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: 335 /CV-ĐT&DA *No.: 335 /CV-DT&DA*	TP.HCM, ngày 14 tháng 5 năm 2025 *HCMC, 5/14/2025*

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính gửi/To:
- Ủy ban Chứng khoán Nhà nước/*State Securities Commission of Vietnam*
- Sở Giao dịch chứng khoán TP.HCM/*Ho Chi Minh City Stock Exchange*

1. Tên tổ chức/*Name of organization*: Công ty Cổ phần Sản xuất Kinh doanh Xuất Nhập khẩu Dịch vụ và Đầu tư Tân Bình/*Tan Binh Import - Export Joint Stock Corporation* (viết tắt/ *abbreviation*: TANIMEX).
   - Mã chứng khoán/Securities code: TIX
   - Địa chỉ trụ sở chính/Address: 325 Lý Thường Kiệt, Phường 9, Quận Tân Bình, TP.HCM/*325 Ly Thuong Kiet, Ward 9, District Tân Bình, HCM City*
   - Điện thoại liên hệ/telephone: (84-028)3868.6378 Fax: (84-8)38642060
   - Email: tanimex@tanimex.com.vn

2. Nội dung thông tin công bố/ *Contents of disclosure*:
   - Báo cáo tài chính soát xét bán niên năm 2025 (Niên độ tài chính từ 01/10/2024 - 30/9/2025)/ *Reviewed Interim Financial statement 2025 (Fiscal year from October 1, 2024 - September 30, 2025)*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 14/5/2025 tại đường dẫn: https://www.tanimex.com.vn/ ⇒ Quan hệ cổ đông/*This information was published on the company's website on 5/14/2025 (date), as in the link https://www.tanimex.com.vn/ ⇒ Shareholder Information.*

CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH

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/*CEO*

CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH
S.Đ.K.K.D:0301464904-C.T.C.P
Q.TÂN BÌNH TP.HỒ CHÍ MINH

TRẦN QUANG TRƯỜNG

<u>Tài liệu đính kèm/Attached</u>:

-BCTC kiểm toán bán niên năm 2025/ Reviewed Interim Financial statement 2025.

<u>Nơi nhận</u>/<u>Recipient</u>:

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

bakertilly
A & C

INTERIM FINANCIAL STATEMENTS

FOR THE FIRST 6 MONTHS OF
THE FISCAL YEAR ENDING 30 SEPTEMBER 2025

TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

CONTENTS

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Tan Binh Import - Export Joint Stock Corporation (hereinafter referred to as "the Corporation") presents this statement together with the Interim Financial Statements for the first 6 months of the fiscal year ending 30 September 2025.

Business highlights
Tan Binh Import - Export Joint Stock Corporation has been operating in line with the Business Registration Certificate No. 0301464904, initially registered on 18 July 2006 and 17th amended on 25 January 2019, granted by Ho Chi Minh City Department of Planning and Investment.

The Corporation's stocks were listed on Ho Chi Minh Stock Exchange (HOSE) under the stock code of TIX in accordance with the Decision No. 144/QD-SGDHCM dated 17 November 2009 of HOSE.

Head office
- Address : No. 325 Ly Thuong Kiet Street, Ward 9, Tan Binh District, Ho Chi Minh City.
- Tel. : +84 (028) 3868 6378
- Fax : +84 (028) 3865 2322

The Corporation has an affiliate which is Tan Binh Industrial Park Infrastructure Management Board, located at No. 02, CN13 Road, Tan Binh Industrial Park, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City.

Principal business activities of the Corporation as in the Business Registration Certificate are:
- Drainage and wastewater treatment (not operating at the head office);
- Preschool education;
- Waste collection and transportation (not operating at the head office);
- Wholesale of supplies, materials for the printing, packaging, plastic, paper, metal industries (except for scraps, waste) and machinery and equipment serving the packaging and printing industries;
- Wholesale of machinery and equipment for the printing industry;
- Wholesale of machinery, equipment, accessories, spare parts for construction materials, interior decoration, vehicles. Wholesale of food and foodstuff (not operating at the head office);
- Production of industrial goods, handicrafts for domestic consumption and export. Restaurant, hotel, remittance services. Inbound and outbound tourism. Investment and cooperation in production of exports. Investment and cooperation in investment and construction: houses, factories producing goods for export. Construction: civil and industrial works, traffic works, water supply and drainage systems and trees (including new construction and maintenance), irrigation works, lighting systems. Warehouses, factories and delivery services. Services: physical education, sports (tennis courts, swimming pools and other types of physical education, sports and entertainment). Production, processing of steel trusses, mechanical products for production, construction and consumption. Installation of steel trusses. Site leveling. Transport of goods, transport agent. Trade in materials for aquaculture. Green parks (planting and taking care of trees). Investment in construction and trade in houses, industrial park infrastructure. Maintenance and dredging of sewers. Production and trade in purified water. Production of industrial helpings. Vehicle wash service. Passenger transport under contracts. Production, processing and trade in food, animal feed, seafood. Vocational training. Repair and maintenance of all types of automobiles and motor vehicles. Consultancy on provision of technological solutions and construction of wastewater, pure water, garbage, exhaust gas and environmental pollution factors treatment systems. Afforestation. Black sand mining. Clay mining. Production of bricks, tiles and construction materials. Making total estimates and project estimates. Bidding consultancy. Making investment projects. Design and estimate verification. Underground water exploitation and treatment. Investment in construction and lease of offices. Commercial advertising services. Import-export freight forwarding and customs clearance services. Investment in construction and operation of trade centers. Operation and management of markets. Leasing office buildings. Mixed cultivation and breeding. Real estate consulting services. Real estate brokerage, management, valuation, auction, trading floor. Advertising. Trade in real estate. Secondary and high school education.

Board of Management and Executive Board

The Board of Management and the Executive Board of the Corporation during the period and as of the date of this statement include:

The Board of Management

Full name	Position	Re-appointing date
Mr. Nguyen Minh Tam	Chairman	Re-appointed on 08 January 2025
Mr. Tran Quang Truong	Vice Chairman	Re-appointed on 08 January 2025
Ms. Tran Thi Thanh Nhan	Member	Re-appointed on 08 January 2025
Mr. La Ngoc Thong	Member	Re-appointed on 08 January 2025
Mr. Phan Ngoc Liem	Independent Member	Re-appointed on 08 January 2025
Ms. Nguyen Thi Thu Giang	Independent Member	Re-appointed on 08 January 2025

Audit Committee

Full name	Position	Appointing date
Ms. Nguyen Thi Thu Giang	Chairwoman	Appointed on 09 January, 2025
Mr. La Ngoc Thong	Vice Chairman	Appointed on 09 January, 2025
Mr. Phan Ngoc Liem	Member	Appointed on 09 January, 2025

The Board of Directors

Full name	Position	Appointing/Re-appointing date
Mr. Tran Quang Truong	General Director	Re-appointed on 20 January 2025
Mr. Nguyen Dinh Minh Triet	Deputy General Director	Re-appointed on 20 January 2025
Ms. Le Nguyen Huong Duong	Deputy General Director	Appointed on 20 January 2025

Legal Representative

The Corporation's legal representative during the period and as of the date of this statement is Mr. Tran Quang Truong - General Director (re-appointed on 20 January 2025).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the review on the Corporation's Interim Financial Statements for the first 6 months of the fiscal year ending 30 September 2025.

Responsibilities of the Board of Directors

The Board of Directors of the Corporation is responsible for the preparation of the Interim Financial Statements to give a true and fair view of the financial position, the financial performance and the cash flows of the Corporation during the period. In order to prepare these Interim Financial Statements, the Board of Directors must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Financial Statements;
- prepare the Interim Financial Statements of the Corporation on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Financial Statements.

The Board of Directors hereby ensures that all the proper accounting books of the Corporation have been fully recorded and can fairly reflect the financial position of the Corporation at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The Board of Directors is also responsible for managing the Corporation's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Directors hereby commits to the compliance with the aforementioned requirements in preparation of the Interim Financial Statements.

Approval of the Financial Statements

The Board of Management hereby approves the accompanying Interim Financial Statements, which give a true and fair view of the financial position as of 31 March 2025 of the Corporation, its financial performance and its cash flows for the first 6 months of the fiscal year ending 30 September 2025, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements.

For and on behalf of the Board of Management,

S.Đ.K.K.D:0301464904-C.T.C.P
CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH
Q.TÂN BÌNH TP.HỒ CHÍ MINH

Tran Quang Truong
Vice Chairman

Date: 12 May 2025

A&C AUDITING AND CONSULTING CO., LTD.

Head Office : 02 Truong Son St., Ward 2, Tan Binh Dist., Ho Chi Minh City, Vietnam Tel: +84 (028) 3547 2972 kttv@a-c.com.vn
Branch in Ha Noi : 40 Giang Vo St., Dong Da Dist., Ha Noi City, Vietnam Tel: +84 (024) 3736 7879 kttv.hn@a-c.com.vn
Branch in Nha Trang : Lot STH 06A.01, St. No.13, Le Hong Phong II Urban Area, Phuoc Hai Ward, Nha Trang City, Vietnam Tel: +84 (0258) 246 5151 kttv.nt@a-c.com.vn
Branch in Can Tho : I5-13 Vo Nguyen Giap St., Cai Rang Dist., Can Tho City, Vietnam Tel: +84 (0292) 376 4995 kttv.ct@a-c.com.vn

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www.a-c.com.vn

No. 1.1061/25/TC-AC

REPORT ON THE INTERIM FINANCIAL INFORMATION REVIEW

To: **THE SHAREHOLDERS, THE BOARD OF MANAGEMENT AND THE BOARD OF DIRECTORS TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION**

We have reviewed the accompanying Interim Financial Statements of Tan Binh Import - Export Joint Stock Corporation (hereinafter referred to as "the Corporation"), which were prepared on 12 May 2025 (from page 06 to page 52), including the Interim Balance Sheet as of 31 March 2025, the Interim Income Statement, the Interim Cash Flow Statement for the first 6 months of the fiscal year ending 30 September 2025 and the Notes to the Interim Financial Statements.

Responsibility of the Board of Directors
The Corporation's Board of Directors is responsible for the preparation, true and fair presentation of these Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements and responsible for such internal control as the Corporation's Board of Directors determines necessary to enable the preparation and presentation of the Interim Financial Statements to be free from material misstatement, whether due to fraud or error.

Responsibility of Auditors
Our responsibility is to express conclusion on the Interim Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review on interim financial information performed by independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion of the Auditors
Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements have not given a true and fair view, in all material respects, of the financial position as of 31 March 2025 of Tan Binh Import - Export Joint Stock Corporation, its financial performance and its cash flows for the first 6 months of the fiscal year ending 30 September 2025, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.

CÔNG TY TRÁCH NHIỆM HỮU HẠN KIỂM TOÁN VÀ TƯ VẤN A & C

Ho Van Tung
Partner
Audit Practice Registration Certificate No. 0092-2023-008-1
Authorized Signatory

Ho Chi Minh City, 12 May 2025

INTERIM BALANCE SHEET

(Full form)
As of 31 March 2025

Unit: VND

	ITEMS	Code	Note	Ending balance	Beginning balance
A -	**CURRENT ASSETS**	**100**		**548.830.934.447**	**534.100.597.459**
I.	**Cash and cash equivalents**	**110**	**V.1**	**71.167.365.376**	**47.437.268.487**
1.	Cash	111		56.167.365.376	47.437.268.487
2.	Cash equivalents	112		15.000.000.000	-
II.	**Short-term financial investments**	**120**		**447.948.971.250**	**455.032.635.550**
1.	Trading securities	121	V.2a	4.553.780.250	8.017.244.484
2.	Provisions for devaluation of trading securities	122	V.2a	(4.809.000)	(110.795.234)
3.	Held-to-maturity investments	123	V.2b	443.400.000.000	447.126.186.300
III.	**Short-term receivables**	**130**		**29.631.023.821**	**27.146.981.346**
1.	Short-term trade receivables	131	V.3	10.146.251.270	18.066.278.460
2.	Short-term prepayments to suppliers	132	V.4a	2.186.040.800	1.152.875.654
3.	Short-term inter-company receivables	133		-	-
4.	Receivables according to the progress of construction contract	134		-	-
5.	Receivables for short-term loans	135	V.5	1.100.000.000	-
6.	Other short-term receivables	136	V.6a	18.877.714.771	11.317.309.550
7.	Allowance for short-term doubtful debts	137	V.7	(2.678.983.020)	(3.389.482.318)
8.	Deficit assets for treatment	139		-	-
IV.	**Inventories**	**140**		-	**67.650.000**
1.	Inventories	141		-	67.650.000
2.	Allowance for devaluation of inventories	149		-	-
V.	**Other current assets**	**150**		**83.574.000**	**4.416.062.076**
1.	Short-term prepaid expenses	151	V.8a	83.574.000	4.416.062.076
2.	Deductible VAT	152		-	-
3.	Taxes and other receivables from the State	153		-	-
4.	Trading Government bonds	154		-	-
5.	Other current assets	155		-	-

Interim Balance Sheet (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
B-	**NON-CURRENT ASSETS**	**200**		**654.623.614.862**	**677.925.591.978**
I.	**Long-term receivables**	**210**		**7.284.723.529**	**7.284.723.529**
1.	Long-term trade receivables	211		-	-
2.	Long-term prepayments to suppliers	212	V.4b	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	V.6b	5.719.707.000	5.719.707.000
7.	Allowance for long-term doubtful debts	219		-	-
II.	**Fixed assets**	**220**		**32.127.076.081**	**34.649.591.287**
1.	Tangible fixed assets	221	V.9	32.127.076.081	34.649.591.287
-	*Historical cost*	*222*		*179.055.146.245*	*178.387.542.785*
-	*Accumulated depreciation*	*223*		*(146.928.070.164)*	*(143.737.951.498)*
2.	Financial leased assets	224		-	-
-	*Historical cost*	*225*		-	-
-	*Accumulated depreciation*	*226*		-	-
3.	Intangible fixed assets	227	V.10	-	-
-	*Initial cost*	*228*		*445.000.000*	*445.000.000*
-	*Accumulated amortization*	*229*		*(445.000.000)*	*(445.000.000)*
III.	**Investment property**	**230**	**V.11**	**166.982.529.179**	**183.462.679.771**
-	Historical costs	231		600.414.816.306	599.024.606.306
-	Accumulated depreciation	232		(433.432.287.127)	(415.561.926.535)
IV.	**Long-term assets in process**	**240**		**126.145.741.602**	**125.594.076.952**
1.	Long-term work in process	241	V.12	126.025.741.602	125.474.076.952
2.	Construction-in-progress	242	V.13	120.000.000	120.000.000
V.	**Long-term financial investments**	**250**		**153.971.020.666**	**156.464.801.508**
1.	Investments in subsidiaries	251		-	-
2.	Investments in joint ventures and associates	252	V.2c	127.987.189.158	127.987.189.158
3.	Investments in other entities	253	V.2c	42.198.699.970	42.198.699.970
4.	Provisions for devaluation of long-term financial investments	254	V.2c	(16.214.868.462)	(13.721.087.620)
5.	Held-to-maturity investments	255		-	-
VI.	**Other non-current assets**	**260**		**168.112.523.805**	**170.469.718.931**
1.	Long-term prepaid expenses	261	V.8b	167.684.561.313	170.041.756.439
2.	Deferred income tax assets	262	V.14	427.962.492	427.962.492
3.	Long-term components and spare parts	263		-	-
4.	Other non-current assets	268		-	-
	TOTAL ASSETS	**270**		**1.203.454.549.309**	**1.212.026.189.437**

Interim Balance Sheet (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
C -	**LIABILITIES**	**300**		**373.303.684.292**	**368.718.531.148**
I.	**Current liabilities**	**310**		**119.416.175.587**	**114.613.403.507**
1.	Short-term trade payables	311	V.15	2.655.673.006	2.459.922.679
2.	Short-term advances from customers	312		1.140.828	1.140.828
3.	Taxes and other obligations to the State Budget	313	V.16	4.261.285.758	14.831.192.048
4.	Payables to employees	314	V.17	3.833.638.291	5.160.638.291
5.	Short-term accrued expenses	315	V.18a	4.406.336.146	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	V.19a	4.173.983.122	5.863.686.201
9.	Other short-term payables	319	V.20a, c	45.462.005.366	35.599.148.091
10.	Short-term borrowings and financial leases	320		-	-
11.	Provisions for short-term payables	321		-	-
12.	Bonus and welfare funds	322	V.21	54.622.113.070	50.687.675.369
13.	Price stabilization fund	323		-	-
14.	Trading Government bonds	324		-	-
II.	**Non-current liabilities**	**330**		**253.887.508.705**	**254.105.127.641**
1.	Long-term trade payables	331		33.000.000	33.000.000
2.	Long-term advances from customers	332		-	-
3.	Long-term accrued expenses	333	V.18b	53.979.706.820	55.399.355.391
4.	Inter-company payables for working capital	334		-	-
5.	Long-term inter-company payables	335		-	-
6.	Long-term unearned revenue	336	V.19b	105.615.870.132	107.188.133.996
7.	Other long-term payables	337	V.20b, c	94.258.931.753	91.484.638.254
8.	Long-term borrowings and financial leases	338		-	-
9.	Convertible bonds	339		-	-
10.	Preferred shares	340		-	-
11.	Deferred income tax liability	341		-	-
12.	Provisions for long-term payables	342		-	-
13.	Science and technology development fund	343		-	-

Interim Balance Sheet (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
D -	**OWNER'S EQUITY**	**400**		**830.150.865.017**	**843.307.658.289**
I.	**Owner's equity**	**410**		**830.150.865.017**	**843.307.658.289**
1.	Owner's capital	411	V.22	300.000.000.000	300.000.000.000
-	*Ordinary shares carrying voting rights*	*411a*		*300.000.000.000*	*300.000.000.000*
-	*Preferred shares*	*411b*		-	-
2.	Share premiums	412	V.22	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	V.22	151.366.194.011	151.366.194.011
9.	Business arrangement supporting fund	419		-	-
10.	Other funds	420		-	-
11.	Retained earnings	421	V.22	208.109.653.879	221.266.447.151
-	*Retained earnings accumulated to the end of the previous period*	*421a*		*153.875.753.366*	*221.266.447.151*
-	*Retained earnings of the current period*	*421b*		*54.233.900.513*	-
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**		**1.203.454.549.309**	**1.212.026.189.437**

Ho Chi Minh City, 12 May 2025

Nguyen Thi Ngoc Thom	Ha Thi Thu Thao	Tran Quang Truong
Preparer	**Chief Accountant**	**General Director**

CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH
S.Đ.K.K.D: 0301464904 - C.T.C.P. Q.TÂN BÌNH TP. HỒ CHÍ MINH

INTERIM INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ending 30 September 2025

Unit: VND

ITEMS	Code	Note	Accummulated from the beginning of the year Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	114.653.289.719	105.702.809.739
2. Revenue deductions	02		-	-
3. Net revenue	10		114.653.289.719	105.702.809.739
4. Cost of sales	11	VI.2	29.144.029.534	25.697.181.550
5. Gross profit	20		85.509.260.185	80.005.628.189
6. Financial income	21	VI.3	18.328.969.835	20.317.649.862
7. Financial expenses	22	VI.4	2.393.997.410	2.682.278.494
In which: Interest expenses	23		-	-
8. Selling expenses	25	VI.5	22.078.215.721	21.969.696.929
9. General and administration expenses	26	VI.6	13.683.235.173	14.958.007.611
10. Net operating profit	30		65.682.781.716	60.713.295.017
11. Other income	31	VI.7	762.691.290	8.114.649.605
12. Other expenses	32	VI.8	606.299	693.557.942
13. Other profit	40		762.084.991	7.421.091.663
14. Total accounting profit before tax	50		66.444.866.707	68.134.386.680
15. Current income tax	51	V.16	12.210.966.194	11.386.946.618
16. Deferred income tax	52	V.14	-	1.343.756.458
17. Profit after tax	60		54.233.900.513	55.403.683.604
18. Basic earnings per share	70	VI.9	1.576	1.610
19. Diluted earnings per share	71	VI.9	1.576	1.610

Ho Chi Minh City, 12 May 2025

S.Đ.K.K.D: 0301464904 - C.T.C.P. CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH Q.TÂN BÌNH TP.HỒ CHÍ MINH

Preparer	Chief Accountant	General Director
Nguyen Thi Ngoc Thom	**Ha Thi Thu Thao**	**Tran Quang Truong**
Preparer	**Chief Accountant**	**General Director**

This statement should be read in conjunction with the Notes to the Interim Financial Statements.

INTERIM CASH FLOW STATEMENT

(Full form)

(Direct method)

For the first 6 months of the fiscal year ending 30 September 2025

Unit: VND

ITEMS	Code	Note	Accummulated from the beginning of the year: Current year	Accummulated from the beginning of the year: Previous year
I. Cash flows from operating activities				
1. Cash inflows from sales of goods, service provisions and other income	01		135.169.557.196	126.234.687.252
2. Cash outflows for suppliers	02		(28.076.324.446)	(34.745.766.106)
3. Cash outflows for employees	03		(15.199.280.744)	(15.622.117.260)
4. Interests paid	04		-	-
5. Corporate income tax paid	05	V.16	(11.739.700.004)	(8.398.095.140)
6. Other cash inflows	06		16.050.123.359	9.979.697.601
7. Other cash outflows	07		(49.411.339.910)	(32.406.017.027)
Net cash flows from operating activities	***20***		***46.793.035.451***	***45.042.389.320***
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		(3.045.900.060)	(14.886.715.879)
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	9.814.815
3. Cash outflow for lending, buying debt instruments of other entities	23	V.2, V.5	(161.800.000.000)	(159.326.186.300)
4. Cash recovered from lending, selling debt instruments of other entities	24	V.2, V.5	164.426.186.300	147.000.000.000
5. Investments in other entities	25		-	(7.207.520.000)
6. Withdrawals of investments in other entities	26		-	
7. Interest earned, dividends and profits received	27		14.699.701.742	17.190.880.681
Net cash flows from investing activities	***30***		***14.279.987.982***	***(17.219.726.683)***

ITEMS	Code	Note	Accummulated from the beginning of the year Current year	Previous year
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	V.20a, V.22	(37.343.110.000)	(37.438.890.000)
Net cash flows from financing activities	*40*		*(37.343.110.000)*	*(37.438.890.000)*
Net cash flows during the period	**50**		**23.729.913.433**	**(9.616.227.363)**
Beginning cash and cash equivalents	**60**	**V.1**	**47.437.268.487**	**60.466.207.556**
Effects of fluctuations in foreign exchange rates	61		183.456	119.987
Ending cash and cash equivalents	**70**	**V.1**	**71.167.365.376**	**50.850.100.180**

Ho Chi Minh City, 12 May 2025

CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH

Preparer	Chief Accountant	General Director
Nguyen Thi Ngoc Thom	**Ha Thi Thu Thao**	**Tran Quang Truong**
Preparer	**Chief Accountant**	**General Director**

NOTES TO THE INTERIM FINANCIAL STATEMENTS
For the first 6 months of the fiscal year ending 30 September 2025

I. GENERAL INFORMATION

1. Ownership form
Tan Binh Import - Export Joint Stock Corporation (hereinafter referred to as "the Corporation") is joint stock company.

2. Operating field
The Corporation operates in various fields.

3. Principal business activities
The Corporation's principal business activities are investment in construction and trade in houses, industrial park infrastructure, trade in goods.

4. Normal operating cycle
The normal operating cycle of the Corporation is within 12 months.

5. Structure of the Corporation
Associates

Company	Address	Principal business activities	Capital contribution rate	Ownership rate	Voting rate
Minh Phat Investment and Development Joint Stock Company	4th Floor, Tani – Office Building, No. 475D Le Trong Tan Street, Son Ky Ward, Tan Phu District, Ho Chi Minh City	Wholesale of supplies, materials for printing, packaging, plastic, paper, metal industries, and equipment, machinery serving the packaging and printing industries	45,28%	45,28%	45,28%
Tan Binh Tanimex Production Service Joint Stock Company	3rd Floor, Tani – Office Building, No. 475D Le Trong Tan Street, Son Ky Ward, Tan Phu District, Ho Chi Minh City	Trade in real estate, warehouses, yards, houses, factories, leasing warehouses and factories, operating apartment buildings	22,85%	22,85%	22,85%
Tri Duc Service Educational Joint Stock Company	No. 1333A Thoai Ngoc Hau Street, Hoa Thanh Ward, Tan Phu District, Ho Chi Minh City	Secondary, high school, preschool education	22,08%	22,08%	22,08%
Viet Phat Packing Joint Stock Company	Tam Tan Road, Ben Do 2 Hamlet, Tan Phu Trung Commune, Cu Chi District, Ho Chi Minh City	Production of paper and packages	35,00%	35,00%	35,00%

Affiliates that are not legal entities and do accounting works dependently
The Corporation has an affiliate which is Tan Binh Industrial Park Infrastructure Management Board located at No. 02, CN13 Road, Tan Binh Industrial Park, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City.

6. Statement of information comparability on the Financial Statements
The corresponding figures of the previous period can be comparable with figures of the current period.

7. Headcount
As of the balance sheet date, the Corporation's headcount is 104 (headcount at the beginning of the year: 106).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Corporation is from 01 October of a calendar year to 30 September of the following year.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Corporation's transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Corporation applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Interim Financial Statements.

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, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Interim Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Foreign currency transactions

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

Foreign exchange differences arisen from foreign currency transactions during the period shall be included into financial income or financial expenses. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included into financial income or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For the foreign currency trading contract (including spot contract, forward contract, future contract, option contract, currency swap): the exchange rate stipulated in the contracts of trading foreign currency between the Corporation and the Bank.
- For capital contribution made or received: the buying rate of the bank where the Corporation opens its account to receive capital contributed from investors as of the date of capital contribution.

- For receivables: the buying rate ruling as at the time of transaction of the commercial bank where the Corporation designates the customers to make payments.
- For payables: the selling rate ruling as at the time of transaction of the commercial bank where the Corporation supposes to make payments.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Corporation makes payments.

The exchange rates used to re-evaluate the ending balances of monetary items in foreign currencies are determined according to the following principles:

- For foreign currency deposits: the buying rate of the bank where the Corporation opens its foreign currency account.
- For monetary items in foreign currencies classified as other assets: the buying rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank), where the Corporation frequently conducts transactions.
- For monetary items in foreign currencies classified as liabilities: the selling rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank), where the Corporation frequently conducts transactions.

3. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

4. Financial investments

Trading securities

Investments classified as trading securities are those held by the Corporation for the trading purpose with the aim of making profit.

Trading securities are recognized at original costs which include fair value of the payments made at the time of the transaction plus other costs attributable to transaction costs.

The time of recognizing trading securities is when the Corporation acquires the ownership, as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of acquiring official ownership as stipulated by law.

Dividends of the periods prior to the acquisition of trading securities are deducted to the costs of such securities. Dividends and profit of the periods after the acquisition of such securities are recorded in the Corporation's financial income. The dividends paid in form of shares are not recorded as an increase in value, but the increasing quantity of shares is followed up.

Provisions for devaluation of trading securities are made for each particular type of securities in the market of which the fair value is lower than original costs. The fair value of trading securities is determined as follows:

- For securities listed on the stock market: the closing price at the most recent trading date by the balance sheet date.
- For shares registered for trading on UPCOM and State-owned enterprises equitized by offering shares for sales to public: the average reference price in the 30 most preceding trading days prior to the balance sheet date, disclosed by Stock Exchange.
- For shares listed on the stock market or shares registered for trading on Upcom without transactions within 30 days prior to the date of provision, the shares which are delisted, canceled or suspended from trading: provision is made based on the losses of the investee at the rate equal to the difference between the actual capital invested by the owners and owner's equity as of the balance sheet date multiplying by the ownership rate over the total actual charter capital invested.

Increases/decreases in the provisions for devaluation of trading securities as of the balance sheet date are recorded into financial expenses.

Gain or loss from transfer of trading securities is recognized into financial income or financial expenses. The costs are determined in accordance with the mobile weighted average method.

Held-to-maturity investments
Investments are classified as held-to-maturity investments that the Corporation intends and is able to hold to maturity. Held-to-maturity investments include term deposits (including debentures and promissory note), held-to-maturity bonds for the purpose of receiving periodical interest and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at costs including the acquisition costs and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interest arising prior to the Corporation's acquisition of held-to-maturity investments is deducted to the costs at the acquisition time.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the year and directly deducted into the investment costs.

Loans
Loans are measured at costs less allowance for doubtful debts. Allowance for doubtful debts of loans is made on the basis of estimated losses.

Investments in associates
Associates
An associate is an entity which the Corporation has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

Initial recognition
Investments in associates are initially recognized at costs, including the costs of acquisition or capital contributions plus other directly attributable transaction cost. In case of investment in non-monetary assets, the costs of the investment are recognized at the fair value of non-monetary assets at the arising time.

Dividends incurred prior to the acquisition of investments are deducted into the investment costs. Dividends incurred after the acquisition of investments are recorded into the Corporation's financial income. The dividends paid in form of shares are not recorded as an increase in costs, but the increases in quantity of shares is followed up.

Provisions for impairment of investments in associates
Provisions for impairment of investments in associates are made when the associates suffer from losses at the rate equal to the difference between the actual capital invested by investors in associates and the actual owner's equity multiplying (x) by the Corporation's rate of capital contribution over the total actual capital invested by investors in associates. If the associates are consolidated into Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Increases/decreases in the provisions for impairment of investments in associates as of the balance sheet date are recorded into financial expenses.

Investments in equity instruments of other entities
Investments in equity instruments of other entities include such investments in equity instruments that do not enable the Corporation to have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at costs, including costs of acquisition or capital contributions plus other directly attributable transaction costs. Dividends and profit incurred prior to the acquisition of investments are deducted into investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Corporation's financial income. The dividends paid in form of shares are not recorded as an increase in costs, but the increases in quantity of shares is followed up.

Provisions for impairment of investments in equity instruments of other entities are made as follows:
- For investments in listed shares or fair value of investments which is reliably measured, provisions are made on the basis of the market value of shares.
- For investments of which the fair value cannot be measured at the time of reporting, provision is made based on the losses suffered by investees, with the amount defined by the difference between owners' actual contributed capital and the total owners' equity as of the balance sheet date multiplied (x) by the Corporation's rate of charter capital owning in these investees.

Increases/decreases in the provisions for impairment of investments in equity instruments of other entities as of the balance sheet date are recorded into financial expenses.

5. Receivables
Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:
- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Corporation and customers who are independent to the Corporation.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:
- As for overdue debts:
  - 30% of the value of debts overdue between 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 more than 3 years.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/decreases in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.

6. Inventories
Inventories are recognized at the lower of costs or net realizable value.

Costs of inventories are determined as follows:
- For merchandise: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs of main materials, labor costs and other directly relevant costs.

Stock-out costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/decreases in the obligatory allowance for devaluation of inventories as of the balance sheet date are recorded into costs of sales.

7. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. Prepaid expenses of the Corporation mainly include expenses of fixed asset repair, rental for land at existing industrial parks and costs for infrastructure of expanded industrial parks. These prepaid expenses are allocated over the prepayment period or period in which corresponding benefits are realized.

Expenses of fixed asset repair

Expenses of fixed asset repair incurred once with high value are allocated into costs in accordance with the straight-line method for the maximum period of 3 years.

Rental for land at existing industrial parks

The rental for land at existing industrial parks reflects the rental paid for the land being used by the Company and is allocated into costs in accordance with the straight-line method over the lease term, which is 28 years from 2019.

Costs for infrastructure of expanded industrial parks

Costs for compensation and ground leveling of expanded industrial parks are allocated in 48 years, starting from 2010.

8. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Corporation's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

9. Tangible fixed assets

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.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

Fixed assets	Years
Buildings and structures	05 - 31
Machinery and equipment	03 - 06
Vehicles	06 - 10
Office equipment	03 - 08
Perennials	07
Other tangible fixed assets	04 - 07

10. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Corporation to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

The Corporation's intangible fixed asset only includes 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 in 5 years.

11. Investment properties

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 for lease are measured at their historical costs less accumulated depreciation. Investment properties held for capital appreciation are measured at their historical costs less impairment. Historical cost includes all the expenses paid by the Corporation 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 expenses 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.

The transfer from owner-occupied property or inventories into investment property shall be made when, and only when, there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or net book value of investment property at the date of transfer.

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

Fixed assets	Years
Land use right	46 - 50
House	08 - 30
Infrastructure	02 - 20

12. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant loan interest expenses following the accounting policies of the Corporation) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

13. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Corporation.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Interim Balance Sheet on the basis of their remaining term as of the balance sheet date.

14. Owner's equity

Owner's capital

The owner's capital is recorded according to the actual amounts invested by shareholders.

Share premiums

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 and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

15. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Corporation as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profit to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders and notification on dividend payment of the Board of Management.

16. Recognition of revenue and income

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.

- The Corporation received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as of the balance sheet date.

Revenue from sales of real estate
Revenue from sales of real estate that invested by the Corporation shall be recognized when all of the following conditions are satisfied:

- The real estate is fully completed and handed over to the buyers, and the Corporation transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold.
- The amount of revenue can be measured reliably.
- The Corporation received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Corporation completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, revenues are recognized upon the completion and handover of the main construction works to customers.

Income from leasing land
The revenue from leasing land at the existing industrial park was recognized as a one-time revenue and ended in 2014. That of the expanded industrial park is recognized over the project's lifetime.

Income from operating lease
Income from operating lease is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

Interest
Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends received
Dividends received are recognized when the Corporation has the right to receive dividends from the capital contribution.

17. Expenses
Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

18. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

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

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.

The Corporation shall offset deferred tax assets and deferred tax liabilities if:

- The Corporation has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
  - Of the same subject to corporate income tax; or
  - The Corporation has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

19. Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

20. Segment reporting

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Interim Financial Statements of the Corporation.

21. Financial instruments

Financial assets

The classification of financial assets depends on their nature and purposes and is determined at the date of initial recognition. The financial assets of the Corporation include cash and cash equivalents, trade receivables, other receivables, listed and non-listed financial instruments.

At the date of initial recognition, financial assets are recognized at original cost plus other costs directly related to those financial assets.

Financial liabilities

The classification of financial liabilities depends on their nature and purposes and is determined at the date of initial recognition. The financial liabilities of the Corporation include trade payables, borrowings and other payables.

At the date of initial recognition, financial liabilities are recorded at original cost less other costs directly related to those financial liabilities.

Equity instrument

Equity instrument is the contract which can prove the remaining benefits in the assets of the Corporation after deducting all of its liabilities.

Offsetting financial instruments

Financial assets and financial liabilities will be offset against each other and reflected at their net values in the Interim Balance Sheet when, and only when, the Corporation:

- has a legal right to offset the recognized amounts; and
- has intention either to settle on a net basis, or to recognize the asset and to settle the liability simultaneously.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM BALANCE SHEET

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	1.165.878.284	1.073.386.900
Cash in bank (i)	55.001.487.092	46.363.881.587
Cash equivalents (bank deposits of which the principal maturity is from or under 3 months)	15.000.000.000	-
Total	**71.167.365.376**	**47.437.268.487**

(i) In which, the bank deposit for resettlement compensation is VND 34.366.295.127 (beginning balance: VND 32.756.813.727).

2. Financial investments

The financial investments of the Corporation include trading securities, held-to-maturity investments and investments in other entities. The Corporation's financial investments are as follows:

2a. *Trading securities*

This item reflects shares of Hoa Phat Group Joint Stock Company.

Changes in provisions for impairments of trading securities are as follows:

	Current period	Previous period
Beginning balance	110.795.234	-
Reversal of provisions	(105.986.234)	-
Ending balance	**4.809.000**	-

2b. *Held-to-maturity investments*

	Ending balance		Beginning balance	
	Original amount	Carrying value	Original amount	Carrying value
Term deposit	343.400.000.000	343.400.000.000	337.126.186.300	337.126.186.300
Bond	100.000.000.000	100.000.000.000	110.000.000.000	110.000.000.000
Total	**443.400.000.000**	**443.400.000.000**	**447.126.186.300**	**447.126.186.300**

2c. *Investments in other entities*

	Ending balance		Beginning balance	
	Original amount	Provision	Original amount	Provision
Investments in associates	***127.987.189.158***	-	***127.987.189.158***	-
Minh Phat Investment and Development Joint Stock Company (i)	54.377.375.000	-	54.377.375.000	-
Tan Binh Tanimex Production Service Joint Stock Company (ii)	38.210.327.271	-	38.210.327.271	-
Tri Duc Service Educational Joint Stock Company (iii)	7.405.582.887	-	7.405.582.887	-
Viet Phat Packing Joint Stock Company (iv)	27.993.904.000	-	27.993.904.000	-
Investments in other entities	***42.198.699.970***	***(16.214.868.462)***	***42.198.699.970***	***(13.721.087.620)***
The Southern Central Food Joint Stock Company (v)	8.020.000.000	(8.020.000.000)	8.020.000.000	(8.020.000.000)
Value Consultant Investment Joint Stock Company (vi)	11.267.500.000	-	11.267.500.000	-
Kien Duc Plastic Packaging Trading Service Joint Stock Company (vii)	22.911.199.970	(8.194.868.462)	22.911.199.970	(5.701.087.620)
Total	**170.185.889.128**	**(16.214.868.462)**	**170.185.889.128**	**(13.721.087.620)**

(i) As of the balance sheet date, the Corporation held 3.622.250 shares, equivalent to 45,28% of charter capital of Minh Phat Investment and Development Joint Stock Company.

(ii) As of the balance sheet date, the Corporation held 2.285.200 shares, equivalent to 22,85% of charter capital of Tan Binh Tanimex Production Service Joint Stock Company.

(iii) As of the balance sheet date, the Corporation held 772.800 shares, equivalent to 22,08% of charter capital of Tri Duc Service Educational Joint Stock Company.

(iv) As of the balance sheet date, the Corporation held 1.750.000 shares, equivalent to 35,00% of charter capital of Viet Phat Packing Joint Stock Company.

(v) As of the balance sheet date, the Corporation held 1.200.000 shares, equivalent to 18,74% of charter capital of The Southern Central Food Joint Stock Company.

(vi) As of the balance sheet date, the Corporation held 987.500 shares, equivalent to 19,75% of charter capital of Value Consultant Investment Joint Stock Company.

(vii) As of the balance sheet date, the Corporation held 1.975.752 shares, equivalent to 19,76% of charter capital of Kien Duc Plastic Packaging Trading Service Joint Stock Company.

Fair value
The Corporation has not measured the fair value of the investments because there is no specific instruction on measurement of fair value.

Operation of the associates
The associates have been in the normal operations and has not experienced any significant change as compared to that of the previous year.

Provisions for investments in other entities
Changes in provisions for investments in other entities are as follows:

	Current period	Previous period
Beginning balance	13.721.087.620	11.731.895.611
Extraction for additional provisions	2.493.780.842	2.669.068.744
Ending balance	**16.214.868.462**	**14.400.964.355**

Transactions with the associates
Significant transactions between the Corporation and its associates are as follows:

	Current period	Previous period
Minh Phat Investment and Development Joint Stock Company		
Leasing warehouse, premises, infrastructure	2.317.720.000	2.507.720.000
Receivables for power charges	22.188.247	25.357.443
Receivables for sewage treatment fees	14.235.739	19.821.490
Payables for power charges	71.257.329	72.709.468
Fees for maintaining warehouse, office building of the industrial park	626.295.995	333.683.894
Management of office building of the industrial park	864.000.000	864.000.000
Warehouse business entrustment costs	3.607.209.376	3.336.616.047
Dividends received	2.716.687.500	2.716.687.500
Dividends payable	5.775.000.000	5.775.000.000
Tan Binh Tanimex Production Service Joint Stock Company		
Leasing office	414.720.000	414.720.000
Leasing water supply station	54.000.000	54.000.000
Receivables for sewage treatment fees	7.907.148	9.865.900
Collection of infrastructure maintenance fees	12.417.216	12.417.216
Receivables for power charges	25.181.632	26.747.145
Leasing club-house	35.788.800	86.076.300
Gasoline, domestic water charges	238.439.064	271.756.121
Dividends received	3.999.100.000	3.187.800.000
Dividends payable	9.450.000.000	9.870.000.000
Tri Duc Service Educational Joint Stock Company		
Income from leasing school	5.250.000.000	3.510.000.000
Leasing premises	120.000.000	120.000.000
Viet Phat Packing Joint Stock Company		
Dividends received	350.000.000	350.000.000

3. Short-term trade receivables

	Ending balance	Beginning balance
Receivables from related parties	***149.052.467***	***11.042.633***
Tan Binh Tanimex Production Service Joint Stock Company	4.510.128	3.816.489
Minh Phat Investment and Development Joint Stock Company	8.264.692	7.226.144
Thinh Phat Transportation Services Joint Stock Company	4.277.647	-
Hung Phat Services Production Joint Stock Company	132.000.000	-
Receivables from other customers	***9.997.198.803***	***18.055.235.827***
Leader Aid Enterprise Vietnam Ltd.	476.586	4.574.253.191
Xuan Huong Co., Ltd.	2.745.297.385	2.415.379.153
Decotex Co., Ltd.	1.183.881.241	594.092.942
Em Dem Production - Trading Company Limited	1.115.602.131	1.115.602.131
Other customers	4.951.941.460	9.355.908.410
Total	**10.146.251.270**	**18.066.278.460**

4. Prepayments to suppliers

4a. Short-term prepayments to suppliers

	Ending balance	Beginning balance
Prepayments to related party	***1.596.040.800***	***832.738.600***
Tan Phu Investment and Service Joint Stock Company	1.596.040.800	832.738.600
Prepayments to other suppliers	***590.000.000***	***320.137.054***
Toan Dat Architectural Planning Consulting Co., Ltd.	290.000.000	290.000.000
Auto HTM Company Limited	-	30.137.054
Ho Chi Minh City Institute for Development Studies	300.000.000	-
Total	**2.186.040.800**	**1.152.875.654**

4b. Long-term prepayments to suppliers

This item reflects the prepayment to Huu Phat Electrical Mechanical Company Limited.

5. Receivables for short-term loans

This item reflects the loan to Value Consultant Investment Joint Stock Company at the interest rate of 6,5%/year. The loan term is 12 months.

6. Other receivables

6a. Other short-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Advances	999.800.000	-	5.000.000	-
Short-term deposits	6.736.297.857	-	3.100.064.599	-
Savings deposit interest to be received	5.897.556.438	-	4.652.934.513	-
Bond interest to be received	3.894.301.371	-	2.114.931.508	-
Corporate income tax provisionally paid for trade in properties	1.223.567.223	-	1.242.810.763	-
Other short-term receivables	126.191.882	-	201.568.167	-
Total	**18.877.714.771**	**-**	**11.317.309.550**	**-**

6b. *Other long-term receivables*

This item reflects the deposit for implementation of the Social Housing project – Tanimex Apartment in Binh Hung Hoa Ward, Binh Tan District, Ho Chi Minh City.

7. Doubtful debts

	Ending balance			Beginning balance		
	Overdue period	**Original amount**	**Recoverable amount**	**Overdue period**	**Original amount**	**Recoverable amount**
Em Dem House Production Trading Business Company Limited – Receivables for sales of goods	More than 3 years	1.115.602.131	-	More than 3 years	1.115.602.131	-
Receivables from other organizations and individuals - Receivables for service provisions	From 6 months to 1 year	14.438.663	10.107.065	From 6 months to 1 year	567.279.408	397.095.586
	From more than 1 year to 2 years	275.701.578	137.850.788	From more than 1 year to 2 years	874.156.240	437.078.120
	From 2 years to 3 years	969.308.363	290.792.509	From 2 years to 3 years	683.562.926	205.068.877
	More than 3 years	742.682.647	-	More than 3 years	1.188.124.196	-
Total		**3.117.733.382**	**438.750.362**		**4.428.724.901**	**1.039.242.583**

Changes in allowances for doubtful debts are as follows:

	Current period	**Previous period**
Beginning balance	3.389.482.318	3.702.617.321
Extraction for allowances	115.461.050	678.606.676
Reversal of allowances	(825.960.348)	(490.057.044)
Ending balance	**2.678.983.020**	**3.891.166.953**

8. Prepaid expenses

8a. *Short-term prepaid expenses*

	Ending balance	**Beginning balance**
IT service charges	83.574.000	19.725.930
Land rental	-	4.396.336.146
Total	**83.574.000**	**4.416.062.076**

8b. *Long-term prepaid expenses*

	Ending balance	**Beginning balance**
Purchase of equipment	667.116.574	320.219.445
Costs for infrastructure of existing industrial parks	10.299.546.128	10.530.996.602
Rental for land at existing industrial parks	13.118.259.649	13.413.052.003
Costs for infrastructure of expanded industrial parks	131.292.331.956	133.247.082.874
Repair expenses	11.200.467.004	11.022.212.177
Tools for operating lease	1.100.000.002	1.466.666.668
Server rental, IT service charges	6.840.000	41.526.670
Total	**167.684.561.313**	**170.041.756.439**

9. Tangible fixed assets

Increases, decreases in tangible fixed assets are presented in the attached Appendix 1.

10. Intangible fixed assets

The computer software has been fully depreciated but is still in use

11. Investment property for lease

	Historical costs	Accumulated depreciation	Carrying values
Beginning balance	599.024.606.306	415.561.926.535	183.462.679.771
Completed constructions	1.390.210.000		
Depreciation during the period		17.870.360.592	
Ending balance	**600.414.816.306**	**433.432.287.127**	**166.982.529.179**

Investment properties fully depreciated but still leasing are VND 215.159.238.905 (beginning balance: VND 198.306.307.815).

According to Vietnamese Accounting Standard No. 05 "Investment property", it is required to present fair value of investment property as of the balance sheet date. However, the Corporation has not had conditions to measure fair value of investment property.

List of investment properties as at the balance sheet date is as follows:

	Historical costs	Accumulated depreciation	Carrying values
Office building at No. 80 Ly Thuong Kiet Street, Ward 9, Tan Binh District	789.720.698	789.720.698	-
Office building at No. 103 Ly Thuong Kiet Street, Ward 9, Tan Binh District	425.543.401	425.543.401	-
Expenses for repairing and renovating house at No. 103 Ly Thuong Kiet Street, Ward 9, Tan Binh District	202.808.182	202.808.182	-
Store at No. 01A, Highway 22, Ba Diem Commune, Hoc Mon District	354.426.778	354.426.778	-
Office building at No. 161/2, Highway 22, Trung My Tay Commune, Hoc Mon District	313.171.894	313.171.894	-
House No. 454 Ly Thuong Kiet Street, Ward 7, Tan Binh District	572.728.446	572.728.446	-
House No. 442 Ly Thuong Kiet Street, Ward 7, Tan Binh District	338.017.542	338.017.542	-
House No. 518 Ly Thuong Kiet Street, Ward 7, Tan Binh District	238.938.793	238.938.793	-
Warehouse clusters 01 and 03, group 01 from warehouse 01 to warehouse 08	35.934.329.141	35.934.329.141	-
Kindergarten – Tay Thanh Apartment	6.072.835.480	6.072.835.480	-
Warehouse No. 09, Group 01, Cluster 02	4.252.244.340	4.252.244.340	-
Fire protection system of warehouse No. 9 - Cluster 02	250.000.000	250.000.000	-
Warehouse No. 18, Cluster 06, Expanded Industrial Park	18.965.176.382	18.965.176.382	-
Warehouses No. 06, 07, 08, Cluster 06, Group 02	1.646.689.657	1.646.689.657	-

	Historical costs	Accumulated depreciation	Carrying values
Warehouses No. 08, 09, 10, 11, Cluster 02, Expanded Industrial Park	38.133.285.009	38.133.285.009	-
Automatic fire protection system	1.669.120.527	1.669.120.527	-
Son Ky High School	37.043.720.637	26.675.403.098	10.368.317.539
Tennis court cluster, Group 1	2.152.619.905	2.152.619.905	-
Water supply station with a capacity of 10 m^3/hour	1.100.748.212	1.100.748.212	-
Water supply station No. 02	1.008.803.169	1.008.803.169	-
Water supply station No. 03	1.593.370.453	1.593.370.453	-
Construction value of Tanioffice – Le Trong Tan	23.987.847.562	9.709.538.307	14.278.309.255
Air conditioning system of Tanioffice – Le Trong Tan	4.882.393.384	4.882.393.384	-
Office fire and lightning protection systems	915.917.364	915.917.364	-
Transformer and generator of Tanioffice – Le Trong Tan	2.541.916.363	2.541.916.363	-
Elevator system of Tanioffice – Le Trong Tan	866.818.182	866.818.182	-
Furniture of Tanioffice – Le Trong Tan	1.110.014.249	1.110.014.249	-
Sound and camera system of Tanioffice – Le Trong Tan	701.292.678	701.292.678	-
Fire protection system – Warehouse cluster 01	1.225.826.991	1.225.826.991	-
Construction value of warehouse cluster 01	12.598.241.052	12.598.241.052	-
Fire protection system – warehouse cluster 02	1.308.337.906	1.308.337.906	-
Construction value of warehouse cluster 02	12.619.106.953	12.619.106.953	-
Air cooling system – warehouse cluster 2	88.800.000	88.800.000	-
Construction value of warehouse cluster 03	13.361.914.071	13.361.914.071	-
Fire protection system – warehouse cluster 03	1.386.713.979	1.386.713.979	-
Construction value of warehouse cluster 04	16.376.091.090	16.376.091.090	-
Fire protection system – warehouse cluster 04	1.499.163.158	1.499.163.158	-
Air cooling system – warehouse clusters 01 – 02	177.600.000	177.600.000	-
Construction value of warehouse clusters 01 – 06	27.244.605.834	26.292.757.000	951.848.834
Fire protection system of warehouse clusters 01 – 06	1.895.728.729	1.895.728.729	-
Construction value of warehouse clusters 01 – 05	22.762.024.135	21.589.140.665	1.172.883.470
Mezzanine in warehouse clusters 01 – 05	7.588.466.224	7.588.466.224	-
Fire protection system of warehouse clusters 01 – 05	1.876.623.905	1.876.623.905	-

	Historical costs	Accumulated depreciation	Carrying values
Office building of warehouses 01 – 05, Tan Binh Industrial Park (expanded part)	1.632.950.930	1.632.950.930	-
Fire protection system of office building of warehouses 01 – 05, Tan Binh Industrial Park (expanded part)	59.090.909	59.090.909	-
Fire protection pump of warehouses 6, 7, 8	141.176.500	141.176.500	-
Fire protection system of warehouse at lot II	210.594.025	210.594.025	-
Warehouse No. 07, Cluster 08, Tan Binh Industrial Park	44.184.800.944	36.070.200.502	8.114.600.442
Fire protection system – Warehouse No. 06, Cluster 08	3.587.456.818	3.587.456.818	-
Freight elevator system – Warehouse No. 07	1.281.818.182	1.281.818.182	-
Garage of Cluster 3, Tan Binh Industrial Park (expanded part)	7.372.784.815	5.769.655.953	1.603.128.862
Fire protection system of garage of Cluster 3, Tan Binh Industrial Park (expanded part)	680.964.661	680.964.661	-
Automatic fire protection system – Warehouses 8, 9, 10, 11 (Tan Binh Industrial Park (expanded part))	3.427.042.818	3.427.042.818	-
Stand-by generator value of petrol retail store, Tan Binh 2 Industrial Park	476.840.000	476.840.000	-
Fire protection system value of petrol retail store, Tan Binh 2 Industrial Park	353.962.818	353.962.818	-
Value of 160KVA underground medium-voltage grid & substation of petrol retail store, Tan Binh 2 Industrial Park	471.592.000	471.592.000	-
Value of CCTV system of petrol retail store, Tan Binh 2 Industrial Park	53.619.000	53.619.000	-
Construction value of petrol retail store, Tan Binh 2 Industrial Park	8.392.439.368	6.154.455.560	2.237.983.808
Value of 6 petrol pumps, Tan Binh 2 Industrial Park	1.998.000.000	1.998.000.000	-
Value of office building, internal road, fence of Garage clusters 3, 4, Tan Binh 2 Industrial Park	1.947.106.364	1.427.877.968	519.228.396
Steel frame of office building and warehouse No. 9, industrial group 1	5.703.265.824	4.080.952.708	1.622.313.116
Automatic fire protection system for complex film blowing factory, warehouse No. 9 - industrial group 1	407.643.636	407.643.636	-
Automatic fire alarm system, warehouse No. 8, Tan Binh 2 Industrial Park	252.335.011	252.335.011	-
Automatic fire alarm system, warehouse No. 9, Tan Binh 2 Industrial Park	264.002.800	264.002.800	-
Automatic fire alarm system, warehouse No. 11, Tan Binh 2 Industrial Park	472.833.533	472.833.533	-

	Historical costs	Accumulated depreciation	Carrying values
Automatic fire alarm system, warehouse No. 10, Tan Binh 2 Industrial Park	251.770.977	251.770.977	-
Costs of building high-rise warehouse No. 2, Industrial Group 1, Tan Binh Industrial Park	26.330.852.924	7.972.509.025	18.358.343.899
Elevator system – High-rise warehouse No. 2	410.163.636	311.066.826	99.096.810
Fire and lightning protection systems – High-rise warehouse No. 2	1.861.315.576	1.411.615.884	449.699.692
Automatic fire alarm system of warehouse18 – Tan Binh Industrial Park (expanded part)	2.661.107.874	2.017.763.133	643.344.741
Costs of building high-rise warehouse No. 1, Tan Binh Industrial Park	39.092.258.966	11.499.754.835	27.592.504.131
Elevator system – High-rise warehouse No. 1	3.522.890.910	2.588.294.156	934.596.754
Fire and lightning protection systems – High-rise warehouse No. 1	1.923.585.259	1.413.272.440	510.312.819
400KVA underground medium-voltage grid and substation – High-rise warehouse No. 1	650.909.090	478.227.771	172.681.319
400KVA stand-by generator – High-rise warehouse No. 1	445.454.546	327.278.796	118.175.750
Value of on-land assets of building 477 Le Trong Tan and traffic infrastructure, yard	10.833.420.000	2.372.180.004	8.461.239.996
Value of office construction at Tan Binh Industrial Park	18.206.111.224	3.998.468.335	14.207.642.889
Office elevator system of Tan Binh Industrial Park	1.160.424.545	796.622.113	363.802.432
400KVA substation grid of office of Tan Binh Industrial Park	667.272.728	458.077.374	209.195.354
Office air conditioning system of Tan Binh Industrial Park	3.481.765.069	2.390.203.632	1.091.561.437
Office fire and lightning protection systems of Tan Binh Industrial Park	526.370.745	362.976.081	163.394.664
Office CCTV system of Tan Binh Industrial Park	132.147.750	91.147.915	40.999.835
3x37.5 kva,15-22/0.4kv substations of Warehouse No. 1, Industrial Group 1, Tan Binh Industrial Park	100.000.000	100.000.000	-
Office automatic watering system of Tan Binh Industrial Park	589.554.839	560.077.098	29.477.741
Carpet grass – High-rise Parking Lot No. 1, Tan Binh Industrial Park	156.256.364	148.443.561	7.812.803
Fire protection system, automatic fire alarm, underground water tank (121M2) - Water meter of warehouse 9, Industrial Group 1	1.442.090.000	811.175.634	630.914.366
Fire protection system of warehouse No. 1, Industrial Group 1, Tan Binh Industrial Park	3.129.100.000	1.629.739.600	1.499.360.400

	Historical costs	Accumulated depreciation	Carrying values
Carpet grass – High-rise warehouse No. 2, Tan Binh Industrial Park	291.140.000	242.616.650	48.523.350
Fire protection system, automatic fire alarm, Warehouse No. 18 (ABBott warehouse)	1.967.449.000	1.024.713.000	942.736.000
Construction and renovation of Warehouse 18, Cluster 6 – Road M1, Tan Binh Industrial Park (expanded part)	24.765.190.508	19.812.152.400	4.953.038.108
Construction costs of office building at No. 108/11 Tran Van Quang Street	1.347.045.454	206.546.992	1.140.498.462
Automatic fire protection system, Warehouse No. 8, Cluster 6, Industrial Group 2, Tan Binh Industrial Park	2.394.711.000	947.906.428	1.446.804.572
Automatic fire protection system, a part of warehouse No. 6 (Axis AF;8-14), Industrial Group 1 – Tan Binh Industrial Park	6.700.689.091	2.548.783.630	4.151.905.461
Automatic fire protection system of Warehouses No. 5,6,7,8, Industrial Group 1 - Tan Binh Industrial Park	6.394.753.000	1.660.495.680	4.734.257.320
Automatic fire protection system of Warehouses No. 2,3,4, Industrial Group 1 - Tan Binh Industrial Park	7.500.211.000	2.295.254.408	5.204.956.592
Automatic fire protection system of Warehouses No. 6,7, Industrial Group 2 - Tan Binh Industrial Park	5.168.880.000	1.615.275.000	3.553.605.000
Construction and renovation of cold storage, Cluster 6, Industrial Group 2 (CN13) - Tan Binh Industrial Park	6.020.797.020	1.354.679.343	4.666.117.677
Cold storage system, Cluster 6, Industrial Group 2 (CN13) - Tan Binh Industrial Park	10.219.575.000	3.832.340.634	6.387.234.366
Cold storage shelves - Cluster 6, Industrial Group 2 (CN13) - Tan Binh Industrial Park	1.970.057.800	886.526.019	1.083.531.781
Fire protection system of warehouses No. 6,7, Industrial Group 2 - Tan Binh Industrial Park (phase 2: Fire protection and alarm, phase 3: smoke exhaust fan)	7.310.246.000	989.929.148	6.320.316.852
Fire protection system of warehouse No. 10 - Tan Binh Industrial Park (expanded part)	5.952.975.000	1.389.027.500	4.563.947.500
Automatic fire protection system, a part of warehouse No. 07 (Axis KF; 01 - 06) Industrial Group 2 - Tan Binh Industrial Park	1.390.210.000	57.925.416	1.332.284.584
Total	**600.414.816.306**	**433.432.287.127**	**166.982.529.179**

12. Long-term work-in-process

	Ending balance	Beginning balance
Binh Tan Apartment Project	69.996.068.726	69.474.903.881
Residential Area Project in the Expanded Industrial Park	34.146.615.188	34.120.849.585
Workers' house project (social housing) in Tan Binh Industrial Park (expanded part)	17.194.857.756	17.190.123.554
Residential auxiliary area project (corner of DC12 & 13, Son Ky Ward)	3.920.018.113	3.920.018.113
Go Dau - Tay Ninh Cemetery Project	768.181.819	768.181.819
Total	**126.025.741.602**	**125.474.076.952**

13. Construction-in-progress

Details of construction-in-progress during the period are presented in the attached Appendix 2.

14. Deferred income tax assets

Deferred income tax assets are related to temporarily deductible differences. Details are as follows:

	Current period	Previous period
Beginning balance	427.962.492	2.333.230.980
Inclusion into operation results	-	(1.348.927.888)
Ending balance	**427.962.492**	**984.303.092**

The corporate income tax rate used for determining deferred income tax assets is 20%.

15. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	***1.394.796.121***	***1.124.150.794***
Thinh Phat Transportation Services Joint Stock Company	619.200.720	369.241.200
Minh Phat Investment and Development Joint Stock Company	753.882.590	750.663.154
Tan Binh Tanimex Production Service Joint Stock Company	17.466.371	-
Tran Phan Investment Consultant Company Limited	4.246.440	4.246.440
Payables to other suppliers	***1.260.876.885***	***1.345.378.985***
Khang Nam Investment Construction Trading Joint Stock Company	973.573.041	973.573.041
Other suppliers	287.303.844	362.198.844
Total	**2.655.673.006**	**2.459.922.679**

The Corporation has no overdue trade payables.

16. Taxes and other obligations to the State Budget

Details of taxes and other obligations to the State Budget are presented in the attached Appendix 3.

Value added tax (VAT)
The Corporation has paid VAT in accordance with the deduction method. The tax rates applied are as follows:

- Land use fees, environmental protection fees, share transfer fees	Not subject to tax
- Warehouse rental for export processing enterprises	0%
- Water charges	05%
- Pallet rental, power charges *(the applicable VAT rate is 8% according to the Decree No. 72/2024/NĐ-CP dated 30 June 2024 of the Government specifying the VAT reduction policy under the Resolution No. 142/2024 of the National Assembly for the period from 01 July 2024 to 31 December 2024 and the Decree No. 180/2024/NĐ-CP dated 31 December 2024 of the Government specifying the VAT reduction policy under the Resolution No. 174/2024 of the National Assembly for the period from 01 January 2025 to 30 June 2025)*	08%
- Leasing premises, warehouses, selling apartments, etc.	10%

Corporate income tax
The Corporation has to pay corporate income tax on taxable income at the rate of 20%.

Estimated corporate income tax payable during the period is as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Total accounting profit before tax	66.444.866.707	68.134.386.680
Increases/(decreases) of accounting profit to determine profit subject to corporate income tax:		
- *Increases*	*1.972.001.761*	*1.542.826.198*
- *Decreases*	-	*(6.191.742.290)*
Income subject to tax	68.416.868.468	63.485.470.588
Income exempted from tax	(7.362.037.500)	(6.550.737.500)
Taxable income	61.054.830.968	56.934.733.088
Corporate income tax rate	20%	20%
Corporate income tax payable	**12.210.966.194**	**11.386.946.618**

Determination of corporate income tax liability of the Corporation is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Interim Financial Statements for the first 6 months of the fiscal year ending 30 September 2025 can be changed upon the inspection of tax authorities.

Land rental
The land rental is paid according to the notices of the tax department.

Other taxes
The Corporation has declared and paid these taxes in line with the prevailing regulations.

17. Payables to employees
This item reflects the salary reserve fund to be paid to employees.

18. Accrued expenses

18a. Short-term accrued expenses

	Ending balance	Beginning balance
Expenses for warehouse fire protection system design	10.000.000	10.000.000
Rental for land at Tan Binh Industrial Park (expanded part)	3.799.873.422	-
Rental for land in Tan Binh District and Hoc Mon District	596.462.724	-
Total	**4.406.336.146**	**10.000.000**

18b. Long-term accrued expenses

	Ending balance	Beginning balance
Maintenance fees for Tan Binh Industrial Park	25.305.139.562	26.724.788.133
Accrual of infrastructure costs for Tan Binh 1 Industrial Park	28.674.567.258	28.674.567.258
Total	**53.979.706.820**	**55.399.355.391**

19. Unearned revenues

19a. Short-term unearned revenues

	Ending balance	Beginning balance
Unearned revenues earned from related parties	***632.272.728***	***945.151.363***
Minh Phat Investment and Development Joint Stock Company – Land, warehouse roof rentals	482.272.728	795.151.363
Thinh Phat Transportation Services Joint Stock Company – Warehouse roof rental	50.000.000	50.000.000
Tan Phu Investment and Service Joint Stock Company - Warehouse roof rental	50.000.000	50.000.000
Hung Phat Services Production Joint Stock Company - Warehouse roof rental	50.000.000	50.000.000
Unearned revenues earned from other organizations and individuals	***3.541.710.394***	***4.918.534.838***
Revenue from leasing land, leasing warehouse roofs	3.541.710.394	4.918.534.838
Total	**4.173.983.122**	**5.863.686.201**

19b. Long-term unearned revenues

	Ending balance	Beginning balance
Unearned revenues earned from related party	***13.367.424.356***	***13.567.935.720***
Minh Phat Investment and Development Joint Stock Company – Land rental	13.367.424.356	13.567.935.720
Unearned revenues earned from other organizations and individuals	***92.248.445.776***	***93.620.198.276***
Land rental	92.248.445.776	93.620.198.276
Total	**105.615.870.132**	**107.188.133.996**

20. Other payables

20a. Other short-term payables

	Ending balance	Beginning balance
Trade Union's expenditure	108.342.000	77.210.000
Receipt of short-term deposits and mortgages	20.894.894.295	25.579.202.218
Dividends payable	17.184.765.100	2.027.875.100
Apartment maintenance fees	36.518.095	36.445.350
Compensation payable	6.000.000.000	6.000.000.000
Other short-term payables	1.237.485.876	1.878.415.423
Total	**45.462.005.366**	**35.599.148.091**

20b. Other long-term payables

	Ending balance	Beginning balance
Payables to related parties	***1.414.852.585***	***1.414.852.585***
Thinh Phat Transportation Services Joint Stock Company – Payables for receipt of long-term deposits and mortgages	773.910.865	773.910.865
Minh Phat Investment and Development Joint Stock Company – Payables for receipt of long-term deposits and mortgages	364.941.720	364.941.720
Tri Duc Service Educational Joint Stock Company – Payables for receipt of long-term deposits and mortgages	40.000.000	40.000.000
Hung Phat Services Production Joint Stock Company – Payables for receipt of long-term deposits and mortgages	236.000.000	236.000.000
Payables to other organizations and individuals	***92.844.079.168***	***90.069.785.669***
Receipt of long-term deposits and mortgages	52.975.154.181	51.448.042.002
Compensation for resettlement	34.366.295.127	32.756.813.727
Other long-term payables	5.502.629.860	5.864.929.940
Total	**94.258.931.753**	**91.484.638.254**

20c. Overdue debts

The Corporation has no other overdue payables.

21. Bonus and welfare funds

	Beginning balance	Increase due to appropriation from profit	Other increases	Disbursement during the period	Ending balance
Bonus fund	43.948.400.800	6.630.143.544	-	(2.219.000.000)	48.359.544.344
Welfare fund	3.678.205.870	7.360.550.241	332.400.000	(8.613.656.084)	2.757.500.027
Bonus fund for the Executive Board	3.061.068.699	900.000.000	-	(456.000.000)	3.505.068.699
Total	**50.687.675.369**	**14.890.693.785**	**332.400.000**	**(11.288.656.084)**	**54.622.113.070**

22. Owner's equity

22a. Statement of changes in owner's equity

Information on the changes of owner's equity is presented in the attached Appendix 4.

22b. Information on the use of funds raised from share issuance to increase the charter capital in previous years

According to the Resolution No. 02/NQ-ĐHĐCĐ dated 22 June 2018 of 2018 Extraordinary General Meeting of Shareholders, the Corporation approved a plan to additionally issue 3.6000.000 shares, at a face value of VND 10.000/share and an expected issuance price of VND 25.000/share, to increase the charter capital. All 3.6000.000 additionally issued shares were issued to existing shareholders.

In 2019, the Corporation offered 3.600.000 common shares for sales to existing shareholders and potential partners to supplement the working capital according to the Resolution dated 17 January 2019 of 2018 Annual General Meeting of Shareholders. All 3.600.000 shares were successfully sold. On 25 January 2019, the Corporation was granted the 17th amended Business Registration Certificate by Ho Chi Minh City Department of Planning and Investment regarding the increase in charter capital to VND 300.000.000.000.

Issuance purpose: for Binh Tan Apartment Project (Milky Way Apartment) in Binh Hung Hoa Ward, Binh Tan District, Ho Chi Minh City.

Actual implementation: The Corporation successfully raised VND 90.000.000.000 from this share issuance. However, to date, the Corporation is still in the process of completing some outstanding legal procedures for the project, and therefore, the funds raised from this issuance have not yet been utilized.

As of 31 March 2025, the Corporation deposited the entire amount of VND 90.000.000.000 in a term deposit account to generate the additional income for the Corporation (see Note V.2b).

22c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	30.000.000	30.000.000
Number of shares issued	*30.000.000*	*30.000.000*
- *Common shares*	*30.000.000*	*30.000.000*
- *Preferred shares*	-	-
Number of shares repurchased	-	-
- *Common shares*	-	-
- *Preferred shares*	-	-
Number of outstanding shares	30.000.000	30.000.000
- *Common shares*	*30.000.000*	*30.000.000*
- *Preferred shares*	-	-

Face value per outstanding shares: VND 10.000.

22d. Profit distribution

During the period, the Corporation distributed its profit according to the Resolution No. 01/NQ-ĐHĐCĐ dated 08 January 2025 of 2024 Annual General Meeting of Shareholders as follows:

	Amount to be distributed	Amount distributed in the previous year	Amount distributed in the current period
• Dividend distribution to shareholders	90.000.000.000	37.500.000.000	52.500.000.000
• Appropriation for Bonus fund	5.257.535.886	-	5.257.535.886
• Appropriation for Welfare fund	7.360.550.241	-	7.360.550.241
• Appropriation for operation budget of the Board of Management and subcommittees	900.000.000	-	900.000.000
• Appropriation for bonus for reaching over target	1.372.607.658	-	1.372.607.658

Additionally, the Board of Management issued the Decision No. 09/2025/QĐ-HĐQT dated 28 April 2025 on the first advance of dividends of 2025 to shareholders at the rate of 12,5%.

23. Off-Interim balance sheet items

23a. Foreign currencies

As of the balance sheet date, the Corporation's cash includes USD 286,65 (beginning balance: USD 293,25).

23b. Treated doubtful debts

	Ending balance	Beginning balance	Reasons for writing off
Vu Viet Long Production Trading Pte.	113.370.056	113.370.056	The tax code on the tax authority's system was closed.
Toan Trung Construction Joint Stock Company	200.000.000	200.000.000	Location unknown
Sai Thanh Paper Joint Stock Company	84.661.045	84.661.045	The Company has filed a lawsuit.
Other customers	110.231.697	110.231.697	- Confirmed by local authorities as poor household; - Location unknown.
Total	**508.262.798**	**508.262.798**	

These doubtful debts were treated in the fiscal year ended 30 September 2018.

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM INCOME STATEMENT

1. Revenue from sales of goods and provisions of services

1a. Gross revenue

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Revenue from service provisions	114.653.289.719	104.990.210.412
Revenue from trading properties	-	712.599.327
Total	**114.653.289.719**	**105.702.809.739**

Revenue and expenses related to investment properties for lease are as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Revenue from leasing investment properties	111.493.470.618	101.455.782.943
Direct expenses related to generation of income from leasing	(29.144.029.534)	(24.984.582.223)
Revenue from investment properties	**82.349.441.084**	**76.471.200.720**

1b. Revenue from sales of goods and provisions of services to related parties

Apart from sales of goods and service provisions to the associates as presented in Note No. V.2c, the Corporation also has sales of goods and service provisions to other related parties which are not associates as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Thinh Phat Transportation Services Joint Stock Company		
Leasing office	-	175.224.000
Leasing warehouse	3.605.000.000	3.543.309.092
Leasing garage, premises	1.005.806.130	960.087.666
Receivables for sewage treatment fees	7.386.942	5.166.144
Receivables for power charges	-	15.640.911
Return of infrastructure investment	-	20.000.000

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Tan Phu Investment and Service Joint Stock Company		
Leasing office	72.000.000	72.000.000
Receivables for power charges	-	300.951
Leasing warehouse roof	200.000.000	200.000.000
Hung Phat Services Production Joint Stock Company		
Leasing store	720.000.000	720.000.000
Leasing warehouse roof	200.000.000	200.000.000
Receivables for sewage treatment fees	4.759.007	3.865.639

2. Costs of sales

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Costs of services provided	29.144.029.534	24.984.582.223
Costs of finished properties sold	-	712.599.327
Total	**29.144.029.534**	**25.697.181.550**

3. Financial income

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Term deposit interest	7.033.851.703	7.614.784.298
Demand deposit interest	21.010.808	21.567.841
Loan interest, bond interest	3.310.657.542	4.280.712.329
Dividends received	7.362.037.500	6.550.737.500
Exchange gain due to the revaluation of monetary items in foreign currencies	183.456	119.987
Proceeds from sales of securities	176.909.766	1.849.727.907
Other financial income	424.319.060	-
Total	**18.328.969.835**	**20.317.649.862**

4. Financial expenses

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Securities trading fees	5.771.700	12.718.800
Provision for investment loss	2.387.794.608	2.669.068.744
Other expenses	431.102	490.950
Total	**2.393.997.410**	**2.682.278.494**

5. Selling expenses

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Expenses for employees	3.899.322.310	3.762.140.852
Tools, supplies	25.875.000	29.198.586
Depreciation/(amortization) of fixed assets	1.416.531.186	709.039.259
Expenses for management of office in Tan Binh Industrial Park	864.000.000	864.000.000
Business entrustment costs	3.607.209.376	3.336.616.047

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Expenses for external services	10.971.740.870	11.769.648.896
Other expenses	1.293.536.979	1.499.053.289
Total	**22.078.215.721**	**21.969.696.929**

6. General and administration expenses

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Expenses for employees	9.501.558.307	8.860.973.925
Office supplies	42.617.187	36.658.744
Office stationery	277.997.658	421.334.535
Depreciation/(amortization) of fixed assets	1.773.587.480	1.167.748.948
Taxes, fees and legal fees	43.000.000	12.907.370
Allowance/(Reversal of allowance) for doubtful debts	(657.696.600)	151.920.421
Expenses for external services	890.344.436	2.392.504.078
Other expenses	1.811.826.705	1.913.959.590
Total	**13.683.235.173**	**14.958.007.611**

7. Other income

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Fines for violation of the contract	761.224.000	1.921.440.000
Reversal of accrued costs of twin pond area infrastructure project, DC6 group - Auxiliary residential area - Tan Binh Industrial Park	-	6.193.209.605
Other income	1.467.290	-
Total	**762.691.290**	**8.114.649.605**

8. Other expenses

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Loss on liquidation and disposal of investment properties	-	688.143.275
Tax fines and tax collected in arrears	606.299	31.402
Other expenses	-	5.383.265
Total	**606.299**	**693.557.942**

9. Earnings per share

9a. Basic/diluted earnings per share

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Accounting profit after corporate income tax	54.233.900.513	55.403.683.604
Appropriation for bonus and welfare funds	(6.508.068.062)	(6.648.442.032)
Appropriation for operation budget of the Board of Management and subcommittees	(450.000.000)	(450.000.000)
Profit used to calculate basic/diluted earnings per share	47.275.832.451	48.305.241.572
The weighted average number of ordinary shares outstanding during the period	30.000.000	30.000.000
Basic/diluted earnings per share	**1.576**	**1.610**

9b. Other information

There are no transactions over the common share or potential common share from the balance sheet date until the date of these Interim Financial Statements.

10. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Materials and supplies	346.489.845	487.191.865
Labor costs	13.400.880.617	12.623.114.777
Depreciation/(amortization) of fixed assets	3.190.118.666	1.876.788.207
Expenses for external services	16.333.294.682	18.362.769.021
Other expenses	2.490.667.084	3.577.840.670
Total	**35.761.450.894**	**36.927.704.540**

VII. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM CASH FLOW STATEMENT

During the period, the Corporation has the following transactions related to fixed assets:

	Ending balance	**Beginning balance**
Acquisition of fixed assets, for which payments have not been made	26.756.200	26.756.200
Prepayment for acquisition of fixed assets	9.518.353.909	8.547.217.309

VIII. OTHER DISCLOSURES

1. Operating leased assets

As at the balance sheet date, the total minimum rental to be collected in the future from irrevocable operating leases is classified by terms as follows:

	Ending balance	**Beginning balance**
1 year or less	196.308.853.664	238.359.931.875
More than 1 year to 5 years	449.486.248.589	382.175.819.712
More than 5 years	315.597.836.434	141.987.649.952
Total	**961.392.938.687**	**762.523.401.539**

2. Transactions and balances with related parties

The Corporation's related parties include key managers, their related individuals and other related parties.

2a. Transactions and balances with the key managers and their related individuals

The Corporation's key managers include the Board of Management and the Executive Board (the Board of Directors and the Chief Accountant). The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

The Company has no sales of goods and service provisions and no other transactions with the key managers and their related individuals.

Receivables from and payables to the key managers and their related individuals
The Corporation has no receivables from and payables to the key managers and their related individuals.

Remuneration of the key managers

		Accumulated from the beginning of the year	
	Position	**Current year**	**Previous year**
Salary, bonus, remuneration of the Board of Management			
Mr. Nguyen Minh Tam	Chairman	1.512.680.000	1.280.380.000
Mr. Tran Quang Truong	Vice Chairman	60.000.000	60.000.000
Ms. Tran Thi Thanh Nhan	Member	60.000.000	60.000.000
Mr. La Ngoc Thong	Member	60.000.000	60.000.000
Mr. Phan Ngoc Liem	Independent Member	60.000.000	60.000.000
Ms. Nguyen Thi Thu Giang	Independent Member	60.000.000	60.000.000
Salary, bonus of the Executive Board			
Mr. Tran Quang Truong	General Director	1.316.880.000	1.112.680.000
Mr. Nguyen Dinh Minh Triet	Deputy General Director	949.680.000	806.880.000
Ms. Le Nguyen Huong Duong	Deputy General Director	642.680.000	-
Ms. Ha Thi Thu Thao	Chief Accountant	612.380.000	509.380.000
Total		**5.334.300.000**	**4.009.320.000**

2b. *Transactions and balances with other related parties*

Other related parties of the Corporation include:

Other related parties	Relationship
Cho Lon Investment and Import Export Corporation (CHOLIMEX)	Corporation related to the key managers
Tran Phan Investment Consultant Company Limited	Company related to the key managers
Tan Binh Tanimex Production Service Joint Stock Company	Associate
Minh Phat Investment and Development Joint Stock Company	Associate
Tri Duc Service Educational Joint Stock Company	Associate
Viet Phat Packing Joint Stock Company	Associate
Thinh Phat Transportation Services Joint Stock Company	Subsidiary of Tan Binh Tanimex Production Service Joint Stock Company
Tan Phu Investment and Service Joint Stock Company	Subsidiary of Minh Phat Investment and Development Joint Stock Company
Hung Phat Services Production Joint Stock Company	Company related to the key managers

Transactions with other related parties
Apart from transactions with the associates presented in Note No. V.2c as well as sales of goods and service provisions to other related parties which are not associates presented in Note No. VI.1b, the Corporation also has other transactions with other related parties as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Thinh Phat Transportation Services Joint Stock Company		
Vehicle rental	402.000.000	811.000.000
Costs of tree maintenance and garbage collection	1.443.966.886	1.356.185.650
Costs of installation, repair, planting trees	740.423.806	592.299.590
Tan Phu Investment and Service Joint Stock Company		
Construction and supervision costs	5.881.522.000	14.261.120.000
Dividends payable	35.000.000	-
Prepayments for construction costs	1.596.040.800	832.738.600
Cho Lon Investment and Import Export Corporation (CHOLIMEX)		
Dividends payable	10.526.054.000	10.526.054.000
Tran Phan Investment Consultant Company Limited		
Dividends payable	2.625.000.000	2.625.000.000
Expenses for acquisition of fixed assets	-	4.000.000.000
Hung Phat Services Production Joint Stock Company		
Dividends payable	3.675.000.000	3.675.000.000

Receivables from and payables to other related parties
Receivables from and payables to other related parties are presented in Notes No. V.3, V.4a, V.5, V.15, V.19 and V.20b.

The receivables from other related parties are unsecured and will be paid in cash. There are no allowances for doubtful debts made for the receivables from other related parties.

3. Segment information
The primary reporting format is the business segment based on the internal organizational and management structure as well as the internal financial reporting system of the Corporation.

3a. Information on business segment
The Corporation has the following business segments:
- Segment 01: provision of services (leasing land and warehouses).
- Segment 02: trade in real estate (selling land plots, houses and apartments).

Information on the Corporation's financial performance, fixed assets, other non-current assets and values of remarkable non-cash expenses according to the business segments is as follows:

	Provision of services	Trade in real estate	Total
Current period			
Net external revenue	114.653.289.719	-	114.653.289.719
Net inter-segment revenue	-	-	-
Total net revenue	***114.653.289.719***	-	***114.653.289.719***
Segment financial performance	85.509.260.185	-	85.509.260.185
Expenses not attributable to segments			(35.761.450.894)
Operating profit			49.747.809.291
Financial income			18.328.969.835
Financial expenses			(2.393.997.410)
Other income			762.691.290
Other expenses			(606.299)
Current income tax			(12.210.966.194)
Deferred income tax			-
Profit after tax			***54.233.900.513***
Total expenses for acquisition of fixed assets and other non-current assets	***6.641.532.571***	-	***6.641.532.571***
Total depreciation/(amortization) and allocation of long-term prepayments	***28.001.393.495***	-	***28.001.393.495***
Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term prepayments	***1.730.098.008***	-	***1.730.098.008***
Previous period			
Net external revenue	104.990.210.412	712.599.327	105.702.809.739
Net inter-segment revenue	-	-	-
Total net revenue	***104.990.210.412***	***712.599.327***	***105.702.809.739***
Segment financial performance	80.005.628.189	-	80.005.628.189
Expenses not attributable to segments			(36.927.704.540)
Operating profit			43.077.923.649
Financial income			20.317.649.862
Financial expenses			(2.682.278.494)
Other income			8.124.464.420
Other expenses			(703.372.757)
Current income tax			(11.386.946.618)
Deferred income tax			(1.343.756.458)
Profit after tax			***55.403.683.604***
Total expenses for acquisition of fixed assets and other non-current assets	***29.117.721.910***	-	***29.117.721.910***
Total depreciation/(amortization) and allocation of long-term prepayments	***32.739.272.116***	-	***32.739.272.116***
Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term prepayments	***2.820.989.165***	-	***2.820.989.165***

The Corporation's assets and liabilities according to the business segments are as follows:

	Provision of services	Trade in real estate	Total
Ending balance			
Direct assets of segment	166.982.529.179	127.590.758.131	294.573.287.310
Allocated assets	305.433.307.591	-	305.433.307.591
Unallocated assets	-	-	603.447.954.408
Total assets			***1.203.454.549.309***
Direct liabilities of segment	-	-	-
Allocated liabilities	318.681.571.222	-	318.681.571.222
Unallocated liabilities	-	-	54.622.113.070
Total liabilities			***373.303.684.292***
Beginning balance			
Direct assets of segment	183.462.679.771	127.106.743.481	310.569.432.252
Allocated assets	289.531.366.635	-	289.531.366.635
Unallocated assets			611.925.399.550
Total assets			***1.212.026.189.437***
Direct liabilities of segment	-	-	-
Allocated liabilities	318.030.855.779	-	318.030.855.779
Unallocated liabilities	-	-	50.687.675.369
Total liabilities			**368.718.531.148**

3b. Information on geographical segment

All of the Corporation's activities take place in the territory of Vietnam.

4. Financial risk management

The Corporation is exposed to the following financial risks: credit risk, liquidity risk and market risk. The Board of Directors is responsible for setting policies and controls to minimize financial risks as well as to monitor the implementation of such policies and controls.

4a. Credit risk

Credit risk is the risk that one contractual party will cause a financial loss for the Corporation by its failure to pay for its obligations.

Credit risk of the Corporation mainly arises from its trade receivables and cash in bank.

Trade receivables

In order to control the trade receivables, the Corporation's Board of Directors has released regulations on sales of goods with close stipulations in details on subjects of service provision, real estate business, debt limit and debt term. The Board of Directors will inspect the conformity with these regulations on sales of goods every month. Besides, the accountant follows up the receivables regularly to speed up the recovery.

Trade receivables of the Corporation are related to various entities operating in different fields; therefore, the credit risk exposed from trade receivables is low.

Cash in bank

The Corporation's term deposits and demand deposits are in the well-known banks in Vietnam; therefore, the credit risk level arising from cash in bank is low.

The maximum credit risk level on financial assets is their carrying values (see Note VIII.5 regarding carrying values of financial assets).

Analysis of overdue age and devaluation of financial assets is as follows:

	Not yet overdue or devaluated	Already overdue and/(or) devaluated	Total
Ending balance			
Cash and cash equivalents	71.167.365.376	-	71.167.365.376
Held-to-maturity investments	443.400.000.000	-	443.400.000.000
Trade receivables	7.028.517.888	3.117.733.382	10.146.251.270
Loans	1.100.000.000	-	1.100.000.000
Other receivables	22.374.054.548	-	22.374.054.548
Available-for-sale financial assets	11.267.500.000	30.931.199.970	42.198.699.970
Total	**556.337.437.812**	**34.048.933.352**	**590.386.371.164**
Beginning balance			
Cash and cash equivalents	47.437.268.487	-	47.437.268.487
Held-to-maturity investments	447.126.186.300	-	447.126.186.300
Trade receivables	13.637.553.559	4.428.724.901	18.066.278.460
Other receivables	15.789.205.787	-	15.789.205.787
Available-for-sale financial assets	11.267.500.000	30.931.199.970	42.198.699.970
Total	**535.257.714.133**	**35.359.924.871**	**570.617.639.004**

4b. ***Liquidity risk***

Liquidity risk is the risk that the Corporation will encounter difficulty in meeting obligations associated with financial liabilities.

The Corporation's liquidity risks mainly arise from the differences in maturity dates of financial assets and financial liabilities.

The Corporation controls liquidity risk by regularly following up the current payment requests as well as estimated payment requests in the futures to maintain an appropriate amount of cash as well as loans, supervising the cash flows actually arisen in comparison with estimation to minimize the effects of the changes in cash flows to the Corporation.

The terms of payments to non-derivative financial liabilities (excluding interest payable) are based on the undiscounted payments supposed to make according to the contracts as follows:

	1 year and less	More than 1 year to 5 years	Total
Ending balance			
Trade payables	2.655.673.006	33.000.000	2.688.673.006
Other payables	49.759.999.512	148.238.638.573	197.998.638.085
Total	**52.415.672.518**	**148.271.638.573**	**200.687.311.091**
Beginning balance			
Trade payables	2.459.922.679	33.000.000	2.492.922.679
Other payables	35.531.938.091	146.883.993.645	182.415.931.736
Total	**37.991.860.770**	**146.916.993.645**	**184.908.854.415**

The Board of Directors believes that the risk level associated with payments to financial liabilities is low. The Corporation has sufficient capacity to settle all financial obligations when they are due from its operating cash flows and from the amounts receivable from mature financial assets.

4c. *Market risk*

Market risk is the risk that the fair value or cash flows in the future of a financial instrument will fluctuate due to changes in market prices.

Market risks exposed to the operations of the Corporation include foreign currency risk, securities price risk and merchandise price risk.

The sensitivity analyses and evaluations below are related to the Corporation's financial position as of 31 March 2025 and 30 September 2024 on the basis of net debt value. The changes of exchange rate, interest rate, securities price and merchandise price for analyses are assumed on the basis of the judgments of what can be happen in the next one year in the observable conditions of the current market.

Foreign currency risk

Foreign currency risk is the risk that the fair value or cash flows of a financial instrument will fluctuate due to changes in exchange rates.

The Corporation controls the risk relating to the fluctuations in foreign exchange rate by optimizing the repayment terms of debts, forecasting foreign exchange rates, reasonably maintaining loan and debt structures between foreign currency and VND, choosing the time of purchase and payment in foreign currencies when the foreign exchange rates are low, optimally using the available money to balance the foreign exchange risk and liquidity risk.

The Corporation has not used derivatives to hedge against foreign currency risk.

The Corporation's foreign currency denominated net assets/(liabilities) are as follows:

	Ending balance USD	Beginning balance USD
Cash and cash equivalents	286,65	293,25
Net assets in foreign currencies	**286,65**	**293,25**

Securities price risk

The securities held by the Corporation may be affected by the risks in values in the future of these shares. The Corporation manages the risks in prices of securities by setting an investment limits and diversifying its investment portfolio.

The Board of Directors believes that the effects due to fluctuations in share prices on profit after tax and owner's equity of the Corporation are unremarkable.

Merchandise price risk

The Corporation is exposed to the risk related to fluctuations in merchandise prices. The Corporation manages the merchandise price risk by following up the market information and related situations to control the time for purchasing merchandise, preparing manufacturing plan and keeping the volumes of inventories at reasonable level.

The Corporation has not used derivatives to hedge against merchandise price risk.

4d. *Collaterals*

Collaterals given to other entities

The Corporation has not had any collateral given to other entities as of 31 March 2025 and 30 September 2024.

Collaterals received from other entities

The Corporation has not received any collateral from other entities as of 31 March 2025 and 30 September 2024.

5. Financial assets and financial liabilities

Financial assets

Carrying values of financial assets are as follows:

	Ending balance		Beginning balance	
	Original costs	Provision	Original costs	Provision
Cash and cash equivalents	71.167.365.376	-	47.437.268.487	-
Held-to-maturity investments	443.400.000.000	-	447.126.186.300	-
Trade receivables	10.146.251.270	(2.678.983.020)	18.066.278.460	(3.389.482.318)
Loans	1.100.000.000	-	-	-
Other receivables	22.374.054.548	-	15.789.205.787	-
Available-for-sale financial assets	42.198.699.970	(16.214.868.462)	42.198.699.970	(13.721.087.620)
Total	**590.386.371.164**	**(18.893.851.482)**	**570.617.639.004**	**(17.110.569.938)**

Financial liabilities

Carrying values of financial liabilities are as follows:

	Ending balance	Beginning balance
Trade payables	2.688.673.006	2.492.922.679
Other payables	197.998.638.085	182.415.931.736
Total	**200.687.311.091**	**184.908.854.415**

Fair values

The Corporation has not measured fair value of financial assets and financial liabilities yet because the Circular No. 210/2009/TT-BTC dated 06 November 2009 of the Ministry of Finance as well as prevailing regulations have not provided specific guidance.

6. Subsequent events

Apart from the event mentioned at Note No. V.22d, there are no other material subsequent events which are required adjustments or disclosures in the Interim Financial Statements.

Ho Chi Minh City, 12 May 2025

CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH

Nguyen Thi Ngoc Thom	**Ha Thi Thu Thao**	**Tran Quang Truong**
Preparer	**Chief Accountant**	**General Director**

Appendix 1: Increases, decreases in tangible fixed assets

Unit: VND

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Perennials	Other tangible fixed assets	Total
Historical costs							
Beginning balance	46.070.327.521	2.895.422.308	40.189.434.293	1.953.637.211	2.790.942.551	84.487.778.901	178.387.542.785
Acquisition during the period	-	-	-	40.650.000	-	-	40.650.000
Completed constructions	626.953.460	-	-	-	-	-	626.953.460
Ending balance	**46.697.280.981**	**2.895.422.308**	**40.189.434.293**	**1.994.287.211**	**2.790.942.551**	**84.487.778.901**	**179.055.146.245**
In which:							
Assets fully depreciated but still in use	27.366.810.548	931.340.308	3.411.054.000	1.340.608.099	2.790.942.551	84.487.778.901	120.328.534.407
Assets waiting for liquidation	-	-	-	-	-	-	-
Depreciation							
Beginning balance	34.625.417.127	2.129.939.260	18.207.987.444	1.495.886.215	2.790.942.551	84.487.778.901	143.737.951.498
Depreciation during the period	1.003.488.600	168.792.006	1.918.315.500	99.522.560	-	-	3.190.118.666
Liquidation, disposal	-	-	-	-	-	-	-
Ending balance	**35.628.905.727**	**2.298.731.266**	**20.126.302.944**	**1.595.408.775**	**2.790.942.551**	**84.487.778.901**	**146.928.070.164**
Carrying values							
Beginning balance	11.444.910.394	765.483.048	21.981.446.849	457.750.996	-	-	34.649.591.287
Ending balance	**11.068.375.254**	**596.691.042**	**20.063.131.349**	**398.878.436**	**-**	**-**	**32.127.076.081**
In which:							
Assets temporarily not in use	-	-	-	-		-	-
Assets waiting for liquidation	-	-	-	-		-	-

Ho Chi Minh City, 12 May 2025

CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH
S.Đ.K.K.D: 0301464904 - C.T.C.P * Q.TÂN BÌNH TP.HỒ CHÍ MINH

Nguyen Thi Ngoc Thom	**Ha Thi Thu Thao**	**Tran Quang Truong**
Preparer	**Chief Accountant**	**General Director**

TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION
Address: No. 325 Ly Thuong Kiet Street, Ward 9, Tan Binh District, Ho Chi Minh City
INTERIM FINANCIAL STATEMENTS
For the first 6 months of the fiscal year ending 30 September 2025

Appendix 2: Increases, decreases in construction-in-progress

Unit: VND

	Beginning balance	Increase during the period	Inclusion into investment properties during the period	Inclusion into fixed assets during the period	Ending balance
Construction-in-progress	120.000.000	2.017.163.460	(1.390.210.000)	(626.953.460)	120.000.000
- School project	*120.000.000*	-	-	-	*120.000.000*
- Renovation of office at No. 325 Ly Thuong Kiet Street	-	*626.953.460*	-	*(626.953.460)*	-
- Automatic fire protection system of warehouse No. 7 - CN2 Group - Tan Binh Industrial Park	-	*1.390.210.000*	*(1.390.210.000)*	-	-
Total	**120.000.000**	**2.017.163.460**	**(1.390.210.000)**	**(626.953.460)**	**120.000.000**

Ho Chi Minh City, 12 May 2025

Nguyen Thi Ngoc Thom	Ha Thi Thu Thao	Tran Quang Truong
Preparer	Chief Accountant	General Director

Appendix 3: Taxes and other obligations to the State Budget

Unit: VND

	Beginning balance	Amount payable	Amount paid	Amount refunded	Ending balance
VAT on local sales	5.970.379.122	9.298.631.449	(13.802.792.388)	-	1.466.218.183
Corporate income tax	2.168.328.150	12.210.966.194	(11.739.700.004)	(19.243.540)	2.620.350.800
Personal income tax	133.785.258	2.247.610.429	(2.206.678.912)	-	174.716.775
Land rental	6.558.699.518	2.904	(6.558.702.422)	-	-
Other taxes	-	4.000.000	(4.000.000)	-	-
Total	**14.831.192.048**	**23.761.210.976**	**(34.311.873.726)**	**(19.243.540)**	**4.261.285.758**

Ho Chi Minh City, 12 May 2025

S.Đ.K.K.D:0301464904-C.T.C.P
CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH
Q.TÂN BÌNH TP.HỒ CHÍ MINH

Nguyen Thi Ngoc Thom	**Ha Thi Thu Thao**	**Tran Quang Truong**
Preparer	**Chief Accountant**	**General Director**

Appendix 4: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Share premiums	Investment and development fund	Retained earnings	Total
Beginning balance of the previous year	300.000.000.000	170.675.017.127	151.366.194.011	221.144.328.781	843.185.539.919
Profit in the previous year	-	-	-	105.150.717.723	105.150.717.723
Appropriation for funds in the previous year	-	-	-	(15.028.599.353)	(15.028.599.353)
Dividend distribution in the previous year	-	-	-	(90.000.000.000)	(90.000.000.000)
Ending balance of the previous year	**300.000.000.000**	**170.675.017.127**	**151.366.194.011**	**221.266.447.151**	**843.307.658.289**
Beginning balance of the current year	300.000.000.000	170.675.017.127	151.366.194.011	221.266.447.151	843.307.658.289
Profit in the current period	-	-	-	54.233.900.513	54.233.900.513
Appropriation for funds in the current period	-	-	-	(14.890.693.785)	(14.890.693.785)
Dividend distribution in the current period	-	-	-	(52.500.000.000)	(52.500.000.000)
Ending balance of the current period	**300.000.000.000**	**170.675.017.127**	**151.366.194.011**	**208.109.653.879**	**830.150.865.017**

Ho Chi Minh City, 12 May 2025

CÔNG TY CỔ PHẦN SẢN XUẤT KINH DOANH XUẤT NHẬP KHẨU DỊCH VỤ VÀ ĐẦU TƯ TÂN BÌNH
S.Đ.K.K.D: 0301464904-C.T.C.P
Q. TÂN BÌNH TP. HỒ CHÍ MINH

Nguyen Thi Ngoc Thom
Preparer

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Tran Quang Truong
General Director