

**PORTCOAST CONSULTANT
CORPORATION**

**Audited financial statements
for the fiscal year ended 31 December 2021**

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management has pleased in presenting this report and the audited financial statements of Portcoast Consultant Corporation for the fiscal year ended on 31 December 2021.

1. The Company

Portcoast Consultant Corporation (“the Company”) is a joint stock company established by the equitization the Portcoast Consultant Enterprise according to the decision No 3203/QD-BGTVT dated 24 October 2004 issued by the Ministry of Transportation. The Company operates under the Certificate of Business Registration with the business code of 0303592115 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 December 2004 for the first registration and on 03 September 2019 for the 13th amendment. The amendments of the Certificate of Business Registration have been performed mainly to increase the charter capital.

According to the Certificate of Business Registration, the company’s business scopes are as follows:

- Survey and consultancy for maritime works including port and coastal structures, off-shore facilities in shipbuilding yard;
- Survey for making waterway transport network plans;
- Survey and consultancy for infrastructure projects related to port and coastal structures, off-shore facilities in shipbuilding yard;
- Consultancy for making tender document, construction supervision, verification of transport works;
- Experimental construction of transportation;
- Design of transport works (port, waterway);
- Design of hydraulic works (dam, tunnel, culvert, trench, bank protection);
- Design of urban infrastructure works;
- Design of industrial and civil construction structure;
- Investment consulting (except financial investment consulting); prepare investment statement
- Prepare investment project of traffic works, civil and industrial construction;
- Traffic construction, civil and industrial project planning;
- Map survey, design traffic construction (bridge, road);
- Design civil and industrial architecture;
- Design interior decoration for construction;
- Design electricity of civil and industrial construction;
- Design water supply and drainage for construction;
- Prepare report on evaluation of the effects on environment;
- Maritime consultant services;
- Real estate trading;
- Warehouse service;
- Construct other civil technical projects.

The Company is located at No. 92 Nam Ky Khoi Nghia Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam.

The Company has 2 branches:

- The North Branch of the Company is located at No.21, Endocrine hospital collective zone, Lang Ha - Thanh Xuan street prolonged, Nhan Chinh ward, Thanh Xuan District, Ha Noi City
- Ho Chi Minh City Branch is located at Portcoast Building No.328 Nguyen Trong Tuyen, Ward 2, Tan Binh District, Ho Chi Minh City.

REPORT OF THE BOARD OF MANAGEMENT

2. The Board of Management and Executive

The members of the Board of Management and Executive during the financial year and at the date of this report are:

The Board of Management

Full name	Position
Mr. Tran Tan Phuc	Chairman
Mr. Pham Anh Tuan	Vice Chairman
Mr. Nguyen Van Loc	Vice Chairman
Ms. Nguyen Thi Tam Trinh	Member

The Executive Board

Full name	Position
Mr. Pham Anh Tuan	General Director
Mr. Nguyen Viet Dung	Standing Vice General Director and Human Resources Director
Mr. Tran Khanh Hung	Vice General Director
Mr. Nguyen Manh Ung	Vice General Director
Mr. Hoang Hiep	Vice General Director
Ms. Nguyen Thi Tam Trinh	Chief Financial Officer

Legal representative

The legal representative of the Company during the financial year and to the date of this report is:

Mr. Pham Anh Tuan	General Director
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3. The Company's financial position and operating results

The Company's financial position as at 31 December 2021 and its operating result for the year then ended are reflected in the accompanying financial statements.

4. Events since the balance sheet date

To the day of this report, the Board of Management and Executive confirm that there have been no significant events occurring which would require adjustments or disclosures to be made in the financial statements.

5. Auditors

AFC Vietnam Auditing Company Limited has been appointed to perform the audit for the year ended 31 December 2021.

6. Statement of responsibility of the Executive Board in respect of the financial statements

The Executive Board are responsible for the financial statements for the year ended 31 December 2021 which give a true and fair view of the state of affair of the Company and of its results and cash flows for the year then ended. In preparing those financial statements, the Executive Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design, implement and maintain the Company's internal control for prevention and detection of fraud and error.

REPORT OF THE BOARD OF MANAGEMENT

The Executive Board confirms that the Company has complied with the above requirements in preparing the financial statements and no unusual problems can affect the ability of going concern of the business.

The Executive Board is responsible for ensuring that the proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and the accounting records comply with the Vietnamese Accounting Standards, Vietnamese Accounting system for enterprises and legal regulations relating to financial reporting. The Executive Board is also responsible for ensuring the safety of the property and taking appropriate measures to prevent and detect errors and other cases.

7. Approval of the financial statements

We hereby approve the accompanying financial statements which give a true fair view of the financial position of the Company as at 31 December 2021 and the results of its operations and cash flows of the Company for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Accounting system for enterprises and legal regulations relating to financial reporting.

On behalf of the Board of Management



TRAN TAN PHUC

Chairman

Ho Chi Minh City, 30 March 2022

INDEPENDENT AUDITORS' REPORT

**To: Chairman and the Executive Board
PORTCOAST CONSULTANT CORPORATION**

We have audited the accompanying financial statements of Portcoast Consultant Corporation ("the Company"), presented at 30 March 2022, as set out on pages 6 to 28, which comprise the Balance sheet as at 31 December 2021, and the Income statement, Cash flow statement and Notes to the financial statements for the year then ended.

Responsibilities of the Executive Board

The Executive Board is responsible for the preparation of these financial statements true and fairly in accordance with comply with Vietnamese Accounting Standards, Vietnamese Accounting System and financial reporting related legal regulations in Vietnam, and such internal control as the Executive Board determined as necessary to ensure that the preparation and presentation of these financial statements that are free from material misstatement to fraud or error.

Responsibilities of Auditors

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Executive Board, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Basis for qualified opinion

1. As of 31 December 2021, the Company's receivable from Transport Engineering Design Incorporation South (Tedi South) with the amount of VND 9,765,516,627 as a temporary amount. Therefore, any effects of adjustments to these debts will have impact on the financial situation of the Company.

INDEPENDENT AUDITORS' REPORT *(continued)*

Basis for qualified opinion *(continued)*

2. According to the current Vietnamese Accounting Standard and System, in the normal operation condition, the financial statements have been prepared on the historical cost method. As mentioned in Notes 3.1, 3.7, 4.10 and 4.19, in the year 2009, 2010, based on the Valuation Certificate No. 02171209/KHDN dated 26 December 2009 and Valuation Certificate No.03691/2010/VLAND-HCM dated 20 December 2010 which issued by VietLand Valuation Limited Company, the Company has revaluated its intangible assets – land use right. The revaluation has been recorded in 2009 and 2010 and has increased the value of Intangible assets – land use right with an amount of VND 73,377,039,634 in 2009 and VND 15,571,675,186 in 2010 respectively. During the year, the Company disposed of a land use right which reduced the value of intangible fixed assets - land use rights in 2009 and 2010 were VND 27,870,708,638 and VND 6,084,454,110 respectively. In addition, the Company has not made any provision for the potential CIT expenses (if any) for this additional revaluation.
3. As at 31 December 2021, the fair value of inventories is not recognized in the financial statements. So, the business result and financial position of the Company for the year ended on this date can be changed if the profits or losses on investments are recognized.

Qualified opinion

In our opinion, except for the possible effects of the matter described in the “Basis for Qualified Opinion” paragraph, in all material respects, the financial statements give a true and fair view of the financial position of Portcoast Consultant Corporation as at 31 December 2021, and of its financial performance and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Accounting system for enterprises and legal regulations relating to financial reporting.

Other matters

We draw attention to Note 4.12 to the financial statements, as at 31 December 2021, the profit or loss of investments in subsidiaries, associated companies and other long – term investments are not recognized in the financial statements because the Company has not received the financial statements of these companies. So, the business result and financial position of the Company for the year ended on this date can be changed if the profits or losses on investments are recognized.



DANG THI MY VAN
General Director
Audit Practising Registration Certificate
No. 0173-2018-009-1

AFC VIETNAM AUDITING COMPANY LIMITED
Ho Chi Minh City, 30 March 2022

PHAM THI NGOC LIEN
Auditor
Audit Practising Registration Certificate
No. 1180-2018-009-1

BALANCE SHEET

As at 31 December 2021

ITEMS	Code	Notes	31/12/2021 VND	01/01/2021 VND
ASSETS				
A - CURRENT ASSETS	100		295,957,388,256	290,991,336,998
I. Cash and cash equivalents	110	4.1	9,655,571,356	7,701,301,620
1. Cash	111		9,655,571,356	7,701,301,620
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		64,600,900,000	93,791,369,011
1. Trading securities	121		-	-
2. Provision for devaluation of trading securities	122		-	-
3. Investments held to maturity	123	4.2	64,600,900,000	93,791,369,011
III. Short-term receivables	130		131,407,969,243	108,854,570,442
1. Short-term trade receivables	131	4.3	20,170,143,460	15,364,789,858
2. Short-term advances to suppliers	132	4.4	34,379,972,477	25,082,270,921
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of consultancy contracts	134		-	-
5. Receivables from short-term loan	135		-	-
6. Other short-term receivables	136	4.5	79,692,207,132	71,229,014,789
7. Provision for doubtful debts	137	4.3	(2,834,353,826)	(2,821,505,126)
8. Shortage of assets awaiting for resolution	139		-	-
IV. Inventories	140	4.6	88,688,632,605	79,320,688,070
1. Inventories	141		88,688,632,605	79,320,688,070
2. Provision for devaluation of inventories	149		-	-
V. Other short-term assets	150		1,604,315,052	1,323,407,855
1. Short-term prepaid expenses	151	4.7	1,603,707,588	1,322,800,391
2. Value added tax deductibles	152	4.16	-	-
3. Taxes and other receivables from the State	153	4.16	607,464	607,464
4. Repo transactions in government bonds	154		-	-
5. Other short-term assets	155		-	-

BALANCE SHEET

As at 31 December 2021

ITEMS	Code	Notes	31/12/2021 VND	01/01/2021 VND
B - NON-CURRENT ASSETS	200		172,505,052,643	169,697,183,210
I. Long-term receivables	210		9,765,516,627	9,765,516,627
1. Long-term receivables from customers	211	4.8	9,765,516,627	9,765,516,627
2. Long-term advances to suppliers	212		-	-
3. Working capital provided to subordinate units	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables from long-term loan	215		-	-
6. Other long-term receivables	216		-	-
7. Provision for doubtful long-term debts	219		-	-
II. Fixed assets	220		121,116,295,786	119,418,428,803
1. Tangible fixed assets	221	4.9	54,451,055,366	52,380,084,911
- Cost	222		107,373,415,428	92,311,494,452
- Accumulated depreciation	223		(52,922,360,062)	(39,931,409,541)
2. Finance leases	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	4.10	66,665,240,420	67,038,343,892
- Cost	228		80,101,324,259	77,659,918,916
- Accumulated amortization	229		(13,436,083,839)	(10,621,575,024)
III. Real Estate Investment	230		-	-
- Cost	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in progress	240		12,683,273	12,683,273
1. Long-term work in progress	241		-	-
2. Construction in progress	242	4.11	12,683,273	12,683,273
V. Long-term financial investments	250		39,764,380,729	39,764,380,729
1. Investments in subsidiary companies	251	4.12	26,874,873,729	26,874,873,729
2. Investments in associates and joint-ventures	252	4.12	8,469,707,000	8,469,707,000
3. Investments in other entities	253	4.12	4,444,800,000	4,444,800,000
4. Contingency for long-term investments	254	4.12	(25,000,000)	(25,000,000)
5. Investments held to maturity	255		-	-
VI. Other long-term assets	260		1,846,176,228	736,173,778
1. Long-term prepaid expenses	261	4.13	1,846,176,228	736,173,778
2. Deferred income tax assets	262		-	-
3. Long-term equipment, supplies and spare parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS	270		468,462,440,899	460,688,520,208

BALANCE SHEET

As at 31 December 2021

ITEMS	Code	Notes	31/12/2021 VND	01/01/2021 VND
RESOURCES				
C - LIABILITIES				
	300		176,428,775,300	172,553,308,449
I. Current liabilities				
	310		163,600,307,183	159,724,840,332
1. Short-term payables to suppliers	311	4.14	5,521,020,411	3,867,290,051
2. Short-term advances from customers	312	4.15	139,584,560,184	140,395,480,352
3. Taxes and other payables to the State	313	4.16	4,151,677,550	5,472,649,442
4. Payables to employees	314		8,457,820,000	4,854,350,000
5. Short-term accrued expenses	315		-	-
6. Short-term internal payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unrealised revenues	318		-	-
9. Other short-term payables	319	4.17	5,885,229,038	5,135,070,487
10. Short-term loans and finance lease liabilities	320		-	-
11. Contingency for short-term payables	321		-	-
12. Bonus and welfare funds	322	4.18	-	-
13. Price Stabilization Fund	323		-	-
14. Repo transactions in government bonds	324		-	-
II. Long-term liabilities				
	330		12,828,468,117	12,828,468,117
1. Long-term payables to suppliers	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Working capital intercompany payables	334		-	-
5. Long-term intercompany payables	335		-	-
6. Long-term unrealised revenues	336		-	-
7. Other long-term payables	337	4.17	12,828,468,117	12,828,468,117
8. Long-term loans and finance lease liabilities	338		-	-
9. Convertible bond	339		-	-
10. Preference shares	340		-	-
11. Deferred income tax liabilities	341		-	-
12. Contingency for long-term payables	342		-	-
13. Scientific and technological development fund	343		-	-

BALANCE SHEET

As at 31 December 2021

ITEMS	Code	Notes	31/12/2021	01/01/2021
			VND	VND
D - EQUITY	400		292,033,665,599	288,135,211,759
I. Owner's equity	410	4.19	292,033,665,599	288,135,211,759
1. Contributions from owners	411		132,000,000,000	132,000,000,000
2. Surplus of stock capital	412		2,060,350,000	2,060,350,000
3. Conversion options on bond	413		-	-
4. Other capital of owners	414		-	-
5. Treasury shares	415		-	-
6. Difference on assets revaluation	416		54,993,552,072	54,993,552,072
7. Foreign exchange difference	417		-	-
8. Development investment fund	418		7,460,000,000	7,460,000,000
9. Enterprise reorganization support fund	419		-	-
10. Other funds belonging to owner's equity	420		6,310,000,000	6,310,000,000
11. Retained earnings	421		89,209,763,527	85,311,309,687
- Retained earnings up to previous year-end	421a		85,042,912,887	77,512,926,421
- Retained earnings of current year	421b		4,166,850,640	7,798,383,266
12. Funds for construction investment	422		-	-
II. Other capital, funds	430		-	-
1. Funds	431		-	-
2. Funds invested in fixed assets	432		-	-
TOTAL RESOURCES	440		468,462,440,899	460,688,520,208



PHAM ANH TUAN
 Head of Administration - Finance Dpt.



NGUYEN THI TAM TRINH
 Chief Financial Officer




PHAM ANH TUAN
 General Director
 Ho Chi Minh City, 30 March 2022

INCOME STATEMENT

For the fiscal year ended 31 December 2021

ITEMS	Code	Notes	2021 VND	2020 VND
1. Gross sales of merchandise and services	01		87,948,329,477	92,107,159,871
2. Less deductions	02		-	-
3. Net sales (10 = 01-02)	10	5.1	87,948,329,477	92,107,159,871
4. Cost of sales	11	5.2	63,054,136,383	69,080,276,890
5. Gross profit/(loss) (20 = 10 - 11)	20		24,894,193,094	23,026,882,981
6. Financial income	21	5.3	5,586,819,085	7,144,612,111
7. Financial expenses	22	5.4	-	25,000,000
- In which: loan interest	23		-	-
8. Selling expenses	25		-	-
9. General and administration expenses	26	5.5	25,735,245,665	21,251,290,759
10. Operating profit/(loss) {30 = 20 + (21 - 22) - (25 + 26)}	30		4,745,766,514	8,895,204,333
11. Other income	31	5.6	776,313	16,199,693
12. Other expenses	32	5.7	385,731	6,165,550
13. Other profit/(loss) (40 = 31 - 32)	40		390,582	10,034,143
14. Profit/(loss) before tax (50 = 30 + 40)	50		4,746,157,096	8,905,238,476
15. Current corporate income tax expense	51	4.16	579,306,456	1,106,855,210
16. Deferred corporate income tax expense	52		-	-
17. Net profit/(loss) after tax (60 = 50 - 51 - 52)	60		4,166,850,640	7,798,383,266



PHAM ANH TUAN
Head of Administration - Finance Dpt.



NGUYEN THI TAM TRINH
Chief Financial Officer




PHAM ANH TUAN
General Director
Ho Chi Minh City, 30 March 2022

CASH FLOW STATEMENT

(Direct method)

For the fiscal year ended 31 December 2021

ITEMS	Code	2021 VND	2020 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Proceeds from sales, services and other revenues	01	90,285,160,074	86,778,964,434
2. Payments to suppliers of goods and services	02	(48,687,832,769)	(44,582,815,716)
3. Payments to employees	03	(34,721,405,000)	(39,623,460,000)
4. Interest paid	04	-	-
5. Corporate income tax paid	05	(1,579,218,912)	(816,000,000)
6. Other proceeds from business activities	06	9,282,995,845	15,154,912,330
7. Other payments for business activities	07	(29,900,381,279)	(46,768,818,075)
Net cash flow from operating activities	20	(15,320,682,041)	(29,857,217,027)
II. CASH FLOW FROM INVESTMENT ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(17,503,326,319)	(21,449,041,002)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	-	9,090,909
3. Cash outflow for lending, buying debt instruments of other entities	23	(62,600,000,000)	(187,290,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24	91,710,000,000	217,360,000,000
5. Investments in other entities	25	-	-
6. Cash recovered from investments in other entities	26	-	-
7. Interest earned, dividends and profits received	27	5,648,454,650	7,025,186,119
Net cash flow from investment activities	30	17,255,128,331	15,655,236,026
III. CASH FLOW FROM FINANCIAL ACTIVITIES			
1. Proceeds from issuing stocks and receiving capital from owners	31	-	-
2. Capital withdrawals, buying treasury shares	32	-	-
3. Proceeds from borrowings	33	-	-
4. Payments to settle loan principals	34	-	-
5. Payments to settle finance lease liabilities	35	-	-
6. Dividends and profits paid	36	-	-
Net cash flow from financial activities	40	-	-

CASH FLOW STATEMENT

(Direct method)

For the fiscal year ended 31 December 2021

ITEMS	Code	2021 VND	2020 VND
NET CASH FLOWS DURING THE YEAR (50 = 20 + 30 + 40)	50	1,934,446,290	(14,201,981,001)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	60	7,701,301,620	21,899,187,240
Effect of exchange rate fluctuations on cash and cash equivalents	61	19,823,446	4,095,381
CASH AND CASH EQUIVALENTS AT END OF THE YEAR (70 = 50 + 60 + 61)	70	9,655,571,356	7,701,301,620

Cash and cash equivalents at year end 2021 are amount of VND 74,256,471,356; inclusive the following:

1. Cash on hand and demand deposit:	9,655,571,356
Including:	
Cash on hand	311,661,507
Cash in bank	9,343,909,849
2. Time Deposit	64,600,900,000
Total	74,256,471,356



PHAM ANH TUAN
 Head of Administration - Finance Dpt.



NGUYEN THI TAM TRINH
 Chief Financial Officer




PHAM ANH TUAN
 General Director
 Ho Chi Minh City, 30 March 2022

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL INFORMATION

Portcoast Consultant Corporation (“the Company”) is a joint stock company; operating under the Certificate of Business Registration with the business code of 0303592115 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 December 2004 for the first registration and on 03 September 2019 for the 13th amendment. The amendments of the Certificate of Business Registration have been performed mainly to increase the charter capital.

According to the Certificate of Business Registration, the company’s business scopes are as follows:

- Survey and consultancy for maritime works including port and coastal structures, off-shore facilities in shipbuilding yard;
- Survey for making waterway transport network plans;
- Survey and consultancy for infrastructure projects related to port and coastal structures, off-shore facilities in shipbuilding yard;
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- Design of urban infrastructure works;
- Design of industrial and civil construction structure;
- Investment consulting (except financial investment consulting); prepare investment statement
- Prepare investment project of traffic works, civil and industrial construction;
- Traffic construction, civil and industrial project planning;
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- Design electricity of civil and industrial construction;
- Design water supply and drainage for construction;
- Prepare report on evaluation of the effects on environment;
- Maritime consultant services;
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- Warehouse service;
- Construct other civil technical projects.

The Company is located at No. 92 Nam Ky Khoi Nghia Street, Ben Nghe Ward, District 1, Ho Chi Minh city, Vietnam.

The Company has 2 branches:

- The North Branch of the Company is located at No.21, Endocrine hospital collective zone, Lang Ha - Thanh Xuan street prolonged, Nhan Chinh ward, Thanh Xuan District, Ha Noi City
- Ho Chi Minh City Branch is located at Portcoast Building No.328 Nguyen Trong Tuyen, Ward 2, Tan Binh District, Ho Chi Minh City.

As at 31 December 2021, the total number of employees is 172 persons (as at 31 December 2020: 179 persons).

2. BASIS FOR PREPARATION

The financial statements, expressed in Vietnamese Dong (“VND”), are prepared in accordance with Vietnamese Accounting Standards and Vietnamese Accounting System.

The financial statements are prepared on the historical cost basis. The accounting policies have been consistently applied by the Company.

The financial year of the Company is from 1 January to 31 December.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

BASIS FOR PREPARATION *(continued)*

The currency used in the accounting is VND.

The applicable accounting documentation system is the journal voucher.

3. SIGNIFICANT ACCOUNTING POLICIES

3.1 General accounting convention

Accounting policies are applied appropriately and consistently in accordance with the accounting policies of the previous year, except the cases presented in note 3.7 and the change of the accounting policies related to the application of amending regulation as mentioned below.

3.2 Cash and cash equivalents

Cash comprises cash on hand, cash at banks (demand deposits) and cash in transit. Cash equivalents are short-term highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.3 Foreign currency transactions

During the year, transactions in currencies other than Vietnamese Dong (VND) are translated into VND at the actual exchange rate of the transaction date. Realized gains or losses arisen during the year are recognized in the financial income and financial expense.

As at the Balance sheet date, monetary items (cash and cash equivalents, receivables and liabilities) denominated in foreign currencies are translated into VND based on the buying rate at the reporting date quoted by Vietnam Export Import Commercial Joint Stock Bank (EXIMBANK). The exchange rate differences arising from revaluation of monetary items are recorded as financial income or financial expense of the financial year.

3.4 Receivables

Trade and other receivables are stated at cost less allowance for doubtful debts.

The provision for doubtful debts represents the estimated loss due to non-payment arising on receivables that were outstanding at the balance sheet date, Increases and decreases to the provision balance are recognised as general and administration expense in the income statement.

3.5 Inventories

Inventories are determined at cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. Cost of inventories comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. Net realizable value is the estimated selling price of inventory items, less the estimated costs of completion and selling expenses.

The perpetual method is used to record inventories. Cost is determined on specific identification method out basis.

Cost in the case of work in progress includes direct raw materials, direct labour and attributable manufacturing overhead based on normal activities.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Inventories (continued)

An inventory provision is created for the estimated loss arising due to the impairment (through diminution, damage, obsolescence, etc.) of raw materials, finished goods and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date. Increases and decreases to the provision balance are recognised as cost of goods sold in the income statement.

3.6 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The initial cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditures for additions, improvement and renewals are capitalised on fixed assets accounts, expenditures for maintenance and repairs are charged to the income statement.

When assets are sold or retired, their cost and accumulated depreciation are removed from the balance sheet and any gain or loss resulting from their disposal is included in the income statement.

Depreciation of tangible fixed assets is calculated on a straight-line basis over the estimated useful life of these assets, which are as follows:

Buildings and structure	15 - 30 years
Machinery and equipment	3 - 6 years
Transportation vehicles	3 - 10 years
Office equipment	4 years
Other fixed assets	3 years

3.7 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

Land use rights

The beginning cost of land use rights is recorded at historical cost including its purchase price and any directly attributable costs of getting the land use rights. The useful time of these land use rights is unidentified, so it is not depreciated.

The Company's land use rights are as follows:

Area	Location
400.4m ²	No. 328 Nguyen Trong Tuyen Street, Tan Binh District, Ho Chi Minh City
54.70m ²	No. 83 Tran Van Kieu, Ward 13, District 5, Ho Chi Minh City.

In the year 2009, the cost of above land use rights is revaluated and recorded in financial statements in accordance with the Valuation Certificate no. 02171209/KHDN dated 26 December 2009 which issued by Vietland Valuation Limited Company.

In the year 2010, the cost of above land use rights are revaluated and recorded in financial statements following the Valuation Certificate no.03691/2010/VLAND-HCM dated 20 December 2010 which issued by Vietland Valuation Limited Company.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Intangible fixed assets (continued)

Software

Software is recognized as an intangible fixed asset and depreciated on a straight-line method from 3 years to 6 years.

3.8 Construction in progress

Construction in progress represents the costs attributable directly to the construction which have not yet been completed. No provision for depreciation is made on construction in progress until such time when the relevant assets are completed and put into use.

3.9 Investment in subsidiary, joint-ventures, associates

The investment in a subsidiary is recognized when the Company has the power to govern the financial and operating policies of that enterprise, generally accompanying a shareholding of more than one half of the voting right.

The investment in an associate is recognized when the Company has significant influence and which is neither a subsidiary nor a joint venture of the Company, generally accompanying a shareholding of from 20% to 50% of the voting right.

The investment in a joint venture is recognized by contract agreements signed by and between two or more parties to undertake economic activities and multal managed by joint venture's members.

In these financial statements (The Company's separate financial statements), the investments in subsidiaries, associates, joint ventures are presented at historical cost less loss.

3.10 Owner's equity

Owner's investment capital

Owner's investment capital is capital contributed from shareholders by issuing shares and recorded by par value.

Share capital surplus

Share capital surplus reflected the increase/ (decrease) difference resulting from issuing shares with price higher/ (lower) than par value; and the difference of increase in price compared with buying back price when re-issuing treasury shares.

3.11 Revenue

The revenue of services

The revenue of services is recognized when the company rendered services and the customer confirmed in acceptance minutes. Later on, the company issues invoice based on the acceptance minutes.

Financial income

Financial income is interest, dividend, profit received from financial investments which incurred in period, include all amounts the company received in cash or not.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

3.12 Taxes

Corporation income tax

Current CIT expense is the CIT amount payable based on the applied taxable income and tax rate.

According to Corporation income tax law, corporation income tax rate applied in 2020 is 20%.

In the fiscal year, the Company has 30% reduction of corporate income tax payable under Decree No. 92/2021/ND-CP dated 27 October 2021.

Other tax: comply with Vietnamese current regulations.

3.13 Financial instruments

Financial instruments – initial recognition and presentation

Financial assets

Financial assets within the scope of Circular 210/2009/TT-BTC are classified, for disclosures in the notes to the financial statements, as financial assets at the fair value through the income statement, held-to-maturity investments, loans and receivables, available for sale financial assets. The Company determines the classification of its financial assets at initial recognition.

All financial assets are recognized initially at cost plus directly attributable transaction costs.

The Company's financial assets include cash and cash equivalents; short-term investments and other long-term investments, trade receivables; others receivables and deposits.

Financial liabilities

Financial liabilities within the scope of Circular 210/2009/TT-BTC are classified, for disclosures in the notes to the financial statements, as financial liabilities at the fair value through the income statement or financial liabilities measured at amortized cost as appropriate. The Company determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognized initially at cost plus directly attributable transaction costs.

The Company's financial liabilities include loans and borrowings liabilities; trade payables and other payables.

Subsequent measurement

No subsequent measure of financial instruments is currently required.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the balance sheet if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

3.14 Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if one party is controlled by/or are under common control with the Company.

4. ADDITIONAL INFORMATION TO ITEMS IN THE BALANCE SHEET

4.1 Cash and cash equivalents

	31/12/2021 VND	01/01/2021 VND
Cash on hand	311,661,507	1,799,750,750
Cash in bank		
- VND	9,341,867,832	5,899,384,883
- USD	2,042,017	2,165,987
	<u>9,655,571,356</u>	<u>7,701,301,620</u>

4.2 Held-to-maturity investment

	31/12/2021 VND	01/01/2021 VND
Bank deposit with term under 12 months	64,600,900,000	93,791,369,011
	<u>64,600,900,000</u>	<u>93,791,369,011</u>

4.3 Short-term trade receivables

	31/12/2021 VND	01/01/2021 VND
Trade receivable – third parties	20,170,143,460	15,364,789,858
Provision for doubtful debts	(2,834,353,826)	(2,821,505,126)
	<u>17,335,789,634</u>	<u>12,543,284,732</u>

4.4 Advances to suppliers

	31/12/2021 VND	01/01/2021 VND
Advances to suppliers – third parties	3,608,262,698	3,608,262,698
Advances to suppliers – related parties	30,771,709,779	21,474,008,223
	<u>34,379,972,477</u>	<u>25,082,270,921</u>

4.5 Short-term other receivables

	31/12/2021 VND	01/01/2021 VND
Receivables from lending to related parties	57,145,799,066	51,248,645,989
Advance to employee for contract performance	11,467,015,356	10,278,476,174
Other	11,079,392,710	9,701,892,626
	<u>79,692,207,132</u>	<u>71,229,014,789</u>

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

4.6 Inventories

	31/12/2021 VND	01/01/2021 VND
Work in progress	88,688,632,605	79,320,688,070
	<u>88,688,632,605</u>	<u>79,320,688,070</u>

4.7 Short-term prepayment

	31/12/2021 VND	01/01/2021 VND
Tools	1,603,707,588	1,322,800,391
	<u>1,603,707,588</u>	<u>1,322,800,391</u>

4.8 Long-term trade receivables

	31/12/2021 VND	01/01/2021 VND
Other receivables		
South Transport Engineering Design Joint Stock Incorporated (Tedi South)	9,765,516,627	9,765,516,627
	<u>9,765,516,627</u>	<u>9,765,516,627</u>

According to "The confirmation minutes of output performance up to 31 December 2004 for all contracts signed before 31 December 2004" agreed between the Company and the Transport Engineering Design Incorporation South (Tedi South), this is the difference of the output performance of the Company and total value advanced from Tedi South up to 31 December 2004.

4.9 Increase/ Decrease of tangible fixed assets

	Buildings and structure VND	Machinery and equipment VND	Transportation vehicles VND	Office equipment VND	Other fixed assets VND	Total VND
HISTORICAL COST						
At 01/01/2021	42,099,009,520	36,961,390,671	12,917,378,352	259,690,909	74,025,000	92,311,494,452
Purchase	-	12,413,398,203	2,648,522,773	-	-	15,061,920,976
At 31/12/2021	<u>42,099,009,520</u>	<u>49,374,788,874</u>	<u>15,565,901,125</u>	<u>259,690,909</u>	<u>74,025,000</u>	<u>107,373,415,428</u>
ACCUMULATED DEPRECIATION						
At 01/01/2021	13,512,184,217	15,094,979,364	11,159,756,955	90,464,005	74,025,000	39,931,409,541
Depreciation	1,440,763,920	10,842,637,618	632,853,531	74,695,452	-	12,990,950,521
At 31/12/2021	<u>14,952,948,137</u>	<u>25,937,616,982</u>	<u>11,792,610,486</u>	<u>165,159,457</u>	<u>74,025,000</u>	<u>52,922,360,062</u>
NET BOOK VALUE						
At 01/01/2021	28,586,825,303	21,866,411,307	1,757,621,397	169,226,904	-	52,380,084,911
At 31/12/2021	<u>27,146,061,383</u>	<u>23,437,171,892</u>	<u>3,773,290,639</u>	<u>94,531,452</u>	<u>-</u>	<u>54,451,055,366</u>

Tangible fixed assets that have been fully depreciated but are still in use have the cost of:

At 01/01/2021	-	6,167,572,735	10,443,278,352	-	74,025,000	16,684,876,087
At 31/12/2021	<u>-</u>	<u>6,167,572,735</u>	<u>10,443,278,352</u>	<u>-</u>	<u>74,025,000</u>	<u>16,684,876,087</u>

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

4.10 Increase/ Decrease of intangible fixed assets

	Land use rights VND	Computer software VND	Total VND
HISTORICAL COST			
At 01/01/2021	61,737,675,872	15,922,243,044	77,659,918,916
Purchase	-	2,441,405,343	2,441,405,343
At 31/12/2021	61,737,675,872	18,363,648,387	80,101,324,259
ACCUMULATED DEPRECIATION			
At 01/01/2021	-	10,621,575,024	10,621,575,024
Depreciation	-	2,814,508,815	2,814,508,815
At 31/12/2021	-	13,436,083,839	13,436,083,839
NET BOOK VALUE			
At 01/01/2021	61,737,675,872	5,300,668,020	67,038,343,892
At 31/12/2021	61,737,675,872	4,927,564,548	66,665,240,420

As at 31/12/2021, the cost of fixed assets fully depreciated but still in use is VND 7,853,059,405 (as at 31/12/2020 is VND 7,616,527,405).

In the year 2009 and 2010, the cost of land use rights has increased an amount of VND 73,377,039,634 and VND 15,571,675,186 respectively due to revaluation as per Notes 3.7. During the year, the Company disposed of a land use right which reduced the value of land use right in 2009 and 2010 by VND 27,870,708,638 and VND 6,084,454,110 respectively.

4.11 Construction in progress

	31/12/2021 VND	01/01/2021 VND
Tran Van Kieu House	12,683,273	12,683,273
	12,683,273	12,683,273

4.12 Long term investment

	31/12/2021 VND	01/01/2021 VND
Investment in subsidiaries	26,874,873,729	26,874,873,729
Investment in associates, joint-ventures	8,469,707,000	8,469,707,000
Investment in other entities	4,444,800,000	4,444,800,000
Provision for long-term financial investments	(25,000,000)	(25,000,000)
	39,764,380,729	39,764,380,729

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Investment in subsidiaries

	Holding rate (%)		Investment Value (VND)	
	Ending	Beginning	31/12/2021	01/01/2021
Portcoast Investment Consultants Corporation	70.00	70.00	888,292,000	888,292,000
Portcoast Geotechnical Co., Ltd	87.88	87.88	8,700,000,000	8,700,000,000
Xcom Co., Ltd	80.00	80.00	2,400,000,000	2,400,000,000
Cong Chinh AC Co., Ltd	70.00	70.00	350,000,000	350,000,000
Dia Hai Co., Ltd	94.18	94.18	14,536,581,729	14,536,581,729
			26,874,873,729	26,874,873,729

Investment in associates, joint-ventures

	Holding rate (%)		Investment Value (VND)	
	Ending	Beginning	31/12/2021	01/01/2021
Port and Waterway Engineering Consultant JSC	21.00	21.00	3,445,707,000	3,445,707,000
Tien Giang Construction Consultant JSC	30.89	30.89	3,024,000,000	3,024,000,000
HFIC Investments JSC	-	-	-	-
Civil Engineering Consultants Joint-Stock Company 625	22.83	22.83	2,000,000,000	2,000,000,000
			8,469,707,000	8,469,707,000

Other long-term investments

	Shares	Investment value (VND)	
		31/12/2021	01/01/2021
Cai Mep Thi Vai Inland Depot Distribution JSC		25,000,000	25,000,000
Sai Gon Construction Quality Control JSC	224.500	4,287,950,000	4,287,950,000
Sai Gon Medicine Health Investment Corporation	26.370	131,852,000	131,852,000
		4,444,800,000	4,444,800,000

4.13 Long-term prepayment

	31/12/2021 VND	01/01/2021 VND
Tools	1,846,176,228	736,173,778
	1,846,176,228	736,173,778

4.14 Trade accounts payable

	31/12/2021 VND	01/01/2021 VND
Trade payable – related parties	-	-
Trade payable – third parties	5,521,020,411	3,867,290,051
	5,521,020,411	3,867,290,051

4.15 Advance from customers

	31/12/2021 VND	01/01/2021 VND
Advances from customers – related parties	13,742,376	13,742,376
Advances from customers – third parties	139,570,817,808	140,381,737,976
	139,584,560,184	140,395,480,352

The balance of advances from customer is the advances as per progress of contract performance. These advances will be reversed upon official acceptance of construction is issued.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

4.16 Taxes

Value added taxes deductible

	31/12/2021 VND	01/01/2021 VND
Value added taxes deductible	-	-
	<u>-</u>	<u>-</u>

Other receivables from State budget

	31/12/2021 VND	01/01/2021 VND
Value added tax		-
Others	607,464	607,464
	<u>607,464</u>	<u>607,464</u>

Taxes and amounts payable to State budget

	31/12/2021 VND	01/01/2021 VND
Value added tax	1,727,004,340	1,841,592,442
Corporate income tax	442,505,772	1,174,021,428
Personal income tax	1,968,569,414	2,443,437,548
Others	13,598,024	13,598,024
	<u>4,151,677,550</u>	<u>5,472,649,442</u>

Corporate income tax payables in year are as follows:

	2021 VND	2020 VND
Accounting profit before tax	4,746,157,096	8,905,238,476
Increases/decreases adjustment in accounting profit to determine taxable profit:		
Increase	665,106,111	58,465,550
Decrease	(19,823,446)	(4,095,381)
Assessable income	5,391,439,761	8,959,608,645
Non - Assessable income	(1,253,536,500)	(1,053,500,000)
Taxable income	4,137,903,261	7,906,108,645
Tax rate	20%	20%
Corporate income tax payable	827,580,652	1,581,221,728
Reduction of corporate income tax payable	(248,274,196)	(474,366,518)
Current corporate income tax expense	579,306,456	1,106,855,210

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

4.17 Other short – term and long – term payables

4.17.1 Other short – term payables

	31/12/2021 VND	01/01/2021 VND
Other short – term payables – third parties	5,885,229,038	5,135,070,487
	<u>5,885,229,038</u>	<u>5,135,070,487</u>

4.17.2 Other long – term payables

	31/12/2021 VND	01/01/2021 VND
Other organizations and individuals payables		
Payables for performance value at 31/12/2004	9,765,516,627	9,765,516,627
Other payables	3,062,951,490	3,062,951,490
	<u>12,828,468,117</u>	<u>12,828,468,117</u>

4.18 Bonus and welfare funds

	01/01/2021 VND	Adjust to other receivables VND	Payment during the year VND	31/12/2021 VND
Bonus and welfare funds	-	365,372,034	(365,372,034)	-
	<u>-</u>	<u>365,372,034</u>	<u>(365,372,034)</u>	<u>-</u>

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

4.19 Owner's equity

Owner's equity movement

	Owner's equity	Share premium	Difference from assets revaluation	Business development fund	Other funds of owner equity	Retained earnings	Total
	VND	VND	VND	VND	VND	VND	VND
As at 01/01/2020	132,000,000,000	2,060,350,000	54,993,552,072	7,460,000,000	6,310,000,000	76,906,354,798	279,730,256,870
Profits in year	-	-	-	-	-	7,798,383,266	7,798,383,266
Last year's profit adjustment	-	-	-	-	-	606,571,623	606,571,623
As at 31/12/2020	132,000,000,000	2,060,350,000	54,993,552,072	7,460,000,000	6,310,000,000	85,311,309,687	288,135,211,759
As at 01/01/2021	132,000,000,000	2,060,350,000	54,993,552,072	7,460,000,000	6,310,000,000	85,311,309,687	288,135,211,759
Profits in year	-	-	-	-	-	4,166,850,640	4,166,850,640
Last year's profit adjustment	-	-	-	-	-	(268,396,800)	(268,396,800)
As at 31/12/2021	132,000,000,000	2,060,350,000	54,993,552,072	7,460,000,000	6,310,000,000	89,209,763,527	292,033,665,599

In the year 2009 and 2010, the difference from revaluation on intangible asset-land use rights is VND 73,377,039,634 and VND 15,571,675,186 as presented at Note 3.7 and 4.9. During the year, the Company disposed of a land use right, reducing the difference from assets revaluation in 2009 and 2010, respectively, to VND 27,870,708,638 and VND 6,084,454,110.

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

Details of owners' contributed equity

According to the Certificate of Business Registration with the business code of 0303592115 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 December 2004 for the first registration and on 03 September 2019 for the 13th amendment, the Company's charter capital is VND 132,000,000,000. As at 31 December 2021, shareholders fully contributed to charter capital equivalents to 1,320,000 shares.

Shareholders	Rate %	Number of shares	Amount VND
Mr. Tran Tan Phuc	45.21	596,769	59,676,900,000
Ms. Nguyen Thi Tam Trinh	9.46	124,937	12,493,700,000
Mr. Nguyen Van Loc	6.78	89,484	8,948,400,000
Other shareholders	38.55	508,810	50,881,000,000
Total	100.00	1,320,000	132,000,000,000

Shares

	2021	2020
Authorized shares	1,320,000	1,320,000
- Common stock	535,000	535,000
- Common stock (conditional transfer right)	673,707	673,707
- Preference share	111,293	111,293
Issued shares during the year	1,320,000	1,320,000
- Common stock	535,000	535,000
- Common stock (conditional transfer right)	673,707	673,707
- Preference stock	111,293	111,293
Outstanding shares	1,320,000	1,320,000
- Common stock	535,000	535,000
- Common stock (conditional transfer right)	673,707	673,707
- Preference stock	111,293	111,293
Treasury stock	-	-

Par value of shares: VND 100,000/ shares.

4.20 Off balance sheet items

Foreign currencies

	31/12/2021	01/01/2021
US Dollar (USD)	89.21	93.34

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

5.1 Sale from rendering services

	2021 VND	2020 VND
Sale from rendering services	87,948,329,477	92,107,159,871
Deduction	-	-
Net sale	87,948,329,477	92,107,159,871

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

5.2 Cost of sale

	2021 VND	2020 VND
Cost from rendering services	63,054,136,383	69,080,276,890
	63,054,136,383	69,080,276,890

5.3 Financial income

	2021 VND	2020 VND
Interest from bank deposits	4,314,449,139	6,087,016,730
Dividend from financial investment	1,253,536,500	1,053,500,000
Foreign exchange gain due to the revaluation of monetary items denominated in foreign currencies	18,833,446	4,095,381
	5,586,819,085	7,144,612,111

5.4 Financial expenses

	2021 VND	2020 VND
Provision for investments in other entities	-	25,000,000
	-	25,000,000

5.5 Administration expenses

	2021 VND	2020 VND
Employees expenses	8,925,189,100	11,241,029,694
Office tool costs	1,113,050,963	1,445,271,835
Depreciation	6,079,702,762	5,550,484,733
Tax and fees	167,626,850	105,863,471
Provision	-	402,700,550
Electricity, water cost	-	662,013,991
Conference expense	1,452,181,818	-
Medical funding, testing kit expense	1,186,026,615	-
Physical examination expense	433,737,800	-
Other costs	6,377,729,757	1,843,926,485
	25,735,245,665	21,251,290,759

5.6 Other income

	2021 VND	2020 VND
Income from liquidation of fixed assets	-	9,090,909
Others	776,313	7,108,784
	776,313	16,199,693

5.7 Other expenses

	2021 VND	2020 VND
Others	385,731	6,165,550
	385,731	6,165,550

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

6. OTHER INFORMATION

6.1 Transactions and balances with other related parties

During the year, the Company had significant business transactions with related parties as follows:

Related parties	Description	2021 VND	2020 VND
Portcoast Geotechnical Co., Ltd.			
	Purchase services	-	11,623,636,364
	Advance for production	350,927,117	2,015,991,283
	Reimbursement of production	-	880,000
	Net-off debts	-	6,701,345,676
Dia Hai Co., Ltd.			
	Purchase services	-	430,000,000
	Advance for production	225,571,360	2,204,906,279
	Net off debts	-	473,000,000
Civil Engineering Consultants Join-Stock Company 625			
	Receive dividends	240,000,000	200,000,000
Tien Giang Construction Consultant JSC			
	Receive dividends	-	180,000,000
Sai Gon Construction Quality Control JSC			
	Receive dividends	673,500,000	673,500,000
Port and Waterway Engineering Consultant Join-Stock Company			
	Receive dividends	340,036,500	-

Balances with other related parties:

Related parties	Description	31/12/2021 VND	01/01/2021 VND
Portcoast Geotechnical Co., Ltd.			
	Other short-term receivables	12,506,147,876	12,152,220,759
	Advances to suppliers	3,264,790,000	3,264,790,000
Cong Chinh AC Co., Ltd.			
	Advances to suppliers	100,000,000	100,000,000
	Other short-term receivables	1,594,014,664	1,592,014,664
Dia Hai Co., Ltd.			
	Other short-term receivables	3,201,759,816	2,979,188,456
X.C.O.M Co., Ltd.			
	Advances to suppliers	243,472,698	243,472,698
	Other short-term receivables	315,617,310	315,617,310
HFIC Investments JSC			
	Other short-term receivables	46,353,000	46,353,000
Tien Giang Construction Consultant JSC			
	Advance from customers	13,742,376	13,742,376

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2021

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

6.2 Events subsequent to the balance sheet date

There have been no significant events occurring after the balance sheet date (31 December 2021) to the date of this report, which would require adjustments or disclosures to be made in the financial statements.



PHAM ANH TUAN
Head of Administration - Finance Dpt.



NGUYEN THI TAM TRINH
Chief Financial Officer



PHAM ANH TUAN
General Director
Ho Chi Minh City, 30 March 2022