

# **Mobile World Investment Corporation**

Interim separate financial statements

For the nine-month period ended 30 September 2024



# Mobile World Investment Corporation

## CONTENTS

	<i>Pages</i>
General information	1
Report of management	2
Interim separate balance sheet	3 - 4
Interim separate income statement	5
Interim separate cash flow statement	6 - 7
Notes to the interim separate financial statements	8 - 23

# Mobile World Investment Corporation

## GENERAL INFORMATION

### THE COMPANY

Mobile World Investment Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate (“ERC”) No. 0306731335 issued by the Department of Planning and Investment (the “DPI”) of Binh Duong Province on 16 January 2009, and the latest amended 32<sup>nd</sup> ERC dated on 17 May 2024.

The Company’s shares were listed on the Ho Chi Minh City Stock Exchange (“HOSE”) with code “MWG” in accordance with the Decision No. 253/QĐ-SGDHCM issued by the HOSE on 7 July 2014.

The current principal activity of the Company is to manage investments in subsidiaries.

The Company’s head office is located at No. 222, Yersin Street, Phu Cuong Ward, Thu Dau Mot City, Binh Duong Province, Vietnam and operating office is located at MWG Tower, Lot T2-1.2, D1 Street, Saigon Hi-tech Park, Thu Duc City, Ho Chi Minh City, Vietnam.

### BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr Nguyen Duc Tai	Chairman
Mr Tran Huy Thanh Tung	Executive member
Mr Dang Minh Luom	Executive member
Mr Doan Van Hieu Em	Executive member
Mr Thomas Lanyi	Non-executive member
Mr Robert Willett	Non-executive member
Mr Dao The Vinh	Independence member
Mr Nguyen Tien Trung	Independence member
Mr Do Tien Si	Independence member

### BOARD OF AUDIT COMMITTEE

Members of the Board of Audit committee during the period and at the date of this report are:

Mr Nguyen Tien Trung	Chairman
Mr Dao The Vinh	Member

### MANAGEMENT

Members of the Management during the period and at the date of this report are:

Mr Tran Huy Thanh Tung	General Director
Mr Vu Dang Linh	Finance Director

### LEGAL REPRESENTATIVE

Legal representative during the period and at the date of this report is Mr Tran Huy Thanh Tung.

### AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited.



# Mobile World Investment Corporation

## REPORT OF MANAGEMENT

Management of Mobile World Investment Corporation (“the Company”) is pleased to present its report and the interim separate financial statements of the Company for the nine-month period ended 30 September 2024.

### MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

Management is responsible for the interim separate financial statements of the Company which give a true and fair view of the interim separate financial position of the Company and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim separate financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim separate financial statements; and
- ▶ prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

### STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 30 September 2024 and of the interim separate results of its operations and its interim separate cash flows for the nine-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries (“the Group”) for the nine-month period ended 30 September 2024 dated 30 October 2024.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiaries.

For and on behalf of management:



Tran Huy Thanh Tung  
General Director

Binh Duong Province, Vietnam

30 October 2024



INTERIM SEPARATE BALANCE SHEET  
as at 30 September 2024


VND


Code	ASSETS	Notes	30 September 2024	31 December 2023
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>4,165,611,355,549</b>	<b>2,440,488,766,880</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>4</b>	<b>2,789,452,924</b>	<b>286,884,379,540</b>
111	1. Cash		2,789,452,924	286,884,379,540
<b>120</b>	<b>II. Short-term investments</b>		<b>3,493,877,771,605</b>	<b>1,765,500,000,000</b>
123	1. Held-to-maturity investments	5	3,493,877,771,605	1,765,500,000,000
<b>130</b>	<b>III. Current accounts receivables</b>		<b>664,862,091,486</b>	<b>383,704,870,270</b>
135	1. Short-term loan receivables	6	577,000,000,000	300,000,000,000
136	2. Other short-term receivables	7	87,862,091,486	83,704,870,270
<b>150</b>	<b>IV. Other current assets</b>		<b>4,082,039,534</b>	<b>4,399,517,070</b>
151	1. Short-term prepaid expenses		38,485,009	355,649,995
153	2. Tax and other receivables from the State	10	4,043,554,525	4,043,867,075
<b>200</b>	<b>B. NON-CURRENT ASSET</b>		<b>20,387,251,369,801</b>	<b>22,013,726,111,979</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>279,026,000,000</b>	<b>1,889,450,000,000</b>
215	1. Long-term loan receivable	6	279,026,000,000	1,889,450,000,000
<b>250</b>	<b>II. Long-term investment</b>		<b>20,088,607,796,059</b>	<b>20,088,607,796,059</b>
251	1. Investments in subsidiaries	9.1	20,236,757,111,707	20,236,757,111,707
254	2. Provision for diminution in value of long-term investment	9.1	(148,149,315,648)	(148,149,315,648)
<b>260</b>	<b>III. Other long-term assets</b>		<b>19,617,573,742</b>	<b>35,668,315,920</b>
261	1. Long-term prepaid expenses	8	19,617,573,742	35,668,315,920
<b>270</b>	<b>TOTAL ASSETS</b>		<b>24,552,862,725,350</b>	<b>24,454,214,878,859</b>


INTERIM SEPARATE BALANCE SHEET (continued)  
as at 30 September 2024

VND

Code	RESOURCES	Notes	30 September 2024	31 December 2023
<b>300</b>	<b>C. LIABILITIES</b>		<b>6,240,403,180,811</b>	<b>6,396,669,850,014</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>88,528,180,811</b>	<b>411,419,850,014</b>
315	1. Short-term accrued expenses	11	86,979,526,934	109,825,232,137
319	2. Other short-term payables	12	1,548,653,877	1,594,617,877
320	3. Short-term loans		-	300,000,000,000
<b>330</b>	<b>II. Non-current liabilities</b>		<b>6,151,875,000,000</b>	<b>5,985,250,000,000</b>
338	1. Long-term loans	13	6,151,875,000,000	5,985,250,000,000
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>18,312,459,544,539</b>	<b>18,057,545,028,845</b>
<b>410</b>	<b>I. Capital</b>	<b>14.1</b>	<b>18,312,459,544,539</b>	<b>18,057,545,028,845</b>
411	1. Share capital		14,622,441,770,000	14,633,767,160,000
411a	- Shares with voting rights		14,622,441,770,000	14,633,767,160,000
412	2. Share premium		522,021,325,200	522,021,325,200
415	3. Treasury shares		(3,287,890,000)	(9,783,280,000)
421	4. Undistributed earnings		3,171,284,339,339	2,911,539,823,645
421a	- Undistributed earnings by the end of prior year		2,180,582,129,645	3,026,110,399,553
421b	- Undistributed earnings (loss) of current period		990,702,209,694	(114,570,575,908)
<b>440</b>	<b>TOTAL OWNERS' EQUITY</b>		<b>24,552,862,725,350</b>	<b>24,454,214,878,859</b>

  
Ly Tran Kim Ngan  
Preparer

  
Vu Dang Linh  
Finance Director

  
Tran Huy Thanh Tung  
General Director

Binh Duong Province, Vietnam

30 October 2024



# Mobile World Investment Corporation

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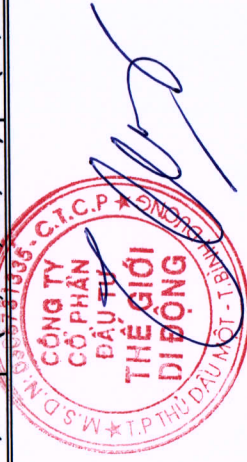
## INTERIM SEPARATE INCOME STATEMENT For the nine-month period ended 30 September 2024


VND

ITEMS	Code	Note	30 September 2024		30 September 2023	
			3-months period ended VND	9-months period ended VND	3-months period ended VND	9-months period ended VND
1. Finance income	21	15	289,613,223,633	1,534,800,282,324	99,418,913,760	325,605,630,183
2. Finance expenses	22	16	(151,178,178,486)	(524,011,392,051)	(179,094,086,081)	(386,116,782,436)
- In which: Interest expense	23		(125,065,451,102)	(340,217,519,891)	(173,566,013,696)	(369,887,929,829)
3. General and administrative expenses	26	17	(6,194,035,774)	(20,086,680,579)	(881,181,979)	(13,087,960,166)
4. Operating profit	30		132,241,009,373	990,702,209,694	(80,556,354,300)	(73,599,112,419)
5. Accounting profit before tax	50		132,241,009,373	990,702,209,694	(80,556,354,300)	(73,599,112,419)
6. Current corporate income tax expense	51	18.1	-	-	-	-
7. Net profit after tax	60		132,241,009,373	990,702,209,694	(80,556,354,300)	(73,599,112,419)

  
Ly Tran Kim Ngan  
Preparer

  
Vu Dang Linh  
Finance Director



  
Tran Huy Thanh Tung  
General Director

Vu Dang Linh  
Finance Director

Binh Duong Province, Vietnam

30 October 2024



INTERIM SEPARATE CASH FLOW STATEMENT  
For the nine-month period ended 30 September 2024

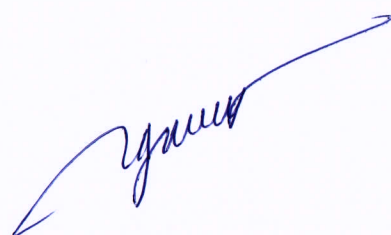
VND

Code	ITEMS	Notes	For the nine-month period ended 30 September 2024	For the nine-month period ended 30 September 2023
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>		<b>990,702,209,694</b>	<b>(73,599,112,419)</b>
01	<b>Accounting profit before tax</b>			
	<i>Adjustments for:</i>			
04	Foreign exchange losses (gains) arisen from revaluation of monetary accounts		166,625,000,000	(1,875,000,000)
05	Profit from investing activities		(1,534,800,282,324)	(325,605,630,183)
06	Interest expenses	16	340,217,519,891	369,887,929,829
08	<b>Operating (loss) income before changes in working capital</b>		<b>(37,255,552,739)</b>	<b>(31,191,812,773)</b>
09	Increase in receivables		50,313,187	(2,165,579,992)
11	Increase (decrease) in payables		644,018,471	10,460,045,483
12	Decrease (increase) in prepaid expenses		16,367,907,164	(545,975,008)
14	Interest paid		(363,753,207,565)	(322,772,578,508)
20	<b>Net cash flows used in operating activities</b>		<b>(383,946,521,482)</b>	<b>(346,215,900,798)</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
23	Loans to other entities and term deposits		(4,624,222,656,536)	(3,659,314,000,000)
24	Collections from borrowers and term deposits		4,229,268,884,931	3,317,965,692,433
27	Interest and dividends received		1,530,593,060,471	275,038,641,483
30	<b>Net cash flows from (used in) investing activities</b>		<b>1,135,639,288,866</b>	<b>(66,309,666,084)</b>
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
32	Capital redemption	14.1	(4,830,000,000)	(7,666,940,000)
33	Drawdown of borrowings		-	300,000,000,000
34	Repayment of borrowings	13.1	(300,000,000,000)	-
36	Dividends paid		(730,957,694,000)	(731,280,023,500)

INTERIM SEPARATE CASH FLOW STATEMENT (continued)  
For the nine-month period ended 30 September 2024

VND

Code	ITEMS	Notes	For the nine-month period ended 30 September 2024	For the nine-month period ended 30 September 2023
40	Net cash flows (used in) from financing activities		(1,035,787,694,000)	(438,946,963,500)
50	Net decrease in cash for the period		(284,094,926,616)	(851,472,530,382)
60	Cash and cash equivalents at beginning of period		286,884,379,540	855,646,065,874
70	Cash at end of period	4	2,789,452,924	4,173,535,492



Ly Tran Kim Ngan  
Preparer



Vu Dang Linh  
Finance Director



Tran Huy Thanh Tung  
General Director

Binh Duong Province, Vietnam

30 October 2024



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS  
as at 30 September 2024 and for the nine-month period then ended

## 1. CORPORATE INFORMATION

Mobile World Investment Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate (“ERC”) No. 0306731335 issued by the Department of Planning and Investment (the “DPI”) of Binh Duong Province on 16 January 2009, and the latest amended 32<sup>nd</sup> ERC dated on 17 May 2024.

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The current principal activity of the Company is to manage investments in subsidiaries.

The Company’s head office is located at No. 222, Yersin Street, Phu Cuong Ward, Thu Dau Mot City, Binh Duong Province, Vietnam and operating office is located at MWG Tower, Lot T2-1.2, D1 Street, Saigon Hi-tech Park, Thu Duc City, Ho Chi Minh City, Vietnam.

### **Corporate structure**

As at 30 September 2024, the Company has seven (7) direct subsidiaries as follows:

Name	Location	Principal activities	Percentage of ownership and voting rights (%)	
			30 September 2024	31 December 2023
<b>Name of subsidiaries</b>				
The Gioi Di Dong Joint Stock Company	Ho Chi Minh City, Vietnam	Trading of electronic products	99.95	99.95
Bach Hoa Xanh Technology and Investment Joint Stock Company	Ho Chi Minh City, Vietnam	Investment management	94.99	99.99
Tran Anh Digital World Joint Stock Company	Ha Noi City, Vietnam	Trading of electronic products	99.33	99.33
The Gioi Di Dong Information Technology Limited Company	Ho Chi Minh City, Vietnam	Information Technology	100.00	100.00
4K Farm Joint Stock Company	Ba Ria – Vung Tau Province, Vietnam	Agriculture	99.99	99.99
Fully Trusted Logistics Joint Stock Company	Ho Chi Minh City, Vietnam	Logistics	99.99	99.99
Conscientious Installation - Repair – Maintenance Service Joint Stock Company	Ho Chi Minh City, Vietnam	Installation and maintenance services	99.99	99.99



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

## **2. BASIS OF PREPARATION**

### **2.1 Purpose of preparing the interim separate financial statements**

The Company has subsidiaries as disclosed in Note 9.1. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the nine-month period ended 30 September 2024 dated 30 October 2024.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiaries.

### **2.2 Accounting standards and system**

The interim separate financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim separate financial position and the interim separate results of operations and the interim separate cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

### **2.3 Applied accounting documentation system**

The Company's applied accounting documentation system is the Journal Voucher system.

### **2.4 Fiscal year**

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

### **2.5 Accounting currency**

The interim separate financial statements are prepared in VND which is also the Company's accounting currency.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### 3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash in banks and short-term, highly liquid bank deposits with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

#### 3.2 *Receivables*

Receivables are presented in the interim separate balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the interim separate income statement.

#### 3.3 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds and are recorded as expense during the period in which they are incurred.

#### 3.4 *Investments*

##### *Investments in subsidiaries*

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources which are attributable to period before obtaining controls are considered a recovery of investment and are deducted to the cost of the investment.

##### *Provision for diminution in value of investment*

Provision for diminution in value of the investment is made when there are reliable evidence of the diminution in value of those investments at the balance sheet date. Increases or decreases to the provision balance are recorded as finance expense in the interim separate income statement.

#### 3.5 *Payables and accruals*

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

#### 3.6 *Foreign currency transactions*

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the interim balance sheet dates which are determined as follows:

- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

All foreign exchange differences incurred are taken to the interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

### **3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

#### **3.7 Treasury shares**

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

#### **3.8 Appropriation of net profits**

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

##### *Bonus and welfare fund*

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the interim separate balance sheet.

#### **3.9 Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

##### *Interest income*

Interest income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

##### *Dividends income*

Dividend income is recognised when the Company's entitlement as an investor to receive the dividend is established.

#### **3.10 Taxation**

##### *Current income tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.10 *Taxation* (continued)

##### *Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the assets is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred income tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority.

#### 3.11 *Related parties*

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

#### 4. CASH AND CASH EQUIVALENTS

	VND	
	30 September 2024	31 December 2023
Cash at banks	<u>2,789,452,924</u>	<u>286,884,379,540</u>

#### 5. HELD-TO-MATURITY INVESTMENT

	VND	
	30 September 2024	31 December 2023
Term deposit (i)	49,000,000,000	685,500,000,000
Other (ii)	<u>3,444,877,771,605</u>	<u>1,080,000,000,000</u>
<b>TOTAL</b>	<b><u>3,493,877,771,605</u></b>	<b><u>1,765,500,000,000</u></b>

(i) This represents term deposits in VND with maturity terms of less than 1 year and earning interest at the applicable interest rate.

(ii) This represents bonds and other investment with maturity terms from 6 months to less than 1 year and earning interest at the applicable interest rate.

#### 6. LONG-TERM LOAN RECEIVABLES

	VND	
	30 September 2024	31 December 2023
<b>Short-term</b>	<b>577,000,000,000</b>	<b>300,000,000,000</b>
Securities companies (i)	577,000,000,000	300,000,000,000
<b>Long-term</b>	<b>279,026,000,000</b>	<b>1,889,450,000,000</b>
The Gioi Di Dong Joint Stock Company (ii) (Note 19)	<u>279,026,000,000</u>	<u>1,889,450,000,000</u>
<b>TOTAL</b>	<b><u>856,026,000,000</u></b>	<b><u>2,189,450,000,000</u></b>

(i) Loan receivables represent unsecured loans to securities companies with the term from 1 month to 6 months and earning interest at the applicable interest rate.

(ii) Loan receivables represent unsecured loans to its subsidiary with the term of 3 years and earning interest at the applicable interest rate.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

#### 7. OTHER SHORT-TERM RECEIVABLES

	VND	
	30 September 2024	31 December 2023
Bond interest receivables	60,333,338,887	17,187,966,890
Lending interest receivables	15,440,753,427	4,975,342,467
Bank interest receivables	6,847,684,919	45,550,309,582
Others	-	50,000,637
Due from related party (Note 19)	5,240,314,253	15,941,250,694
<b>TOTAL</b>	<b><u>87,862,091,486</u></b>	<b><u>83,704,870,270</u></b>

#### 8. LONG-TERM PREPAID EXPENSES

	VND	
	30 September 2024	31 December 2023
Loan arrangement fee	<u>19,617,573,742</u>	<u>35,668,315,920</u>

#### 9. LONG-TERM INVESTMENTS

	VND	
	30 September 2023	31 December 2023
Investments in subsidiaries (Note 9.1)	20,236,757,111,707	20,236,757,111,707
Provision for long-term investments (Note 9.1)	<u>(148,149,315,648)</u>	<u>(148,149,315,648)</u>
<b>TOTAL</b>	<b><u>20,088,607,796,059</u></b>	<b><u>20,088,607,796,059</u></b>



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

**9. LONG-TERM INVESTMENTS (continued)**

**9.1 Investments in subsidiaries**

Details of investments in subsidiaries are as follows:

Name	Location	Principal activities	30 September 2024			31 December 2023		
			% ownership	Cost VND	Provision VND	% ownership	Cost VND	Provision VND
Bach Hoa Xanh Technology and Investment Joint Stock Company (*)	Ho Chi Minh City, Vietnam	Management of investments	94.99	14,049,800,000	-	99.99	14,049,800,000,000	-
The Gioi Di Dong Joint Stock Company	Ho Chi Minh City, Vietnam	Trading of electronic products	99.95	4,426,023,111,000	-	99.95	4,426,023,111,000	-
Tran Anh Digital World Joint Stock Company	Ha Noi City, Vietnam	Trading of electronic products	99.33	860,937,300,707	-	99.33	860,937,300,707	-
The Gioi Di Dong Information Technology Limited Company	Ho Chi Minh City, Vietnam	Information Technology	100.00	538,000,000,000	-	100.00	538,000,000,000	-
4K Farm Joint Stock Company	Ba Ria – Vung Tau Province, Vietnam	Agriculture	99.99	161,998,900,000	(148,149,315,648)	99.99	161,998,900,000	(148,149,315,648)
Conscientious Installation - Repair – Maintenance Service Joint Stock Company	Ho Chi Minh City, Vietnam	Repair and maintenance services	99.99	99,998,900,000	-	99.99	99,998,900,000	-
Fully Trusted Logistics Joint Stock Company	Ho Chi Minh City, Vietnam	Logistics	99.99	99,998,900,000	-	99.99	99,998,900,000	-
<b>TOTAL</b>				<b>20,236,757,111,707</b>	<b>(148,149,315,648)</b>		<b>20,236,757,111,707</b>	<b>(148,149,315,648)</b>

(\*) On 8 April 2024, Bach Hoa Xanh Technology and Investment Joint Stock Company (BHX Tech) has completely issued 73,947,368 new shares for a new investor, equivalent to 5% equity interest. Subsequent to this transaction, the Company's interest in BHX Tech decreased from 99.99% to 94.99%.

NOTES TO THE INTEROM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

**10. STATUTORY OBLIGATIONS**

	<i>31 December 2023</i>	<i>Increase during the period</i>	<i>Decrease during the period</i>	<i>VND 30 September 2024</i>
Corporate income tax	4,043,554,525	-	-	4,043,554,525
Value added tax	25,000	159,211,150	(159,236,150)	-
Others	287,550	-	(287,550)	-
<b>TOTAL</b>	<b><u>4,043,867,075</u></b>	<b><u>159,211,150</u></b>	<b><u>(159,523,700)</u></b>	<b><u>4,043,554,525</u></b>

**11. SHORT-TERM ACCRUED EXPENSES**

	<i>30 September 2024</i>	<i>31 December 2023</i>
Cost of hedging exchange rate	73,340,000,002	87,461,604,847
Interest expense	12,765,978,962	22,180,061,794
Others	873,547,970	183,565,496
<b>TOTAL</b>	<b><u>86,979,526,934</u></b>	<b><u>109,825,232,137</u></b>

**12. OTHER SHORT-TERM PAYABLES**

	<i>30 September 2024</i>	<i>31 December 2023</i>
Others	<u>1,548,653,877</u>	<u>1,594,617,877</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

**13. LOANS**

	31 December 2023	Increase during the period	Decrease during the period	30 September 2024	VND
<b>Short-term</b>	<b>300,000,000,000</b>	-	<b>(300,000,000,000)</b>	-	-
Short-term loan from a bank	300,000,000,000	-	(300,000,000,000)	-	-
<b>Long-term</b>	<b>5,985,250,000,000</b>	<b>166,625,000,000</b>	-	<b>6,151,875,000,000</b>	<b>6,151,875,000,000</b>
Long-term loan from a bank (Note 13.1)	5,985,250,000,000	166,625,000,000	-	6,151,875,000,000	6,151,875,000,000
<b>TOTAL</b>	<b>6,285,250,000,000</b>	<b>166,625,000,000</b>	<b>(300,000,000,000)</b>	<b>6,151,875,000,000</b>	<b>6,151,875,000,000</b>

**13.1 Loan from banks**

The Company obtained these unsecured loans with floating rates to finance its working capital requirements, details are as follows:

	30 September 2024		Maturity date
	VND	Original USD	
Bank loans			
Unsecured long-term bank loan	6,151,875,000,000	250,000,000	16 September 2025



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

#### 14. OWNERS' EQUITY

##### 14.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Undistributed earnings	VND Total
<b>For the nine-month period ended 30 September 2023</b>					
31 December 2022	14,638,792,800,000	522,021,325,200	(5,025,640,000)	3,757,390,423,053	18,913,178,908,253
Net profit for the period	-	-	-	(73,599,112,419)	(73,599,112,419)
Shares repurchase	-	-	(8,166,690,000)	-	(8,166,690,000)
Shares cancellation	(5,025,640,000)	-	5,025,640,000	-	-
Cash dividends	-	-	-	(731,280,023,500)	(731,280,023,500)
30 September 2023	14,633,767,160,000	522,021,325,200	(8,166,690,000)	2,952,511,287,134	18,100,133,082,334
<b>For the nine-month period ended 30 September 2024</b>					
31 December 2023	14,633,767,160,000	522,021,325,200	(9,783,280,000)	2,911,539,823,645	18,057,545,028,845
Net profit for the year	-	-	-	990,702,209,694	990,702,209,694
Shares repurchase	-	-	(4,830,000,000)	-	(4,830,000,000)
Shares cancellation (i)	(11,325,390,000)	-	11,325,390,000	-	-
Cash dividends (ii)	-	-	-	(730,957,694,000)	(730,957,694,000)
30 September 2024	14,622,441,770,000	522,021,325,200	(3,287,890,000)	3,171,284,339,339	18,312,459,544,539

(i) General Shareholder of the Company and Board of Director of the Company has approved to decrease the share capital by cancellation of 1,132,539 treasury shares which the Company repurchased shares from resigned employees with par value of 10,000 VND/share in accordance with Shareholders' Resolution No.01/NQ/ĐHĐCĐ/2024 dated 13 April 2024. On 17 May 2024, the Company received the 32<sup>nd</sup> ERC issued by DPI of Binh Duong Province approving the decrease in share capital from VND 14,633,767,160,000 to VND 14,622,441,770,000 at this date.

(ii) In accordance with Shareholders' Resolution No.01/NQ/ĐHĐCĐ/2024 dated 13 April 2024 and Shareholders' Resolution No.08/NQ/HĐQT-2024 dated 11 June 2024, General Shareholder of the Company and Board of Director of the Company approved the payment of dividends of year 2023 in form of cash to existing Shareholders at 5% of par value of ordinary shares.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

**14. OWNERS' EQUITY** (continued)

**14.2 Capital transactions with owners**

	VND	
	<i>For the nine-month period ended 30 September 2024</i>	<i>For the nine-month period ended 30 September 2023</i>
As at 31 December	14,633,767,160,000	14,638,792,800,000
Treasury shares	<u>(11,325,390,000)</u>	<u>(5,025,640,000)</u>
As at 30 September	<u>14,622,441,770,000</u>	<u>14,633,767,160,000</u>

**14.3 Shares – ordinary shares**

	<u>Number of shares</u>	
	<u>30 September 2024</u>	<u>31 December 2023</u>
Authorized shares	1,462,244,177	1,463,376,716
Issued and paid-up shares		
<i>Ordinary shares</i>	1,462,244,177	1,463,376,716
Treasury shares		
<i>Ordinary shares</i>	(483,000)	(978,328)
Shares in circulation		
<i>Ordinary shares</i>	1,461,761,177	1,462,398,388

The holders of the ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share with par value of VND 10,000 carries one vote per share without restriction.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

**15. FINANCE INCOME**

	VND	
	<i>For the nine-month period ended 30 September 2024</i>	<i>For the nine-month period ended 30 September 2023</i>
Dividends	1,249,307,463,147	-
Bond interest income	151,272,144,456	17,227,814,664
Loan interest income	103,600,761,177	159,832,266,666
Deposit interest income	30,619,913,544	122,800,147,065
Foreign exchange gains	-	4,421,788,466
Others	-	21,323,613,322
<b>TOTAL</b>	<b><u>1,534,800,282,324</u></b>	<b><u>325,605,630,183</u></b>

**16. FINANCE EXPENSES**

	VND	
	<i>For the nine-month period ended 30 September 2024</i>	<i>For the nine-month period ended 30 September 2023</i>
Interest expenses	340,217,519,891	369,887,929,829
Foreign exchange losses	166,625,000,000	-
Others	17,168,872,160	16,228,852,607
<b>TOTAL</b>	<b><u>524,011,392,051</u></b>	<b><u>386,116,782,436</u></b>

**17. GENERAL AND ADMINISTRATIVE EXPENSE**

	VND	
	<i>For the nine-month period ended 30 September 2024</i>	<i>For the nine-month period ended 30 September 2023</i>
External service expense	12,321,681,592	9,999,441,608
Consultant fee	2,093,566,872	2,008,994,868
Other	5,671,432,115	1,079,523,690
<b>TOTAL</b>	<b><u>20,086,680,579</u></b>	<b><u>13,087,960,166</u></b>



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

## 18. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 20% of taxable profits.

The Company's tax returns are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, amounts reported in the interim separate financial statements could change at a later date upon final determination by the tax authorities.

### 18.1 CIT expense

Reconciliation between CIT expense and the accounting profit before tax multiplied by CIT rate is presented below:

	VND	
	<i>For the nine-month period ended 30 September 2024</i>	<i>For the nine-month period ended 30 September 2023</i>
<b>Accounting profit before tax</b>	<b>990,702,209,694</b>	<b>(73,599,112,419)</b>
At CIT rate of 20% applicable to the Company	198,140,441,939	(14,719,822,484)
<i>Adjustment:</i>		
Dividend income	(249,861,492,629)	-
Tax losses not yet recognised deferred tax	51,721,050,690	14,719,822,484
<b>CIT expense</b>	<b>-</b>	<b>-</b>

### 18.2 Current tax

The current tax payable is based on taxable profit for the year. The taxable profit of the Company for the year differs from the accounting profit as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted at the balance sheet date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

## 19. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Company and other related parties that have transactions with the Company during the period and as at 30 September 2024 is as follows:

<i>Related parties</i>	<i>Relationship</i>
The Gioi Di Dong Joint Stock Company	Subsidiary
Bach Hoa Xanh Technology and Investment Joint Stock Company	Subsidiary
Tran Anh Digital World Joint Stock Company	Subsidiary
The Gioi Di Dong Information Technology Limited Company	Subsidiary
4K Farm Joint Stock Company	Subsidiary
Fully Trusted Logistics Joint Stock Company	Subsidiary
Conscientious Installation - Repair – Maintenance Service Joint Stock Company	Subsidiary
Bach Hoa Xanh Trading Joint Stock Company	Indirect subsidiary
An Khang Pharma Pharmacy Joint Stock Company	Indirect subsidiary
Vui Vui Company Limited	Indirect subsidiary
MWG (Cambodia) Co., Ltd	Indirect subsidiary
PT Era Blu Elektronik	Jointly controlled entity
Mr Robert Willett	Member of the Board of Directors

Significant transactions with related parties during the current and previous periods were as follows:

<i>Related parties</i>		<i>For the nine-month period ended 30 September 2024</i>	<i>VND For the nine-month period ended 30 September 2023</i>
The Gioi Di Dong Joint Stock Company	Collection of lending	1,902,824,000,000	-
	Dividend income	1,249,307,463,147	-
	Interest income	76,156,605,916	159,832,266,666
	Lending	292,400,000,000	999,600,000,000
4K Farm Joint Stock Company	Advance		2,000,000,000
Mr Robert Willett	Consultant fee	2,208,080,864	2,112,938,868

Amounts due from and due to its related parties at the balance sheet date were as follows:

<i>Related parties</i>	<i>Transactions</i>	<i>30 September 2024</i>	<i>VND 31 December 2023</i>
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### **Long-term loan receivables**

The Gioi Di Dong Joint Stock Company	Loan receivables	<u>279,026,000,000</u>	<u>1,889,450,000,000</u>
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### **Other short-term receivables**

The Gioi Di Dong Joint Stock Company	Loan interest receivables	<u>5,240,314,253</u>	<u>15,941,250,694</u>
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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 September 2024 and for the nine-month period then ended

**20. EVENTS AFTER THE BALANCE SHEET DATE**

Accordance with Resolution of Board of Directors No. 10/NQ/HDQT-2024 dated 19 August 2024, the Company's Board of Directors approved to dissolve a subsidiary - Tran Anh Digital World Joint Stock Company. As at the date of this report, Company is in the process of completing procedure to this dissolution.

Except for the above event, there is no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the interim separate financial statements of the Company.

 <hr/> Ly Tran Kim Ngan Preparer	 <hr/> Vu Dang Linh Finance Director	 <hr/> Tran Huy Thanh Tung General Director
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Binh Duong Province, Vietnam

30 October 2024

