

FINANCIAL STATEMENTS

DA NANG PORT JOINT STOCK COMPANY

For the fiscal year ended as at 31 December 2022

(Audited)



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REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Da Nang Port Joint Stock Company ("the Company") presents its report and the Company's Financial Statements for the fiscal year ended as at 31 December 2022.

THE COMPANY

Da Nang Port Joint Stock Company was established on the basis of converting the form of ownership from a State-owned one-member limited liability company to a Joint Stock Company under Decision No. 216/QĐ-HHVN dated 6 May 2014 by The Board of members of Vietnam Maritime Corporation. The company was established and operated under the Business Registration Certificate No. 3204000379 dated 1 April 2008 issued by the Department of Planning and Investment of Da Nang City. The company amended the Business Registration Certificate for the 8th at 7 May 2021.

The Company's head office is located at: 26 Bach Dang Street, Thach Thang Ward, Hai Chau District, Da Nang City.

BOARD OF MANAGEMENT, BOARD OF GENERAL DIRECTORS AND BOARD OF SUPERVISION

The members of the Board of Management during the period and to the reporting date are:

Mr. Nguyen Dinh Chung	Chairman	
Mr. Tran Le Tuan	Member	
Mr. Phan Bao Loc	Member	
Mr. Nguyen Hoai An	Member	(Appointed on 19 April 2022)
Mr. Chen Yung Chan	Member	
Mr. To Minh Thuy	Member	
Mrs. Hoang Ngoc Bich	Member	
Mr. Vu Quyet Thang	Member	(Resigned on 19 April 2022)

The members of the Board of General Directors in the year and to the reporting date are:

Mr. Tran Le Tuan	General Director
Mr. Duong Duc Xuan	Vice General Director
Mr. Le Quang Duc	Vice General Director

The members of the Board of Supervision are:

Mrs. Phan Thi Nhi Ha	Head of Board
Mrs. Tran Thi Kieu Oanh	Member
Mr. Nguyen Quang Phat	Member

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken the audit of Financial Statements for the Company.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The Board of General Directors is responsible for the Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the year. In preparing those Financial Statements, the Board of General Directors is required to:


- Establish and maintain of an internal control system which is determined necessary by the Board of General Directors and Board of Management to ensure the preparation and presentation of Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments 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 basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Financial Statements;
- Prepare the Financial Statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of General Directors is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of General Directors, confirms that the Financial Statements give a true and fair view of the financial position at 31 December 2022, its operation results and cash flows for the fiscal year ended as at 31 December 2022 of Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Financial Statements.

Other commitments

The Board of General Directors pledges that the Company complies with Decree No. 155/2020/ND-CP dated 31 December 2020 by Government on detailing and guiding the implementation of a number of articles of the Law on Securities and the Company does not violate the obligations of information disclosure in accordance with the regulations of the Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance guiding the disclosure of information on Securities Market.

On behalf of the Board of General Directors, 



Trần Lê Tuan

General Director

Da Nang, 23 February 2023



No: 230223.003/BCTC.KT3

INDEPENDENT AUDITORS' REPORT

To: **Shareholders, the Board of Management and Board of General Directors**
Da Nang Port Joint Stock Company

We have audited the Financial Statements of Da Nang Port Joint Stock Company prepared on 23 February 2023, as set out on pages 05 to 37, including: Statement of Financial position as at 31 December 2022, Statement of Income, Statement of Cash flows and Notes to the Financial Statements for the fiscal year ended as at 31 December 2022.

Board of General Directors' responsibility

The Board of General Directors is responsible for the preparation and presentation of Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with standards and ethical requirements; 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 presentation of Financial Statements that give a true and fair view 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 Board of General Directors, 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 audit opinion.

Auditor's opinion

In our opinion, the Financial Statements give a true and fair view, in all material respects, of the financial position of Da Nang Port Joint Stock Company as at 31 December 2022, its operations results and its cash flows for the fiscal year ended as at 31 December 2022 in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Financial Statements.



Vũ Xuân Biên

Deputy General Director

Registered Auditor No. 0743-2023-002-1

Hanoi, 23 February 2023

Nguyen Thi Nhan

Auditor

Registered Auditor No. 2959-2020-002-1

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WE ARE AN INDEPENDENT MEMBER OF
THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

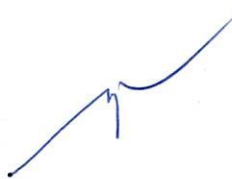
Code ASSETS	Note	31/12/2022	01/01/2022 (Adjusted)
		VND	VND
100 A. CURRENT ASSETS		893,310,769,962	806,505,066,897
110 I. Cash and cash equivalents	3	102,419,639,607	87,330,813,138
111 1. Cash		31,558,792,846	33,047,285,444
112 2. Cash equivalents		70,860,846,761	54,283,527,694
120 II. Short-term investments	4	543,483,366,046	522,894,143,903
123 1. Held-to-maturity investments		543,483,366,046	522,894,143,903
130 III. Short-term receivables		191,018,812,565	158,309,502,735
131 1. Short-term trade receivables	5	130,115,754,241	119,684,330,777
132 2. Short-term prepayments to suppliers	6	57,021,409,630	35,860,491,753
136 3. Other short-term receivables	7	7,256,774,195	5,987,578,710
137 4. Provision for short-term doubtful debts		(3,375,125,501)	(3,222,898,505)
140 IV. Inventories	9	23,638,271,601	21,196,397,518
141 1. Inventories		23,638,271,601	21,196,397,518
150 V. Other short-term assets		32,750,680,143	16,774,209,603
151 1. Short-term prepaid expenses	13	2,149,299,429	2,365,067,177
152 2. Deductible VAT		30,506,073,982	14,409,142,426
153 3. Taxes and other receivables from the State budget	16	95,306,732	-
200 B. NON-CURRENT ASSETS		1,166,095,239,195	983,050,317,054
220 II. Fixed assets		1,031,204,698,453	911,492,172,121
221 1. Tangible fixed assets	11	924,734,195,288	800,061,934,892
222 - Historical costs		2,323,331,165,736	2,111,543,299,604
223 - Accumulated depreciation		(1,398,596,970,448)	(1,311,481,364,712)
227 2. Intangible fixed assets	12	106,470,503,165	111,430,237,229
228 - Historical costs		117,062,861,857	116,358,251,857
229 - Accumulated amortization		(10,592,358,692)	(4,928,014,628)
240 IV. Long-term assets in progress	10	77,806,187,140	19,434,344,410
242 1. Construction in progress		77,806,187,140	19,434,344,410
250 V. Long-term investments	4	32,669,084,128	33,885,084,128
252 1. Investments in joint ventures and associates		30,089,813,149	30,089,813,149
253 2. Equity investments in other entities		3,795,270,979	3,795,270,979
254 3. Provision for devaluation of long-term investments		(1,216,000,000)	-
260 VI. Other long-term assets		24,415,269,474	18,238,716,395
261 1. Long-term prepaid expenses	13	22,793,266,814	17,012,692,235
262 2. Deferred income tax assets	31	1,566,598,660	1,115,216,160
263 3. Long-term equipment, supplies and spare parts		55,404,000	110,808,000
270 TOTAL ASSETS		2,059,406,009,157	1,789,555,383,951


STATEMENT OF FINANCIAL POSITION


As at 31 December 2022
(continued)

Code CAPITAL	Note	31/12/2022	01/01/2022 (Adjusted)
		VND	VND
300 C. LIABILITIES		473,270,235,795	307,007,375,477
310 I. Current liabilities		231,484,144,650	170,901,352,601
311 1. Short-term trade payables	15	78,971,088,578	39,825,485,501
312 2. Short-term prepayments from customers		997,907,778	582,096,925
313 3. Taxes and other payables to State budget	16	33,340,766,700	14,108,171,161
314 4. Payables to employees		69,311,268,764	70,874,909,205
315 5. Short-term accrued expenses	17	3,067,617,496	1,683,872,105
319 6. Other short-term payments	18	2,517,565,335	1,483,191,659
320 7. Short-term borrowings and finance lease liabilities	14	26,592,845,045	28,106,022,876
321 8. Provisions for short-term payables	19	2,256,912,500	-
322 9. Bonus and welfare fund		14,428,172,454	14,237,603,169
330 II. Non-current liabilities		241,786,091,145	136,106,022,876
338 1. Long-term borrowings and finance lease liabilities	14	241,786,091,145	136,106,022,876
400 D. OWNER'S EQUITY		1,586,135,773,362	1,482,548,008,474
410 I. Owner's equity	20	1,586,135,773,362	1,482,548,008,474
411 1. Contributed capital		990,000,000,000	990,000,000,000
411a - Ordinary shares with voting rights		990,000,000,000	990,000,000,000
412 2. Share Premium		(215,000,000)	(215,000,000)
418 3. Development and investment funds		266,154,187,512	206,564,982,414
421 4. Retained earnings		330,196,585,850	286,198,026,060
421a - Retained earnings accumulated till the end of the previous year		58,442,275,330	43,501,530,869
421b - Retained earnings of the current year		271,754,310,520	242,696,495,191
440 TOTAL CAPITAL		2,059,406,009,157	1,789,555,383,951

(*) The figures in Statement of financial position as of 1 January 2022 have been adjusted retroactively according to the State Audit Report, in which the total assets and total capital increased by VND 5,454,776,359 (Details in Note 37 - Comparative figures).


Ngo Quoc Van
Preparer


Nguyen Ngoc Tam
Head of Finance and Accounting
Department


Tran Le Tuan
General Director



Da Nang, 23 February 2023

STATEMENT OF INCOME

Year 2022

Code	ITEMS	Note	Year 2022	Year 2021 (Adjusted)
			VND	VND
01	1. Revenue from sales of goods and rendering of services	22	1,196,375,008,642	1,078,888,885,510
02	2. Revenue deductions		-	-
10	3. Net revenue from sales of goods and rendering of services		1,196,375,008,642	1,078,888,885,510
11	4. Cost of goods sold and services rendered	23	734,397,206,259	690,970,765,355
20	5. Gross profit from sales of goods and rendering of services		461,977,802,383	387,918,120,155
21	6. Financial income	24	40,359,417,185	32,008,965,070
22	7. Financial expenses	25	13,267,146,480	9,929,530,479
23	<i>In which: Interest expenses</i>		8,926,819,457	10,121,190,775
25	8. Selling expenses	26	17,087,041,587	9,654,547,806
26	9. General and administrative expense	27	134,731,130,376	91,635,453,840
30	10. Net profit from operating activities		337,251,901,125	308,707,553,100
31	11. Other income	28	1,554,270,144	1,466,459,835
32	12. Other expense	29	221,832,824	8,077,812,639
40	13. Other profit		1,332,437,320	(6,611,352,804)
50	14. Total net profit before tax		338,584,338,445	302,096,200,296
51	15. Current corporate income tax expenses	30	67,281,410,425	59,399,705,105
52	16. Deferred corporate income tax expenses	31	(451,382,500)	
60	17. Profit after corporate income tax		<u>271,754,310,520</u>	<u>242,696,495,191</u>
70	18. Basic earnings per share	32	2,745	2,451

(*) The figures in the 2021 Statement of income position have been adjusted retroactively according to the State Audit Report, in which the profit after corporate income tax increased by VND 4,339,574,798 (Details in Note 37 - Comparative figures).

Ngo Quoc Van
Preparer

Nguyen Ngoc Tam
Head of Finance and Accounting
Department

Tran Le Tuan
General Director

Da Nang, 23 February 2023



STATEMENT OF CASH FLOWS

Year 2022
(Indirect method)

Code	ITEMS	Note	Year 2022 VND	Year 2021 (Adjusted) VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		338,584,338,445	302,096,200,296
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		104,153,854,685	114,798,313,402
03	- Provisions		3,625,139,496	139,731,400
04	- Exchange gains/losses from retranslation of monetary items denominated in foreign currency		(1,352,163,747)	(256,477,834)
05	- Gains/losses from investment		(32,722,532,204)	(28,874,753,161)
06	- Interest expenses		8,926,819,457	10,121,190,775
08	3. Operating profit before changes in working capital		421,215,456,132	398,024,204,878
09	- Increase or decrease in receivable		(29,173,520,671)	7,569,704,836
10	- Increase or decrease in inventories		(2,386,470,083)	(765,807,128)
11	- Increase or decrease in payable (excluding interest payable/ corporate income tax payable)		9,656,967,738	20,481,491,098
12	- Increase or decrease in prepaid expenses		(5,564,806,831)	(4,204,847,633)
14	- Interest paid		(8,809,780,837)	(10,381,498,915)
15	- Corporate income tax paid		(46,102,613,532)	(59,632,206,000)
17	- Other payments on operating activities		(19,475,976,347)	(18,582,249,882)
20	Net cash flows from operating activities		319,359,255,569	332,508,791,254
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(273,148,943,884)	(85,992,659,001)
22	2. Proceeds from disposals of fixed assets and other long-term assets		1,082,972,030	1,096,505,336
23	3. Loans and purchase of debt instruments from other entities		(370,623,093,185)	(189,675,699,137)
24	4. Collection of loans and resale of debt instrument of other entities		350,033,871,042	108,656,741,155
25	5. Equity investments in other entities		-	(168,383,000)
26	6. Proceeds from equity investment in other entities		-	313,900,000
27	7. Interest and dividend received		30,166,148,474	28,421,861,346
30	Net cash flows from investing activities		(262,489,045,523)	(137,347,733,301)

STATEMENT OF CASH FLOWS

Year 2022
(Indirect method)

Code	ITEMS	Note	Year 2022 VND	Year 2021 (Adjusted) VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
33	1. Proceeds from borrowings		138,166,263,784	-
34	2. Repayment of principal		(31,726,905,568)	(25,464,305,289)
36	3. Dividends or profits paid to owners		(148,500,000,000)	(148,500,000,000)
40	<i>Net cash flows from financing activities</i>		<i>(42,060,641,784)</i>	<i>(173,964,305,289)</i>
50	Net cash flows in the year		14,809,568,262	21,196,752,664
60	Cash and cash equivalents at beginning of the year		87,330,813,138	66,236,999,996
61	Effect of exchange rate fluctuations		279,258,207	(102,939,522)
70	Cash and cash equivalents at end of the year	3	<u>102,419,639,607</u>	<u>87,330,813,138</u>

Ngo Quoc Van
Preparer

Nguyen Ngoc Tam
Head of Finance and
Accounting Department

Tran Le Tuan
General Director

Da Nang, 23 February 2023



NOTES TO THE FINANCIAL STATEMENTS

Year 2022

1. GENERAL INFORMATION OF THE COMPANY

Form of ownership

Da Nang Port Joint Stock Company was established on the basis of converting the form of ownership from a State-owned one-member limited liability company to a Joint Stock Company under Decision No. 216/QĐ-HHVN dated 6 May 2014 by The Board of members of Vietnam Maritime Corporation. The company was established and operated under the Business Registration Certificate No. 3204000379 dated 1 April 2008 issued by the Department of Planning and Investment of Da Nang City. The company amended the Business Registration Certificate for the 8th at 7 May 2021.

The Company's head office is located at: 26 Bach Dang Street, Thach Thang Ward, Hai Chau District, Da Nang City.

Company's Charter capital is VND 990,000,000,000, actual contributed Charter capital by 31 December 2022 is VND 990,000,000,000; equivalent to 99,000,000 shares with the price of VND 10,000 per share.

The number of employees of the Company as at 31 December 2022 was 777 (as at 1 January 2022: 728).

Business field

Loading and unloading services, directly supporting services for water transport and other supporting transportation services, warehousing and cargo storage services, petroleum trading.

Business activities

Main business activities of the Company include:

- Cargo handling. Details: Loading and unloading goods by road, loading and unloading seaport goods, loading and unloading goods at river ports;
- Service activities that directly support water transport. Details: Direct support service activities for coastal and ocean freight. Direct support service activities for inland waterway transport;
- Other supporting service activities related to transportation. Details: Shipping agency services. Agency services for sea transport. Port and port service business; Support towing ships; Preservation, counting and delivery of goods. Services of Logistics; Multimodal transport business;
- Warehousing and storage of goods. Details: Warehousing and storing goods in bonded warehouses. Warehousing and storing goods in cold storage. Warehousing and storage of goods in other warehouses;
- Wholesale and retail of solid, liquid, gaseous fuels and related products. Details: Wholesale of crude oil; Wholesale of petroleum and related products;
- Manufacture of lifting, lowering and loading equipments (not operating at the head office); Repair of prefabricated metal products (No stamping, cutting, mounding, welding and painting at the office);
- Repair and maintain machinery and equipment (No stamping, cutting, mounding, welding and painting at the office);
- Repair of other equipments;
- Installation of machinery and industrial equipment;
- Trading in real estate, land use rights owned by the State, users or leased;
- Renting vehicle;
- Construction of houses of all kinds, construction of other civil engineering works.

Corporate structure

The Company's member entities are as follows:

	Address	Main business activities
Tien Sa Port enterprise	1st Yet Kieu, Tho Quang, Son Tra, Da Nang	Business services, goods

Information of Associated companies and Joint ventures of the Company is provided in Note No 4.

2. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1. Accounting period and accounting currency

Annual accounting period commences from 1 January and ends as at 31 December.
The Company maintains its accounting records in Vietnam Dong (VND).

2.2. Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3. Basis for preparation of Financial Statements

Financial Statements are presented based on historical cost principle.

Financial Statements of the Company are prepared based on summarization of transactions incurred, then recorded into accounting books of dependent accounting entities and at the offices of the Company.

2.4. Financial Instruments

Initial recognition

Financial assets

Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

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

2.5. Foreign currency transactions

Foreign currency transactions during the year are translated into Vietnam Dong using the actual rate at transaction date.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Financial Statements is determined under the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For cash deposited in bank, applying the bid rate of the commercial bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transactions.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the year.

2.6. Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7. Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically and other held to maturity investments.

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less provision for devaluation of investments.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the period as follows:

- Investments in subsidiaries, joint ventures or associates and investments in other units: provisions shall be made based on the Separate Financial Statement of subsidiaries, joint ventures, associates at the provision date;
- Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.
- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.8. Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the financial statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

2.9. Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual/periodic method.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.10. Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 30 years
- Machinery, equipment	04 - 20 years
- Vehicles, Transportation equipment	05 - 10 years
- Office equipment and furniture	03 - 08 years
- Land use rights	50 years
- Management software	03 - 05 years

The intangible fixed assets refer to the perpetual land use rights that are not subject to depreciation.

2.11. Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.12. Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

2.13. Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses include:

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 06 to 24 months.
- The expense of repairing assets is recorded according to the actual expenses incurred and allocated on the straight-line basis from 12 to 36 months.
- Other prepaid expenses are recorded according to their historical costs and allocated on the straight-line basis from 01 to 02 years.

2.14. Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the financial statements according to their remaining terms at the reporting date.

2.15. Borrowings and finance lease liabilities

Borrowings and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.16. Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.17. Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting year, but the payments for such goods or services have not been made and other payables such as interest expenses, etc. which are recorded as operating expenses of the reporting year.

The recording of accrued expenses as operating expenses during the period shall be carried out under the matching principle between revenues and expenses during the period. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.18. Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Company has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payable is the most reasonably estimated amount required to settle the current debt obligation at the end of the year.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payable.

2.19. Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Management and announcement of cut-off date for dividend payment of Vietnam Securities Depository Center.

2.20. Revenues

The revenue is recognized when the company is able to realize economic benefits that can be reliably measured. Revenue is recognized at the fair value of amounts received or receivable for goods or services provided, net of trade discounts, sales returns and allowances.

Financial income

Financial incomes include income from interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Company's right to receive dividend is established.

2.21. Cost of goods sold and services rendered

The recognition of cost of goods sold is matched against revenue in the year and complies with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year.

2.22. Financial expenses

Items recorded into financial expenses comprise:

- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.23. Corporate income tax

a) Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the year and current corporate income tax rate.

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

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

b) Current corporate income tax rate

For the fiscal year ended as at 31 December 2022, The Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

2.24. Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the period.

2.25. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.26. Segment information

Due to service provision accounts for 99% of the Company's total revenue, and the Company's business activities arise in the territory of Vietnam, the Company does not prepare segment reports by business segment and geographical segment.

3. CASH AND CASH EQUIVALENTS

	31/12/2022	01/01/2022
	VND	VND
- Cash on hand	325,610,453	684,460,569
- Demand deposits	31,233,182,393	32,362,824,875
- Cash equivalents	70,860,846,761	54,283,527,694
	<u>102,419,639,607</u>	<u>87,330,813,138</u>

At 31 December 2022, the cash equivalents are deposits with term of from 14 days to 03 months with the amount of VND 70,860,846,761 at commercial banks at the interest rate of 0.2% / year to 6.0% / year.

4. FINANCIAL INVESTMENTS

a) Held to maturity investments

	31/12/2022		01/01/2022	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short-term investments				
- Term deposits	543,483,366,046	-	522,894,143,903	-
	<u>543,483,366,046</u>	<u>-</u>	<u>522,894,143,903</u>	<u>-</u>

At 31 December 2022, the term deposits are deposits with term of from 06 months to 12 months with the amount of VND 543,483,366,046 at commercial banks at the interest rate of 3.7% / year to 10.8% / year.

4. FINANCIAL INVESTMENTS

b) Equity investments in other entities

Stock Code	Original cost	31/12/2022			Rate of voting rights	01/01/2022			Rate of voting rights
		Fair value	Provision			Original cost	Fair value	Provision	
	VND		VND	%		VND		VND	%
Investments in joint ventures and associates	30,089,813,149	29,845,065,172	-			30,089,813,149	43,738,290,000	-	
- Danang Port Logistics., JSC	DNL	19,907,661,902	29,845,065,172	-	45.1%	19,907,661,902	43,738,290,000	-	45.10%
- Danang Port Tugboat., JSC		10,182,151,247	-	36.0%		10,182,151,247	-	-	36.00%
Investments in other entities	3,795,270,979	6,314,875,000	(1,216,000,000)			3,795,270,979	7,754,482,000	-	
- VIMC Logistics., JSC	VLG	2,000,000,000	3,216,000,000	(1,216,000,000)	1.41%	2,000,000,000	2,225,400,000	-	1.41%
- Vietnam Maritime Commercial Joint Stock Bank	MSB	1,795,270,979	3,098,875,000	-	0.016%	1,795,270,979	5,529,082,000	-	0.016%
		33,885,084,128	36,159,940,172	(1,216,000,000)		33,885,084,128	51,492,772,000	-	

The fair value of the investment in Danang Port Logistics Joint Stock Company and VIMC Logistics Joint Stock Company is determined by the average price of the last 30 trading days up to 31 December 2021 and 31 December 2022.

The fair value of the investment in Vietnam Maritime Commercial Joint Stock Bank is determined at the closing price on the Ho Chi Minh City Stock Exchange (HOSE).

The Company has not determined the fair value of the other financial investments since Vietnamese Accounting Standards and Vietnamese Corporate Accounting System has not had any detailed guidance on the determination of the fair value.

Affiliated Companies

Name of investee	Place of establishment and operation	Principal activities
- Danang Port Logistics., JSC	Da Nang	Transport services, storage, loading and unloading
- Danang Port Tugboat., JSC	Da Nang	Ship towing and support services

Other entities

Name of investee	Place of establishment and operation	Principal activities
- VIMC Logistics., JSC	Ha Noi	Logistics and trade services
- Vietnam Maritime Commercial Joint Stock Bank	Ha Noi	Credit services

5. SHORT-TERM TRADE RECEIVABLES

	31/12/2022		01/01/2022	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Related parties</i>				
- VIMC Shipping Company	1,863,655,974	-	369,398,818	-
- VOSA Corporation - Da Nang Branch	8,798,593	-	4,130,184	-
- Biendong Shipping Co., Ltd	2,520,000	-	-	-
- Danang Port Tugboat., JSC	19,017,600	-	-	-
	1,893,992,167	-	373,529,002	-
<i>Other</i>				
- SITC Vietnam Co., Ltd	7,520,960,278	-	7,154,794,965	-
- Cosco Shipping Lines (Vietnam) Co., Ltd	5,984,401,641	-	6,223,516,456	-
- Evergreen Shipping Agency (Vietnam) Co., Ltd	2,610,483,982	-	6,800,052,480	-
- MSC Vietnam Co., Ltd	5,411,000,276	-	4,568,857,837	-
- GLS Shipping., JSC	4,167,278,718	-	2,944,044,371	-
- Dana - Uc Steel., JSC	2,335,853,219	(2,335,853,219)	2,335,853,219	(2,335,853,219)
- SAFI Transport Agency., JSC - Da Nang Branch	5,156,863,714	-	154,817,614	-
- Cma-Cgm Sa C/O Cma-Cgm Viet Nam .,Jsc	3,138,341,300	-	2,606,879,858	-
- Donghong Logistics (Singapore) Pte, Ltd.	9,577,566,855	-	9,596,150,327	-
- Sealand Maersk Asia Pte. Ltd.	4,275,502,908	-	9,555,137,306	-
- Maersk A/S	19,050,696,910	-	10,363,363,910	-
- Wan Hai Lines Ltd	5,802,903,132	-	4,964,914,867	-
- Yang Ming Marine Transport Corporation	5,659,120,186	-	4,673,708,752	-
- Others	47,530,788,955	(902,886,282)	47,368,709,813	(750,659,286)
	128,221,762,074	(3,238,739,501)	119,310,801,775	(3,086,512,505)
	130,115,754,241	(3,238,739,501)	119,684,330,777	(3,086,512,505)

6. SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/12/2022		01/01/2022	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties				
- Maritime Project Management Unit-VIMC	890,486,162	-	1,329,743,850	-
	890,486,162	-	1,329,743,850	-
Other				
- UNICO VINA., JSC	-	-	28,505,180,253	-
- Huynh Thy Trading Services Co., Ltd	44,988,000,000	-	-	-
- Hanoi Water Project Construction.,JSC	5,109,773,365	-	-	-
- Others	6,033,150,103	(136,386,000)	6,025,567,650	(136,386,000)
	56,130,923,468	(136,386,000)	34,530,747,903	(136,386,000)
	57,021,409,630	(136,386,000)	35,860,491,753	(136,386,000)

7. OTHER SHORT-TERM RECEIVABLES

	31/12/2022		01/01/2022	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a.1) Details according to the content				
- Dividends and profits receivable	60,000,000	-	-	-
- Receivables from interest of deposit, loan	6,275,652,200	-	4,862,240,500	-
- Receivables from social	-	-	47,547,063	-
- Advances	114,040,000	-	285,000,000	-
- Other receivables	807,081,995	-	792,791,147	-
	7,256,774,195	-	5,987,578,710	-
a.2) Details according to the entity				
Others				
- Other entities	7,256,774,195	-	5,987,578,710	-
	7,256,774,195	-	5,987,578,710	-

8. DOUBTFUL DEBTS

	31/12/2022		01/01/2022	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
- Total value of receivables and debts that are overdue				
+ Dana - Uc Steel., JSC	2,335,853,219	-	2,335,853,219	-
+ Thien Y Transport Maritime Service Co.,Ltd	729,600,742	218,880,223	859,758,528	429,879,264
+ Others	639,934,858	111,383,095	549,841,022	92,675,000
	3,705,388,819	330,263,318	3,745,452,769	522,554,264

9. INVENTORIES

	31/12/2022		01/01/2022	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
- Raw material	22,456,024,634	-	19,662,935,750	-
- Tools, supplies	424,780,058	-	544,162,876	-
- Goods	757,466,909	-	989,298,892	-
	23,638,271,601	-	21,196,397,518	-

10. LONG-TERM ASSET IN PROGRESS

	31/12/2022	01/01/2022
	VND	VND
- Project of Logistics Center in Hoa Vang (*)	20,102,293,945	13,857,428,059
- Construction project of yard behind the wharf No.4 and No.5 (**)	54,380,522,311	2,136,052,248
- Others constructions in progress	3,323,370,884	3,440,864,103
	77,806,187,140	19,434,344,410

(*) According to Decision No. 4831/QĐ-UBND dated 10 June 2011, the People's Committee of Da Nang City gave Da Nang Port One Member Limited Liability Company (now converted to Da Nang Port Joint Stock Company) leased land to invest in building the Logistics Center, details are as follows:

- The land area is 200,000 m2 in Hoa Nhon and Hoa Son communes, Hoa Vang district, Da Nang city;
- The land lease term is 50 years from the date of signing;
- Purpose: To build a logistics center in accordance with the approved plan;
- Actual status of the project as of 31 December 2022: The company has been allocated land, completed site clearance and is preparing to invest in infrastructure construction. The project costs incurred include: Cost of land rental, cost of compensation for site clearance, cost of legal documents and some other costs;

(**) Details of the construction project of yards behind wharf No.4 and No.5 are as follows:

- Investor: Da Nang Port Joint Stock Company;
- Construction investment objective: Investing in the construction of the yard behind the bridge 4 aims to load and unload of goods between the pier and the yard and vice versa, improve the loading and unloading capacity of the equipment, wharf route, exploit container cargo in accordance with the planning and development orientation of the port.
- Investment scale include: Construction items: Embankment behind the bridge, embankment; Backfill... and new investment equipment: 04 ERTG cranes.
- Construction area: 59,884m2 in Tien Sa Wharf, Tho Quang Ward, Son Tra District, Da Nang City;
- Total expected investment: VND 373,637,772,000;
- Actual status of the project as of 31 December 2022: The project is in the process of implementing the construction, for the investment machinery and equipment, 04 ERTG cranes are currently in the purchasing stage. The project is expected to be completed in 2024.

Da Nang Port Joint Stock Company

26 Bach Dang Street, Thach Thang Ward, Hai Chau District, Da Nang City

Financial Statements

For the fiscal year ended as at 31 December 2022

11. TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation	Office equipment and furniture	Total (Adjusted)
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	1,139,893,147,540	861,785,818,943	95,837,039,097	14,027,294,024	2,111,543,299,604
- Purchase in the period	824,642,442	157,303,951,794	27,724,312,988	6,483,627,085	192,336,534,309
- Completed construction investment	30,825,236,708	-	-	-	30,825,236,708
- Liquidation, disposal	(401,930,027)	(10,495,883,949)	(385,000,000)	(91,090,909)	(11,373,904,885)
Ending balance of the period	1,171,141,096,663	1,008,593,886,788	123,176,352,085	20,419,830,200	2,323,331,165,736
Accumulated depreciation					
Beginning balance	639,034,603,228	615,514,981,807	50,240,577,556	6,691,202,121	1,311,481,364,712
- Depreciation in the period	33,699,173,484	48,998,000,862	12,716,498,518	3,075,837,757	98,489,510,621
- Liquidation, disposal	(401,930,027)	(10,495,883,949)	(385,000,000)	(91,090,909)	(11,373,904,885)
Ending balance of the period	672,331,846,685	654,017,098,720	62,572,076,074	9,675,948,969	1,398,596,970,448
Net carrying amount					
Beginning balance	500,858,544,312	246,270,837,136	45,596,461,541	7,336,091,903	800,061,934,892
Ending balance	498,809,249,978	354,576,788,068	60,604,276,011	10,743,881,231	924,734,195,288

In which:

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 286,962,560,565.
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 1,011,828,614,693.

12. INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Total
	VND	VND	VND
Historical cost			
Beginning balance	103,081,178,057	13,277,073,800	116,358,251,857
- Purchase in the period	-	704,610,000	704,610,000
Ending balance of the period	103,081,178,057	13,981,683,800	117,062,861,857
Accumulated amortization			
Beginning balance	-	4,928,014,628	4,928,014,628
- Amortization in the period	283,377,228	2,276,005,576	2,559,382,804
- Other increase (*)	3,104,961,260	-	3,104,961,260
Ending balance of the period	3,388,338,488	7,204,020,204	10,592,358,692
Net carrying amount			
Beginning balance	103,081,178,057	8,349,059,172	111,430,237,229
Ending balance	99,692,839,569	6,777,663,596	106,470,503,165

(*) On 15 September 2022, the Da Nang Land Registration Office signed a confirmation to adjust the long-term land use period to 50 years for land plot A1-5 on extended Bach Dang Street, belonging to the Han River Riverside Project in Thuan Phuoc Ward, Hai Chau District, Da Nang City, effective from 17 November 2011. Accordingly, the company has made a decision to depreciate the amount of VND 3,388,338,488, corresponding to the land use rights value of VND 14,168,861,500 since 2011.

(**) The land use right value includes:

- The indefinite land use right at 26 Bach Dang, Hai Chau District, Da Nang City with a total area of 1,011.1 m2 being used as the Company's office with the historical cost is VND 51,436,439,000;
- Indefinite land use right at 18 Tran Phu, Hai Chau District, Da Nang City with a total area of 1,388.9 m2, the historical cost is VND 35,686,324,570;
- Indefinite land use right at group 27, Thuan Phuoc Ward, Hai Chau District, Da Nang City with a total area of 116.4 m2, the historical cost is VND 1,789,552,987;
- Indefinite land use right at A1-5 extended Bach Dang Street, Hai Chau District, Da Nang City with a total area of 426.4 m2, the historical cost is VND 14,168,861,500,

In which:

- Carrying amount of intangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 51,436,439,000.
- Cost of fully amortized intangible fixed assets but still in use at the end of the period: VND 3,449,700,000.

13. PREPAID EXPENSES

	31/12/2022	01/01/2022 (Adjusted)
	VND	VND
a) Short-term prepaid expenses		
- Insurance costs	969,184,634	1,284,122,799
- Dispatched tools and supplies	949,520,560	864,968,081
- Others	230,594,235	215,976,297
	2,149,299,429	2,365,067,177
b) Long-term prepaid expenses		
- Dispatched tools and supplies	322,955,801	949,523,743
- Major repair for fixed assets	22,058,613,360	15,515,462,178
- Others	411,697,653	547,706,314
	22,793,266,814	17,012,692,235

14. BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2022		During the year		31/12/2022	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
- Da Nang City Development Investment Fund (*)	16,000,000,000	16,000,000,000	16,000,000,000	16,000,000,000	16,000,000,000	16,000,000,000
- Vietnam Development Bank - Da Nang Branch (**)	12,106,022,876	12,106,022,876	10,592,845,045	12,106,022,876	10,592,845,045	10,592,845,045
	28,106,022,876	28,106,022,876	26,592,845,045	28,106,022,876	26,592,845,045	26,592,845,045
b) Long-term borrowings						
- Da Nang City Development Investment Fund (*)	140,000,000,000	140,000,000,000	138,166,263,784	20,380,172,639	257,786,091,145	257,786,091,145
- Vietnam Development Bank - Da Nang Branch (**)	24,212,045,752	24,212,045,752	-	13,619,200,707	10,592,845,045	10,592,845,045
	164,212,045,752	164,212,045,752	138,166,263,784	33,999,373,346	268,378,936,190	268,378,936,190
Amount due for settlement within 12 months	(28,106,022,876)	(28,106,022,876)	(26,592,845,045)	(28,106,022,876)	(26,592,845,045)	(26,592,845,045)
Amount due for settlement after 12 months	136,106,022,876	136,106,022,876			241,786,091,145	241,786,091,145

Detailed information on Long-term borrowings:

Loans from banks and other credit institutions are secured by mortgage contracts with the lenders and have been fully registered for collateral transactions.

(*) Borrowing loan from Da Nang City Development Investment Fund as follow:

- The Credit Agreement No. 06/2017/HDTD dated 21 July 2017
- + Borrowing object: Invest in construction and equipment for the project on Tien Sa Port upgrading and expansion (phase II);
- + The loan term: 13 years, grace period: 2 years;
- + Interest rate: 6.5% per year (The Appendix No.01 dated 07 July 2021);

- + Type of loan security: Mortgaging assets under the Mortgage Agreement No. 24/2017/HDTC dated 07 November 2017 and the Appendix dated 11 January 2022 ;
- + Principal loan balance as at 31 December 2022 is: VND 124,000,000,000, Long-term debt due is: VND 16,000,000,000.
- *The Credit Agreement No. 01/2022/HDTD dated 19 January 2022*
- + Borrowing object: Pay for the construction and equipment expenses of the investment project for building the yard behind the wharf No.4 and No.5 in Tien Sa Port;
- + The loan term: 10 years, grace period: 2 years;
- + Interest rate: 6.5% per year;
- + Type of loan security: Mortgaging assets under the Mortgage Agreement No. 03/2022/HDTC dated 11 January 2022;
- + Principal loan balance as at 31 December 2022 is: VND 79,386,091,145.
- *The Credit Agreement No. 18/2022/HDTD dated 26 December 2022*
- + Borrowing object: Pay for the investment cost of the project to install 4 ERTG cranes at Tien Sa Port;
- + The loan term: 120 months, grace period: 18 months;
- + Interest rate: 6.5% per year;
- + Type of loan security: Mortgaging assets under the Mortgage Agreement No. 45/2022/HDTC dated 29 December 2022;
- + Principal loan balance as at 31 December 2022 is: VND 54,400,000,000.
- (**) Borrowing loan from Vietnam Development Bank - Da Nang Branch under the Credit Agreement for foreign loans No. 67/HDTDNN dated 24 September 2002 as follows:
- + Borrowing object: using for the Tien Sa Port Expansion project in the 1999-2004 period;
- + The loan term: 20 years, grace period: 5 years;
- + Interest rate: 2% per year;
- + Type of loan security: unsecured.
- + Principal loan balance as at 31 December 2022 is: JPY 60,022,920 equal to VND 10,592,845,045, Long-term debt due is: VND 10,592,845,045.

15. SHORT-TERM TRADE PAYABLES

	31/12/2022		01/01/2022	
	Value	Amount can be paid	Value	Amount can be
	VND	VND	VND	VND
<i>Related parties</i>				
- Danang Port Logistics., JSC	7,261,800,166	7,261,800,166	7,357,563,914	7,357,563,914
- Danang Port Tugboat., JSC	9,581,359,027	9,581,359,027	5,124,021,377	5,124,021,377
	16,843,159,193	16,843,159,193	12,481,585,291	12,481,585,291
<i>Other</i>				
- Danang Port Construction and Trading., JSC	2,111,543,475	2,111,543,475	4,614,272,808	4,614,272,808
- Navaco Co., Ltd	2,502,061,676	2,502,061,676	4,500,144,398	4,500,144,398
- Tan Nang International Co., Ltd	-	-	1,059,520,000	1,059,520,000
- Samco Vina., JSC	258,055,200	258,055,200	4,124,034,200	4,124,034,200
- Sadaco Service and Transport Co., Ltd	850,510,518	850,510,518	2,146,122,834	2,146,122,834
- Unico Vina., JSC	25,974,106,810	25,974,106,810	-	-
- Trang Huyen Nguyen One Member Co., Ltd	4,209,000,000	4,209,000,000	-	-
- Tinh Phuoc., JSC	2,721,578,034	2,721,578,034	-	-
- Minh Hang Co., Ltd	4,359,858,000	4,359,858,000	-	-
- Others	19,141,215,672	19,141,215,672	10,899,805,970	10,899,805,970
	62,127,929,385	62,127,929,385	27,343,900,210	27,343,900,210
	78,971,088,578	78,971,088,578	39,825,485,501	39,825,485,501

16. TAX AND PAYABLES FROM STATE BUDGET

	Tax payable at the beginning of period	Tax payable in the period	Tax paid in the period	Tax payable at the end of the period
	VND	VND	VND	VND
- Corporate income tax	10,512,992,662	67,281,410,425	46,102,613,532	31,691,789,555
- Personal income tax	3,595,178,499	14,646,077,634	17,792,679,268	448,576,865
- Land tax and land rental	-	29,118,887,778	27,918,487,498	1,200,400,280
- Business license tax	-	4,000,000	4,000,000	-
	14,108,171,161	111,050,375,837	91,817,780,298	33,340,766,700

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Financial Statements could be changed at a later date upon final determination by the tax authorities.

17. SHORT-TERM ACCRUED EXPENSES

	31/12/2022	01/01/2022
	VND	VND
- Interest expense	1,221,871,725	1,104,833,105
- Container forklift rental expenses	1,845,745,771	579,039,000
	<u><u>3,067,617,496</u></u>	<u><u>1,683,872,105</u></u>

18. OTHER SHORT-TERM PAYABLES

	31/12/2022	01/01/2022
	VND	VND
- Trade union fee	847,447,896	694,328,059
- Health insurance	-	2,377,129
- Unemployment insurance	-	1,556,820
- Dividend, profit payables	277,082	277,082
- Others	1,669,840,357	784,652,569
	<u><u>2,517,565,335</u></u>	<u><u>1,483,191,659</u></u>

19. SHORT-TERM PROVISION FOR PAYABLES

	31/12/2022	01/01/2022
	VND	VND
- Other provision for payables (Unemployment benefits expenses)	2,256,912,500	-
	<u><u>2,256,912,500</u></u>	<u><u>-</u></u>

20. OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Development and investment funds	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of previous period	990,000,000,000	(215,000,000)	206,564,982,414	209,382,098,769	1,405,732,081,183
Profit for previous period	-	-	-	242,696,495,191	242,696,495,191
Profit distribution	-	-	-	(165,880,567,900)	(165,880,567,900)
Ending balance of previous period	<u>990,000,000,000</u>	<u>(215,000,000)</u>	<u>206,564,982,414</u>	<u>286,198,026,060</u>	<u>1,482,548,008,474</u>
Beginning balance of current period	990,000,000,000	(215,000,000)	206,564,982,414	286,198,026,060	1,482,548,008,474
Profit for this period	-	-	-	271,754,310,520	271,754,310,520
Profit distribution	-	-	59,589,205,098	(227,755,750,730)	(168,166,545,632)
Ending balance of this period	<u>990,000,000,000</u>	<u>(215,000,000)</u>	<u>266,154,187,512</u>	<u>330,196,585,850</u>	<u>1,586,135,773,362</u>

According to the Resolution No 52/NQ-DHDCD dated 19 April 2022 issued by General Meeting of shareholders, the Company announced its profit distribution as follows:

	Rate (%)	Amount VND
Retained earnings accumulated till the end of the previous year		43,501,530,869
Net profit after tax according to Resolution of the General Meeting of Shareholders		238,356,820,393
Net profit after tax have been adjusted according to the State Audit Report (*)		242,696,495,191
Development investment funds	24.55%	59,589,205,098
Bonus and welfare fund	7.86%	19,068,545,632
Bonus for the Board of Directors	0.25%	598,000,000
Dividend payment (15% Charter capital)	61.19%	148,500,000,000
Retained profit		58,442,275,330

(*) Based on the State Audit Report No. 1205/TB-KTNN dated 30 December 2022, the profit after corporate income tax have been retroactively increased by VND 4,339,574,798.

b) Details of Contributed capital

	31/12/2022 VND	Rate (%)	01/01/2022 VND	Rate (%)
Vietnam Maritime Corporation	742,500,000,000	75.00%	742,500,000,000	75.00%
Wan Hai Lines (Singapore) PTE LTD	200,806,000,000	20.28%	200,806,000,000	20.28%
Others	46,694,000,000	4.72%	46,694,000,000	4.72%
	990,000,000,000	100%	990,000,000,000	100%

c) Capital transactions with owners and distribution of dividends and profits

	Year 2022 VND	Year 2021 VND
Owner's contributed capital		
- At the beginning of period	990,000,000,000	990,000,000,000
- At the ending of period	990,000,000,000	990,000,000,000
Distributed dividends and profit		
- Dividend payable at the beginning of the year	277,082	277,082
- Dividend payable in the period	148,500,000,000	148,500,000,000
+ Dividend payable from last year's profit	148,500,000,000	148,500,000,000
- Dividend paid in cash in the period	(148,500,000,000)	(148,500,000,000)
+ Dividend paid from last year's profit	(148,500,000,000)	(148,500,000,000)
- Dividend payable at the end of the period	277,082	277,082

d) Share

	31/12/2022 VND	01/01/2022 VND
Quantity of Authorized issuing shares	99,000,000	99,000,000
Quantity of issued shares and full capital contribution	99,000,000	99,000,000
- Common shares	99,000,000	99,000,000
Quantity of outstanding shares in circulation	99,000,000	99,000,000
- Common shares	99,000,000	99,000,000
Par value per share (VND)	10,000	10,000

e) Company's reserves

	31/12/2022	01/01/2022
	VND	VND
- Development and investment funds	266,154,187,512	206,564,982,414
	<u>266,154,187,512</u>	<u>206,564,982,414</u>

21. OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

- The Company signed a land lease contract No. 417/HD-TD on 7 August 2007 with the People's Committee of Da Nang in Tho Quang Ward, Ngu Hanh Son District, Da Nang City with the purpose of exploiting seaport services. The area of the leased land is 176,145 m², the land lease term is 50 years from 13 April 2007. Under this contract, the Company must pay annual rental fees until the contract's maturity date according to current State regulations.

- On 9 May 2016, the People's Committee of Da Nang City issued Decision No. 2798/QD-UBND on leasing land to Da Nang Port Joint Stock Company, to invest in upgrading and expanding Tien Sa Port phase II at Tho Quang Ward, Son Tra District. According to this decision, the Company leased 85,674 m² of leased land to invest in the construction and expansion of Tien Sa Port - phase II. The land lease period is from the date of signing the decision to year 2057, the Company must pay annual fees until the contract maturity date according to the State's current regulations.

- The People's Committee of Da Nang City issued Decision No. 4831/QD-UBND dated 10 June 2011 on leasing land for Da Nang Port Company Limited, currently named Da Nang Port Joint Stock Company, for investing to build a logistics center. The land has an area of 200,000 m² in Hoa Nhon commune and Hoa Son Commune, Hoa Vang District, Da Nang City. Lease term is 50 years from the date of signing. The Company must pay land rent fees in accordance with regulations of the State.

b) Foreign currencies

	31/12/2022	01/01/2022
- USD	497,345.65	585,752.77
- JPY	44,000.00	44,000.00

22. TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Year 2022	Year 2021
	VND	VND
Revenue from sale of goods	23,489,565,880	16,061,983,651
Revenue from rendering of services	1,172,885,442,762	1,062,826,901,859
	<u>1,196,375,008,642</u>	<u>1,078,888,885,510</u>
In which: Revenue from related parties (Detailed in Note No.37)	<u>30,646,965,628</u>	<u>25,527,817,853</u>

23. COSTS OF GOODS SOLD AND SERVICES RENDERED

	Year 2022	Year 2021
	VND	(Adjusted) VND
Cost of goods sold	23,030,765,182	15,339,336,180
Cost of services rendered	711,366,441,077	675,631,429,175
	<u>734,397,206,259</u>	<u>690,970,765,355</u>
In which: Cost of goods sold to related parties (Detailed in Note No.37)	<u>139,428,161,576</u>	<u>144,502,413,949</u>

24. FINANCIAL INCOME

	Year 2022	Year 2021
	VND	VND
Interest income	25,396,674,174	21,358,907,846
Gain from disposal of financial investments	-	176,453,979
Dividends or profits received	6,242,886,000	6,242,886,000
Realised exchange gain	7,367,693,264	3,974,239,411
Unrealised exchange gain	1,352,163,747	256,477,834
	40,359,417,185	32,008,965,070
In which: Financial income from related parties	6,182,886,000	6,182,886,000

25. FINANCIAL EXPENSES

	Year 2022	Year 2021
	VND	VND
Interest expenses	8,926,819,457	10,121,190,775
Realised exchange loss	3,124,327,023	1,047,005,704
Provision for diminution in value of trading securities and impairment loss from investment	1,216,000,000	(1,238,666,000)
	13,267,146,480	9,929,530,479

26. SELLING EXPENSES

	Year 2022	Year 2021
	VND	VND
Labour expenses	123,717,362	247,728,926
Other expenses in cash	16,963,324,225	9,406,818,880
	17,087,041,587	9,654,547,806

27. GENERAL AND ADMINISTRATIVE EXPENSES

	Year 2022	Year 2021
	VND	VND
Raw materials	1,907,540,390	2,227,749,899
Labour expenses	65,951,494,176	52,078,156,199
Depreciation expenses	6,377,003,016	2,103,325,386
Provision expenses/ Reversal of provision expenses	152,226,996	1,378,397,400
Tax, Charge, Fee	527,724,171	558,515,877
Expenses of outsourcing services	1,227,442,949	595,625,188
Other expenses in cash	58,587,698,678	32,693,683,891
	134,731,130,376	91,635,453,840

28. OTHER INCOME

	Year 2022	Year 2021
	VND	VND
Gain from liquidation, disposal of fixed assets	1,082,972,030	1,096,505,336
Others	471,298,114	369,954,499
	1,554,270,144	1,466,459,835

29. OTHER EXPENSES

	Year 2022	Year 2021
	VND	VND
Support Covid vaccine fund	-	8,000,000,000
Fines	221,832,824	77,812,639
	221,832,824	8,077,812,639

30. CURRENT CORPORATE INCOME TAX EXPENSES

	Year 2022	Year 2021
	VND	VND
Total profit before tax	338,584,338,445	302,096,200,296
Increase	4,065,599,679	1,145,211,229
- Ineligible expenses	3,145,295,649	677,812,639
- Unrealized loss on foreign exchanges revaluation	920,304,030	467,398,590
Decrease	(6,242,886,000)	(6,242,886,000)
- Dividend payment	(6,242,886,000)	(6,242,886,000)
Taxable income	336,407,052,124	296,998,525,525
Current corporate income tax expense (tax rate 20%)	67,281,410,425	59,399,705,105
Tax payable at the beginning of period	10,512,992,662	10,745,493,557
Tax paid in the period	(46,102,613,532)	(59,632,206,000)
Corporate income tax payable at the end of the period	31,691,789,555	10,512,992,662

31. DEFERRED INCOME TAX

a) Deferred income tax assets

	31/12/2022	01/01/2022
	VND	VND
- Corporate income tax rate used to determine deferred income tax assets	20%	20%
- Deferred income tax assets related to deductible temporary differences	1,566,598,660	1,115,216,160
Deferred income tax assets	1,566,598,660	1,115,216,160

b) Deferred corporate income tax expense

	Year 2022	Year 2021
	VND	VND
Deferred CIT expense relating to taxable temporary difference	(451,382,500)	-
	(451,382,500)	-

32. BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Company are calculated as follows:

	Year 2022	Year 2021
	VND	VND
Net profit after tax	271,754,310,520	242,696,495,191
Profit distributed to common shares	271,754,310,520	242,696,495,191
Average number of outstanding common shares in circulation in the year	99,000,000	99,000,000
Basic earnings per share	2,745	2,451

The Company has not planned to make any distribution to Bonus and welfare fund, bonus for the Board of General Directors from the net profit after tax at the date of preparing Financial Statements.

As at 31 December 2022, the Company does not have shares with dilutive potential for earnings per share.

33. BUSINESS AND PRODUCTIONS COST BY ITEMS

	Year 2022	Year 2021 (Adjusted)
	VND	VND
Raw materials	53,346,977,711	44,395,306,487
Labour expenses	261,775,340,377	251,035,457,323
Depreciation expenses	104,153,854,685	114,798,313,402
Expenses of outsourcing services	274,445,534,016	255,911,423,379
Other expenses in cash	192,493,671,433	126,120,266,410
	886,215,378,222	792,260,767,001

34. FINANCIAL INSTRUMENTS

Financial risk management

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

Market risk

The Company's business operations will bear the risks of changes in prices, exchange rates and interest rates.

Price Risk

The Company bears price risk of equity instruments from short-term and long-term investments in securities due to the uncertainty of future prices of the securities. As regards, long-term securities held for long-term strategies, at the end of the year, the Company has no plan to sell these investments.

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/12/2022				
Long term investments	-	-	2,579,270,979	2,579,270,979
	-	-	2,579,270,979	2,579,270,979
As at 01/01/2022				
Long term investments	-	-	3,795,270,979	3,795,270,979
	-	-	3,795,270,979	3,795,270,979

Exchange rate risk

The Company bears the risk of exchange rate due to the fluctuation in fair value of future cash flows of a financial instrument in line with changes in exchange rates if loans, revenues and expenses of the Company are denominated in foreign currencies other than VND.

Interest rate risk

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit Risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/12/2022				
Cash and cash equivalents	102,419,639,607	-	-	102,419,639,607
Trade and other receivables	133,997,402,935	-	-	133,997,402,935
Loans	543,483,366,046	-	-	543,483,366,046
	779,900,408,588	-	-	779,900,408,588
As at 01/01/2022				
Cash and cash equivalents	87,330,813,138	-	-	87,330,813,138
Trade and other receivables	122,449,010,982	-	-	122,449,010,982
Loans	522,894,143,903	-	-	522,894,143,903
	732,673,968,023	-	-	732,673,968,023

Liquidity Risk

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/12/2022				
Borrowings and debts	26,592,845,045	241,786,091,145	-	268,378,936,190
Trade and other payables	81,488,653,913	-	-	81,488,653,913
Accrued expenses	3,067,617,496	-	-	3,067,617,496
	111,149,116,454	241,786,091,145	-	352,935,207,599
As at 01/01/2022				
Borrowings and debts	28,106,022,876	20,106,022,876	116,000,000,000	164,212,045,752
Trade and other payables	41,308,677,160	-	-	41,308,677,160
Accrued expenses	1,683,872,105	-	-	1,683,872,105
	71,098,572,141	20,106,022,876	116,000,000,000	207,204,595,017

The Company believes that risk level of loan repayment is low (or controllable). The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

35. ADDITIONAL INFORMATION FOR THE ITEMS OF THE STATEMENT OF CASH FLOWS

	Year 2022	Year 2021
	VND	VND
a) Proceeds from borrowings during the period		
Proceeds from ordinary contracts	138,166,263,784	138,166,263,784
b) Actual repayments on principal during the period		
Repayment on principal from ordinary contracts	31,726,905,568	25,464,305,289

36. SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Financial Statements.

37. TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

<u>Related parties</u>	<u>Relation</u>
Vietnam Maritime Corporation	Parent company
Danang Port Logistics Joint Stock Company	Associated company
Danang Port Tugboat Joint Stock Company	Associated company
Bien Dong Shipping Company Limited	The same Parent Company
Branch of Vietnam Ocean Shipping Agency - Danang Shipping Agency	The same Parent Company
Maritime Project Management Unit-VIMC	Dependent entity of the Parent Company
VIMC Shipping Company	Dependent entity of the Parent Company
Vietnam Maritime Development Joint Stock Company - Ha Noi Branch	The same Parent Company
Quy Nhon Port Joint Stock Company	The same Parent Company

Da Nang Port Joint Stock Company

26 Bach Dang Street, Thach Thang Ward, Hai Chau
District, Da Nang City

Financial Statements

For the fiscal year ended as at 31 December 2022

Besides the information presented to related parties above, the company also had the following transactions with related parties during the period:

	Year 2022	Year 2021
	VND	VND
Sales of goods and provisions of services	30,646,965,628	25,527,817,853
- Danang Port Logistics Joint Stock Company	8,515,525,355	3,706,093,341
- Danang Port Tugboat Joint Stock Company	5,920,944,018	6,940,641,984
- VIMC Shipping Company	9,081,453,135	9,693,252,471
- Branch of Vietnam Ocean Shipping Agency - Danang Shipping Agency	6,442,757,120	5,168,025,057
- Bien Dong Shipping Company Limited	10,290,000	19,805,000
- Quy Nhon Port Joint Stock Company	675,996,000	-
- Vietnam Maritime Development Joint Stock Company - Ha Noi Branch	10,200,000	-
Purchase of goods and services	139,428,161,576	144,502,413,949
- Danang Port Logistics Joint Stock Company	75,055,935,765	79,041,186,559
- Danang Port Tugboat Joint Stock Company	64,372,225,811	65,461,227,390
- Vietnam Maritime Corporation	25,200,000	-
- Maritime Project Management Unit-VIMC	1,355,733,600	-
Dividends received	6,182,886,000	6,182,886,000
- Danang Port Logistics Joint Stock Company	2,915,886,000	2,915,886,000
- Danang Port Tugboat Joint Stock Company	3,267,000,000	3,267,000,000
Dividends payable	111,375,000,000	111,375,000,000
- Vietnam Maritime Corporation	111,375,000,000	111,375,000,000

Transactions with other related parties:

	Position	Year 2022	Year 2021
		VND	VND
Remuneration to the General Director			
- Mr. Nguyen Dinh Chung	Chairman	120,000,000	54,383,333
- Mr. Tran Le Tuan	General Director	1,470,613,236	1,447,802,156
- Mr. Duong Duc Xuan	Vice General Director	1,075,144,219	1,019,597,286
- Mr. Le Quang Duc	Vice General Director	1,083,512,657	1,098,865,638
- Mr. Phan Bao Loc	Member of Board of Management	998,840,844	923,603,058
- Mr. Vu Quyet Thang	Member of Board of Management	32,000,000	78,000,000
- Mr. Chen Yung Chan	Member of Board of Management	96,000,000	78,000,000
- Mr. To Minh Thuy	Member of Board of Management	96,000,000	54,383,333
- Mrs. Hoang Ngoc Bich	Member of Board of Management	96,000,000	54,383,333
- Mr. Nguyen Hoai An	Member of Board of Management	64,000,000	-
- Mr. Nguyen Quang Dung	Member of Board of Management	-	23,616,667
- Mrs. Nguyen Thi Yen	Member of Board of Management	-	23,616,667

	Position	Year 2022 VND	Year 2021 VND
- Mrs. Phan Thi Nhi Ha	Head of Board of Supervision	96,000,000	78,000,000
- Mrs. Tran Thi Kieu Oanh	Member of Board of Supervision	60,000,000	54,000,000
- Mr. Nguyen Quang Phat	Member of Board of Supervision	707,266,327	649,128,538

Except for the transactions with related party as mentioned above, other related parties have no transaction during the period and no closing balance as at the balance sheet date with the Company.

38. COMPARATIVE FIGURES

The comparative figures are figures in the Financial Statements for the fiscal year ended as at 31 December 2021 which were audited by AASC Auditing Firm Company Limited.

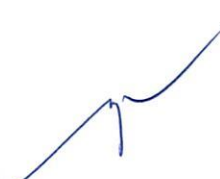
The Board of General Directors has decided to adjust retroactively certain indicators in the Financial Statement for the fiscal year ended as at 31 December 2021 based on the State Audit's Announcement No. 1205/TB-KTNN dated 30 December 2022. Accordingly, some indicators in the Financial Statement for the fiscal year ended as at 31 December 2021 are adjusted as follows:

The details of the adjustment reasons are as follows:

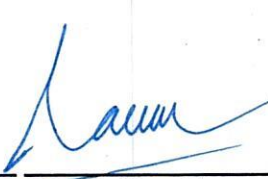
- (1) Increase in assets, increase in depreciation due to some repaired facilities meeting the criteria for recognizing as assets
- (2) Decrease in depreciation of some assets due to incorrect allocation according to the regulations stated in Circular 45/2013/TT-BTC
- (3) Long-term prepaid expenses increase due to inconsistent allocation of asset repair expenses
- (4) Tax and other payables to state budget and after-tax profits increase due to changes in expenses
- (5) Undistributed after-tax profit increase due to the above adjustment reasons
- (6) Indicators: Cost of goods sold and services rendered, corporate income tax expenses changed due to the impact of the above-mentioned issues
- (7) The indicators in Statement of Cash Flow include: Depreciation and amortization of fixed assets and investment properties, increase or decrease in prepaid expenses, purchase or construction of fixed assets and other long-term assets increase/decrease due to the impact of the above-mentioned issues

	Code	Figures in the Financial Statements of previous year	Adjusted figures	Difference
		VND	VND	VND
a) Statement of Financial position				
(1) Tangible fixed assets	221	797,465,091,900	800,061,934,892	2,596,842,992
- Historical costs	222	2,109,873,121,423	2,111,543,299,604	1,670,178,181
- Accumulated depreciation	223	(1,312,408,029,523)	(1,311,481,364,712)	(926,664,811)
(2) Long-term prepaid expenses	261	14,154,758,868	17,012,692,235	2,857,933,367
(3) Tax and other payables to state budget	313	12,993,069,600	14,108,171,161	1,115,101,561
(4) Undistributed after-tax profit	421	281,858,351,262	286,198,026,060	4,339,674,798
b) Statement of Income				
(5) Cost of goods sold and services rendered	11	696,425,541,714	690,970,765,355	(5,454,776,359)
(6) Current corporate income tax expenses	51	58,284,603,544	59,399,705,105	1,115,101,561


	Code	Figures in the Financial Statements of previous year	Adjusted figures	Difference
		VND	VND	VND
c) Statement of cash flows				
(7) Depreciation and amortization of fixed assets and investment properties	02	115,724,978,213	114,798,313,402	(926,664,811)
(8) Increase or decrease in prepaid expenses	12	(1,346,914,266)	(4,204,847,633)	(2,857,933,367)
(9) Purchase or construction of fixed assets and other long-term assets	21	(84,322,480,820)	(85,992,659,001)	(1,670,178,181)


Ngo Quoc Van
 Preparer

Da Nang, 23 February 2023


Nguyen Ngoc Tam
 Head of Finance and Accounting
 Department




Tran Le Tuan
 General Director

