



AUDITED FINANCIAL STATEMENT

OF TIEN THANH SERVICE AND TRADING JOINT STOCK COMPANY

For the fiscal year ended as of 31/12/2020



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REPORT OF THE GENERAL DIRECTORATE

The General Directorate of Tien Thanh Service and Trading Joint Stock Company (hereinafter referred to as "the Company") presents its Report and the Company's Financial Statement for the fiscal year ended as of December 31, 2020.

THE COMPANY

Tien Thanh Service and Trading Joint Stock Company was established and has operated under the Business Registration Certificate No. 0100596523 dated November 4, 2003, 26th change dated November 14, 2019 issued by Hanoi Authority for Planning and Investment.

Head office of the Company is located at: Viet Hung Urban Area, Duc Giang Ward, Long Bien District, Hanoi City, Vietnam.

Main activities of the Company as:

Manufacture and processing of trumpery;
Business in fashion products, construction materials...

EVENTS AFTER THE CLOSING DATE OF THE ACCOUNTING BOOK FOR PREPARING THE FINANCIAL STATEMENT

The General Directorate managing the Company affirms that no significant events occurred after the preparation of the Financial Statement requiring to be adjusted or published in the Company's Financial Statement for the year ended as of December 31, 2020

THE MANAGEMENT BOARD, THE INTERNAL AUDIT BOARD, THE GENERAL DIRECTORATE

Members of the Management Board during the year and on the date of this statement includes:

Mr. Nguyen Huu Truong	President
Mr. Phan Thanh Nam	Member
Mr. Vu Quoc Hoa	Member
Mr. Nguyen Anh Tuan	Member
Mrs. Nguyen Thi Kim Phuong	Member

Members of the General Directorate operating the company during the year and on the date of this statement includes:

Mr. Phan Thanh Nam	General Director	
Mr. Pham Quang Chien	Deputy General Manager	Appointed on 26/10/2019

Members of the Internal Audit Board during the year and on the date of this statement includes:

Mrs. Nguyen Thi Kim Phuong	Head of the Board
Mrs. Ha Thi Tuyet Chinh	Member
Mrs. Doan Thi Anh	Member

Chief accountant during the year and on the date of this statement includes:

Mrs. Dao Vu Thinh Van	Chief accountant	Appointed on 25/08/2020
Mrs. Trinh Thanh Tuoi	Chief accountant	Dismissed on 25/08/2020

AUDITOR

The The Financial Statement for the fiscal year ended on December 31, 2020 of Tien Thanh Service and Trading Joint Stock Company was audited by TTP Auditing Co., Ltd. The unit is eligible to audit for public companies and public companies belonging to the field of securities according to the regulations of the Ministry of Finance and the State Securities Commission.

ANNOUNCEMENT OF RESPONSIBILITIES OF THE GENERAL DIRECTORATE FOR THE FINANCIAL STATEMENT.

The General Directorate is responsible for preparing the financial statement to reflect honestly and reasonably the performance, results of business operation and situation of cash flows of the Company during the period. During the preparation of the Financial Statement, the General Directorate commits to comply with the following requirements:

- Build and maintain internal control defined by the General Directorate and the Management Board as necessary to ensure that the preparation and presentation of the financial statement have no material misstatements due to fraud or confusion;
- Select suitable accounting policies and then apply them consistently;
- Make rational and prudent assessments and predictions;
- State whether the applied accounting standards are compliant or not, whether material misstatements to the extent that it is necessary to be disclosed and explained in the financial statement or not;
- Prepare the financial statement on basis of continuous business operation unless it cannot be said that the Company will continue its business.

The Company's General Directorate ensures that accounting records are kept to reflect the Company's financial position, with fairness and fairness at any time and ensures that the Financial Statement complies with current regulations of the State. At the same time, it is responsible for safeguarding the assets of the Company and taking appropriate measures to prevent and detect frauds and other violations.

The Company's General Directorate commits that the Financial Statement has reflected honestly and reasonably the Company's financial position as at 31 December 2020, business results and cash flow situation for the fiscal year ending on December 31, 2020, complies with Vietnamese corporate accounting standards and regulations and complies with current regulations relating to the preparation and presentation of the Financial Statement.

The General Directorate commits that the Company complies with Decree 71/2017/ND-CP dated 06/06/2017 providing guidelines on corporate management applied for public companies and the Company with no violation of obligations information announcement according to the provisions of Circular No. 96/2020/TT-BTC, dated November 16, 2020 of the Ministry of Finance on information announcement on the Stock Market.

Hanoi, 22 March 2021

On behalf of the General Directorate

General Director

(Signed and sealed)

Phan Thanh Nam



TTP AUDITING LIMITED COMPANY

No.: 177/BCTC-TC

AUDIT STATEMENT

**To: The Shareholders
 The Management Board and the General Directorate
 Tien Thanh**

We have audited the Financial Statement of Tien Thanh Service and Trading Joint Stock Company, prepared on March 22, 2021, including: Balance sheet as of 31 December 2020, Income Statement, Cash Flow Statement and Notes to Financial Statement for the fiscal year ending on December 31, 2020 presented from page 06 to page 35 attached.

Responsibilities of the General Directorate

The General Directorate of the Company is responsible for preparing and presenting honestly and reasonably the Company's Financial Statement in accordance with Vietnamese Accounting Standards, Vietnamese (corporate) accounting regime and legal regulations related to the preparation and presentation of the financial statement and is responsible for the internal control determined by the Board of Directors as necessary to ensure that the preparation and presentation of the financial statement is free from material misstatements due to fraud or confusion.

Responsibilities of auditors

Our responsibility is to express opinions on the financial statement based on the audit. We have conducted our audit in accordance with Vietnamese Auditing Standards. These standards require us to comply with occupational ethical standards and regulations, to plan and perform the audit to obtain reasonable assurance as to whether the Company's financial statement still has material misstatements or not.

The audit involves performing procedures to collect audit evidence about the amounts and notes to the financial statement. The audit procedures are selected based on the auditor's judgment, including the assessment of the risk of material misstatements in the financial statement due to fraud or confusion. When assessing these risks, the auditor has inspected the Company's internal control related to the preparation and presentation of the financial statements in an honest, reasonable manner for the purpose of giving opinions on the effectiveness of internal control of the Company. The audit also includes evaluating the appropriateness of used accounting policies and the reasonableness of accounting estimates made by the General Directorate, as well as evaluating the overall presentation of the financial statement.

We believe that the audit evidence obtained by us is sufficient and appropriate as basis for our opinions.

Conclusion of Auditor

In our opinion, the financial statement reflects honestly and reasonably on the material aspects of the financial position of Tien Thanh Service and Trading Joint Stock Company as of 31 December 2020, as well as the business results and cash flows for the fiscal year ending on December 31, 2020, in accordance with the current Vietnamese accounting standards and regimes and the legal regulations related to the preparation and presentation of the financial statement.

TTP AUDITING LIMITED COMPANY

Deputy General Director

(Signed and sealed)

Hoang Kim Thuy

Auditing Practice Certificate No.:

1464-2018-133-1

Hanoi, 22 March 2021

Auditor

(Signed)

Nguyen Ha Phuong

Auditing Practice Certificate No.:

4033-2018-133-1

BALANCE SHEET
As of December 31, 2020

Unit: VND

ASSETS	Code	Notes	Closing balance	Beginning balance
A. CURRENT ASSETS	100		329.568.499.461	378.134.679.426
I. Cash and cash equivalents	110	3	25.001.629.351	50.028.324.449
1. Cash	111		25.001.629.351	24.628.324.449
2. Cash equivalents	112		-	25.400.000.000
II. Short-term investments	120		-	-
III. Current accounts receivable	130		159.862.579.249	215.318.370.111
1. Short-term trade receivables	131	5.a	103.146.186.461	164.460.909.309
2. Short-term advances to suppliers	132	6.a	57.066.095.651	24.983.598.774
3. Other short-term receivables	136	7.a	3.150.297.137	25.873.862.028
4. Provision for doubtful debts (*)	137		(4.500.000.000)	-
IV. Inventories	140	9	145.343.038.082	89.381.629.122
1. Inventories	141		145.343.038.082	89.381.629.122
2. Provision for obsolete inventories (*)	149		-	-
V. Other current assets	150		3610.252.779	105.229.790
1. Short-term prepaid expenses	151	12.a	30.698.080	105.229.790
2. Value added tax deductibles	152		262.753.147	73.134.380
3. Tax and other receivables from the State	153	15.b	1.412.331	1.397.330
B. NON-CURRENT ASSETS	200		185.774.084.562	188.404.894.432
I. Non-current accounts receivable	210		34.209.000.000	34.203.000.000
1. Other long-term receivables	216	7.b	34.209.000.000	34.203.000.000
7. Provision for doubtful long-term receivables (*)	219		-	-
II. Fixed assets	220		62.535.929.469	65.143.081.569
1. Tangible fixed assets	221	10	29.408.847.423	32.015.999.523
- Original cost	222		39.539.248.928	39.539.248.928
- Accumulated depreciation (*)	223		(10.103.401.505)	(7.523.249.405)
2. Finance lease fixed assets	224		-	-
3. Intangible fixed assets	227	11	33.127.082.046	33.127.082.046
- Original cost	228		33.127.082.046	33.127.082.046
- Accumulated depreciation (*)	229		-	-
III. Investment properties	230		-	-
IV. Long-term assets in progress	240		-	-
V. Long-term investments	250		88.916.870.000	88.916.870.000
1. Investments in equity of other entities	253	4.b	88.916.870.000	88.916.870.000
2. Allowances for long-term investments (*)	254		-	-
3. Held to maturity investments	255	4.c	100.000.000	100.000.000
VI. Other long-term assets	260		12.285.093	41.942.863
1. Long-term prepaid expenses	261	12.b	12.285.093	41.942.863
TOTAL ASSETS	270		515.342.584.023	566.539.573.858

BALANCE SHEET
As of December 31, 2020

EQUITY	Code	Notes	Unit: VND	
			Closing balance	Beginning balance
C. LIABILITIES	300		107.390.906.091	145.442.792.113
I. Current liabilities	310		93.240.906.091	128.152.792.113
1. Short-term trade payables	311	14.a	3.567.064.200	60.442.678.830
2. Taxes and other payables to government budget	313	15.a	29.331.984.849	3.429.256.127
3. Short-term accrued expenses	315	16.a	146.394.720	62.441.188
4. Other short-term payables	319	17.a	6.811.132.637	2.989.944.753
5. Short-term loan and finance lease	320	13.a	50.990.432.497	58.834.574.027
6. Reward and welfare funds	322		2.393.897.188	2.393.897.188
II. Long-term liabilities	330		14.150.000.000	17.290.000.000
1. Short-term loan and finance lease	338	13.b	14.150.000.000	17.290.000.000
D. OWNER'S EQUITY	400	18	407.951.677.932	421.096.781.745
I. Capital	410		407.951.677.932	421.096.781.745
1. Contributed chartered capital	411		373.748.460.000	373.748.460.000
- Common shares	411a		373.748.460.000	373.748.460.000
- Preferred shares	411b		-	-
2. Investment and development fund	418		8.394.830.504	8.394.830.504
3. Undistributed earnings	421		25.808.387.428	38.953.491.241
- Undistributed earnings accumulated to prior year-end	421a		38.953.491.241	1.636.890.327
- Undistributed earnings of current period	421b		(13.145.103.813)	37.316.600.914
II. Other expenditures and funds	430		-	-
TOTAL EQUITY	440		515.342.584.023	566.539.573.858

Hanoi, 22 March 2021

Prepared by
(Signed)
Dao Vu Thinh Van

Chief Accountant
(Signed)
Dao Vu Thinh Van

General Director
(Signed and sealed)
Phan Thanh Nam

INCOME STATEMENTS
Year 2020

ITEMS	Code	Notes	Unit: VND	
			Current year	Last year
1. Sales of goods and services	01	19	143.800.776.591	333.106.170.148
2. Deductions	02		-	-
3. Net sales of goods and services (10 = 01 - 02)	10		143.800.776.591	333.106.170.148
4. Costs of goods sold	11	20	142.210.790.691	280.376.769.913
5. Gross sales of goods and service (20 = 10 - 11)	20		1.589.985.900	52.729.400.235
6. Income of financial activities	21	21	2.110.940.660	802.230.467
7. Financial expenses	22	22	6.328.055.145	7.328.477.818
- In which: Interest expenses	23		6.328.055.145	4.632.938.691
8. Selling expenses	24	25.a	1.235.496.578	1.584.339.016
9. General and administrative expenses	25	26.a	9.219.341.193	4.473.616.093
10. Operating profit {30 = 20 + (21 - 22)-(24 + 25)}	30		(13.081.966.356)	40.145.197.775
11. Other income	31	23	5.463.355	10.000
12. Other expenses	32	24	68.600.812	2.828.606.861
13. Other profit (40 = 31 - 32)	40		(63.137.457)	(2.828.596.861)
14. Net profit before tax (50 = 30 + 40)	50		(13.145.103.813)	37.316.600.914
15. Current corporate income tax expense	51		-	-
16. Deferred income tax income/(expense)	52	28	-	-
17. Net profit after tax (60=50-51-52)	60		(13.145.103.813)	37.316.600.914
18. Basic earnings per share	70		(352)	1.161

Hanoi, 22 March 2021

Prepared by
 (Signed)
 Dao Vu Thinh Van

Chief Accountant
 (Signed)
 Dao Vu Thinh Van

General Director
 (Signed and sealed)
 Phan Thanh Nam

STATEMENTS OF CASH FLOWS
According to indirect method
Year 2020

Unit: VND

ITEMS	Code	Current year	Last year
I. Cash flows from operations			
1. Net profit before tax	01	(13.145.103.813)	37.316.600.914
2. Adjustments for		11.315.501.785	8.925.173.707
- Depreciation	02	2.607.152.100	2.552.212.005
- Provisions	03	4.500.000.000	-
- Foreign exchange (gains)/losses arising from revaluation of monetary accounts	04	-	(140.434.522)
- (Profits)/losses from investing operations	05	(2.110.940.660)	1.880.457.533
- Interest expenses	06	6.319.290.345	4.632.938.691
3. Operating income before changes in working capital	08	(1.829.602.028)	46.241.774.621
- Decrease/(increase) in receivables	09	51.760.157.094	(11.753.514.793)
- Decrease/(increase) in inventories	10	(32.660.283.006)	(23.301.125.954)
- Decrease/(increase) in payables (not included interest expenses and income tax payables)	11	(27.151.698.024)	17.998.517.443
- Decrease/(Increase) in prepaid expenses	12	(36.731.451)	3.639.954
- Interest paid	13	(6.235.336.813)	(4.609.997.399)
- Corporate income tax paid	14		
Cash Flows From Operations	20	(16.153.494.228)	24.579.293.872
II. Cash Flows From Investing Operations			
1. Purchase and construction of fixed assets and other long-term assets	21	-	(31.696.695.000)
5. Investment expenditure on capital contribution to other entities	25	-	(39.600.000.000)
6. Investment expenditure on capital contribution to other entities	26	-	23.940.000.000
7. Interest and dividend received	27	2.110.940.660	779.542.467
Cash Flows From Investing Operations		2.110.940.660	(46.877.152.533)
III. Cash Flows From Financial Operations			
3. Long-term and short-term borrowings	33	(110.729.599.952)	137.886.059.054
4. Repayment of borrowings	34	99.745.458.422	(91.680.205.027)
6. Dividend paid to owner	36	-	(12.032.684.260)
Cash Flows From Financial Operations	40	(10.984.141.530)	34.173.169.767
Net cash increase/(decrease)	50	(25.026.695.098)	11.875.311.106
Cash and cash equivalents at the beginning of the period	60	50.028.324.449	38.153.013.343
Impact of exchange rate fluctuation	61	-	-
Cash and cash equivalents at the end of the period	70	25.001.629.351	50.028.324.449

Hanoi, 22 March 2021

Prepared by
(Signed)
Dao Vu Thinh Van

Chief Accountant
(Signed)
Dao Vu Thinh Van

General Director
(Signed and sealed)
Phan Thanh Nam

NOTES TO FINANCIAL STATEMENT
Year 2020

(These notes are an integral part of the Financial Statement)

1. OPERATION CHARACTERISTICS OF THE ENTERPRISE

Form of capital ownership

Tien Thanh Service and Trading Joint Stock Company was established and has operated under the Business Registration Certificate No. 0100596523 dated November 4, 2003, 26th change dated November 14, 2019 issued by Hanoi Authority for Planning and Investment.

Head office of the Company is located at: Viet Hung Urban Area, Duc Giang Ward, Long Bien District, Hanoi City, Vietnam.

The company's charter capital is 373.748.460.000 VND (three hundred seventy three billion seven hundred forty eight million four hundred and sixty thousand dong)

Number of employees: 21 people

Main activities of the Company as:

- Manufacture and processing of trumpery;
- Business in fashion products, construction materials...

2. ACCOUNTING REGIMES AND POLICES APPLIED AT THE COMPANY

2.1. Accounting period and currency used in accounting records

The annual accounting period of the Company follows the calendar year starting on January 1 and ending on December 31 annually

The currency used in accounting is Vietnam Dong (VND).

2.2. Applied accounting standards and regimes

Applied accounting standards

The Company applies corporate accounting regime issued under Circular No. 200/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance and Circular No. 54/2016/TT-BTC dated 21/03/2016 of the Ministry of Finance on amending and supplementing a number of terms of Circular No. 200/2014/TT-BTC.

Statement of compliance with Accounting Standards and Accounting Regimes

The Company has applied Vietnamese Accounting Standards and guiding documents of Standards issued by the State. The financial Statements are made and presented in accordance with the provisions of each standard, the circular guiding the implementation of the standards and the current accounting regime

2.3. Financial instruments

Initial recognition

Financial assets

The Company's financial assets include cash and cash equivalents, trade and other receivables, lendings, short-term and long-term investments. At the date of initial recognition, financial assets are determined by purchase price/issuance costs adding other expenses directly related to the purchase and issuance of such financial assets.

Financial liabilities

Financial liabilities of the Company comprise loans, trade payables and other payables, accrued expenses. At the date of initial recognition, the financial liabilities are determined by the issuance price adding the incurred costs directly related to the issuance of such financial liabilities.

Value after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition

2.4. Professional skills in foreign currency

Foreign currency transactions during the fiscal year is converted into VND at the actual exchange rate on the transaction date

The actual exchange rate is determined according to the following principles:

- Foreign currency purchase and sale: is the exchange rate specified in the foreign currency purchase and sale contract between the company and the commercial bank;
- Making capital contribution: is the buying rate of foreign currency by the bank where the company opens at the date of capital contribution;
- Receiving capital contribution: is the buying rate of foreign currency of the bank where the company opens an account to receive capital from investors at the date of capital contribution;
- Recognizing receivable debts: is the buying rate of the commercial bank where the company appoints customers to pay at the time the transaction arises;
- Recognizing liabilities: is the selling rate of the commercial bank where the company intends to make the transaction at the time the transaction arises;
- Buying assets or paying immediately in foreign currency: is the buying rate of the commercial bank where the company makes the payment.

Actual exchange rate when evaluating currency items with foreign currency origin at the time of preparation of financial statements:

- For items classified as assets foreign currency buying rates is applied;
 - For foreign currency deposits the buying exchange rate of the bank, where the Company opens its foreign currency account, is applied;
- For items classified as liabilities, the foreign currency selling rate of the commercial bank, where the Company regularly makes transactions, is applied.

All differences of exchange rate actually arising in the period and differences due to re-evaluation of the balances of monetary with foreign currency origin at the end of the period recorded into the results of business operations of accounting period.

2.5. Cash and cash equivalents

Cash includes cash in banknotes, call deposits, gold coins used with value-storing functions that exclude gold classed as inventories for the purpose of raw materials for manufacturing products or goods for sale.

Cash equivalents are short-term investments with a maturity of 3 months with a high degree of liquidity, are readily convertible to known amounts of cash with less risks in converting money.

2.6. Financial investments

Held-to-maturity investments include: Bank deposits with term (including treasury bills, promissory notes), bonds, and preference shares issued by the issuer are required to be redeemed at a certain time in the future and held-to-maturity loans for the purpose of earning periodical interest and other held to maturity investments.

Provision for devaluation of investments is established at a specific time as follows:

For held to maturity investments: based on recovery ability to set up allowance for doubtful debts according to the provisions of law

2.7. Receivable debts

Receivables are presented in the financial statements at the carrying amount of trade and other receivables after deducting provisions made for doubtful debts.

Provision for doubtful debts is made for receivable debts which are overdue for 6 months or more or for receivable debts that the debtor is unable to repay due to liquidation, bankruptcy or other probabilities.

2.8. Inventories

Inventories is recognized as original cost. In cases where the net realizable value is lower than the original cost, the inventories are recognized at net realizable value. Cost of inventories includes purchase costs, processing costs and other directly related costs incurred to have inventory in place and in its current state.

Inventory value is determined by the weighted average method.

Inventories are recorded using the regular declaration method.

Method of determining the value of unfinished product at the end of the period;

Cost of unfinished product & business is the aggregate cost of main raw materials for each type of unfinished product.

Contingency for devaluation of inventory is established at the end of the period based on the difference between the cost of inventories and the net realizable value.

2.9. Fixed assets, finance lease fixed assets and investment real estates

Implementing Circular 45/2013/TT-BTC dated April 25, 2013 and Circular 47/2016/TT-BTC amending and supplementing a number of articles of Circular No. 45 of the Ministry of Finance, guiding the regime of management, use and depreciation of fixed assets. Tangible fixed assets, intangible fixed assets are recognized under the original cost. During use, tangible fixed assets and intangible fixed assets are recognized under the original cost, accumulated depreciation and residual value. Depreciation is provided on a straight-line basis. Depreciation time is estimated as follows:

- House, architectural items	5-25 years
- Machines, equipment	3-6 years
- Means of transport	5-8 years
- Office equipment	3-5 years

2.10. The cost of construction in progress

Construction in progress includes fixed assets being purchased and construction that are not completed at the balance sheet date and are stated at cost. This cost includes costs of construction, machine installation and other direct costs. Construction in progress is amortized only when these assets are completed and put into use

2.11. Prepaid costs

Costs incurred in connection with the business operation results of many accounting periods are recorded into prepaid costs to be gradually allocated to the business results in subsequent accounting periods.

The calculation and allocation of long-term prepaid costs to the production and business costs of each accounting period are based on the nature and extent of each cost to choose reasonable allocation methods and criteria. Prepaid costs are gradually allocated to business costs on a straight-line basis.

Business advantages incurred when equitization of State enterprises are gradually allocated for no more than 3 years.

2.12. Liabilities

The liabilities are monitored according to payment term, payables, currency and other factors according to the Company's management requirements.

2.13. Loans and financial lease

The value of a finance lease liabilities is the total payable amount which is calculated by the present value of the minimum rental payment or the fair value of the leased asset.

Loans and financial lease liabilities are monitored for each lender, each loan agreement and the repayment term of loans and financial lease liabilities. If the loan or debt is in foreign currency, monitor the details according to the original currency.

2.14. Borrowing costs

Borrowing costs are recognized in business and production costs, in the period incurred, except for borrowing costs that are directly related to the construction investment or the production of unfinished assets. (capitalized) when it meets all conditions prescribed in Vietnamese Accounting Standard No. 16 of "Borrowing costs". In addition, for a separate loan serving the construction of fixed assets, investment real estates, loan interests are capitalized even after the construction period is less than 12 months.

For general loans, including those used for investment in construction or production of an unfinished asset, the borrowing costs having eligibility to be capitalized in each accounting period are determined in percentage of capitalization for the weighted average accumulated cost incurred for construction investment or production of such assets. The capitalization rate is calculated on the basis of the weighted average interest rate of the unpaid borrowings in the period, except for particular borrowings serving the purpose of obtaining an unfinished asset. Interest expense capitalization ratio for the year is 0%.

2.15. Payable costs

Payables for goods and services received from sellers or provided to buyers in the reporting period but not actually paid are recorded in production and business costs of the reporting period.

The recognition of payable costs into production and business costs in the period is made on the principle of matching between sales and expenses incurred in the period. Accrued costs will be settled with actual costs incurred. The difference between accruals and actual costs is reverted.

2.16. Owner's equity

Investments from owners are recognized according to owners' actually contributed capital.

Other capital of owner's equity reflects the amount of business capital formed due to additions from the business results or from donation, sponsor and revaluation of assets (if permitted – specify increase or decrease of investment capital of owner).

The undistributed after-tax profit reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or loss settlement of the Company. The distribution of profits is made when the Company has undistributed after-tax profit that does not exceed the undistributed net profit on the Consolidated Financial Statements after the effects of the undistributed earnings received from a cheap purchase. If dividends or profits are paid to owners in excess of the undistributed net profit, they shall be recognized as in the case of reduction of contributed capital. Undistributed net profit can be distributed to investors based on the capital contribution ratio after the approval of the General Meeting of Shareholders/the Board of Management and after appropriation of funds in accordance with the Company's Charter and the provisions of the law of Vietnam.

2.17. Revenue

Sales of goods

Sales of goods are recognized when the following conditions are also satisfied:

- Most of the risks and benefits associated with ownership of products or goods have been transferred to the buyer;
- The Company is no longer holds the rights to manage the goods as the owner of the goods or to control the goods;
- The revenue can be measured reliably;
- The Company has received or will gain economic benefits from the sale transactions;
- Costs related to sales transactions can be determined

Sales of service provision

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

- Sales is determined relatively reliably;
- Be able to gain economic benefits from such service supply transaction;
- Identify the work to be completed on the date of making the Balance Sheet;
- Determine costs incurred for the transaction and costs to complete the transaction of such service provision

The finished service provision is determined by the method of evaluation of completed work.

2.18. Sales deductions

Deductions from sales of goods sale and services incurred in the period include: Trade discounts, discount of goods and returned goods.

Trade discounts, sales discounts, and sales returns in the same period of consumption of products and services are adjusted to reduce the revenue of the period. In case the products, goods or services have been sold from the previous period or the revenue deduction has not been made until the following period, the revenue reduction shall be recorded on the following principle: If incurred before the issue of financial statements, a decrease in revenue is recorded in the financial statements of the reporting period (the previous period), and if it is incurred after the issue of the financial statements, a decrease in the revenue of the arising period (the next period) is recorded.

2.19. Cost of goods sold

Cost of goods sold during the year is recognized in accordance with the revenue generated in the year and ensured to comply with the prudent principle. Cases of loss of supplies and goods in excess of the norm, expenses in excess of normal norm, loss of inventories after deducting the liability of related collectives and individuals, are fully recognized. , promptly on the cost of goods sold during the year.

2.20. Financial costs

Costs recorded in financial costs include;

- Expenses or losses related to financial investment activities;
- Expenses of borrowing;
- Costs of losses on short-term securities transfer, costs of securities sale transactions;
- Provision for devaluation of trading securities, provision for losses of investments in other entities, losses incurred when selling foreign currencies, exchange rate losses ...

The above items are recorded according to the total amount incurred in the period, not offsetting with financial income.

2.21. Corporate income tax

a) Deferred income tax assets and deferred income tax liabilities

The deferred tax asset is determined on the basis of the total deductible temporary differences and the amount carried forward to the following year of unused tax losses and tax incentives. Deferred income tax liabilities are determined based on deductible temporary differences.

Deferred corporate income tax assets and deferred income tax liabilities are determined at the current corporate income tax rate, based on tax rates and tax law in effect at the end date of accounting period.

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

The current corporate income tax is determined on the basis of taxable profit for the year and corporate income tax rate for the current year.

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

current corporate income tax expenses cannot be offset against deferred corporate income tax expenses

c) The current tax rate of corporate income tax

The company is entitled to the corporate income tax rate of 20% for production and business activities with corporate income taxable income for the fiscal year ending on December 31, 2020.

2.22. Related parties

Parties are considered to be related parties if such parties have the ability to control or have significant influence over the other party in making decisions about financial policies and operation. The Company's related parties include:

- Enterprises that directly or indirectly through one or more intermediaries, have control over the Company or are subject to the Company's control, or share the same control with the Company, including the parent company, the subsidiaries and affiliates;
- Individuals directly or indirectly hold voting rights of the Company that have a significant influence on the Company, key management personnel of the Company, close members in the family of such individuals;
- Enterprises which are directly or indirectly held by the above individuals for the important voting rights or having significant influence on the enterprise.

In considering each relationship of the related parties, it should pay attention to the nature of the relationship and not just the legal form of such relationship.

3. Cash and cash equivalents

	The beginning balance	The ending balance
- Cash	1.993.640.357	2,363,486,142
- Non-term bank deposit	23.007.988.944	20.088.200.481
- Cash equivalents	-	25.400.000.000
Total	25.001.629.351	50.028.324.449

4. Financial investments

(Appendix No. 01)

5. Receivables from customers

	Closing balance VND	Opening balance VND
a. Short-term	103.146.186.461	164.460.909.309
Vietnam South East Asia JSC	11.681.400.000	43.297.400.000
Trong Duong steel Co., Ltd	39.089.000.000	52.920.422.162
Hung Yen Dong Thien Phu JSC	12.990.231.265	12.990.231.265
Nguyen Khang Steel Co., Ltd	18.675.030.250	31.041.692.881
VMG Fashion Co., Ltd	18.675.030.250	24.210.063.000
EMJ Ha Nam JSC	13.429.278.720	-
Others	7.281.246.226	1.100.001
Total	103.146.186.461	164.460.909.309

6. Advances to suppliers

	Closing balance VND	Opening balance VND
a. Short-term	57.066.095.651	24.983.598.774
Dong Thien Phu Group JSC	6.032.995.654	4.932.995.654
Red Ocean Vietnam Co., Ltd	9.073.000.000	9.930.000.000
Minh Anh trading service Investment Co., Ltd Co., Ltd	12.834.315.000	10.045.000.000
Pacific beverage alcohol Corporation	11.316.000.000	-
Minh Van Anh development investment Co., Ltd	12.039.199.997	-
Others	5.770.585.000	75.603.120
Total	58.066.095.651	24.983.598.774

Advances are related parties
 (Details at note No.33)

58.066.095.651	24.983.598.774
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7. Other receivables

	The ending balance		The beginning balance	
	Value VND	Provisions VND	Value VND	Provisions VND
a. Short term	3.150.297.137	-	25.873.862.028	-
Social insurance	2.517.397		1.505.801	
Advance payment				
Other receivables (*)	-	-	-	-
b. Long term	34.209.000.000	4.500.000.000	34.203.000.000	-
Pledge, mortgage, escrow, deposit (*)	6.000.000	-	-	-
Other receivables (*)	34.203.000.000	4.500.000.000	34.203.000.000	
Total	37.359.297.137	4.500.000.000	60.076.862.028	-

(*) Is a receivable on the business cooperation contract with Ha Nam EMJ Joint Stock Company to build wine manufacturing line with capacity of 1,95 million liters/year in Kim Binh Industrial Zone, Phu Ly, Ha Nam, and develop the brand of Vodka EMJ wine. The capital contribution rate is 67%, the cooperating time is from January 03rd, 2015 to May 05th, 2054. Profit is divided according to capital contribution rate.

8. Bad debt

	The ending balance		The beginning balance	
	Cost	Recoverable value	Cost	Recoverable value
Total	34.203.000.000	29.703.000.000	-	-
EMJ Ha Nam JSC	34.203.000.000	29.703.000.000	-	-

Unit: VND

9. Inventories

	The ending balance		The beginning balance	
	Original cost VND	Provisions VND	Original cost VND	Provisions VND
- Work in progress (*)	34.308.223.775	-	3.577.761.808	-
- Goods	111.034.814.307		109.104.993.268	-
Total	145.343.038.082	-	112.682.755.076	-

* The value of inventories that is stagnant, inferior and unqualified at the end of the period is VND 0

* As at 31/12/2020, the Board of Directors assessed that inventories have not deteriorated, so no provision is made

10. Increase, decrease in the tangible fixed assets

(The details are stated in Appendix No.01)

11. Increase, decrease in the intangible fixed assets

(The details are stated in Appendix No.2).

12. Prepayments

	The ending balance	The beginning balance
	VND	VND
a. Short term	97.087.301	30.698.080
Others	97.087.301	30.698.080
b. Long term	12.285.093	41.942.863
Tools	12.285.093	
Others		41.942.863
Total	109.372.394	72.640.943

13. Loan and finance lease

(The details are stated in Appendix No.3)

14. Payables to the Suppliers

	The ending balance		The beginning balance	
	Book value VND	The amount payable VND	Book value VND	The amount payable VND
Short term				
National Technology JSC	-	-	29.687.801.001	29.687.801.001
Lam Giang Steel JSC	-	-	4.115.171.387	4.115.171.387
Minh Van Anh Development Investment Co., Ltd	-	-	18.477.912.849	18.477.912.849
Service and construction materials Co, Ltd	2.491.069.625	2.491.069.625	2.846.628.290	2.846.628.290
Others	1.075.994.575	1.117.994.575	5.315.165.303	5.315.165.303
Total	3.567.064.200	3.609.064.200	60.442.678.830	60.442.678.830

15. Taxes and payables to the state

a. Payables

	Opening balance VND	Payable in the period VND	Paid in the period VND	Closing balance VND
a. Payable				
Value added tax	501.528.877	-	501.528.877	-
Personal income tax	-	71.823.986	71.823.986	-
Real estate tax, land rental (*)	2.927.727.250	29.635.716.232	3.231.458.633	29.331.984.849
Charges, fees and other payables	-	4.000.000	4.000.000	-
Total	3.429.256.127	29.711.540.218	3.808.811.496	29.331.984.849

b. Receivables

Value added tax	1.397.330	-	15.001	1.412.331
Total	1.397.330	-	15.001	1.412.331

(*) Land use levy payment according to Notice No. 28254 / TB-CCT-TB&KT dated October 19, 2020 of Long Bien Tax Department.

Decision No. 4573 / QD-UBND dated October 9, 2020 of the Hanoi People's Committee on approval of specific land prices as a basis for calculating land use fees.

16. Expenses to be paid

	The ending balance VND	The beginning balance VND
a. Short term	146.394.720	62.441.188
- Interest expense	146.394.720	62.441.188
Total	146.394.720	62.441.188

17. Other payables

	The ending balance VND	The beginning balance VND
a. Short term	6.811.132.637	2.989.944.753
Trade union fees	71.221.037	50.033.153
Short-term deposit	3.800.000.000	-
Other payables (*)	2.939.911.600	2.939.911.600
Total	6.811.132.637	2.989.944.753

18. Owner's equity

a. The comparative table of change in owner's equity (The details are stated in Appendix No.4)

b. Details of the owner's equity	The ending balance VND	Ratio %	The beginning balance VND	Ratio %
Capital contributed by the State	-		-	
Capital contributed by other shareholders	373.748.460.000	100	373.748.460.000	100
Sub-total	373.748.460.000	100	373.748.460.000	100

c. Transaction related the capital with the owners and dividend distribution and profit allocation

	The current period VND	The previous period VND
- Investment capital of the owner		
+ Capital contributed at the beginning period	373.748.460.000	298.999.810.000
+ Capital contributed in the period		74.748.650.000
+ Capital contributed at the ending period	373.748.460.000	373.748.460.000
- Allocated dividend, profits		

d. Shares

	The ending balance	The beginning balance
- The number of shares registered to issue	37.374.846	37.374.846
- The number of shares sold to the public	37.374.846	37.374.846
+ <i>Common shares</i>	37.374.846	37.374.846
The number of outstanding shares	37.374.846	37.374.846
+ <i>Common shares</i>	37.374.846	37.374.846
Par value of outstanding shares: VND 10,000		

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

19. Sales of goods and services

	Current period	Previous period
1. Revenue		
Sales from goods	143.695.776.591	332.931.170.148
Sales from service provision	105.000.000	175.000.000
Total	143.695.776.591	333.106.170.148

20. Cost of sales

	Current period VND	Prior period VND
Cost of goods sold	142.206.281.491	280.376.769.913
Cost of service provided	4.509.200	-
Total	142.210.790.691	280.376.769.913

21. Financial Income

	Current period VND	Prior period VND
Deposit interest, loan interest	2.110.940.660	16.168.467
Dividends and profits received	-	763.374.000
Realised xchange foreign gains	-	22.688.000
Total	2.110.940.660	802.230.467

22. Financial expenses

	Current period VND	Prior period VND
Interest expense	6.319.290.345	4.632.938.691
Provisioning / reversing provision	-	(140.434.522)
Payment rate difference	8.764.800	2.660.000.000
Exchange rate differences resulting from the revaluation of monetary items	-	175.973.649
Total	6.328.055.145	7.328.477.818

23. Selling expenses

	Current period VND	Prior period VND
Labor employees	1.233.994.309	1.584.339.016
Outsourcing expenses	1.502.269	3.004.548
Total	1.235.496.578	1.584.339.016

24. Corporation management expenses

Expenses for raw materials, materials	70.012.505	82.161.768
Labor employees	1.423.464.695	922.826.894
Depreciation of fixed assets	2.602.642.900	2.552.212.005
Tax, fee and charges	4.000.000	4.000.000
Outsourcing expenses	171.117.617	447.643.473
Other expenses in cash	448.103.476	464.771.953
Provision expenses	4.500.000.000	-
Total	9.219.341.193	4.473.616.093

25. Other Income

	Current period VND	Prior period VND
- Other income	5,463.355	10.000
Total	5,463.355	10.000

26. Other expenses

	Current period VND	Prior period VND
- Penalty for violating tax regulations	68.023.102	2.828.606.861
- Other expenses	577.710	
Total	68.600.812	2.828.606.861

27. Current corporate income tax expense

	Current period VND	Prior period VND
Current corporate income tax expense based on taxable profit in the current year	-	-
Adjustment of corporate income tax expenses of the year	-	-
Total current corporate income tax expense	-	-
Detail of current corporate income tax expense	Current period VND	Prior period VND
Accounting profit before tax	(13.145.103.813)	37.316.600.914
Adjustment for taxable income	-	-
Taxable profit	(13.145.103.813)	37.316.600.914

28. Earnings per share

	Current period VND	Prior period VND
Net profit after tax	(13.145.103.813)	37.316.600.914
Adjustment for:	-	393.897.188
- Dividends of preferred shares	-	-
- Bonus and welfare funds is deducted from profit after tax (*)	-	393.897.188
Profit distributed to common shares	(13.145.103.813)	36.922.703.726
Common shares outstanding average in the period	37.374.846	37.374.846
Basic earnings per share	(352)	1.161

29. Production cost by factor

	Current period VND	Prior period VND
Expenses for raw materials, materials	70.012.505	82.161.768
Labor employees	2.657.459.004	2.504.161.362
Depreciation of fixed assets	2.607.152.100	2.552.212.005
Tax, fee and charges	4.000.000	227.134.808
Outsourcing expenses	2.111.592.741	450.648.021
Other expenses in cash	448.103.476	464.771.953
Total	7.898.319.826	6.281.089.917

30. Financial instruments

Types of financial instruments of the Company include:

Financial asset	Ending year		Beginning year	
	Original cost	Provisions	Original cost	Provisions
Cash and cash equivalents	25.001.629.351		50.028.324.449	
Receivables from customers, other receivables	140.511.483.598	(4.500.000.000)	224.537.771.337	-
Long-term investments	89.016.870.000	-	89.016.870.000	-
Total	254.529.982.949	(4.500.000.000)	363.582.965.786	-

Financial liabilities	Ending year	Beginning year
	VND	VND
Borrowing and liabilities	65.140.432.497	76.124.574.027
Trade payables, other payables	10.378.496.837	63.432.623.583
Accrued expenses	146.394.720	62.441.188
Total	75.665.024.054	139.619.638.798

Financial assets and financial liabilities have not been evaluated at their fair values as of the closing date of the accounting period under Circular No. 210/2009/TT-BTC and current regulations requiring the presentation of financial statement and information notes for financial instruments but do not provide equivalent guidance for assessing and recording the fair value of the financial assets and financial liabilities, except for provision for doubtful debts and provision for devaluation of securities investments detailed in the related notes.

Management of financial risks

The Company's financial risks include market risk, credit risk and liquidity risk. The Company has built a control system to ensure a reasonable balance between incurred risk costs and risk management costs. The Board of Directors of the Company is responsible for monitoring the risk management process to ensure a reasonable balance between risk and risk control.

Market risk

Business activities of the Company will be primarily subject to risks when there are changes in prices, exchange rates and interest rates.

Price risk:

The Company is subject to price risk of equity instruments arising from short-term and long-term share investments due to uncertainty about the future price of investment shares. Long-term share investments are held for long-term strategic purposes, as at the end of the accounting period, the Company has no plans to sell these investments.

Exchange rate risk:

The Company is subject to risk of exchange rate due to the fair value of future cash flows of a financial instrument that will fluctuate due to changes in foreign exchange rates when loans, revenues and expenses of the company is denominated in a different currency to Vietnam Dong.

Interest rate risk:

The Company suffers interest rate risks due to the fair value of future cash flows of a financial instrument that will fluctuate due to changes in market interest rates when the Company has the term or non-term deposits and loans or debts bear the floating rate, The Company manages interest rate risk by analyzing the competitive situation in the market to get favorable interest rates for the Company's purpose.

Credit risk

Credit risk is the risk that a party involved in a financial instrument or a contract can't perform its obligations, resulting in a financial loss to the Company. The Company has credit risks from its production & business operations (primarily for receivables from customers) and its financial activities (including bank deposits, loans and other financial instruments).

	From 1 year below VND	From 1-5 years VND	Above 5 years VND	Total VND
The ending balance				
Cash and cash equivalents	25.001.629.351			25.001.629.351
Receivables from customers	106.296.483.598	34.209.000.000	6.000.000	140.511.483.598
Other receivables				
Long-term investment		89.016.870.000		89.016.870.000
Total	131.298.112.949	123.225.870.000	6.000.000	254.529.982.949
The beginning balance				
Cash and cash equivalents	50.028.324.449			50.028.324.449
Receivables from customers, other receivables	190.334.771.337	34.203.000.000		224.537.771.337
Long-term investment		89.016.870.000		89.016.870.000
Total	240.363.095.786	123.219.870.000		363.582.965.786

Liquidity risks

Liquidity risk is that the Company encounters difficulties in performing its financial obligations due to lack of capital. Liquidity risk of the Company mainly arises from the financial assets and financial liabilities with different maturity times.

The payment term of liabilities are based on the expected payments under the contract (based on the cash flows of principals), as follows:

	From 1 year below VND	From 1-5 years VND	Above 5 years VND	Total VND
The ending balance				
Loans and debts	50.990.432.497	-	14.150.000.000	65.140.432.497
Payables to the suppliers, other payables	10.378.196.837	-		10.378.196.837
Expenses to be paid	146.394.720	-		146.394.720
Total	61.515.024.054		14.150.000.000	75.665.024.054
The beginning balance				
Loans and debts	58.834.574.027	-	17.290.000.000	76.124.574.027
Payables to the suppliers, other payables	63.432.623.583	-		63.432.623.583
Expenses to be paid	62.441.188	-		62.441.188
Total	122.329.638.798		17.290.000.000	139.619.638.798

The company believes that the degree of risk concentration for debt repayment is manageable. The Company is able to repay its due debts from cash inflows from operating operations and from due financial assets

31. Events occurring after the expiry date of accounting period

32. Department report

Department report by business lines

Department report by business lines	Sales of goods	Revenue from services	Total
Net revenue of outside	143.695.776.591	105.000.000	143.800.773.591
Cost of department	142.206.281.491	4.509.200	142.210.790.691
Business results of department	1.489.495.100	100.490.800	1.589.985.900
Expenses not allocated according to the department			10.454.837.771
Profit from the business operations			(8.864.851.871)
Financial income			2.110.940.660
Financial expenses			6.328.055.145
Other income			5.463.355
Other expenses			68.600.812
Net Profit after CIT			(13.145.103.813)

33. Operations and Balances with related parties

Related parties	Relationship
Mr. Nguyen Huu Truong	Chairman of the board of Directors
Mr. Phan Thanh Nam	Member of the board of directors cum general director
Dong Thien Phu Group JSC	Chief accountant of DTP is a member of Tien Thanh's board of directors
Minh Van Anh development investment Co., Ltd	Is company that Tien Thanh owns 19% shares
Kien Giang brick tile JSC	Is company that Tien Thanh owns 12,71% shares

Transaction with related parties are as follows:

Remuneration for the Board of Directors, Board of Directors	Current period VND	Prior period VND
Remuneration for the Board of Directors, Board of Directors	831.808.857	693.999.011

Related parties	Transaction	Current period	Prior period
Mr. Nguyen Huu Truong	Advance	50.825.000.000	189.261.000.000
Mr. Nguyen Huu Truong	Return	67.751.340.000	169.429.692.180
Mr. Phan Thanh Nam	Advance	23.627.287.185	
Mr. Phan Thanh Nam	Return	23.444.775.265	
Dong Thien Phu Group JSC	Advances	1.100.000.000	10.800.000.000
Mr Phan Thanh Nam	Record advance payments		5.867.000.000
Mr Phan Thanh Nam	Recover money purchase		137.500.000
Dong Thien Phu Group JSC	Purchases		5.118.664.172
Mr Phan Thanh Nam	Payment of good		5.118.664.172
Mr Phan Thanh Nam	Receive money by mistake		247.500.000
Mr Phan Thanh Nam	Refund wrong transfer money		247.500.000
Minh Van Anh development investment Co., Ltd	Payment of goods	18.477.912.849	49.512.088.112
Minh Van Anh development investment Co., Ltd	Advance goods	12.039.199.997	13.451.900.000
Minh Van Anh development investment Co., Ltd	Purchases		81.441.900.958
Minh Van Anh development investment Co., Ltd	Additional investment		39.900.000.000
EMJ Ha Nam JSC	Purchases	19.489.038.272	
EMJ Ha Nam JSC	Payment of goods	19.489.038.272	

Balance at end of financial year

	Current period VND	Prior period VND
Advance		
Phan Thanh Nam	182.511.920	
Nguyen Huu Truong	2.923.267.820	19.849.607.820
Advance to suppliers		
Dong Thien Phu group JSC	6.032.995.654	4.932.995.654
Minh Van Anh development investment Co., Ltd	12.039.199.997	

34. Comparative figures

Comparative figures are figures of the financial statements for the fiscal year ended 31/12/2019 audited by TTP auditing limited company

Hanoi, 22 March 2021

Prepared by
(Signed)
Dao Vu Thinh Van

Chief Accountant
(Signed)
Dao Vu Thinh Van

General Director
(Signed and sealed)
Phan Thanh Nam

APPENDIX 01 (continued)

Unit: VND

2. Financial Investments	Ending balance			Beginning balance		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
b. Other investments	88.916.870.000	-	-	88.916.870.000	-	-
- Kien Giang Brick Tile Joint Stock Company	3.816.870.000	(*)		3.816.870.000	(*)	
- Minh Van Anh Development Investment Co., Ltd.	45.600.000.000	(*)		45.600.000.000	(*)	
- Baltic Trading and Services Co., Ltd.	39.500.000.000	(*)		39.500.000.000	(*)	
c. Held to Maturity Investment	100.000.000	100.000.000	-	100.000.000	100.000.000	-
- Bonds of Joint Stock Commercial Bank for Investment and Development of Vietnam	100.000.000	100.000.000		100.000.000	100.000.000	
Total	89.016.870.000	100.000.000	-	89.016.870.000	100.000.000	-

Other investment

Detailed information of the companies in which other investments are made by the Company as of 31/12/2020 as follows:

Name of companies	Place of establishment/operation	Proportion of control	Proportion of voting right	Main lines of business
Kien Giang Brick Tile Joint Stock Company	Group 4, Xa Ngach residential area, Kien Luong Town, Kien Luong District, Kien Giang Province	12.71%	12.71%	- Producing and trading in bricks and exploiting sand, gravel, clay, mud, ...
Minh Van Anh Development Investment Co., Ltd	513/6/1 Nguyen Oanh, Ward 17, Go Vap District, Ho Chi Minh City.	19.00%	19.00%	- Wholesale of agricultural and forestry products, raw materials (except wood, bamboo and Neohouzeaua) - Wholesale of fabrics and garments
Baltic Trading and Services Co., Ltd.	Cam Thuong Industrial Zones, Cam Thuong Ward, Hai Duong City.	19.75%	19.75%	- the distillation, refining and preparation of spirits

APPENDIX No.01

10. Increase, Decrease in tangible fixed assets

	Building & architectonic model	Equipment & machine	Transportation means	Instruments & tools for management	Total
	VND	VND	VND	VND	VND
Original price					
Beginning balance	30.216.081.539	112.300.000	8.864.844.000	346.023.389	39.539.248.928
Increase in the period	-	-	-	-	-
- Purchase in the period	-	-	-	-	-
Decrease in the period	-	-	-	-	-
Ending balance	30.216.081.539	112.300.000	8.864.844.000	346.023.389	39.539.248.928
Accumulated depreciation value					
Beginning balance	2.257.237.450	112.300.000	4.862.417.911	291.294.044	7.523.249.405
Increase in the period	929.475.372	-	1.652.703.456	24.973.272	2.607.152.100
<i>Depreciation in the period</i>	929.475.372	-	1.652.703.456	24.973.272	2.607.152.100
Decrease in the period	-	-	-	-	-
Ending balance	3.186.712.822	112.300.000	6.515.121.367	316.267.316	10.130.401.505
The remaining value					
Beginning balance	27.958.844.089	-	4.002.426.089	54.729.345	32.015.999.523
Ending balance	27.029.368.717	-	2.349.722.633	29.756.073	29.408.847.423

- The remaining as of December 31, 2020 of tangible fixed asset used for mortgage for the loan: VND 32.781.877.954

- The original cost of tangible fixed assets has been fully depreciated but they are still in use as of December 31, 2020: VND 733.420.610

APPENDIX No.02

11. Increase, Decrease in intangible fixed assets

	Accounting Software	Other intangible fixed assets	Total
	VND	VND	VND
Original price			
Beginning balance	33.127.082.046	-	33.127.082.046
Increase in the period	-	-	-
<i>Purchase in the period</i>			
Decrease in the period	-	-	-
Ending balance	33.127.082.046	-	33.127.082.046
Depreciation value			
Beginning balance	-	-	-
Increase in the period	-	-	-
<i>Depreciation in the period</i>			
Decrease in the period			
Ending balance	-	-	-
The remaining value			
Beginning balance	33.127.082.046	-	33.127.082.046
Ending balance	33.127.082.046	-	33.127.082.046

- The remaining as of December 31, 2020 of intangible fixed asset used for mortgage for the loan: VND 33.127.082.046

- The original cost of tangible fixed assets has been fully depreciated but they are still in use as of December 31, 2020: VND 0

APPENDIX No.03

13. Loans and obligations under finance leases

	Closing balance		Increase in the period		Decrease in the period		Opening balance	
	Value	Solvency	Value	Value	Value	Value	Value	Solvency
a. Short-term loans	50.990.432.497	50.990.432.497	102.885.458.422	110.729.599.952	58.834.574.027	58.834.574.027	58.834.574.027	58.834.574.027
VND	47.850.432.497	47.850.432.497	99.745.458.422	107.589.599.952	55.694.574.027	55.694.574.027	55.694.574.027	55.694.574.027
+ <i>BIVD - North Hanoi Branch (1)</i>	27.120.562.800	27.120.562.800	43.860.473.394	46.585.202.264	29.845.291.670	29.845.291.670	29.845.291.670	29.845.291.670
+ <i>An Binh Commercial Joint stock bank – Hanoi branch</i>	-	-	-	5.000.000.000	5.000.000.000	5.000.000.000	5.000.000.000	5.000.000.000
+ <i>Lien Viet Post Joint Stock Commercial Bank – Xuan Mai Branch (2)</i>	2.789.315.000	2.789.315.000	8.280.040.200	8.350.725.200	2.860.000.000	2.860.000.000	2.860.000.000	2.860.000.000
+ <i>Vietinbank (3)</i>	17.940.554.697	17.940.554.697	47.604.944.828	47.653.672.488	17.989.282.357	17.989.282.357	17.989.282.357	17.989.282.357
Debts in due	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000
+ <i>Vietinbank (4)</i>	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000	3.140.000.000
b. Long-term loans	14.150.000.000	14.150.000.000	-	-	17.290.000.000	17.290.000.000	17.290.000.000	17.290.000.000
VND	14.150.000.000	14.150.000.000	-	-	17.290.000.000	17.290.000.000	17.290.000.000	17.290.000.000
+ <i>Vietinbank (4)</i>	14.150.000.000	14.150.000.000	-	-	17.290.000.000	17.290.000.000	17.290.000.000	17.290.000.000
Total	65.140.432.497	65.140.432.497	102.885.458.422	113.869.599.952	76.124.574.027	76.124.574.027	76.124.574.027	76.124.574.027

(1) Loans from BIDV under the credit contract No. 01/2020/4642129/HDTD dated September 25, 2020

- Credit limit: VND 30.000.000.000
- Validity period: 12 months
- Borrowing purpose: to supplement the working capital, guarantee, opening L/C
- Interest rate: the interest rate as specified in each specific contract
- Loan security: The loan is mortgaged by land use right, house ownership certificate No. CK 888435 of Tien Thanh Service and Trading Joint Stock Company, (1) Stock mortgage contract No. 01/2020 dated September 22, 2020 was signed between Mr. Pham Anh Tuan and BIDV – Long Bien Branch (2) Contracts ensure that the revenues from economic contracts that Tien Thanh Service and Trading Joint Stock Company is and all capital and assets legally owned by Tien Thanh Service and Trading Joint Stock Company.

The balance as of December 31, 2020 is VND 27.120.562.800.

(2) Loans from Lien Viet Post Joint Stock Commercial Bank - Xuan Mai Branch under credit agreement No. HDTD140202310 dated November 30, 2020

- Credit limit: VND 3.000.000.000
- Validity period: 12 months
- Borrowing purpose: to supplement the capital for production and business operations
- Interest rate: Interest rate as specified each debt receipt
- Loan security: This loan is secured by KIA-brand car, category: GRAND SEDONA YP 33G ATH, plate number: 30E-262.71 and the car branded TOYOTA LANDCRUISER, plate number 30E-267.98 under the ownership of Tien Thanh Service and Trading Joint Stock Company;

The balance as of December 31, 2020 is VND 2.789.315.000

(3) Loans from Vietinbank - Quang Trung Branch under loan agreement No. 42/2020-HDCVHM / NHCT324- TIENTHANH dated August 03, 2020

- Credit limit: VND 18.000.000.000
- Validity period: 12 months
- Borrowing purpose: to supplement the working capital for production and business operations of steel, building materials.
- Interest rate: Interest rate as specified each debt receipt
- Loan security: This loan is secured by the real estate under the real estate mortgage contract No.34/2019/HBBĐ/NHCT324-TIENTHANH dated 26/06/2019, the certification No. 1078.HDTC, Book No. 01/2019TP/CC-SCC/HDGD notarized at Le Van Son Notary Office, Ho Chi Minh City.

The balance as of December 31, 2020 is VND 17.970.458.759

(4) Long-term loan from Vietinbank - Quang Trung Branch under loan agreement for project investment No. 14/2019-HDDCVDDADD/NHCT324- TIEN THANH dated May 27, 2019

- Credit limit: VND 22.000.000.000
- Validity period: 84 months
- Borrowing purpose: paying for the legal investment expenses of the head office project of Tien Thanh Service and Trading Joint Stock Company in Ho Chi Minh City.
- Interest rate: the interest rate is 10%/year for 12 months from the date of disbursement, from the 13th month in accordance with regulations of VietinBank in each period.
- Principal payment is made into 28 consecutive periods (3-month term), corresponding to the annual principal payment schedule of VND 3.140.000.000.
- Loan security: the loan is secured by the assets as specified - The loan is secured by assets specified in the security contracts made before, at the same time and after the signing date of this contract.

The balance is as of December 31, 2020 is VND 17.290.000.000 . In which, the long-term debts in due is VND 3.140.000.000.

TIEN THANH SERVICE AND TRADING JOINT STOCK COMPANY

Viet Hung Urban Area, Duc Giang Ward, Long Bien District, Hanoi City

Financial Statement

For the fiscal year ended as of 31/12/2020

Appendix No.04

18. Owner's Equity

a. Balance sheet of owner's equity

	Owner's equity	Share premiums	Fund for investment and development	Retained earnings	Total
Previous year's opening balance	298.999.810.000		6.394.830.504	93.729.428.015	399.124.068.519
- Previous year's capital increase	74.748.650.000			37.316.600.914	74.748.650.000
- Previous year's profit					37.316.600.914
- Other increase					-
- Make provision for Funds			2.000.000.000	(2.393.897.188)	(393.897.188)
- Capital reduction in the previous year					-
- Loss in the year					-
- Dividend				(14.949.990.500)	(14.949.990.500)
- Stock dividends				(74.748.650.000)	(74.748.650.000)
The current year's balance	373.748.460.000	-	8.394.830.504	38.953.491.241	421.096.781.745
- Capital increase in the period					-
- Profit in the period					-
- Other increase					-
- Make provision for Funds					-
- Capital reduction in the period					-
- Loss in the period				(13.145.103.813)	(13.145.103.813)
- Dividend					-
- Convert profits into capital					-
- Other reduction					-
Period end's balance	373.748.460.000	-	8.394.830.504	25.808.387.428	407.951.677.932

