

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: 313 /CV-ĐT&DA
No.: 313 /CV-DT&DA

TP.HCM, ngày 16 tháng 04 năm 2026
HCMC, April 16, 2026

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
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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 Tân Hòa,
TP.HCM/325 Ly Thuong Kiet, Ward Tan Hoa, 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 2 năm 2026 và giải trình chênh lệch lợi nhuận sau thuế so
với cùng kỳ (Niên độ tài chính từ 01/10/2025 - 30/9/2026)/ Financial statement for
the second quarter of 2026 and explanation of different in Profit after tax compare
to the same period (Fiscal year from October 1, 2025 - September 30, 2026)

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày
16/04/2026 tại đường dẫn: <https://www.tanimex.com.vn/> ⇒ Quan hệ cổ đông/This
information was published on the company's website on 04/16/2026 (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 2 năm 2026/Financial statement
for the second quarter of 2026.

Nơi nhận/Recipient:

- Như trên/As above *han*
- Lưu VT, ĐT&DA-NV.02/Save VT,
ĐT&DA-NV.03



TRẦN QUANG TRƯỜNG



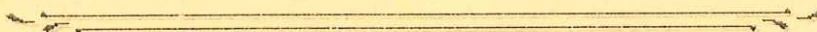
TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION
(TANIMEX)

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 2nd QUARTER FINANCIAL STATEMENTS
(The Fiscal Year from 01 October 2025 to 30 September 2026)



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 31 March 2026

ASSETS	CODE	ENDING BALANCE	BEGINNING BALANCE
A. CURRENT ASSETS :	100	621.558.592.980	596.427.093.955
I. Cash and cash equivalents	110	50.350.325.737	60.204.915.141
1./ Cash	111	50.350.325.737	50.204.915.141
2./ Cash equivalents	112	-	10.000.000.000
II. Short-term financial investments	120	526.291.775.400	478.109.357.900
1./ Trading securities	121	2.759.673.495	1.437.955.710
2./ Provisions for devaluation of trading securities	122	(67.898.095)	(28.597.810)
3./ Held-to-maturity investments	123	523.600.000.000	476.700.000.000
III. Short-term receivables	130	37.588.230.558	53.708.181.907
1./ Short-term trade receivables	131	12.941.878.841	13.988.607.562
2./ Short-term prepayments to suppliers	132	1.063.543.341	300.000.000
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	24.912.879.716	41.215.800.431
7./ Allowance for short-term doubtful debts	137	(1.330.071.340)	(1.796.226.086)
8./ Deficit assets for treatment	139	-	-
IV. Inventories	140	-	-
1./ Inventories	141	-	-
2./ Allowance for inventories	149	-	-
V. Other current assets	150	7.328.261.285	4.404.639.007
1./ Short-term prepaid expenses	151	2.017.579.153	4.404.639.007
2./ Deductible VAT	152	-	-
3./ Taxes and other receivables from the State	153	5.310.682.132	-
4./ Trading Government bonds	154	-	-
5./ Other current assets	155	-	-
B. NON-CURRENT ASSETS	200	606.517.333.660	630.020.259.743
I. Long-term receivables	210	15.953.209.599	15.953.209.599
1./ Long-term trade receivables	211	8.628.486.070	8.628.486.070
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	5.759.707.000	5.759.707.000
7./ Allowance for long-term doubtful debts	219	-	-
II. Fixed assets	220	27.838.890.267	31.061.413.232
1./ Tangible fixed assets	221	27.838.890.267	31.061.413.232
* Historical cost	222	181.318.896.245	181.318.896.245
* Accumulated depreciation	223	(153.480.005.978)	(150.257.483.013)
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	135.179.204.255	150.834.970.645
* Historical costs	231	603.858.516.306	603.858.516.306
* Accumulated depreciation	232	(468.679.312.051)	(453.023.545.661)
IV. Non-current assets in process	240	126.092.716.083	125.986.616.083
1./ Long-term work in process	241	125.972.716.083	125.866.616.083
2./ Construction-in-progress	242	120.000.000	120.000.000
V. Long-term financial investments	250	139.254.689.158	140.657.546.132
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	19.287.500.000
4./ Provisions for devaluation of long-term financial investments	254	(8.020.000.000)	(6.617.143.026)
5./ Held-to-maturity investments	255	-	-
VI. Other non-current assets	260	162.198.624.298	165.526.504.052
1./ Long-term prepaid expenses	261	161.877.613.500	165.205.493.254
2./ Deferred income tax assets	262	321.010.798	321.010.798
3./ Long-term components and spare parts	263	-	-
4./ Other non-current assets	268	-	-
Total assets	270	1.228.075.926.640	1.226.447.353.698

LIABILITIES AND OWNER'S EQUITY	CODE	ENDING BALANCE	BEGINNING BALANCE
C. LIABILITIES	300	379.264.524.188	371.458.584.542
I. Current liabilities	310	115.157.557.610	117.917.278.071
1./ Short-term trade payables	311	2.308.451.594	1.006.443.566
2./ Short-term advances from customers	312	933.631.143	743.496.256
3./ Taxes and other obligations to the State Budget	313	8.914.775.093	25.061.018.588
4./ Payables to employees	314	4.058.746.797	5.541.746.797
5./ Short-term accrued expenses	315	4.393.745.507	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	4.248.983.122	6.511.240.582
9./ Other short-term payables	319	31.917.987.825	27.508.215.534
10./ Short-term borrowings and financial leases	320	-	-
11./ Provisions for short-term payables	321	-	-
12./ Bonus and welfare funds	322	58.381.236.529	51.535.116.748
13./ Price stabilization fund	323	-	-
14./ Trading Government bonds	324	-	-
II. Non-current liabilities	330	264.106.966.578	253.541.306.471
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	52.702.445.493	53.133.955.072
4./ Inter-company payables for working capital	334	-	-
5./ Long-term inter-company payables	335	-	-
6./ Long-term unearned revenue	336	102.471.342.404	104.043.606.268
7./ Other long-term payables	337	108.900.178.681	96.330.745.131
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	848.811.402.452	854.988.769.156
I. Owner's equity	410	848.811.402.452	854.988.769.156
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	-	-

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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	226.770.191.314	232.947.558.018
- Retained earnings accumulated to the end of the previous period	421a	162.703.170.761	153.875.753.366
- Retained earnings of the current period	421b	64.067.020.553	79.071.804.652
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	1.228.075.926.640	1.226.447.353.698

Tan Hoa, 14 April 2026

Preparer



Nguyen Thi Ngoc Thom

Chief Accountant



Ha Thi Thu Thao

Deputy General Director



Nguyen Dinh Minh Triet

TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

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

FINANCIAL STATEMENTS

INCOME STATEMENT

For the 2nd Quarter of the Fiscal Year from 01 October 2025 to 30 September 2026

Items	Code	Current quarter		Accumulated from the beginning of the year	
		Current year	Previous year	Current year	Previous year
1. Sales	01	61.605.641.094	57.469.346.777	119.928.822.012	114.653.289.719
2. Sales deductions	02	-	-	-	-
3. Net sales (10=01-02)	10	61.605.641.094	57.469.346.777	119.928.822.012	114.653.289.719
4. Cost of sales	11	9.656.434.777	14.434.339.331	21.863.324.876	29.144.029.534
5. Gross profit (20=10-11)	20	51.949.206.317	43.035.007.446	98.065.497.136	85.509.260.185
6. Financial income	21	12.047.088.516	10.161.677.606	20.204.042.637	18.328.969.835
7. Financial expenses	22	1.447.121.904	2.427.371.643	1.447.301.096	2.393.997.410
<i>In which: Loan interest expenses</i>	23	-	-	-	-
8. Selling expenses	25	11.724.584.304	10.301.503.259	22.783.028.501	22.078.215.721
9. General and administration expenses	26	7.235.865.490	6.524.694.347	14.567.687.880	13.683.235.173
10. Net operating profit [=20+(21-22)-(25+26)]	30	43.588.723.135	33.943.115.803	79.471.522.296	65.682.781.716
11. Other income	31	1.054.409	-	683.580.582	762.691.290
12. Other expenses	32	799.325.761	606.299	799.325.761	606.299
13. Other profit/(loss) (40 = 31 - 32)	40	(798.271.352)	(606.299)	(115.745.179)	762.084.991
14. Total accounting profit before tax (50 = 30 + 40)	50	42.790.451.783	33.942.509.504	79.355.777.117	66.444.866.707
15. Current income tax	51	9.256.950.792	6.898.354.617	15.288.756.564	12.210.966.194
16. Deferred income tax	52	-	-	-	-
17. Profit after tax (60 = 50 - 51 - 52)	60	33.533.500.991	27.044.154.887	64.067.020.553	54.233.900.513
18. Basic earnings per share	70	998	786	1.905	1.574
19. Diluted earnings per share	71	998	786	1.905	1.574

Preparer

Chief Accountant

Deputy General Director

Tan Hoa, 14 April 2026

Nguyen Thi Ngoc Thom

Ha Thi Thu Thao

Nguyen Dinh Minh Triet



CASH FLOW STATEMENT

(Direct method)

For the 2nd Quarter of the Fiscal Year from 01 October 2025 to 30 September 2026

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	135.677.442.201	135.169.557.196
2. Cash outflows for suppliers	02	(27.936.132.591)	(28.076.324.446)
3. Cash outflows for employees	03	(16.257.447.388)	(15.199.280.744)
4. Interests paid	04	-	-
5. Corporate income tax paid	05	(12.505.777.166)	(11.739.700.004)
6. Other cash inflows	06	29.166.718.777	16.050.123.359
7. Other cash outflows	07	(49.254.378.411)	(49.411.339.910)
Net cash flows from operating activities	20	58.890.425.422	46.793.035.451
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchases and construction of fixed assets and other non-current assets	21	-	(3.045.900.060)
2. Proceeds from disposals of fixed assets and other non-current assets	22	-	-
3. Cash outflow for lending, buying debt instruments of other entities	23	(201.600.000.000)	(161.800.000.000)
4. Cash recovered from lending, selling debt instruments of other entities	24	154.700.000.000	164.426.186.300
5. Investments in other entities	25	-	-
6. Withdrawals of investments in other entities	26	-	-
7. Interest earned, dividends and profits received	27	15.519.249.667	14.699.701.742
Net cash flows from investing activities	30	(31.380.750.333)	14.279.987.982
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	(37.364.180.000)	(37.343.110.000)
Net cash flows from financing activities	40	(37.364.180.000)	(37.343.110.000)
Net cash flows during the period (20+30+40)	50	(9.854.504.911)	23.729.913.433
Beginning cash and cash equivalents	60	60.204.915.141	47.437.268.487
Effects of fluctuations in foreign exchange rates	61	(84.493)	183.456
Ending cash and cash equivalents (50+60+61)	70	50.350.325.737	71.167.365.376

Tan Hoa, 14 April 2026

Preparer

Chief Accountant

Deputy General Director



Nguyen Thi Ngoc Thom



Ha Thi Thu Thao



Nguyen Dinh Minh Triet

TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

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

FINANCIAL STATEMENTS**NOTES TO THE FINANCIAL STATEMENTS****For the 2nd Quarter of the Fiscal Year from 01 October 2025 to 30 September 2026****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 2025 to 30 September 2026.
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.

<u>Fixed assets</u>	<u>Years</u>
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

Unit: VND

	Ending balance	Beginning balance
1- Cash and cash equivalents		
- Cash	1.183.635.230	1.442.988.500
- Demand deposits in banks	49.166.690.507	48.761.926.641
- Under-3-month deposit	0	10.000.000.000
Total	50.350.325.737	60.204.915.141

2- Financial investments

a/ Trading securities

- Total share value	2,759,673.495	2,691,775.400	67,898.095	1,437,955.710	1,409,357.900	28,597.810
+HPG	2,759,673.495	2,691,775.400	67,898.095	1,437,955.710	1,409,357.900	28,597.810

- During the period, the Corporation invested in HPG stocks. Currently, the Corporation holds HPG stocks as follows:

+ Quantity: 100.066 stocks
+ Value: VND 2.759.673.495

b/ Held-to-maturity investments

b1/ Short-term

- Term deposits	523.600.000.000	523.600.000.000
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b2/ Long-term

- Term deposits
- Bonds

c/ Investments in other entities

- Investments in joint ventures and associates

+ Tan Binh Tanimex Production Service Joint Stock Company (Taniservice)	38.210.327.271	38.210.327.271	38.210.327.271
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Company

+ Tri Duc Education Joint Stock Company	7.405.582.887	7.405.582.887	7.405.582.887
+ Viet Phat Packing Joint Stock Company	27.993.904.000	27.993.904.000	27.993.904.000

- Investments in other entities

+ The Southern Central Food Joint Stock Company	8,020,000.000	(8,020,000.000)	0	8,020,000.000	(6,617,143.026)	1,402,856.974
+ Value Consultant Investment Joint Stock Company	11,267,500.000	11,267,500.000	11,267,500.000	11,267,500.000		11,267,500.000

3- Trade receivables**a./ Short-term trade receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
	12.941.878.841	13.988.607.562
- Minh Phat Investment and Development Joint Stock Company	0	5.643.432
- Hung Phat Services Production Joint Stock Company	191.765.856	132.000.000
- Gia Han Trading Manufacturing Construction Company Limited	996.560.422	2.003.960.533
- Dori Restaurant Corporation	0	477.946.912
- Acecook Vietnam Joint Stock Company	375.649.588	401.127.596
- Viet Nam Capital Seaweed Consumer Joint Stock Company	1.049.232.312	953.566.540
- Decotex Co., Ltd.	0	593.544.738
- Xuan Huong Co., Ltd.	1.260.204.798	0
- Em Dem Production - Trading Company Limited	865.602.131	1.115.602.131
- Viet An Consulting Service Trading Joint Stock Company	1.975.752.000	1.975.752.000
- Pearl Dent Co., Ltd.	3.578.260.772	3.577.168.112
- Other trade receivables (Beginning balance: 122 customers - Ending balance: 122 customers)	2.648.850.962	2.752.295.568
b./ Long-term trade receivables	8.628.486.070	8.628.486.070
- Gia Han Trading Manufacturing Construction Company Limited	1.483.542.070	1.483.542.070
- Pearl Dent Co., Ltd.	7.144.944.000	7.144.944.000
c/ Receivables from related parties	191.765.856	137.643.432
- Minh Phat Investment and Development Joint Stock Company	0	5.643.432
- Hung Phat Services Production Joint Stock Company	191.765.856	132.000.000

4- Other receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Value	Allowance	Value	Allowance
a/ Short-term	24.912.879.716	0	41.215.800.431	0
- Receivables for equitization	0		0	
- Dividends and profit shared	0		0	
- Advance for dividends	0		0	
- Receivables from employees	282.324.180		0	
- Deposits and mortgages	9.664.139.775		10.784.694.260	
- Lending	0		0	
- Payments on other's behalf	0		0	
- Receivables for savings deposit interest and bond interest to be received , loan interest	13.241.289.026		9.208.514.689	
- Receivables for temporarily paid corporate income tax from trading real estate	1.185.080.144		1.204.323.683	
- Receivables from maturing bonds	0		20.000.000.000	
- Other receivables	540.046.591		18.267.799	
b/ Long-term	5.759.707.000	0	5.759.707.000	0
- Deposits and mortgages	5.759.707.000		5.759.707.000	
- Other receivables	0		0	
Total	30.672.586.716	0	46.975.507.431	0

5- Deficit assets for treatment

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Quantity	Value	Quantity	Value
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	1.820.984.520	1.820.984.520	1.956.596.158	1.956.596.158
+ Receivables overdue for 3 years or more (accounting for 10% or more of the total overdue debts):				
. Em Dem Production - Trading Company Limited	865.602.131	865.602.131	1.115.602.131	1.115.602.131
- Dori Restaurant Corporation	0	0	477.946.912	477.946.912
- Fines, interest charged on late payment, etc. incurred from overdue and unrecognized debts				
- Recoverability of doubtful debts	1.820.984.520	1.820.984.520	1.956.596.158	1.956.596.158

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		0	
- Goods on consignment	0		0	
- Goods stored in bonded warehouse	0		0	
- Properties	0		0	
Total	0	0	0	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	125.972.716.083	125.972.716.083	125.866.616.083	125.866.616.083
- Binh Tan Apartment Project	70.420.154.012	70.420.154.012	70.368.715.889	70.368.715.889
- 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)	34.356.825.568	34.356.825.568	34.318.609.690	34.318.609.690
- Workers' accommodation (social housing) in Tan Binh Industrial Park (expanded part)	17.275.718.390	17.275.718.390	17.259.272.391	17.259.272.391
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	126.092.716.083	126.092.716.083	125.986.616.083	125.986.616.083

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	46.697.280.981	2.934.972.308	42.413.634.293	1.994.287.211	2.790.942.551	84.487.778.901	181.318.896.245
- Acquisition during the year							0
- Completed constructions							0
- 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							0
Beginning 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
- Depreciation during the year	1.019.987.376	175.383.672	1.944.033.052	83.118.865			3.222.522.965
- Other increases							0
- Transfer to investment property							0
- Disposal and liquidation							0
- Other decreases							0
Ending balance	37.668.880.479	2.644.005.555	24.124.176.224	1.764.222.268	2.790.942.551	84.487.778.901	153.480.005.978
Net book values							0
- Beginning balance	10.048.387.878	466.350.425	20.233.491.121	313.183.808	0	0	31.061.413.232
- Re-evaluated ending balance	9.028.400.502	290.966.753	18.289.458.069	230.064.943	0	0	27.838.890.267

- 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 126.532.108.498

- 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

Handwritten signature and stamp in red ink.

- Increase due to business consolidation	0	0	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0	0	0
- Liquidation and disposal	0	0	0	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0	0	0	0
Ending balance	0	0	0	0	0	445.000.000	0	0	445.000.000
Accumulated amortization									
Beginning balance	0	0	0	0	0	445.000.000	0	0	445.000.000
- Amortization during the year	0	0	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0	0	0
- Liquidation and disposal	0	0	0	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0	0	0	0
Ending balance	0	0	0	0	0	445.000.000	0	0	445.000.000
Net book values									
- Beginning balance	0	0	0	0	0	0	0	0	0
- Re-evaluated ending balance	0	0	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	603.858.516.306	0	0	603.858.516.306
- Land use right				
- Houses	603.858.516.306	0	0	603.858.516.306
- Houses and land use right				
- Infrastructure				
Accumulated depreciation/amortization	453.023.545.661	15.655.766.390	0	468.679.312.051
- Land use right				
- Houses	453.023.545.661	15.655.766.390	0	468.679.312.051
- Houses and land use right				
- Infrastructure				
Net book values	150.834.970.645			135.179.204.255
- Land use right				
- Houses	150.834.970.645			135.179.204.255
- 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 266.202.820.077
- Other disclosures

13- Prepaid expenses			
a/	Short-term	<u>Ending balance</u>	<u>Beginning balance</u>
	- Repair expenses	2.017.579.153	4.404.639.007
	- Server rentals, IT services	0	20.893.500
	- Land rental	0	4.383.745.507
	- Other expenses	2.017.579.153	0
b/	Long-term	161.877.613.500	165.205.493.254
	- Repair expenses	10.701.956.437	11.559.840.013
	- Server rentals, IT services	145.586.656	180.273.326
	- Infrastructure of Industrial Park (expanded part) (ground leveling + compensation)	127.959.395.006	129.337.581.038
	- Infrastructure of existing Industrial Park	9.836.645.180	10.068.095.654
	- Rental for land located at existing Tan Binh Industrial Park	12.528.674.941	12.823.467.295
	- Tools for lease	366.666.670	733.333.336
	- Other expenses	338.688.610	502.902.592
	Total	163.895.192.653	169.610.132.261
14- Other assets			
a/	Short-term	<u>Ending balance</u>	<u>Beginning balance</u>
	- Deductible VAT	0	0
b/	Long-term	321.010.798	321.010.798
	- Deferred income tax assets	321.010.798	321.010.798
	Total	321.010.798	321.010.798



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

Term	<u>Ending balance</u>			<u>Beginning balance</u>		
	Total repayment for financial leases	Payment for financial lease interest	Principal repayment	Total repayment for financial leases	Payment for financial lease interest	Principal repayment
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	Interest	Principal	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	1.108.584.198	1.108.584.198	0	0
- Tan Binh Tanimex Production Service Joint Stock Company	25.796.830	25.796.830	0	0
- Khang Nam Investment Construction Trading Joint Stock Company	973.573.041	973.573.041	973.573.041	973.573.041
- Payables to other subjects	200.497.525	200.497.525	32.870.525	32.870.525
Total	2.308.451.594	2.308.451.594	1.006.443.566	1.006.443.566

	33.000.000	33.000.000	33.000.000
b/ Long-term trade payables			33.000.000
c/ Overdue debts			
d/ Payables to related parties			
- Minh Phat Investment and Development Joint Stock Company	1.108.584.198	1.108.584.198	0
- Tan Binh Tanimex Production Service Joint Stock Company	25.796.830	25.796.830	0
17- Taxes and other obligations to the State Budget	<u>Beginning balance</u>	<u>Amount payable during the period</u>	<u>Deductible amounts of tax and fines temporarily paid</u>
a/ Amounts payable (Details by tax types)			
VAT	8.177.815.756	10.258.748.497	16.730.501.268
Corporate income tax	4.444.869.849	15.288.862.964	12.505.777.166
Personal income tax	173.665.455	3.423.702.181	3.597.367.636
Property tax, land rental	12.264.667.528	0	12.264.667.528
Total	25.061.018.588	28.971.313.642	45.098.313.598
b/ Amounts receivable (Details by tax types)			
Personal income tax	0	(55.142.474)	
Land rental	0	(5.255.539.658)	0
Total	0	(5.310.682.132)	0
			55.142.474
			5.255.539.658
			5.310.682.132
			33.000.000
			33.000.000

18 - Accrued expenses	<u>Ending balance</u>	<u>Beginning balance</u>
a/ Short-term	4.393.745.507	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	4.383.745.507	0
b/ Long-term	52.702.445.493	53.133.955.072
- Loan interest		
- Other amounts	52.702.445.493	53.133.955.072
+ Maintenance fees for Industrial Park	24.562.636.707	24.994.146.286
+ Accrual of expenses for infrastructure of Tan Binh Industrial Park	28.139.808.786	28.139.808.786
Total	57.096.191.000	53.143.955.072
19- Other payables	<u>Ending balance</u>	<u>Beginning balance</u>
a/ Short-term		
- Excessive assets waiting for treatment		
- Trade Union's expenditure	85.113.000	85.493.000
- Social insurance premiums	0	206.676.500
- Health insurance premiums	0	36.463.500
- Unemployment insurance premiums	0	20.248.000
- Payables for equitization		
- Receipt of short-term deposits and mortgages	8.133.411.127	17.832.575.351
- Dividends and profit payable	17.364.882.600	2.229.062.600
- Apartment maintenance fees	36.605.891	36.518.095
- Infrastructure maintenance fees (including uncollected portion after making allowance for doubtful debts)	43.683.839	124.809.616
- Other payables	6.254.291.368	6.936.368.872
Total	31.917.987.825	27.508.215.534
b/ Long-term		
- Receipt of long-term deposits and mortgages	67.312.938.894	56.461.820.144
- Compensation	36.084.609.927	34.366.295.127
- Public utility fees	5.502.629.860	5.502.629.860
- Other payables		
Total	108.900.178.681	96.330.745.131
20- Unearned revenues	<u>Ending balance</u>	<u>Beginning balance</u>
a/ Short-term		
- Revenue received in advance	4.248.983.122	6.511.240.582
- Revenue from traditional customer program		
- Other unearned revenues		
Total	4.248.983.122	6.511.240.582
b/ Long-term		
- Revenue received in advance	102.471.342.404	104.043.606.268
- Revenue from traditional customers		
- Other unearned revenues		
Total	102.471.342.404	104.043.606.268
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	321.010.798
- 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		

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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
<i>A</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
Beginning 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
- Capital increase in the previous year						0
- Profit in the previous year					116.571.804.652	116.571.804.652
- Other increases						0
- Capital decrease in the previous year						0
- Loss in the previous year						0
- Other decreases					104.890.693.785	104.890.693.785
Ending balance of the previous period	300.000.000.000	170.675.017.127	0	151.366.194.011	232.947.558.018	854.988.769.156
Beginning balance of the current period	300.000.000.000	170.675.017.127	0	151.366.194.011	232.947.558.018	854.988.769.156
- Capital increase in the current year						0
- Profit in the current year					64.067.020.553	64.067.020.553
- Other increases						0
- Capital decrease in the current year						0
- Loss in the current year						0
- Other decreases					70.244.387.257	70.244.387.257
Ending balance of the current period	300.000.000.000	170.675.017.127	0	151.366.194.011	226.770.191.314	848.811.402.452



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	37.364.180.000	37.343.110.000

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 Ending balance Beginning balance

27 - Exchange differences Ending balance Beginning balance

28- Expenditures Ending balance Beginning balance

29- Off-balance sheet items Ending balance Beginning balance

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)	273,45	280,05
Euro (EUR)		
Japanese Yen (¥)		

d/ Monetary gold

d/ Treated doubtful debts:

e/ Other information on off-balance sheet items

30- Other disclosures:



VII- Additional information on the items of the Income Statement

(Unit: VND)

	2 nd quarter of the current year	2 nd quarter of the previous year
1- Total sales	61.605.641.094	57.469.346.777
a/ Sales		
- Sales of merchandises		
- Sales of service provisions	61.605.641.094	57.469.346.777
- 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	2.691.000.000	2.685.000.000
- Tan Binh Tanimex Production Service Joint Stock Company (Taniservice)	255.630.543	252.264.164
- Minh Phat Investment Joint Stock Company	1.678.052.072	1.359.956.875
- Thinh Phat Transportation Services Joint Stock Company	2.200.179.987	2.381.863.849
- Tan Phu Investment and Service Joint Stock Company	223.500.000	186.000.000
- Hung Phat Services Production Joint Stock Company	701.912.830	512.992.114
2- Sales deductions	0	0
3- Costs of sales	2nd quarter of the current year	2nd quarter of the previous year
- Costs of merchandises sold		
- Costs of finished goods sold		
<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	9.656.434.777	14.434.339.331
- Net book values, expenses for disposal, liquidation of investment properties		
- Expenses for investment property trading		
Total	9.656.434.777	14.434.339.331
4- Financial income	2nd quarter of the current year	2nd quarter of the previous year
- Deposit interest, interest on loans given	10.998.223.091	9.696.817.866
- Gains from sales of investments	173.220.032	104.737.674
- Dividends, profit shared	813.680.000	350.000.000
- Exchange gain arising	0	183.456
- Interest on sales with deferred payment	61.965.393	9.938.610
- Other financial income		
Total	12.047.088.516	10.161.677.606
5- Financial expenses	2nd quarter of the current year	2nd quarter of the previous year
- Loan interest		
- Cash discount, interest on sales with deferred payment		
- Loss due to liquidation of financial investments	4.741.012	2.471.700
- Exchange loss arising	84.493	
- Provision for devaluation of trading securities and investment loss	1.442.157.259	2.424.719.583
- Other financial expenses	139.140	180.360
- Amounts recognized as decreases in financial expenses		
Total	1.447.121.904	2.427.371.643

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	2 nd quarter of the current year	2 nd quarter of the previous year
6- Other income		
- Liquidation and disposal of fixed assets		
- Gains due to re-evaluation of assets		
- Collected fines		
- Reduced taxes		
- Other income	1.054.409	0
Total	1.054.409	0
	2nd quarter of the current year	2nd 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	795.425.761	606.299
- Fines, amounts collected in arrears	3.900.000	0
- Other expenses	799.325.761	606.299
Total		
	2nd quarter of the current year	2nd quarter of the previous year
8- Selling expenses and general and administration expenses	7.746.108.976	7.182.390.947
a/ General and administration expenses incurred during the period		
- Details of items accounting for 10% or more of total general and administration expenses	7.740.086.976	7.178.390.947
+Supplies, tools	131.531.900	161.543.692
+Salaries	5.883.636.037	4.758.011.729
+Depreciation/(amortization) of fixed assets	728.496.783	888.129.162
+External services rendered	145.333.937	426.540.507
+Other cash expenses	851.088.319	944.165.857
- Other general and administration expenses	6.022.000	4.000.000
b/ Selling expenses incurred during the period	11.724.584.304	10.301.503.259
- Items accounting for 10% or more of total selling expenses:	11.724.584.304	10.301.503.259
+Supplies, tools	25.892.394	-
+Salaries	2.637.208.080	2.072.555.385
+Depreciation/(amortization) of fixed assets	801.660.666	708.265.593
+External services rendered	7.568.293.540	6.902.577.057
+Other cash expenses	691.529.624	618.105.224
- Other selling expenses	0	0
Amounts recognized as decreases in selling expenses and general	(510.243.486)	(657.696.600)
c/ and administration expenses		
- Reversal of provisions for products and merchandises under warranty		
- Reversal of provisions for restructuring, other provisions	(510.243.486)	(657.696.600)
- Other decreases		
	2nd quarter of the current year	2nd quarter of the previous year
9- Operating costs		
- Materials, supplies and tools	157.424.294	161.543.692
- Labor costs	8.520.844.117	6.830.567.114
- Depreciation/(amortization) of fixed assets	9.335.797.191	10.393.898.163
- External services rendered	7.713.627.477	7.329.117.564
- Other cash expenses	1.038.396.457	908.574.481
Total	26.766.089.536	25.623.701.014
	2nd quarter of the current year	2nd quarter of the previous year
10- Current income tax		
- Corporate income tax charged on taxable income of the current year	8.756.926.610	6.898.354.617
- Inclusion of corporate income tax of the previous years into current income tax of the current year	500.024.182	0
- Total current income tax	9.256.950.792	6.898.354.617

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	2 nd quarter of the current year	2 nd 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	0	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	0	0
- Total deferred income tax		

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

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

	2 nd quarter of the current year	2 nd quarter of the previous year
- Acquisition of assets, for which payments have not been made, directly related to or through financial lease transactions	0	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 2nd quarter – Fiscal year from 01 October 2024 to 30 September 2025: VND 27.044.154.887
- After tax profit of the 2nd quarter – Fiscal year from 01 October 2025 to 30 September 2026: VND 33.533.500.991
- The profit of the 2nd quarter – Fiscal year 01 October 2025 to 30 September 2026 was equal to 124% as compared to the profit of the 2nd quarter – Fiscal year from 01 October 2024 to 30 September 2025.



Reasons: Compared to the same period last year, revenue from sales and service provision increased by 107,2% in the current period. Meanwhile, the cost of goods sold decreased to 66.9% due to the following reasons: certain assets classified as investment properties have been fully depreciated, and the Company recognized a reduction in land rental expenses in accordance with the decision on a 30% reduction of land rental fees payable for 2025 issued by the Ho Chi Minh City Tax Department.

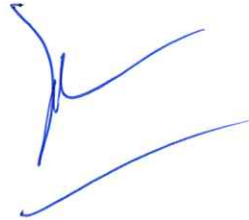
Tan Hoa, 14 April 2026

Preparer



Nguyen Thi Ngoc Thom

Chief Accountant



Ha Thi Thu Thao

Deputy General Director



The red circular stamp contains the following text: M.S.D.N: 0301464904 - C.T.C.P. CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH THÀNH PHỐ HỒ CHÍ MINH.

Nguyen Dinh Minh Triet

