



**CONSOLIDATED FINANCIAL
STATEMENTS**

FOR THE FISCAL YEAR ENDED 31 DECEMBER 2022

CIC39 CORPORATION

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STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of CIC39 Corporation (hereinafter referred to as “the Corporation”) presents this statement together with the Consolidated Financial Statements for the fiscal year ended 31 December 2022, including the Financial Statements of the Corporation and those of its subsidiary (hereinafter collectively referred to as “the Group”).

Business highlights

CIC39 Corporation (renamed from Construction Investment Corporation 3-2) is an enterprise which was equitized from a State-owned enterprise - Construction Investment Company 3-2 under the Decision No. 1214/QĐ-UBND dated 21 April 2008 of the People’s Committee of Binh Duong Province. The Corporation has been operating in accordance with the Business Registration Certificate No. 3700146225, registered for the first time on 24 December 2008 and amended for the 12th time on 18 July 2022, granted by the Department of Planning and Investment of Binh Duong Province.

Head office

- Address : No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Thuan An City, Binh Duong Province.
- Tel. : (84 - 274) 3 759 446
- Fax : (84 - 274) 3 755 605

The Corporation has the following affiliates:

Affiliates	Address
Branch of CIC39 Corporation - Construction Stone Plant	No. 635/1A, 1K Highway, Tan An Quarter, Tan Dong Hiep Ward, Di An City, Binh Duong Province
Branch of CIC39 Corporation - Concrete Sewer Plant	No. 6, Hill Road 16, Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen Town, Binh Duong Province
Branch of CIC39 Corporation - Concrete Brick Plant	No. 5/138 Binh Duong Boulevard, Hoa Lan 1 Quarter, Thuan Giao Ward, Thuan An City, Binh Duong Province
Business location of CIC39 Corporation - Long Nguyen Concrete Plant	No. 216B, Bung Thuoc Hamlet, Long Nguyen Commune, Bau Bang District, Binh Duong Province
Business location of CIC39 Corporation - 279 Construction Material Trading Center	No. 1/278, 22/12 Street, Hoa Lan 2 Quarter, Thuan Giao Ward, Thuan An City, Binh Duong Province

Principal business activities of the Corporation are:

- Growing rubber trees;
- Dismantling;
- Drainage and waste water treatment;
- Installing industrial machinery and equipment;
- Wholesaling materials, other installation equipment in construction;
- Wholesaling iron and steel;
- Trading real estate; leasing land, offices, houses and workshops (in accordance with the planning); investing and trading traffic bridges, waterway ferry docks, roads;
- Completing construction works;
- Producing beds, wardrobes, tables, chairs;
- Growing trees, urban grass;
- Installing low-voltage power grids and stations with lines of under 35KV; constructing lighting systems; installing protection, alarm equipment, fire protection systems, lightning protection systems for construction works;

CIC39 CORPORATION

STATEMENT OF THE BOARD OF DIRECTORS (cont.)

- Forging, stamping, pressing and laminating metal; refining metal powder (not forging, stamping, pressing, laminating, refining metal at the head office, the head office is only used as transaction office); mechanical processing (except for metal processing, coating, plating);
- Trading telecommunications equipment, audio-visual equipment;
- Warehouse operations (except for coal, scrap, chemicals);
- Exploiting stone, sand, gravel, soil and clay (only after obtaining permits from competent agencies); processing stone;
- Providing construction consultancy. Designing civil and industrial construction works, road traffic works: designing architecture for works; providing interior and exterior designing for works; designing landscape; designing construction structure; designing electrical - electromechanical system for works; designing water supply and drainage systems; designing ventilation - heat supply and drainage system; designing information and communication networks for construction works; designing fire protection system;
- Contributing capital, purchasing shares;
- Cargo loading and unloading for road transportation;
- Weighing goods in relation to transportation;
- Providing goods transportation by road;
- Leasing motor vehicles.

Board of Management and Executive Officers

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

The Board of Management

Full name	Position	Appointing/re-appointing/resigning date
Mr. Nguyen Le Van	Chairman	Appointed on 01 August 2020
Mr. Vo Van Lanh	Member	Appointed on 01 August 2020
Mr. Tran Van Binh	Member	Re-appointed on 23 April 2019
Mr. Nguyen Huu Nghia	Member	Resigned on 21 April 2022
Mr. Trinh Tien Bay	Member	Appointed on 23 April 2019
Mr. Bui Tien Duc	Member cum Audit Committee Member	Appointed on 21 April 2022

The Board of Directors

Full name	Position	Re-appointing date
Mr. Vo Van Lanh	General Director	25 March 2020
Mr. Tran Van Binh	Deputy General Director	25 March 2020

Legal Representative

The Corporation's legal representative during the year and as of the date of this statement is Mr. Vo Van Lanh - General Director (re-appointed on 25 March 2020).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the audit on the Group's Consolidated Financial Statements for the fiscal year ended 31 December 2022.



CIC39 CORPORATION

STATEMENT OF THE BOARD OF DIRECTORS (cont.)

Responsibilities of the Board of Directors

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

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates prudently;
- state clearly whether the accounting standards applied to the Group are followed or not, and all the material differences from these standards are disclosed and explained in the Consolidated Financial Statements;
- prepare the Consolidated Financial Statements of the Group 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 in order to ensure that the preparation and presentation of the Consolidated Financial Statements are free from material misstatements due to frauds or errors.

The Board of Directors hereby ensures that all the accounting books of the Group have been fully recorded and can fairly reflect the financial position of the Group 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 Group'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 Consolidated Financial Statements.

Approval of the Financial Statements

The Board of Directors hereby approves the accompanying Consolidated Financial Statements, which give a true and fair view of the consolidated financial position as of 31 December 2022 of the Group, its consolidated financial performance and its consolidated cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards and System and other regulatory requirements on preparation and presentation of the Consolidated Financial Statements.

For and on behalf of the Board of Directors,



Vo Van Lanh
General Director

Date: 25 March 2023



No. 1.0673/23/TC-AC

INDEPENDENT AUDITOR'S REPORT

**To: THE SHAREHOLDERS, THE BOARD OF MANAGEMENT AND THE BOARD OF DIRECTORS
CIC39 CORPORATION**

We have audited the accompanying Consolidated Financial Statements of CIC39 Corporation (hereinafter referred to as "the Corporation") and its subsidiary (hereinafter collectively referred to as "the Group"), which were prepared on 25 March 2023 (from page 06 to page 46), including the Consolidated Balance Sheet as of 31 December 2022, the Consolidated Income Statement, the Consolidated Cash Flow Statement for the fiscal year then ended and the Notes to the Consolidated Financial Statements.

Responsibilities of the Board of Directors

The Corporation's Board of Directors is responsible for the preparation, true and fair presentation of these Consolidated Financial Statements in accordance with Vietnamese Accounting Standards and System as well as other regulatory requirements on preparation and presentation of the Consolidated Financial Statements; and responsible for such internal controls as the Board of Directors determines necessary to enable the preparation and presentation of the Consolidated Financial Statements to be free from material misstatements due to frauds or errors.

Responsibilities of Auditors

Our responsibility is to express an opinion on these Consolidated Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements and plan and perform the audit to obtain reasonable assurance about whether the Consolidated Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Consolidated Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Group's preparation and true and fair presentation of the Consolidated Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors, as well as evaluating the overall presentation of the Consolidated Financial Statements.

We believe that the audit evidences we have obtained are sufficient and appropriate to provide a basis for our audit opinion.

Opinion of the Auditors

In our opinion, the Consolidated Financial Statements give a true and fair view, in all material respects, of the consolidated financial position as of 31 December 2022 of the Group, its consolidated financial performance and its consolidated cash flows for the fiscal year then ended, in accordance with the Vietnamese Accounting Standards and System and other regulatory requirements on preparation and presentation of the Consolidated Financial Statements.

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



Ly Quoc Trung
Partner

Audit Practice Registration Certificate No. 0099-2023-008-1
Authorized Signatory



Nguyen Hoang Yen
Auditor

Audit Practice Registration Certificate No. 0088-2023-008-1

Ho Chi Minh City, 25 March 2023

CIC39 CORPORATION

Address: No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Thuan An City, Binh Duong Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

CONSOLIDATED BALANCE SHEET

As of 31 December 2022

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		578.581.008.992	541.350.866.848
I. Cash and cash equivalents	110	V.1	97.861.011.092	113.761.289.692
1. Cash	111		10.911.011.092	47.998.401.065
2. Cash equivalents	112		86.950.000.000	65.762.888.627
II. Short-term financial investments	120		131.964.010.327	98.756.249.774
1. Trading securities	121	V.2a	53.184.701.768	10.657.726.235
2. Provisions for devaluation of trading securities	122	V.2a	(7.359.864.034)	(932.146.235)
3. Held-to-maturity investments	123	V.2b	86.139.172.593	89.030.669.774
III. Short-term receivables	130		268.481.421.782	256.154.719.465
1. Short-term trade receivables	131	V.3	128.398.564.782	129.145.672.155
2. Short-term prepayments to suppliers	132	V.4	22.307.953.362	19.398.037.574
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.5	122.445.543.055	112.239.140.366
7. Allowance for short-term doubtful debts	137	V.6	(4.670.639.417)	(4.628.130.630)
8. Deficit assets for treatment	139		-	-
IV. Inventories	140	V.7	74.395.772.824	72.312.901.329
1. Inventories	141		82.425.627.415	73.072.565.828
2. Allowance for inventories	149		(8.029.854.591)	(759.664.499)
V. Other current assets	150		5.878.792.967	365.706.588
1. Short-term prepaid expenses	151	V.8a	607.409.881	186.865.797
2. Deductible VAT	152		9.918.666	9.565.939
3. Taxes and other receivables from the State	153	V.15	5.261.464.420	169.274.852
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

CIC39 CORPORATION

Address: No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Thuan An City, Binh Duong Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		431.864.432.582	431.683.829.547
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216		-	-
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		169.349.766.512	193.002.154.137
1. Tangible fixed assets	221	V.9	110.621.991.397	132.682.908.149
- Historical cost	222		253.143.002.508	253.912.481.716
- Accumulated depreciation	223		(142.521.011.111)	(121.229.573.567)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	58.727.775.115	60.319.245.988
- Initial cost	228		101.647.895.261	101.452.823.261
- Accumulated amortization	229		(42.920.120.146)	(41.133.577.273)
III. Investment property	230	V.11	3.707.330.994	4.260.721.169
- Historical costs	231		8.331.392.116	8.331.392.116
- Accumulated depreciation	232		(4.624.061.122)	(4.070.670.947)
IV. Long-term assets in process	240		2.870.947.603	437.728.137
1. Long-term work in process	241		-	-
2. Construction-in-progress	242	V.12	2.870.947.603	437.728.137
V. Long-term financial investments	250		191.533.406.660	168.869.920.446
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2c	159.807.177.348	134.142.447.030
3. Investments in other entities	253	V.2d	22.700.887.800	22.702.131.904
4. Provisions for devaluation of long-term financial investments	254	V.2d	(224.658.488)	(224.658.488)
5. Held-to-maturity investments	255	V.2b	9.250.000.000	12.250.000.000
VI. Other non-current assets	260		64.402.980.813	65.113.305.658
1. Long-term prepaid expenses	261	V.8b	64.402.980.813	65.113.305.658
2. Deferred income tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill	269		-	-
TOTAL ASSETS	270		1.010.445.441.574	973.034.696.395

CIC39 CORPORATION

Address: No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Thuan An City, Binh Duong Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		423.241.046.718	389.131.078.397
I. Current liabilities	310		394.137.779.218	350.739.410.897
1. Short-term trade payables	311	V.13	15.217.049.513	23.137.068.136
2. Short-term advances from customers	312	V.14	8.698.781.797	41.294.482.767
3. Taxes and other obligations to the State Budget	313	V.15	110.500.789	10.875.989.097
4. Payables to employees	314	V.16	5.617.214.399	8.609.657.829
5. Short-term accrued expenses	315	V.17	38.338.910.663	50.975.707.513
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		14.545.437	14.545.443
9. Other short-term payables	319	V.18	7.420.630.253	25.819.347.099
10. Short-term borrowings and financial leases	320	V.19a	316.372.736.095	178.910.846.869
11. Provisions for short-term payables	321	V.20	897.339.561	3.467.824.145
12. Bonus and welfare funds	322	V.21	1.450.070.711	7.633.941.999
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		29.103.267.500	38.391.667.500
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337		-	-
8. Long-term borrowings and financial leases	338	V.19b	29.103.267.500	38.391.667.500
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		-	-

CIC39 CORPORATION

Address: No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Thuan An City, Binh Duong Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNERS' EQUITY	400		587.204.394.856	583.903.617.998
I. Owners' equity	410		587.204.394.856	583.903.617.998
1. Capital	411	V.22	150.301.450.000	150.301.450.000
- Ordinary shares carrying voting right	411a		150.301.450.000	150.301.450.000
- Preferred shares	411b		-	-
2. Share premiums	412	V.22	2.190.000.000	2.190.000.000
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415	V.22	(20.100.000)	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.22	214.632.363.885	214.632.363.885
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.22	218.134.360.575	214.814.400.032
- Retained earnings accumulated to the end of the previous period	421a		198.626.240.481	214.814.400.032
- Retained earnings of the current period	421b		19.508.120.094	-
12. Construction investment fund	422		-	-
13. Benefits of non-controlling shareholders	429	V.22	1.966.320.396	1.965.404.081
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNERS' EQUITY	440		1.010.445.441.574	973.034.696.395

Binh Duong, 25 March 2023



Nguyen Thi Cam Van
Preparer



Nguyen Xuan Hieu
Chief Accountant



Vo Van Lanh
General Director



CIC39 CORPORATION

Address: No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Thuan An City, Binh Duong Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

CONSOLIDATED INCOME STATEMENT

For the fiscal year ended 31 December 2022

Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Sales	01	VI.1	571.794.811.757	515.892.584.204
2. Sales deductions	02	VI.2	31.552.000	-
3. Net sales	10		571.763.259.757	515.892.584.204
4. Cost of sales	11	VI.3	510.015.748.603	443.744.073.295
5. Gross profit	20		61.747.511.154	72.148.510.909
6. Financial income	21	VI.4	7.766.525.405	57.661.014.750
7. Financial expenses	22	VI.5	21.648.413.104	13.394.553.818
In which: Loan interest expenses	23		15.213.346.653	12.288.098.556
8. Gain or loss in joint ventures, associates	24	V.2c	8.112.050.170	12.178.529.396
9. Selling expenses	25	VI.6	22.087.834.334	24.841.576.471
10. General and administration expenses	26	VI.7	17.360.703.360	21.906.132.281
11. Net operating profit	30		16.529.135.931	81.845.792.485
12. Other income	31	VI.8	8.683.216.106	9.993.973.949
13. Other expenses	32	VI.9	1.421.236.794	2.213.930.724
14. Other profit	40		7.261.979.312	7.780.043.225
15. Total accounting profit before tax	50		23.791.115.243	89.625.835.710
16. Current income tax	51	V.15	3.280.172.452	14.336.252.420
17. Deferred income tax	52		-	-
18. Profit after tax	60		<u>20.510.942.791</u>	<u>75.289.583.290</u>
19. Profit after tax of the Parent Company	61		20.510.026.476	75.290.305.218
20. Profit/(loss) after tax of non-controlling shareholders	62		916.315	(721.928)
21. Basic earnings per share	70	VI.10	<u>1.298</u>	<u>4.618</u>
22. Diluted earnings per share	71	VI.10	<u>1.298</u>	<u>4.618</u>



Nguyen Thi Cam Van
Preparer



Nguyen Xuan Hieu
Chief Accountant



Binh Duong, 25 March 2023

Vo Van Lanh
General Director

CIC39 CORPORATION

Address: No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Thuan An City, Binh Duong Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the fiscal year ended 31 December 2022

Unit: VND

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		23.791.115.243	89.625.835.710
2. Adjustments				
- Depreciation of fixed assets and investment properties	02	V.9, V.10, V.11	24.827.304.346	24.775.158.449
- Provisions and allowances	03	V.2, V.6, V.7, V.20	11.169.932.094	4.463.620.506
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/(loss) from investing activities	05	V.2c, VI.4, VI.7	(16.204.628.956)	(74.910.126.255)
- Interest expenses	06	VI.5	15.213.346.653	12.288.098.556
- Others	07		-	-
3. Operating profit before changes of working capital	08		58.797.069.380	56.242.586.966
- Increase/(decrease) of receivables	09		(18.603.127.155)	(44.465.522.177)
- Increase/(decrease) of inventories	10		(9.353.061.587)	(5.874.963.125)
- Increase/(decrease) of payables	11		(59.140.957.345)	17.718.898.893
- Increase/(decrease) of prepaid expenses	12		289.780.761	3.234.270.004
- Increase/(decrease) of trading securities	13		(42.526.975.533)	(10.657.726.235)
- Interests paid	14	V.18, VI.5	(15.024.507.735)	(12.385.964.029)
- Corporate income tax paid	15	V.15	(11.515.184.932)	(11.857.733.218)
- Other cash inflows	16	V.21	784.000.000	960.000.000
- Other cash outflows	17	V.18, V.21	(8.727.500.079)	(6.317.703.000)
Net cash flows from operating activities	20		(105.020.464.225)	(13.403.855.921)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.9, V.10, V.12, VII	(3.594.746.012)	(15.484.863.322)
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.9, VI.8	573.070.909	8.679.999.998
3. Cash outflow for lending, buying debt instruments of other entities	23	V.2b	(39.639.625.906)	(44.731.018.237)
4. Cash recovered from lending, selling debt instruments of other entities	24	V.2b	45.531.123.087	72.020.658.588
5. Investments in other entities	25	V.2c	(20.965.667.400)	(5.625.000.000)
6. Withdrawals of investments in other entities	26	V.2c, VI.4	5.249.206.428	103.930.249.200
7. Interest earned, dividends and profits received	27	V.5, VI.4	9.883.629.533	10.847.706.435
Net cash flows from investing activities	30		(2.963.009.361)	129.637.732.662

CIC39 CORPORATION

Address: No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Thuan An City, Binh Duong Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

Consolidated Cash Flow Statement (cont.)

ITEMS	Code	Note	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	V.22	(20.100.000)	-
3. Proceeds from borrowings	33	V.19	592.023.588.469	448.265.684.943
4. Repayment for loan principal	34	V.19	(463.850.099.243)	(523.124.795.575)
5. Payments for financial leased assets	35		-	-
6. Dividends and profit paid to the owners	36	V.18, V.22	(36.070.194.240)	(18.040.738.980)
<i>Net cash flows from financing activities</i>	<i>40</i>		<u><i>92.083.194.986</i></u>	<u><i>(92.899.849.612)</i></u>
Net cash flows during the year	50		(15.900.278.600)	23.334.027.129
Beginning cash and cash equivalents	60	V.1	113.761.289.692	90.427.262.563
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	<u>97.861.011.092</u>	<u>113.761.289.692</u>

Binh Duong, 25 March 2023



Nguyen Thi Cam Van
 Preparer



Nguyen Xuan Hieu
 Chief Accountant



Vo Van Lanh
 General Director

CIC39 CORPORATION

Address: No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Thuan An City, Binh Duong Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

I. GENERAL INFORMATION**1. Ownership form**

CIC39 Corporation (hereinafter referred to as “the Corporation” or “the Parent Company”) is a joint stock company.

2. Operating field

The Corporation’s operating fields are manufacturing, constructing, trading, real estate trading and servicing.

3. Principal business activities

Principal business activities of the Corporation are manufacturing stone, concrete and bricks; constructing works; trading construction materials; trading real estate; leasing cars, construction tools.

4. Normal operating cycle

Normal operating cycle of the Corporation is within 12 months.

5. Effects of the Group’s operation during the year on the Consolidated Financial Statements

The Group’s revenue in the current year increased against that of the previous year, mainly due to the consumption of goods and products, while construction activities decreased. However, the decrease in gross profit and profit from financial investment activities is the main reason for the significant decrease in the Group’s profit against that of the previous year.

6. Structure of the Group

The Group includes the Parent Company and 1 subsidiary under the control of the Parent Company. The subsidiary is consolidated in these Consolidated Financial Statements.

6a. Subsidiary

The Group only invested in Tien Phuoc Construction Mineral Joint Stock Company – a subsidiary, located at Nam Dong Phu Industrial Park, Tan Lap Commune, Dong Phu District, Binh Phuoc Province. Principal business activities of this subsidiary are exploiting and processing stone. As of the balance sheet date, the Parent Company’s capital contribution rate at this subsidiary is 80%, the voting rate and benefit rate are 83,38% (including the direct ownership rate of 80% and the indirect ownership rate of 3,38%).

6b. List of associates reflected in Consolidated Financial Statements using equity method

Associates	Address	Principal business activities	Ownership rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Mien Dong Joint-Stock Company	Road No. 1, Bien Hoa 1 Industrial Park, An Binh Ward, Bien Hoa City, Dong Nai Province.	Manufacturing, quarrying stone, trading real estate and construction and installation activities.	33,76%	33,76%	33,76%	33,76%
Thu Duc - Long An Centrifugal Concrete Joint Stock Company	Hamlet 3, An Thanh Commune, Ben Luc District, Long An Province.	Trading construction materials.	42,50%	42,50%	42,38%	42,38%

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For the fiscal year ended 31 December 2022

Notes to the Consolidated Financial Statements (cont.)

7. Statement of information comparability on the Consolidated Financial Statements

The corresponding figures in the previous year can be comparable with the figures in the current year.

8. Headcount

As of the balance sheet date, the Group's headcount is 223 (headcount at the beginning of the year: 220).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Group is from 01 January to 31 December annually.

2. Accounting currency unit

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

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Group applies the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the Accounting System, Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of the Consolidated Financial Statements as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated 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 and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 202/2014/TT-BTC dated 22 December 2014 as well as other Circulars guiding the implementation of Accounting Standards of the Ministry of Finance in the preparation and presentation of Consolidated Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

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

2. Consolidation bases

The Consolidated Financial Statements include the Financial Statements of the Parent Company and those of its subsidiaries. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the balance sheet date should also be taken into consideration.

The financial performance of subsidiaries, which are bought or sold during the year, is included in the Consolidated Income Statement from the date of acquisition or until the date of selling investments in those subsidiaries.

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CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

Notes to the Consolidated Financial Statements (cont.)

The Financial Statements of the Parent Company and those of subsidiaries used for consolidation are prepared in the same fiscal period and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Financial Statements.

Intra-group balances in the Balance Sheet and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

Benefits of non-controlling shareholders reflect profit or loss and net assets of subsidiary, which are not held by the Group and presented in a separate item of the Consolidated Income Statement and Consolidated Balance Sheet (classified under owner's equity). Benefits of non-controlling shareholders include the values of their non-controlling benefits at the initial date of business combination and those arise within the ranges of changes in owner's equity from the date of business combination. The losses arising in the subsidiaries are attributed equally to the ownership rate of non-controlling shareholders, even if such losses are higher than the interest owned by these shareholders in net assets of the subsidiaries.

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

4. Financial investments

Trading securities

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

Trading securities are recognized at 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 Group 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 recorded as a decrease in the value of such securities. Dividends of the periods after the acquisition of such securities are recorded in the Group's revenues. Particularly, the dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

Convertible shares are measured on the basis of the fair value at the date of exchange. The fair value of the shares is measured as follows:

- For shares of listed companies: the closing price listed on the stock market at the date of exchange. In case at the date of exchange, the stock market is not traded, the fair value of shares is the closing price of the preceding trading with the date of exchange.
- For unlisted shares traded on UPCOM: the closing price on UPCOM at the date of exchange. In case at the date of exchange, the UPCOM is not traded, the fair value of shares is the closing price of the preceding trading with the date of exchange.

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CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

Notes to the Consolidated Financial Statements (cont.)

- For other unlisted shares: the price agreed by the parties under the contracts or the carrying value at the time of exchange.

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 costs. The fair value of trading securities which are securities listed on the stock market is the closing price at the most recent trading date by the balance sheet date.

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 Group intends and is able to hold to maturity. Held-to-maturity investments include term deposits (including debentures and promissory note), bonds, preferred shares that the issuer are required to re-purchase at a certain date in the future and held-to-maturity loans for the purpose of receiving periodical interest as well as other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost including the purchase cost 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. Interests arising prior to the Group's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

When there are reliable evidences proving that a part or the whole investment cannot be recovered and the loss are reliably determined, the loss is recognized as financial expenses during the year while the investment value is derecognized.

Investments in associates

An associate is an entity which the Group 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.

Investments in associates are recorded as in the owner's equity method. Accordingly, the investment into associate is initially recorded at costs on the Consolidated Financial Statements and then adjusted for the post acquisition change in the Group's share of net assets of the associate. If the Group's share of loss of an associate exceeds or equals the carrying amount of an investment, the investment is then reported at nil (0) value on the Consolidated Financial Statements, except when the Group has obligations to pay on behalf of the associate to satisfy obligations of the associate.

The Financial Statements of the associate are prepared for the accounting period that is the same with the Consolidated Financial Statements of the Group. In the case that the accounting policy of an associate is different from the accounting policy applied consistently in the Group, the Financial Statements of that associate will be properly adjusted before being used for the preparation of the Consolidated Financial Statements.

Unrealized profits/(losses) arising from transactions with associates are eliminated in proportion to the amount under the Group's ownership in the preparation of the Consolidated Financial Statements.

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 Group to have the control, joint control or significant influence on these entities.

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CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

Notes to the Consolidated Financial Statements (cont.)

Investments in equity instruments of other entities are initially recognized at costs, including cost of purchase plus other directly attributable transaction costs. Values of these investments are derecognized for dividends and profits arising in the periods prior to the acquisition of such investments. Dividends and profit arising in the periods after the acquisition of investments are recorded into the Group's revenue. Particularly, the dividends paid in form of shares are not recorded as an increase in values, but the increasing 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, provisions are made on the basis of the losses suffered by investees, at the rate equal to the difference between the actual capital invested by owners and the owner's equity as of the balance sheet date multiplying (x) by the Group's rate of charter capital over the total actual charter capital invested 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 the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- 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 cost or net realizable value.

Cost of inventories is determined as follows:

- For materials and merchandises: 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 and other directly relevant costs.
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations.

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CONSOLIDATED FINANCIAL STATEMENTS

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Notes to the Consolidated Financial Statements (cont.)

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 inventories is recognized for each type of inventories when their costs are higher than their net realizable values. For services in progress, allowance is recognized for each type of services at their own specific prices. Increases/(decreases) in the obligatory allowance for inventories as of the balance sheet date are recorded into costs of sales.

7. Prepaid expenses

Prepaid expenses comprise actual expenses arising and relevant to financial performance in several accounting periods. Prepaid expenses of the Group mainly include expenses of tools, land use right, land rental and repair expenses. These prepaid expenses are allocated over the prepayment period or period of corresponding economic benefits generated from these expenses.

Expenses of tools

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 3 years.

Land use rights

Expenses of impermanent land use rights reflects the amount paid for the transfer and prepaid rental for land being used by the Group. Expenses of impermanent land use rights are allocated over the term regulated in Certificates of land use rights.

Prepaid land rental

Prepaid land rental reflects the rental prepaid for the land being used by the Group and is allocated into expenses over the lease term as regulated in the land lease.

Repair expenses

Expenses of fixed asset repairs incurred once with high value are allocated into expenses in accordance with the straight-line method in 3 years.

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 Group'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 Group 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 year.

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 year.

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

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CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2022

Notes to the Consolidated Financial Statements (cont.)

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	06 – 25
Machinery and equipment	06 – 12
Vehicles	05 – 10
Office equipment	03 – 08

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 Group 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 year.

The Group's intangible fixed assets include:

Land use right

Land use right includes all the actual expenses paid by the Group directly related to the land being used such as expenses to obtain the land use right, expenses for house removal, land clearance and ground leveling, registration fees, etc.

The land use right of the Group is amortized as follows:

- Land use right assigned by the State with collection of land use fees is amortized in accordance with the straight-line method over the land assigned period (i.e. 50 years); if the land use right is permanent, it is not amortized.
- Land use right legally transferred is amortized in accordance with the straight-line method over the term of land use right (i.e. 42 – 50 years), if the land use right is permanent, it is not amortized.

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 Group until the date the software is put into use. Computer software is amortized in accordance with the straight-line method in 3 - 8 years.

11. Investment properties

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

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

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 year.

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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:

<u>Fixed assets</u>	<u>Years</u>
Houses	25
Infrastructure	06 - 15

12. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant loan interest expenses following the accounting policies of the Group) 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. Business combination and goodwill

The business combination is accounted by applying acquisition method. The costs of business combination include the fair values as at the acquisition date of the exchanged assets, the incurred or assumed liabilities as well as the equity instruments issued by the Group in exchange for control of the acquiree, plus any cost directly attributable to the business combination. The acquired assets, the identifiable and contingent liabilities assumed from the business combination are recognized at their fair values as at the acquisition date.

If the business combination covers some accounting periods, the cost of business combination equals the total investment made at the date of obtaining the control of subsidiaries plus the amount of previous investments which are re-evaluated at fair value as at the date of obtaining the control of subsidiaries. The difference between the re-evaluated amount and the cost of investment shall be recorded in the financial performance provided that the Group does not have any significant influence on subsidiaries prior the date of obtaining the control and the investment in subsidiaries is presented in line with the cost method. In case where the Group has significant influence on the subsidiaries prior the date of obtaining the control the investment in subsidiaries is presented in line with the equity method, the difference between the re-evaluated amount and the cost of investment determined in line with the equity method shall be recorded in the financial performance; and the difference between the investment determined in line with the equity method and the cost of investment shall be directly recorded in "Retained earnings" of the Consolidated Balance Sheet.

The excess of the cost of business combination over the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date obtaining the control of subsidiaries is recognized as goodwill. If the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date of obtaining the control of subsidiaries exceeds the cost of business combination, the difference will be included in the financial performance.

The benefit of non-controlling shareholders as at the date of business combination is initially measured on the basis of the ownership share of non-controlling shareholders in the fair values of the assets, the liabilities and the inherent liabilities recognized.

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Notes to the Consolidated Financial Statements (cont.)

14. 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 Group.
- 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 Consolidated Balance Sheet on the basis of their remaining term as of the balance sheet date.

15. Provisions for warranty of construction works

Provisions for warranty expenses are made for each type of construction works under the commitment of warranty.

The extraction of provisions for warranty of is 0,19% on total value of warranty works for civil works, and 0,45% on total value of infrastructure works. This rate is estimated on the basis of the warranty expenses in the previous years and weighted rate of all the possible bad results with corresponding probability. Upon expiry of the warranty period, provisions for warranty of construction works which are not used or not used up are recorded in other income.

16. Owner's equity

Capital

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.

Treasury shares

When a share capital in the owner's equity is re-purchased, the amount payable including the expenses related to the transaction is recorded as treasury shares and a corresponding decrease in owner's equity then is recognized. When this share capital is re-issued, the difference between the re-issuance price and carrying value of treasury shares is recorded in share premiums.

17. 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 profits 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.

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Notes to the Consolidated Financial Statements (cont.)

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

18. Recognition of sales and income

Sales of merchandises, finished goods

Sales of merchandises, finished goods shall be recognized when all of the following conditions are satisfied:

- The Group transfers most of risks and benefits incident to the ownership of goods, products to customers.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods, products sold.
- The amount of sales can be measured reliably. When the contracts stipulate that buyers have the right to return products, goods purchased under specific conditions, sales are recorded only when those specific conditions are no longer exist and buyers retains no right to return goods, products (except for the case that such returns are in exchange for other goods or services).
- The Group received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Sales of service provision

Sales of service provision shall be recognized when all of the following conditions are satisfied:

- The amount of sales can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, sales is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Group 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 sales is done on the basis of the volume of work done as of the balance sheet date.

Sales of real estates

Sales of real estates that invested by the Group shall be recognized when all of the following conditions are satisfied:

- real estates are fully completed and handed over to the buyers, and the Group transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estates sold.
- the amount of sales can be measured reliably.
- the Group 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 Group 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.

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Income from leasing operating assets

Income from leasing operating assets 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 and profit shared

Dividends and profit shared are recognized when the Group has the right to receive dividends or profit from the capital contribution. Particularly, the dividends paid in form of shares are not recorded as an increase in value, but the increasing quantity is followed up.

19. Construction contracts

Construction contract is a contract agreed for acquisition of an asset or combined assets closely relevant or mutually dependent on their design, technology, function or basic using purpose.

When the outcome of the construction contracts is estimated reliably:

- For the construction contracts stipulating that the contractors are paid according to the planned progress, revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as determined by the Group itself as of the balance sheet date.
- For the construction contracts stipulating that the contractors are paid according to the work actually performed, revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as confirmed in the invoices made by the customers.

Increases/(decreases) in revenue of the works done, compensation receivable and other receivables are only recognized upon the agreement with customers.

When the results of the contract implementation cannot be estimated reliably:

- Contract revenue is recognized only to the extent that contract costs incurred are expected to be reliably recoverable.
- Contract costs are only recognized as actually incurred.

The difference between the accumulated revenue from the construction contract recognized and the accumulated amount in the invoices according to the planned progress of contract is recognized as an amount receivable or an amount payable according to the planned progress of implementation of the construction contracts.

20. Sales deductions

Sales deductions include trade discounts, sales allowances, sales returns incurred in the same period of providing products, merchandises, services, in which revenues are derecognized.

In case of products, merchandises, services provided in the previous years but trade discounts, sales allowances, sales returns incurred in the current year, revenues are derecognized as follows:

- If sales allowances, trade discounts, sales returns incur prior to the release of the Consolidated Financial Statements, revenues are derecognized on the Consolidated Financial Statements of the current year.
- If sales allowances, trade discounts, sales returns incur after the release of the Consolidated Financial Statements, revenues are derecognized on the Consolidated Financial Statements of the following year.



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21. Borrowing costs

Borrowing costs are interests and other costs that the Group directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing cost is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as loans are recognized as a decrease in the costs of relevant assets.

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

22. 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.

23. 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.

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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 Group shall offset deferred tax assets and deferred tax liabilities if:

- The Group 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 Group 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.

24. Related parties

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

25. Segment reporting

A business segment is a distinguishable component of the Group 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 Group 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 Consolidated Financial Statements of the Group.

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

1. Cash and cash equivalents

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	477.470.459	497.277.307
Demand deposits in banks	10.433.540.633	47.501.123.758
Cash equivalents (Deposits of which the principal maturity is within 3 months)	<u>86.950.000.000</u>	<u>65.762.888.627</u>
Total	<u>97.861.011.092</u>	<u>113.761.289.692</u>

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2. Financial investments

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

2a. Trading securities

	Ending balance			Beginning balance		
	Original amount	Fair values	Provisions	Original amount	Fair values	Provisions
Petrolimex Gas Corporation JSC	3.697.623.460	2.582.300.000	(1.115.323.460)	8.289.589.350	7.504.140.000	(785.449.350)
Cat Lai Port Joint Stock Company	7.677.142.814	6.473.290.000	(1.203.852.814)	-	-	-
Vingal-Vnsteel Industries Joint Stock Company	16.853.067.734	16.853.067.734	-	-	-	-
Tan Cang Warehousing Joint Stock Company	10.501.971.310	8.626.450.000	(1.875.521.310)			
Can Don Hydro Power Joint Stock Company	14.454.896.450	11.289.730.000	(3.165.166.450)	2.368.136.885	2.221.440.000	(146.696.885)
Total	53.184.701.768	45.824.837.734	(7.359.864.034)	10.657.726.235	9.725.580.000	(932.146.235)

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

	Current year	Previous year
Beginning balance	932.146.235	-
Additional provisions	6.427.717.799	932.146.235
Ending balance	7.359.864.034	932.146.235

2b. Held-to-maturity investments

	Ending balance		Beginning balance	
	Original amount	Carrying value	Original amount	Carrying value
Short-term				
Term deposit (*)	86.139.172.593	86.139.172.593	89.030.669.774	89.030.669.774
Long-term				
Bonds (**)	9.250.000.000	9.250.000.000	12.250.000.000	12.250.000.000
Total	95.389.172.593	95.389.172.593	101.280.669.774	101.280.669.774

(*) This item reflects 12-month deposit. This deposit has been mortgaged to secure the overdraft loans from BIDV – Southern Binh Duong Branch (see Note No. V.19).

(**) This item reflects bonds issued by BIDV and VietinBank. Details are as follows:

Issuers	Year of issuance	Term (years)	Ending balance	Beginning balance
BIDV	2018	10 years	1.980.000.000	1.980.000.000
BIDV	2019	10 years	1.270.000.000	1.270.000.000
BIDV	2020	7 years	-	3.000.000.000
VietinBank	2019	10 years	6.000.000.000	6.000.000.000
Total			9.250.000.000	12.250.000.000

All of these bonds have been mortgaged to secure the overdraft loans from BIDV – Southern Binh Duong Branch and VietinBank – Binh Duong Branch (see Note No. V.19).

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Notes to the Consolidated Financial Statements (cont.)**2c. Investments in associates**

	Ending balance			Beginning balance		
	Original amount	Profit generated after the investment date	Total	Original amount	Profit generated after the investment date	Total
Thu Duc - Long An Centrifugal Concrete Joint Stock Company ⁽ⁱ⁾	94.688.324.245	7.587.060.022	102.275.384.267	75.509.310.343	5.663.048.660	81.172.359.003
Mien Dong Joint-Stock Company ⁽ⁱⁱ⁾	42.218.832.208	15.312.960.873	57.531.793.081	42.218.832.208	10.751.255.819	52.970.088.027
Total	136.907.156.453	22.900.020.895	159.807.177.348	117.728.142.551	16.414.304.479	134.142.447.030

(i) During the year, the Group additionally acquired 1.294.177 shares of Thu Duc - Long An Centrifugal Concrete Joint Stock Company at the acquiring price of VND 20.965.667.400. As of the balance sheet date, the Group held 6.375.238 shares, equivalent to 42,50% of charter capital of Thu Duc - Long An Centrifugal Concrete Joint Stock Company (beginning balance: 5.100.191 shares, equivalent to 42,38% of charter capital). Additionally, the Group also recorded a decrease of VND 1.786.653.498 in the investment value of previous years due to receipt of dividends for its held shares in the previous periods.

(ii) As of the balance sheet date, the Group held 3.485.150 shares, equivalent to 32,01% of charter capital of Mien Dong Joint-Stock Company.

The ownership of the Group at the associates is as follows:

	Beginning ownership value	Capital contribution during the year	Gain or loss during the year	Dividends and profits shared during the year	Others	Ending ownership value
Thu Duc - Long An Centrifugal Concrete Joint Stock Company	81.172.359.003	20.965.667.400	1.110.740.116	(2.806.691.698)	1.833.309.446	102.275.384.267
Mien Dong Joint-Stock Company	52.970.088.027	-	7.001.310.054	(2.439.605.000)	-	57.531.793.081
Total	134.142.447.030	20.965.667.400	8.112.050.170	(5.246.296.698)	1.833.309.446	159.807.177.348

Operation of associates

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

Transactions with associates

Significant transactions between the Group and its associates are as follows:

	Current year	Previous year
Thu Duc - Long An Centrifugal Concrete Joint Stock Company		
Capital contribution	20.965.667.400	-
Receipt of dividends held before 2020	1.786.653.498	-
Sales of merchandises	7.910.350.461	13.847.050.703
Acquisition of fixed assets	-	350.000.000
Dividends shared	1.020.038.200	6.120.229.200
Interest on late payment for acquisition of shares	2.092.428.606	-

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	<u>Current year</u>	<u>Previous year</u>
<i>Mien Dong Joint- Stock Company</i>		
Sales of merchandises	21.292.174.282	3.225.653.991
Sales of finished goods	62.132.121.008	23.898.706.069
Liquidation of fixed assets	-	2.029.999.999
Other collections	-	139.333.332
Purchases of materials	50.029.013.776	21.977.432.369
Purchases of services	1.341.393.775	943.311.215
Dividends shared	2.439.605.000	2.091.090.000

2d. Investments in other entities

	<u>Ending balance</u>			<u>Beginning balance</u>		
	<u>Original amount</u>	<u>Provisions</u>	<u>Fair value</u>	<u>Original amount</u>	<u>Provisions</u>	<u>Fair value</u>
Binh Duong General Construction and Consultation Joint Stock Company ^(a)	200.887.800	(200.887.800)		200.887.800	(200.887.800)	
Hoa An Joint-Stock Company ^(b)	-	-		1.244.104	-	2.800.000
Dong Phu - Binh Duong Highway Building Operation Transfer Joint Stock Company ^(c)	<u>22.500.000.000</u>	<u>(23.770.688)</u>		<u>22.500.000.000</u>	<u>(23.770.688)</u>	
Total	<u>22.700.887.800</u>	<u>(224.658.488)</u>		<u>22.702.131.904</u>	<u>(224.658.488)</u>	

(a) As of the balance sheet date, the Group held 18.098 shares, equivalent to 3,52% of charter capital of Binh Duong General Construction and Consultation Joint Stock Company.

(b) During the year, the Group transferred all shares of Hoa An Joint-Stock Company at the transfer price of VND 2.909.730.

(c) The Group registered to purchase 3.375.000 shares at the purchasing price of VND 33.750.000.000 (accounting for 15% of charter capital of Dong Phu - Binh Duong Highway Building Operation Transfer Joint Stock Company). As of the balance sheet date, the Group held 2.250.000 shares at the value of VND 22.500.000.000. The charter capital to be invested is VND 11.250.000.000.

Fair value

Fair value of investments with listed price is measured at the listed price as of the balance sheet date. The Group has not measured the fair value of the investments without listed price because there is no specific instruction on measurement of fair value.

3. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	<i>56.421.246.826</i>	<i>63.203.999.357</i>
Mien Dong Joint- Stock Company	54.885.868.709	62.569.764.853
Thu Duc - Long An Centrifugal Concrete Joint Stock Company	1.535.378.117	634.234.504
<i>Receivables from other customers</i>	<i>71.977.317.956</i>	<i>65.941.672.798</i>
Management Board of Dau Tieng District Construction Investment Project	12.242.148.100	9.516.006.000
Phuc Tai Cooperative	1.647.076.080	2.097.822.824
Management Board of Thuan An City Construction Investment Project	14.336.731.996	3.731.728.767

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	<u>Ending balance</u>	<u>Beginning balance</u>
Hwan Tai Vietnam Co., Ltd.	6.003.179.703	294.042
Management Board of Di An City Construction Investment Project	-	2.615.985.193
Other customers	37.748.182.077	47.979.835.972
Total	<u>128.398.564.782</u>	<u>129.145.672.155</u>

4. Short-term prepayments to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
Phuc Tai Cooperative	-	439.323.151
Phu Dong Phat Design Construction Trade Company Limited	20.610.939.772	10.704.440.127
Mr. Pham Van Danh	-	6.000.000.000
Other suppliers	1.697.013.590	2.254.274.296
Total	<u>22.307.953.362</u>	<u>19.398.037.574</u>

5. Other short-term receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
Receivables from related parties	5.406.540.000	-	11.448.888.961	-
Mr. Tran Van Binh - Advance	5.406.540.000	-	5.430.540.000	-
Thu Duc - Long An Centrifugal Concrete Joint Stock Company – Receivables for cancelation of share capital	-	-	3.468.253.461	-
Thu Duc - Long An Centrifugal Concrete Joint Stock Company – Dividends shared	-	-	2.550.095.500	-
Receivables from other organizations and individuals	117.039.003.055	-	100.790.251.405	-
Advances	108.743.162.386	-	93.493.151.160	-
Short-term deposits and mortgages	5.226.900.360	-	5.226.146.924	-
Receivables of dividends	182.280.000	-	-	-
Interest to be received	2.016.619.222	-	2.014.591.004	-
Other short-term receivables	870.041.087	-	56.362.317	-
Total	<u>122.445.543.055</u>	<u>-</u>	<u>112.239.140.366</u>	<u>-</u>

6. Doubtful debts

		<u>Ending balance</u>		<u>Beginning balance</u>			
		<u>Overdue period</u>	<u>Original amount</u>	<u>Recoverable amount</u>	<u>Overdue period</u>	<u>Original amount</u>	<u>Recoverable amount</u>
Construction Investment Joint Stock Company No. 14							
Trade receivables	More than 3 years		2.087.609.955	-	More than 3 years	2.087.609.955	-
Thien Bao Thanh Construction Co., Ltd.							
Trade receivables	From 2 years to 3 years		1.328.429.946	398.528.984	From 1 year to 2 years	1.408.429.946	704.214.973

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	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
<i>Quang Phuoc Co., Ltd.</i>						
Trade receivables	More than 3 years	264.782.117	-	More than 3 years	264.782.117	-
<i>Xuan Loan Pte.</i>						
Trade receivables	More than 3 years	200.366.498	-	More than 3 years	200.366.498	-
<i>Receivables from other organizations and individuals</i>						
Trade receivables	More than 3 years	544.207.796	-	More than 3 years	480.690.702	-
	From 2 years to 3 years	352.390.230	105.717.069	From 2 years to 3 years	63.517.094	19.055.128
	From 1 year to 2 years	532.636.730	266.318.365	From 1 year to 2 years	1.575.813.209	787.906.604
	Less than 1 year	435.932.404	305.151.841	Less than 1 year	193.659.376	135.561.562
Total		5.746.355.676	1.075.716.259		6.274.868.897	1.646.738.267

Fluctuations in allowances for doubtful debts are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	4.628.130.630	958.127.600
Additional allowances	42.508.787	3.670.003.030
Ending balance	4.670.639.417	4.628.130.630

7. Inventories

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Materials and supplies	13.167.019.201	(10.671.302)	17.064.719.048	(10.671.302)
Tools	499.924.495	-	536.579.272	-
Work-in-process	9.156.404.740	(6.161.776.442)	6.161.776.442	-
Finished goods	57.944.666.767	(1.857.406.847)	48.982.744.912	(748.993.197)
Merchandises	1.657.612.212		326.746.154	
Total	82.425.627.415	(8.029.854.591)	73.072.565.828	(759.664.499)

Ending balance of finished goods which are real estate with the carrying value of VND 23.703.873.453 (beginning balance: VND 23.702.839.188) has been mortgaged to secure the loans from BIDV – Southern Binh Duong Branch (see Note No. V.19).

Fluctuations in allowances for inventories are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	759.664.499	85.416.523
Additional allowances	7.270.190.092	674.247.976
Ending balance	8.029.854.591	759.664.499

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8. Prepaid expenses**8a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	428.024.660	98.786.738
Expenses of asset repairs	151.635.223	88.079.059
Other short-term prepaid expenses	27.749.998	-
Total	<u>607.409.881</u>	<u>186.865.797</u>

8b. Long-term prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	5.262.514.511	4.432.726.180
Land use right	44.539.761.211	45.565.629.031
+ Expenses of land use right transfer	39.105.971.011	40.006.684.351
+ Land rental paid once	5.433.790.200	5.558.944.680
Land rental	13.617.209.280	13.953.363.768
Expenses of asset repairs	509.441.290	704.499.938
Other long-term prepaid expenses	474.054.521	457.086.741
Total	<u>64.402.980.813</u>	<u>65.113.305.658</u>

Land use rights and land rental, of which the net book values are VND 56.189.114.946 (beginning balance: VND 57.495.133.110), have been mortgaged to secure loans from BIDV - Southern Binh Duong Branch and VietinBank - Binh Duong Branch (see Note No. V.19).

9. Tangible fixed assets

	<u>Buildings and structures</u>	<u>Machinery and equipment</u>	<u>Vehicles</u>	<u>Office equipment</u>	<u>Total</u>
Historical costs					
Beginning balance	75.599.856.015	134.665.092.110	42.285.457.775	1.362.075.816	253.912.481.716
Acquisition during the year	-	331.244.546	-	95.210.000	426.454.546
Liquidation and disposal	-	(344.510.095)	(851.423.659)	-	(1.195.933.754)
Ending balance	<u>75.599.856.015</u>	<u>134.651.826.561</u>	<u>41.434.034.116</u>	<u>1.457.285.816</u>	<u>253.143.002.508</u>
<i>In which:</i>					
Assets fully depreciated but still in use	7.807.725.626	20.866.297.675	11.282.346.098	1.362.075.816	41.318.445.215
Assets waiting for liquidation	-	-	-	-	-
Depreciation					
Beginning balance	32.200.186.420	59.202.445.103	28.464.866.228	1.362.075.816	121.229.573.567
Depreciation during the year	6.874.146.420	12.779.257.206	2.820.545.704	13.421.968	22.487.371.298
Liquidation and disposal	-	(344.510.095)	(851.423.659)	-	(1.195.933.754)
Ending balance	<u>39.074.332.840</u>	<u>71.637.192.214</u>	<u>30.433.988.273</u>	<u>1.375.497.784</u>	<u>142.521.011.111</u>
Net book values					
Beginning balance	43.399.669.595	75.462.647.007	13.820.591.547	-	132.682.908.149
Ending balance	<u>36.525.523.175</u>	<u>63.014.634.347</u>	<u>11.000.045.843</u>	<u>81.788.032</u>	<u>110.621.991.397</u>
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

Some tangible fixed assets, of which the net book values are VND 10.765.256.275 (beginning balance: VND 12.771.086.882), have been mortgaged to secure the loans from BIDV - Southern Binh Duong Branch and VietinBank - Binh Duong Branch (see Note No. V.19).

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10. Intangible fixed assets

	<u>Land use right</u>	<u>Computer software</u>	<u>Total</u>
Initial costs			
Beginning balance	100.504.903.261	947.920.000	101.452.823.261
Acquisition during the year	-	195.072.000	195.072.000
Ending balance	100.504.903.261	1.142.992.000	101.647.895.261
<i>In which:</i>			
Assets fully amortized but still in use	24.867.893.735	832.920.000	25.700.813.735
Amortization			
Beginning balance	40.281.422.151	852.155.122	41.133.577.273
Amortization during the year	1.747.286.868	39.256.005	1.786.542.873
Ending balance	42.028.709.019	891.411.127	42.920.120.146
Net book values			
Beginning balance	60.223.481.110	95.764.878	60.319.245.988
Ending balance	58.476.194.242	251.580.873	58.727.775.115
<i>In which:</i>			
Assets temporarily not in use	-	-	-
Assets waiting for liquidation	-	-	-

Some intangible fixed assets, i.e. land use right, of which the net book values are VND 28.328.374.408 (beginning balance: VND 29.280.094.324), have been mortgaged to secure the loans from BIDV - Southern Binh Duong Branch and VietinBank - Binh Duong Branch (see Note No. V.19).

11. Investment property for lease

	<u>Houses</u>	<u>Infrastructure</u>	<u>Total</u>
Historical costs			
Beginning balance	7.374.299.499	957.092.617	8.331.392.116
Ending balance	7.374.299.499	957.092.617	8.331.392.116
<i>In which:</i>			
Assets fully depreciated but still leasing	-	445.754.514	445.754.514
Depreciation			
Beginning balance	3.298.165.319	772.505.628	4.070.670.947
Depreciation during the year	400.065.780	153.324.395	553.390.175
Ending balance	3.698.231.099	925.830.023	4.624.061.122
Net book values			
Beginning balance	4.076.134.180	184.586.989	4.260.721.169
Ending balance	3.676.068.400	31.262.594	3.707.330.994

Investment properties for lease, of which the net book values are VND 1.409.828.700 (beginning balance: VND 1.543.190.880), have been mortgaged to secure the loans from BIDV - Southern Binh Duong Branch (see Note No. V.19).

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Notes to the Consolidated Financial Statements (cont.)

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

	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Net book values</u>
Nguyen Van Tiet Showroom	3.373.745.556	1.963.916.856	1.409.828.700
Kindergarten	4.000.553.943	1.734.314.243	2.266.239.700
Kiosk (size: 15.2*6.6) at Nguyen Van Tiet Residential Area	206.917.348	206.917.348	-
Kiosk (size: 6.8*3) at Nguyen Van Tiet Residential Area	238.837.166	238.837.166	-
Kiosk (size: 7.5*23.7) at Nguyen Van Tiet Residential Area	377.525.175	372.281.755	5.243.420
Kiosk at Road D4 - Nguyen Van Tiet Residential Area	133.812.928	107.793.754	26.019.174
Total	8.331.392.116	4.624.061.122	3.707.330.994

12. Construction-in-progress

	<u>Beginning balance</u>	<u>Increase during the year</u>	<u>Inclusion into expenses during the year</u>	<u>Ending balance</u>
Acquisition of fixed assets	-	689.504.509	-	689.504.509
Construction-in-progress	437.728.137	1.823.980.220	(80.265.263)	2.181.443.094
<i>Thanh Phuoc concrete workshop</i>				
- Phase 2	347.728.137	1.721.481.862	(80.265.263)	1.988.944.736
<i>Thuan Giao brick workshop</i>	-	102.498.358	-	102.498.358
<i>Other constructions</i>	90.000.000	-	-	90.000.000
Total	437.728.137	2.513.484.729	(80.265.263)	2.870.947.603

13. Short-term trade payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related party</i>	606.219.941	233.010.461
Mien Dong Joint- Stock Company	606.219.941	233.010.461
<i>Payables to other suppliers</i>	14.610.829.572	22.904.057.675
Thu Thanh Phat Company Limited	2.148.850.050	3.158.783.830
Dai Loc Phat Construction Trading Services Joint Stock Company	576.623.865	2.727.950.000
Hop Nhan Trading Transport and Mechanical Construction Joint Stock Company	2.205.236.144	2.370.550.760
Hoang Phuong Dong Co., Ltd.	1.087.844.878	492.568.759
Hung Ngoc Duong Construction and Trading Co., Ltd.	1.060.520.659	-
Hoa Binh Minh Corporation Company Limited - Binh Duong Construction Material Branch	448.087.503	1.730.880.729
Other suppliers	7.083.666.473	12.423.323.597
Total	15.217.049.513	23.137.068.136

The Group has no overdue trade payables.

14. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Management Board of Thuan An City Construction Investment Project	-	31.129.443.700
Management Board of Dau Tieng District Construction Investment Project	-	4.035.265.000
Mr. Bien Thanh Nhan	3.496.416.000	-
Other customers	5.202.365.797	6.129.774.067
Total	8.698.781.797	41.294.482.767

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Notes to the Consolidated Financial Statements (cont.)**15. Taxes and other obligations to the State Budget**

	Beginning balance		Increase during the year		Ending balance	
	Payables	Receivables	Amount payable	Amount paid	Payables	Receivables
VAT on local sales	3.465.498.032	-	5.428.357.958	(12.686.829.229)	-	3.792.973.239
Corporate income tax	7.010.598.954	-	3.280.172.452	(11.515.184.932)	-	1.224.413.526
Personal income tax	-	169.274.852	2.813.189.124	(2.887.991.927)	-	244.077.655
Natural resource tax	300.670.760	-	1.751.852.460	(1.969.439.920)	83.083.300	-
Other taxes	-	-	111.200.000	(111.200.000)	-	-
Fees, legal fees and other duties	99.221.351	-	583.111.272	(654.915.134)	27.417.489	-
Total	10.875.989.097	169.274.852	13.967.883.266	(29.825.561.142)	110.500.789	5.261.464.420

Value added tax (VAT)

The Group companies have to pay VAT in accordance with the deduction method at the rate of 10%. Particularly, from 21 February 2022 to 31 December 2022, some goods are subject to the tax rate of 8% according to the Government's Decree No. 15/2022/NĐ-CP dated 28 January 2022.

Corporate income tax

The Group companies have to pay corporate income tax on taxable income at the rate of 20%.

Determination of corporate income tax liability of the Group companies 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 Consolidated Financial Statements can be changed upon the inspection of tax authorities.

Natural resource tax

The Group companies have to pay natural resource tax imposed on quarrying at the rate of 10% over the taxable value.

Other taxes

The Group companies have declared and paid these taxes in line with the prevailing regulations.

16. Payables to employees

This item reflects the salary to be paid to employees.

17. Short-term accrued expenses

	Ending balance	Beginning balance
Temporarily accrued costs of construction and installation	36.312.332.457	47.796.202.613
Expenses for local support and rehabilitation of Tan Dong Hiep quarry environment	1.894.606.950	2.003.008.389
Other short-term accrued expenses	131.971.256	1.176.496.511
Total	38.338.910.663	50.975.707.513

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Notes to the Consolidated Financial Statements (cont.)**18. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Trade Union's expenditure	78.500.520	70.664.580
Dividends payable	26.216.675	18.061.436.915
Payables for temporarily works warranty of construction teams, subcontractors	6.013.379.529	6.210.097.528
Remuneration of the Board of Management	-	771.227.412
Short-term deposits, mortgages	883.097.137	-
Loan interest payable	361.965.572	173.126.654
Other short-term payables	57.470.820	532.794.010
Total	<u>7.420.630.253</u>	<u>25.819.347.099</u>

The Group has no other overdue payables.

19. Borrowings**19a. Short-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term loans from banks	307.124.336.095	169.802.446.869
<i>Loan from BIDV – Southern Binh Duong Branch</i> ⁽ⁱ⁾	307.124.336.095	153.976.953.566
<i>Loan from VietinBank – Binh Duong Branch</i> ⁽ⁱⁱ⁾	-	15.825.493.303
Current portions of long-term loans (see Note No. V.19b)	9.248.400.000	9.108.400.000
Total	<u>316.372.736.095</u>	<u>178.910.846.869</u>

⁽ⁱ⁾ Loan from BIDV – Southern Binh Duong Branch is to supplement the working capital with credit line of VND 400.000.000.000 at the interest rate defined for each loan acknowledgement. The maximum loan term for each loan is 12 months. This loan is secured by mortgaging 12-month deposit balance, bonds issued by banks and some other assets, i.e. finished real estate, prepaid expenses which are land use right, tangible fixed assets, intangible fixed assets and investment property (see Notes No. V.2b, V.7, V.8, V.9, V.10 and V.11).

The Group is solvent over short-term loans.

Details of increases/(decreases) of short-term borrowings during the year are as follows:

	<u>Beginning balance</u>	<u>Increase during the year</u>	<u>Transfer from long-term borrowings</u>	<u>Amount repaid during the year</u>	<u>Ending balance</u>
Short-term loans from banks	169.802.446.869	592.023.588.469	-	(454.701.699.243)	307.124.336.095
Current portions of long-term loans	9.108.400.000	-	9.288.400.000	(9.148.400.000)	9.248.400.000
Ending balance	<u>178.910.846.869</u>	<u>592.023.588.469</u>	<u>9.288.400.000</u>	<u>(463.850.099.243)</u>	<u>316.372.736.095</u>

19b. Long-term borrowings

	<u>Ending balance</u>	<u>Beginning balance</u>
Loan from BIDV – Southern Binh Duong Branch ⁽ⁱ⁾	5.400.000.000	8.080.000.000
Loan from VietinBank – Binh Duong Branch ⁽ⁱⁱ⁾	23.703.267.500	30.311.667.500
Total	<u>29.103.267.500</u>	<u>38.391.667.500</u>

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- (i) Loan from BIDV – Southern Binh Duong Branch is to refund investment in machinery and equipment for the production of unburnt bricks and purchase of vehicles at the floating interest rate. The loan term is 60 months, starting from the first disbursement date. This loan is secured by mortgaging some tangible fixed assets (see Note No. V.9).
- (ii) The medium and long-term loans from VietinBank – Binh Duong Branch are to acquire fixed assets and invest in Thanh Phuoc Plant at the floating interest rate. The loan terms are 5 years and 10 years respectively, starting from the first disbursement date. These loans are secured by mortgaging some assets, i.e. prepaid expenses which are land use right, tangible fixed assets and intangible fixed assets (see Notes No. V.8, V.9 and V.10).

The Group is solvent over long-term loans.

Repayment schedule of long-term borrowings is as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
1 year or less	9.248.400.000	9.108.400.000
More than 1 year to 5 years	29.103.267.500	34.513.600.000
More than 5 years	-	3.878.067.500
Total	<u>38.351.667.500</u>	<u>47.500.067.500</u>

Details of increase/(decrease) of long-term borrowings are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	38.391.667.500	42.630.067.500
Increase	-	5.280.000.000
Transfer to short-term borrowings	(9.288.400.000)	(9.518.400.000)
Ending balance	<u>29.103.267.500</u>	<u>38.391.667.500</u>

19c. Overdue borrowings

The Group has no overdue loans.

20. Provisions for short-term payables

This item reflects provisions for warranty of construction works. Details are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	3.467.824.145	4.280.600.880
Increase due to extraction	574.237.347	437.202.496
Amount used	(265.698.622)	(853.127.419)
Reversal	(2.879.023.309)	(396.851.812)
Ending balance	<u>897.339.561</u>	<u>3.467.824.145</u>

21. Bonus and welfare funds

	<u>Beginning balance</u>	<u>Increase due to appropriation from profit</u>	<u>Increase due to other proceeds</u>	<u>Disbursement during the year</u>	<u>Decrease due to excessive extraction</u>	<u>Ending balance</u>
Bonus fund	2.985.459.130	500.953.191	-	(2.914.294.801)	-	572.117.520
Welfare fund	3.288.945.866	500.953.191	784.000.000	(3.695.945.866)	-	877.953.191
Bonus fund for the Executive Officers	1.359.537.003	-	-	(1.346.032.000)	(13.505.003)	-
Total	<u>7.633.941.999</u>	<u>1.001.906.382</u>	<u>784.000.000</u>	<u>(7.956.272.667)</u>	<u>(13.505.003)</u>	<u>1.450.070.711</u>

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Notes to the Consolidated Financial Statements (cont.)**22. Owner's equity****22a. Statement of fluctuations in owner's equity**

Information on the fluctuations in owner's equity is presented in the attached Appendix 01.

22b. Details of capital contribution of the owners

	<u>Ending balance</u>	<u>Beginning balance</u>
Domestic individuals	134.469.360.000	137.981.870.000
Overseas individuals	684.890.000	401.390.000
Domestic organizations	9.257.180.000	5.901.740.000
Overseas organizations	5.880.020.000	6.016.450.000
Treasury shares	10.000.000	-
Total	<u>150.301.450.000</u>	<u>150.301.450.000</u>

22c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	15.030.145	15.030.145
Number of shares sold to the public	15.030.145	15.030.145
- Common shares	15.030.145	15.030.145
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	15.030.145	15.030.145
- Common shares	15.030.145	15.030.145
- Preferred shares	-	-

Face value of outstanding shares: VND 10.000.

22d. Profit distribution

During the year, the Parent Company distributed profit of 2021 in accordance with the Resolution No. 01/NQ-ĐHĐCĐ dated 21 April 2022 of 2022 Annual General Meeting of Shareholders.

	<u>Amount distributed</u>	<u>Amount appropriated in the previous year</u>	<u>Amount appropriated in the current year</u>
• Dividends distributed to shareholders	36.072.348.000	18.036.174.000	18.036.174.000
• Appropriation for investment and development fund	18.657.499.541	18.657.499.541	-
• Appropriation for bonus and welfare funds	3.455.092.508	3.455.092.508	-
• Appropriation for bonus fund to the Executive Officers	1.382.037.003	1.382.037.003	-
• Appropriation for remuneration of the Board of Management	1.036.527.752	1.036.527.752	-

Additionally, the Parent Company temporarily appropriated bonus and welfare funds from profit of 2022 according to the profit distribution plan of 2022 approved by the Resolution No. 01/NQ-ĐHĐCĐ dated 26 April 2021 of 2022 Annual General Meeting of Shareholders for an amount of VND 1.001.906.382.

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Notes to the Consolidated Financial Statements (cont.)**23. Off-consolidated balance sheet items****23a. External leased assets**

The total minimum lease payment in the future for irrevocable leasing contracts will be settled as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
1 year or less	400.000.000	480.000.000
More than 1 year to 5 years	-	406.666.667
Total	<u>400.000.000</u>	<u>886.666.667</u>

23b. Treated doubtful debts

	<u>Ending balance</u>	<u>Beginning balance</u>	<u>Reasons for writing off</u>
Van Hai Construction Company Limited	484.735.894	484.735.894	Irrecoverable
Tien Phat Iron and Steel Construction Company Limited	660.504.913	660.504.913	Irrecoverable
Other subjects	1.149.413.384	1.149.413.384	Irrecoverable
Total	<u>2.294.654.191</u>	<u>2.294.654.191</u>	

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT**1. Sales****1a. Gross sales**

	<u>Current year</u>	<u>Previous year</u>
Sales of merchandises	172.095.291.578	112.564.771.246
Sales of finished goods	245.711.921.589	200.850.438.251
Sales of service provisions	9.270.282.508	7.658.582.803
Sales of real estate trading	2.175.454.559	12.158.141.970
Sales of construction contracts	141.884.086.506	182.660.649.934
Others	657.775.017	-
Total	<u>571.794.811.757</u>	<u>515.892.584.204</u>

1b. Sales to related parties

Apart from sales of goods and service provisions to associates presented in Note No. V.2c, the Group has no sales of goods and service provisions to other related parties.

2. Sales deductions

This item reflects sales returns.

3. Costs of sales

	<u>Current year</u>	<u>Previous year</u>
Costs of merchandises sold	145.181.944.547	93.946.652.451
Costs of finished goods sold	221.601.361.914	170.033.359.762
Costs of services provided	8.114.679.746	7.845.674.960
Costs of real estate trading	569.936.903	3.156.132.156
Costs of construction activities	126.619.860.384	168.088.005.990
Allowance for inventories	7.270.190.092	674.247.976
Others	657.775.017	-
Total	<u>510.015.748.603</u>	<u>443.744.073.295</u>

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Notes to the Consolidated Financial Statements (cont.)**4. Financial income**

	<u>Current year</u>	<u>Previous year</u>
Demand deposit interests	35.302.878	23.028.352
Term deposit interests	6.905.955.251	3.929.593.977
Dividends and profit received	182.530.000	5.974.650.000
Interest on bonds	429.357.000	1.133.373.000
Interest on trading securities	211.714.650	1.433.616.719
Proceeds from liquidation of other long-term investments	1.665.626	45.166.752.702
Total	<u>7.766.525.405</u>	<u>57.661.014.750</u>

5. Financial expenses

	<u>Current year</u>	<u>Previous year</u>
Loan interest expenses	15.213.346.653	12.288.098.556
Expenses on sales of securities	7.348.652	174.309.027
Provisions for impairment of investments	6.427.717.799	932.146.235
Total	<u>21.648.413.104</u>	<u>13.394.553.818</u>

6. Selling expenses

	<u>Current year</u>	<u>Previous year</u>
Expenses for employees	273.586.032	573.059.157
Depreciation/(amortization) of fixed assets	187.353.096	224.448.314
Transport expenses	16.734.553.045	17.848.754.984
Other expenses	4.892.342.161	6.195.314.016
Total	<u>22.087.834.334</u>	<u>24.841.576.471</u>

7. General and administration expenses

	<u>Current year</u>	<u>Previous year</u>
Expenses for employees	10.281.191.189	10.451.330.129
Office supplies	188.721.651	90.336.595
Depreciation/(amortization) of fixed assets	1.738.292.893	1.729.194.124
Taxes, fees and legal fees	27.538.131	19.537.527
Allowance/(Reversal of allowance) for doubtful debts	42.508.787	3.670.003.030
External services rendered	1.247.322.082	1.328.934.617
Other cash expenses	3.835.128.627	4.616.796.259
Total	<u>17.360.703.360</u>	<u>21.906.132.281</u>

8. Other income

	<u>Current year</u>	<u>Previous year</u>
Proceeds from liquidation, disposal of fixed assets	573.070.909	6.527.227.180
Income from liquidation of tools	-	1.181.758.182
Recovery of spilled rock from the mine	1.181.176.784	740.300.209
Fines for violation of the contract	38.694.500	46.236.485
Reversal of provision for constructions under warranty	2.879.023.309	396.851.812
Interest on late payment for acquisitions of shares	2.092.428.606	-
Other income	1.918.821.998	1.101.600.081
Total	<u>8.683.216.106</u>	<u>9.993.973.949</u>

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Notes to the Consolidated Financial Statements (cont.)**9. Other expenses**

	<u>Current year</u>	<u>Previous year</u>
Fines for administrative violations	121.252.273	50.330.000
Support for job suspension due to Covid-19 pandemic	-	1.798.273.540
Tax fines and tax collected in arrears	3.200.000	-
Compensation	318.000.000	-
Other expenses	978.784.521	365.327.184
Total	<u>1.421.236.794</u>	<u>2.213.930.724</u>

10. Earnings per share**10a. Basic/diluted earnings per share**

	<u>Current year</u>	<u>Previous year</u>
Accounting profit after corporate income tax of the Parent Company	20.510.026.476	75.290.305.218
Appropriation for bonus and welfare funds	(1.001.906.382)	(4.837.129.511)
Appropriation for remuneration of the Board of Management	-	(1.036.527.752)
Profit used to calculate basic/diluted earnings per share	19.508.120.094	69.416.647.955
The average number of ordinary shares outstanding during the year	15.029.145	15.030.145
Basic/diluted earnings per share	<u>1.298</u>	<u>4.618</u>

10b. Other information

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

11. Operating costs

	<u>Current year</u>	<u>Previous year</u>
Materials and supplies	234.782.037.100	189.347.711.580
Labor	37.573.720.709	37.853.718.690
Depreciation/(amortization) of fixed assets	24.827.304.346	24.775.158.449
External services rendered	90.569.103.650	122.701.075.145
Other expenses	21.829.943.988	23.458.384.120
Total	<u>409.582.109.793</u>	<u>398.136.047.984</u>

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

As of the balance sheet date, the Group has no balances related to acquisition and construction of fixed assets (beginning balance: VND 540.000.000).

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 as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
1 year or less	4.957.709.091	2.752.945.455
More than 1 year to 5 years	2.775.074.242	6.113.110.606
More than 5 years	2.620.300.000	4.239.972.727
Total	<u>10.353.083.333</u>	<u>13.106.028.788</u>

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Notes to the Consolidated Financial Statements (cont.)**2. Transactions and balances with related parties**

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

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

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

Transactions with the key managers and their related individuals

The Group 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

Receivables from and payables to the key managers and their related individuals are presented in Note No. V.5.

Income of the key managers

	Position	Salary	Bonus	Remuneration	Allowance	Total
Current year						
Board of Management						
Mr. Nguyen Le Van	Chairman	-	-	309.165.000	108.000.000	417.165.000
Mr. Vo Van Lanh	Member	-	-	175.472.000	84.000.000	259.472.000
Mr. Tran Van Binh	Member	-	-	163.666.000	84.000.000	247.666.000
Mr. Nguyen Huu Nghia	Member	-	-	166.465.000	29.232.000	195.697.000
Mr. Trinh Tien Bay	Member	-	-	199.082.000	96.000.000	295.082.000
Mr. Bui Tien Duc	Member	-	-	44.423.000	63.422.000	107.845.000
Executive Officers						
Mr. Vo Van Lanh	General Director	676.673.000	559.527.000	-	-	1.236.200.000
Mr. Tran Van Binh	Deputy General Director	493.657.000	391.669.000	-	-	885.326.000
Other managers						
Mr. Nguyen Xuan Hieu	Chief Accountant	415.617.500	430.836.000	-	-	846.453.500
Mr. Lu Minh Quan	Corporate Administrator	135.509.323	21.947.000	120.251.000	60.000.000	337.707.323
Total		1.721.456.823	1.403.979.000	1.178.524.000	524.654.000	4.828.613.823

Previous year**Board of Management**

Mr. Nguyen Le Van	Chairman	-	-	268.438.000	-	268.438.000
Mr. Vo Van Lanh	Member	-	-	273.671.000	-	273.671.000
Mr. Tran Van Binh	Member	-	-	166.580.000	-	166.580.000
Mr. Nguyen Huu Nghia	Member	-	-	222.107.000	-	222.107.000
Mr. Trinh Tien Bay	Member	-	-	166.580.000	-	166.580.000

Executive Officers

Mr. Vo Van Lanh	General Director	715.825.000	659.116.000	-	-	1.374.941.000
Mr. Tran Van Binh	Deputy General Director	527.374.000	455.982.000	-	-	983.356.000

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Notes to the Consolidated Financial Statements (cont.)

	Position	Salary	Bonus	Remuneration	Allowance	Total
<i>Other managers</i>						
Mr. Nguyen Xuan Hieu	Chief Accountant	497.338.000	455.982.000	-		953.320.000
Mr. Lu Minh Quan	Corporate Administrator	194.026.896	-	92.434.000		286.460.896
Total		1.934.563.896	1.571.080.000	1.189.810.000		4.695.453.896

2b. Transactions and balances with other related parties

Other related parties of the Group include:

Other related parties	Relationship
Mien Dong Joint-Stock Company	Associate
Thu Duc - Long An Centrifugal Concrete Joint Stock Company	Associate

Transactions with other related parties

Transactions are presented in Note No. V.2c.

The prices of merchandises and services supplied to other related parties are mutually agreed prices. The purchases of merchandises and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties

Receivables from and payables to other related parties are presented in Notes No. V.3, V.5 and V.13.

3. Segment information

The primary reporting format is the business segment since the Group's operations are organized and managed based on the natures of products and services provided.

3a. Information on business segment

The Group has the following main business segments:

- Segment 01: Manufacture of sewers, bricks and stones.
- Segment 02: Construction.
- Segment 03: Construction materials.
- Segment 04: Others.

Segment information on business segment of the Group is presented in the attached Appendix 02.

3b. Information on geographical segment

All operations of the Group only take place in Vietnamese territory.

4. Subsequent events

There are no material subsequent events which are required adjustments or disclosures in the Consolidated Financial Statements.

Binh Duong, 25 March 2023



Nguyen Thi Cam Van
Preparer



Nguyen Xuan Hieu
Chief Accountant



Vo Van Lanh
General Director

CIC39 CORPORATION

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For the fiscal year ended 31 December 2022

Appendix 01: Statement of fluctuation in owner's equity

Unit: VND

	Capital	Share premiums	Treasury shares	Investment and development fund	Retained earnings	Benefits of non-controlling shareholders	Total
Beginning balance of the previous year	150.301.450.000	2.190.000.000	-	195.974.864.344	199.832.909.327	1.966.126.009	550.265.349.680
Profit/(loss) in the previous year	-	-	-	-	75.290.305.218	(721.928)	75.289.583.290
Appropriation for funds in the previous year	-	-	-	18.657.499.541	(23.494.629.052)	-	(4.837.129.511)
Dividend and profit distribution in the previous year	-	-	-	-	(36.072.348.000)	-	(36.072.348.000)
Remuneration of the Board of Management	-	-	-	-	(1.036.527.752)	-	(1.036.527.752)
Other increases	-	-	-	-	294.690.291	-	294.690.291
Ending balance of the previous year	150.301.450.000	2.190.000.000	-	214.632.363.885	214.814.400.032	1.965.404.081	583.903.617.998
Beginning balance of the current year	150.301.450.000	2.190.000.000	-	214.632.363.885	214.814.400.032	1.965.404.081	583.903.617.998
Repurchase of issued shares in the current year	-	-	(20.100.000)	-	-	-	(20.100.000)
Profit in the current year	-	-	-	-	20.510.026.476	916.315	20.510.942.791
Appropriation for funds in the current year	-	-	-	-	(1.001.906.382)	-	(1.001.906.382)
Dividend and profit distribution in the current year	-	-	-	-	(18.034.974.000)	-	(18.034.974.000)
Adjustment of bonus fund due to excessive extraction	-	-	-	-	13.505.003	-	13.505.003
Other increases	-	-	-	-	1.833.309.446	-	1.833.309.446
Ending balance of the current year	150.301.450.000	2.190.000.000	- 20.100.000	214.632.363.885	218.134.360.575	1.966.320.396	587.204.394.856

Nguyen Thi Cam Van
Preparer

Nguyen Xuan Hieu
Chief Accountant



Binh Duong, 25 March 2023

Vo Van Lan
General Director

CIC39 CORPORATION

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Appendix 02: Segment information according to business segments

Unit: VND

The information on financial performance, fixed assets, other non-current assets and remarkable non-cash expenses according to business segments of the Group is as follows:

	Production of sewers, bricks and stones	Construction	Construction materials	Others	Total
Current year					
Net external sales	245.680.369.589	141.884.086.506	172.095.291.578	12.103.512.084	571.763.259.757
Net inter-segment sales	-	-	-	-	-
Total net sales	245.680.369.589	141.884.086.506	172.095.291.578	12.103.512.084	571.763.259.757
Segment financial performance	16.808.817.583	15.264.226.122	26.913.347.031	2.761.120.418	61.747.511.154
Expenses not attributable to segments					(39.448.537.694)
Operating profit					22.298.973.460
Financial income					7.766.525.405
Financial expenses					(21.648.413.104)
Gain or loss in joint ventures and associates					8.112.050.170
Other income					8.683.216.106
Other expenses					(1.421.236.794)
Current income tax					(3.280.172.452)
Deffered income tax					-
Profit after tax					20.510.942.791
Total expenses on acquisition of fixed assets and other non-current assets	2.729.976.763	1.814.101.219	3.198.559.512	328.149.745	8.070.787.239
Total depreciation/(amortization) and allocation of long-term prepayments	10.109.502.496	6.717.881.650	11.844.732.822	1.215.186.413	29.887.303.381
Total remarkable non-cash expenses (except for depreciation/(amortization) and allocation of long-term prepayments)	208.616.900	138.628.349	244.424.634	25.076.252	616.746.135



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Appendix 02: Segment information according to business segments (cont.)

	Production of sewers, bricks and stones	Construction	Construction materials	Others	Total
Previous year					
Net external sales	200.850.438.251	182.660.649.934	112.564.771.246	19.816.724.773	515.892.584.204
Net inter-segment sales	-	-	-	-	-
Total net sales	200.850.438.251	182.660.649.934	112.564.771.246	19.816.724.773	515.892.584.204
Segment financial performance	30.142.830.513	14.572.643.944	18.618.118.795	8.814.917.657	72.148.510.909
Expenses not attributable to segments					(46.747.708.752)
Operating profit					25.400.802.157
Financial income					57.661.014.750
Financial expenses					(13.394.553.818)
Gain or loss in joint ventures and associates					12.178.529.396
Other income					9.993.973.949
Other expenses					(2.213.930.724)
Current income tax					(14.336.252.420)
Deffered income tax					-
Profit after tax					75.289.583.290
Total expenses on acquisition of fixed assets and other non-current assets	10.313.099.543	2.781.942.641	6.370.022.628	3.015.945.142	22.481.009.954
Total depreciation/(amortization) and allocation of long-term prepayments	13.663.426.927	3.685.688.268	8.439.396.744	3.995.709.136	29.784.221.075
Total remarkable non-cash expenses (except for depreciation/(amortization) and allocation of long-term prepayments)	1.683.603.479	454.149.433	1.039.900.004	492.350.114	3.670.003.030



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Appendix 02: Segment information according to business segments (cont.)

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

	Production of sewers, bricks and stones	Construction	Construction materials	Others	Total
Ending balance					
Direct assets of segment	-	-	-	-	-
Allocated assets	278.417.259.715	160.790.129.990	195.026.975.787	13.716.304.127	647.950.669.619
Unallocated assets					362.494.771.955
Total assets					1.010.445.441.574
Direct liabilities of segment	-	-	-	-	-
Allocated liabilities	181.238.932.559	104.668.193.183	126.955.063.590	8.928.786.675	421.790.976.007
Unallocated liabilities					1.450.070.711
Total liabilities					423.241.046.718
Beginning balance					
Direct assets of segment	-	-	-	-	-
Allocated assets	235.956.298.754	259.453.396.394	145.408.257.350	25.598.732.034	666.416.684.532
Unallocated assets					306.618.011.863
Total assets					973.034.696.395
Direct liabilities of segment	-	-	-	-	-
Allocated liabilities	135.075.628.175	148.526.785.194	83.240.463.625	14.654.259.404	381.497.136.398
Unallocated liabilities					7.633.941.999
Total liabilities					389.131.078.397



Nguyen Thi Cam Van
Preparer



Nguyen Xuan Hieu
Chief Accountant




Binh Duong, 25 March 2023

Võ Văn Linh
General Director

