And Foods Joint Stock Company | - | 17.510.000 |
| Nhon Trach Green Trees Corporation | 338.139.320 | 336.948.528 |
| Dividends | 13.436.520.000 | 13.233.920.000 |
| Dong Nai Rubber Corporation One Member Company Limited | 5.915.520.000 | 5.915.520.000 |
| Tin Nghia Corporation | 4.840.800.000 | 4.840.800.000 |
| America LLC | 2.680.200.000 | 2.477.600.000 |
| Supervision consulting fee | 98.100.000 | 30.351.852 |
| Tin Nghia Project Management Joint-Stock Company | 98.100.000 | 30.351.852 |
| Construction costs | - | 4.113.262.785 |
| An Loc Rubber Construction One Member Company Limited | - | 4.113.262.785 |

Balance at the end of the accounting period:

| | 31/12/2024 VND | 01/01/2024 VND |
|--|-----------------------|-----------------------|
| Other short-term payables | 13.436.520.000 | 13.233.920.000 |
| Dong Nai Rubber Corporation One Member Company Limited | 5.915.520.000 | 5.915.520.000 |
| Tin Nghia Corporation | 4.840.800.000 | 4.840.800.000 |
| America LLC | 2.680.200.000 | 2.477.600.000 |

Transactions with other related parties:

| | 4th quarter VND | 4th quarter VND |
|--|--------------------|--------------------|
| Remuneration to the General Director | 408.343.940 | 579.327.420 |
| Income of other members of the Board of General Directors and Board of | 1.135.648.486 | 1.195.127.127 |


Phan Thi Thuy Dung
Preparer


Nguyen Huu Tri
Chief Accountant


Nguyen Hoang Dung
General Director
Dong Nai, January 13, 2025