

Mobile World Investment Corporation

Consolidated financial statements

For the year ended 31 December 2022



Mobile World Investment Corporation

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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 its latest amended 29th ERC dated 15 July 2022.

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/QD-SGDHCM issued by the HOSE on 7 July 2014.

The current principal activities of the Company and its subsidiaries (“the Group”) are mainly trading, providing repair and maintenance services of phones, information technology equipment, mobile phone and related accessories under the brand of The Gioi Di Dong, commercial electronic equipment under the brand of Dien May Xanh and foods, meats, vegetables, beverages and other groceries under the brand of Bach Hoa Xanh.

The Company’s head office is located at No. 222, Yersin Street, Phu Cuong Ward, Thu Dau Mot Town, Binh Duong Province, Vietnam and operating office is located at MWG Tower, Lot T2-1.2, D1 Street, Saigon Hi-tech Park, District 9, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Mr Nguyen Duc Tai	Chairman	
Mr Tran Kinh Doanh	Executive member	resigned on 23 April 2022
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 year and at the date of this report are:

Mr Nguyen Tien Trung	Chairman	
Mr Tran Huy Thanh Tung	Member	resigned on 1 April 2022
Mr Dao The Vinh	Member	

MANAGEMENT

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

Mr Tran Huy Thanh Tung	General Director	appointed on 18 April 2022
Mr Tran Kinh Doanh	General Director	resigned on 18 April 2022
Mr Pham Van Trong	Technology Director	
Mr Vu Dang Linh	Finance Director	

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report are:

Mr Tran Huy Thanh Tung	appointed on 18 April 2022
Mr Tran Kinh Doanh	resigned on 18 April 2022

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") present this report and the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2022.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated financial position of the Group and of the consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated 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 consolidated financial statements; and
- ▶ prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group 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 consolidated financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2022 and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

For and on behalf of management:



Trần Huy Thanh Tung
General Director

Binh Duong Province, Vietnam

16 March 2023

Reference: 61110221/22988733/HN

INDEPENDENT AUDITORS' REPORT

To: The Shareholders and Board of Directors of Mobile World Investment Corporation

We have audited the accompanying consolidated financial statements of Mobile World Investment Corporation ("the Company") and its subsidiaries ("the Group") as prepared on 16 March 2023 and set out on pages 5 to 37, which comprise the consolidated balance sheet as at 31 December 2022, and the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

The Group's management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

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

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

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

Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2022, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

Ernst & Young Vietnam Limited



Le Vu Thong
Deputy General Director
Audit Practicing Registration Certificate
No. 1588-2023-004-1

Tran Thanh Thuy
Auditor
Audit Practicing Registration Certificate
No. 3076-2019-004-1

Ho Chi Minh City, Vietnam

16 March 2023

CONSOLIDATED BALANCE SHEET
as at 31 December 2022

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		44,577,607,228,189	51,955,257,770,657
110	I. Cash and cash equivalents	4	5,061,020,547,422	4,142,015,762,555
111	1. Cash		3,846,020,547,422	2,606,672,264,502
112	2. Cash equivalents		1,215,000,000,000	1,535,343,498,053
120	II. Short-term investments		10,069,249,605,640	14,236,626,334,707
123	1. Held-to-maturity investments	5.1	10,069,249,605,640	14,236,626,334,707
130	III. Current accounts receivable		3,000,817,466,182	3,162,121,971,586
131	1. Short-term trade receivables	6	178,061,365,251	384,236,578,232
132	2. Short-term advances to suppliers	7	403,669,438,496	390,738,782,756
135	3. Short-term loan receivables	8	16,917,697,638	961,917,697,638
136	4. Other short-term receivables	9	2,402,168,964,797	1,425,228,912,960
140	IV. Inventories	10	25,696,077,735,282	29,167,232,293,922
141	1. Inventories		26,058,131,396,686	29,850,068,817,719
149	2. Provision for obsolete inventories		(362,053,661,404)	(682,836,523,797)
150	V. Other current assets		750,441,873,663	1,247,261,407,887
151	1. Short-term prepaid expenses	11	565,060,213,333	569,195,556,788
152	2. Value-added tax deductible		156,743,753,740	636,081,440,070
153	3. Tax and other receivables from the State		28,637,906,590	41,984,411,029
200	B. NON-CURRENT ASSETS		11,256,488,385,860	11,016,147,044,285
210	I. Long-term receivable		503,486,573,563	482,389,179,464
215	1. Long-term loan receivable		9,744,723,329	-
216	2. Other long-term receivables	12	493,741,850,234	482,389,179,464
220	II. Fixed assets		9,727,502,911,440	9,647,168,873,232
221	1. Tangible fixed assets	13	9,653,330,005,976	9,566,954,933,220
222	Cost		20,841,513,609,195	17,987,087,849,355
223	Accumulated depreciation		(11,188,183,603,219)	(8,420,132,916,135)
227	2. Intangible fixed assets	14	74,172,905,464	80,213,940,012
228	Cost		90,297,772,827	90,297,772,827
229	Accumulated amortisation		(16,124,867,363)	(10,083,832,815)
240	III. Long-term assets in progress		123,873,978,878	79,697,939,172
242	1. Construction in progress	15	123,873,978,878	79,697,939,172
250	IV. Long-term investment		231,034,840,000	-
252	1. Investments in jointly controlled entities	17	181,034,840,000	-
255	2. Held-to-maturity investments	5.2	50,000,000,000	-
260	V. Other long-term assets		670,590,081,979	806,891,052,417
261	1. Long-term prepaid expenses	11	175,104,437,161	88,371,396,963
262	2. Deferred tax asset	29.3	188,526,284,228	350,168,422,745
269	3. Goodwill	16	306,959,360,590	368,351,232,709
270	TOTAL ASSETS		55,834,095,614,049	62,971,404,814,942

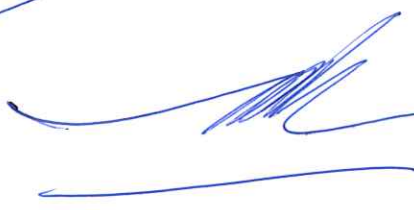
CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2022

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		31,901,514,096,473	42,593,158,815,096
310	I. Current liabilities		26,000,264,096,473	42,593,158,815,096
311	1. Short-term trade payables	18	8,745,827,331,813	12,179,774,771,734
312	2. Short-term advances from customers		97,659,957,856	98,379,250,626
313	3. Statutory obligations	19	764,244,077,963	696,559,033,545
314	4. Payables to employees		475,431,939,590	531,987,432,339
315	5. Short-term accrued expenses	20	2,180,365,916,409	3,885,356,381,233
318	6. Short-term unearned revenues		386,943,692	-
319	7. Other short-term payables	21	2,971,948,189,708	476,319,936,603
320	8. Short-term loans	22	10,688,138,631,456	24,647,474,278,786
321	9. Short-term provision		76,261,107,986	77,277,612,477
322	10. Bonus and welfare fund		-	30,117,753
330	II. Non-current liabilities		5,901,250,000,000	-
338	1. Long-term loan	22	5,901,250,000,000	-
400	D. OWNERS' EQUITY		23,932,581,517,576	20,378,245,999,846
410	I. Capital		23,932,581,517,576	20,378,245,999,846
411	1. Share capital	23.1	14,638,792,800,000	7,130,654,950,000
411a	- Shares with voting rights		14,638,792,800,000	7,130,654,950,000
412	2. Share premium	23.1	558,110,430,986	558,110,430,986
415	3. Treasury shares	23.1	(5,025,640,000)	(2,320,000,000)
417	4. Foreign exchange differences reserve	23.1	2,261,603,090	5,388,425,299
421	5. Undistributed earnings	23.1	8,723,934,226,370	12,674,574,164,065
421a	- Undistributed earnings by the end of prior year		4,624,171,199,065	7,775,704,885,845
421b	- Undistributed earnings of current year		4,099,763,027,305	4,898,869,278,220
429	6. Non-controlling interests	23.1	14,508,097,130	11,838,029,496
440	TOTAL LIABILITIES AND OWNERS' EQUITY		55,834,095,614,049	62,971,404,814,942



Ly Tran Kim Ngan
Preparer



Vu Dang Linh
Finance Director



Tran Huy Thanh Tung
General Director

16 March 2023

CONSOLIDATED INCOME STATEMENT
for the year ended 31 December 2022

VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	24.1	134,722,248,887,557	124,141,525,689,948
02	2. Deductions	24.1	(1,317,471,297,033)	(1,183,419,586,774)
10	3. Net revenue from sale of goods and rendering of services	24.1	133,404,777,590,524	122,958,106,103,174
11	4. Cost of goods sold and services rendered	28	(102,542,735,094,343)	(95,325,974,107,640)
20	5. Gross profit from sale of goods and rendering of services		30,862,042,496,181	27,632,131,995,534
21	6. Finance income	24.2	1,313,137,304,323	1,287,956,026,163
22	7. Finance expenses	25	(1,382,620,454,532)	(714,707,225,745)
23	- In which: Interest expenses		(1,362,143,909,103)	(674,427,746,189)
24	8. Share of loss of the associate, joint-ventures		-	(2,210,500,486)
25	9. Selling expenses	26, 28	(22,336,838,067,678)	(17,914,173,302,345)
26	10. General and administrative expenses	26, 28	(1,881,027,579,714)	(3,823,390,074,765)
30	11. Operating profit		6,574,693,698,580	6,465,606,918,356
31	12. Other income		61,606,712,681	54,872,797,433
32	13. Other expenses	27	(579,945,037,703)	(48,895,965,246)
40	14. Other (loss) profit		(518,338,325,022)	5,976,832,187
50	15. Accounting profit before tax		6,056,355,373,558	6,471,583,750,543
51	16. Current corporate income tax expense	29.1	(1,792,998,810,102)	(1,632,975,695,694)
52	17. Deferred tax (expense) income	29.3	(161,642,138,517)	62,818,619,041
60	18. Net profit after tax		4,101,714,424,939	4,901,426,673,890
61	19. Net profit after tax attributable to shareholders of the parent		4,099,763,027,305	4,898,869,278,220
62	20. Net profit after tax attributable to non-controlling interests		1,951,397,634	2,557,395,670
70	21. Basic earnings per share	30	2,810	3,400
71	22. Diluted earnings per share	30	2,810	3,400

Ly Tran Kim Ngan
Preparer

Vu Dang Linh
Finance Director

Tran Huy Thanh Tung
General Director

16 March 2023

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2022

VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		6,056,355,373,558	6,471,583,750,543
	<i>Adjustments for:</i>			
02	Depreciation and amortisation of fixed assets (including amortisation of goodwill)	13, 14, 16	3,540,324,726,294	2,920,713,608,410
03	(Reversal of provision) provisions		(321,799,366,884)	179,550,717,177
04	Foreign exchange losses (gains) arisen from revaluation of monetary accounts denominated in foreign currency		284,374,414	(146,653,994)
05	Profits from investing activities		(348,599,792,355)	(959,323,580,633)
06	Interest expenses	25	1,362,143,909,103	674,427,746,189
08	Operating profit before changes in working capital		10,288,709,224,130	9,286,805,587,692
09	Increase in receivables		(588,827,639,446)	(827,596,105,467)
10	Decrease (increase) in inventories		3,791,937,421,033	(9,923,705,315,353)
11	(Decrease) increase in payables		(2,286,756,979,213)	3,781,614,904,801
12	Increase in prepaid expenses		(101,041,271,147)	(27,490,477,725)
14	Interest paid		(1,322,381,109,404)	(585,136,035,219)
15	Corporate income tax paid	19	(1,805,340,844,308)	(1,533,102,122,807)
20	Net cash flows from operating activities		7,976,298,801,645	171,390,435,922
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(4,465,359,523,505)	(4,976,876,590,016)
22	Proceeds from disposals of fixed assets		5,331,159,526	1,107,020,670
23	Loan to another entity and term deposits		(20,799,334,065,331)	(19,225,219,180,045)
24	Collections term deposits		25,851,966,071,069	12,163,993,969,618
25	Payments for investments in another entity		(181,034,840,000)	(16,385,001,737)
27	Interest and dividends received		1,137,542,621,557	796,626,468,011
28	Collections from non-controlling interests		-	1,883,709,063
30	Net cash flows from (used in) investing activities		1,549,111,423,316	(11,254,869,604,436)

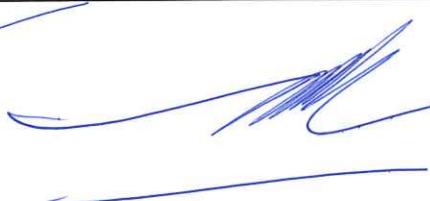
CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2022

VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of new shares and capital contribution from non-controlling interest	23.1	192,628,370,000	228,253,030,000
32	Shares repurchased		(5,025,640,000)	(2,320,000,000)
33	Drawdown of borrowings		65,251,647,851,081	63,936,208,247,950
34	Repayment of borrowings	22	(73,313,739,286,999)	(56,045,130,957,737)
36	Dividends paid	23.1	(731,854,815,000)	(239,519,441,063)
40	Net cash flows (used in) from financing activities		(8,606,343,520,918)	7,877,490,879,150
50	Net increase (decrease) in cash and cash equivalents for the year		919,066,704,043	(3,205,988,289,364)
60	Cash and cash equivalents at beginning of year		4,142,015,762,555	7,347,857,397,925
61	Impact of exchange rate fluctuation		(61,919,176)	146,653,994
70	Cash and cash equivalents at end of year	4	5,061,020,547,422	4,142,015,762,555



Ly Tran Kim Ngan
Preparer



Vu Dang Linh
Finance Director



Trần Huy Thanh Tung
General Director

16 March 2023

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 31 December 2022 and for the year 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 its latest amended ERC is the 29th dated 15 July 2022.

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The current principal activities of the Company and its subsidiaries (“the Group”) are trading, providing repair and maintenance services of phones, information technology equipment, mobile phone and related accessories under the brand of The Gioi Di Dong, commercial electronic equipment under the brand of Dien May Xanh and foods, meats, vegetables, beverages and other groceries under the brand of Bach Hoa Xanh.

The Company’s normal course of business cycle is 12 months.

The Company’s head office is located at No. 222, Yersin Street, Phu Cuong Ward, Thu Dau Mot Town, Binh Duong Province, Vietnam and operating office is located at MWG Tower, Lot T2-1.2, D1 Street, Saigon Hi-tech Park, District 9, Ho Chi Minh City, Vietnam.

The number of the Group’s employees as at 31 December 2022 was 74,008 (31 December 2021: 74,113).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

1. CORPORATE INFORMATION (continued)

Corporate structure

The Group has 11 subsidiaries, which are consolidated into the Group's consolidated financial statements .

Name of subsidiary	Location	Business	Operating status	Ownership (%)	
				Ending balance	Beginning balance
(1) The Gioi Di Dong Joint Stock Company	Ho Chi Minh City, Vietnam	Trading of electronic equipment	Operating	99.95	99.95
(2) Bach Hoa Xanh Trading Joint Stock Company	Ho Chi Minh City, Vietnam	Trading of food	Operating	99.95	99.95
(3) Tran Anh Digital World Joint Stock Company	Hanoi City, Vietnam	Trading of electronic equipment	Operating	99.33	99.33
(4) The Gioi Di Dong Information Technology Limited Company	Ho Chi Minh City, Vietnam	Information technology	Operating	100.00	100.00
(5) MWG (Cambodia) Co., Ltd	Phnom Penh, Cambodia	Trading of electronic equipment	Operating	99.95	99.95
(6) Conscientious Installation - Repair - Maintenance Service Joint Stock Company	Ho Chi Minh City, Vietnam	Repairing of machinery, equipment	Operating	99.99	99.99
(7) An Khang Joint Stock Company	Ho Chi Minh City, Vietnam	Pharma Retail	Operating	99.99	99.99
(8) 4K Farm Joint Stock Company	Vung Tau Province, Vietnam	Agriculture	Operating	99.99	99.99
(9) Fully Trusted Logistics Joint Stock Company	Ho Chi Minh City, Vietnam	Logistics	Operating	99.99	99.99
(10) Vui Vui Company Limited	Ho Chi Minh City, Vietnam	E-commerce	Operating	100.00	100.00
(11) Bach Hoa Xanh Technology and Investment Joint Stock Company	Ho Chi Minh City, Vietnam	Holding	Operating	99.99	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The consolidated financial statements of the Group, expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per the:

- ▶ 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 consolidated 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 consolidated financial position, the consolidated results of operations and the consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Group's applied accounting documentation system is the General Journal system.

2.3 Fiscal year

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

2.4 Accounting currency

The consolidated financial statements are prepared in VND which is also the Group's accounting currency.

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the parent Company and its subsidiaries for the year ended 31 December 2022.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet, separately from parent shareholders' equity.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in retained earnings.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

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

3.2 *Inventories*

Inventories are stated at the lower of cost which comprises all costs of purchase and other direct costs incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Mobile phones and laptops	-	actual cost on a specific identification basis
Digital and electronic equipment	-	actual cost on a specific identification basis
Accessories	-	actual cost on a weighted average basis
Household appliances	-	actual cost on a weighted average basis
Dried food, fresh food, drinks and grocery merchandise	-	actual cost on a weighted average basis
Cosmetics	-	actual cost on a weighted average basis
Others	-	actual cost on a weighted average basis.

Provision for obsolete inventories

An inventories provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories owned by the Group, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.

3.3 *Receivables*

Receivables are presented in the consolidated financial statements 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 or decreases to the provision balance are recorded as general and administrative expense in the consolidated income statement.

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessee

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

Land use rights

Land use rights are recorded as intangible fixed assets when the Company has the land use rights certificates. The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for use and is not amortised as having indefinite useful life.

3.7 Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Building and structures	5 years
Computer software	4 years
Brand name	10 years
Means of transportation	6 years
Office equipment	3 - 8 years

3.8 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 in the consolidated income statement during the year in which they are incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the year for which the amounts are paid or the year in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the consolidated income statement:

- ▶ Prepaid rental;
- ▶ Stores's layouts; and
- ▶ Tools and supplies.

3.10 *Business combinations and goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

3.11 *Investments*

Investment in an jointly controlled entity

The Group's investment in jointly controlled entity is accounted for using the equity method of accounting. Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post joint venture changes in the Group's share of net assets of the jointly controlled entity. The consolidated income statement reflects the share of the post-acquisition results of operation of the jointly controlled entity.

The share of profit/(loss) of the jointly controlled entity is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing received or receivable from jointly controlled entities reduces the carrying amount of the investment.

The financial statements of the jointly controlled entities are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 *Investment* (continued)

Held-to-maturity investment

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the consolidated financial statements and deducted against the value of such investments.

Provision for diminution in value of investment

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expenses in the consolidated income statement.

3.12 *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 Group.

3.13 *Provisions*

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Group expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated income statement net of any reimbursement.

3.14 *Foreign currency transactions*

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

- ▶ Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

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

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conducts transactions regularly.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 *Foreign currency transactions* (continued)

Conversion of the financial statements of a foreign operation

Conversion of the financial statements of a subsidiary of the Group which maintains its accounting records in other currency rather than the Group's accounting currency of VND, for consolidation purpose, is as follows:

- ▶ Assets and liabilities are converted into VND by using the buying and selling exchange rates, respectively, as announced by the commercial banks where the Group frequently conducts its transactions at the balance sheet date;
- ▶ Revenues, other income and expenses are converted into VND by using the actual transactional exchange rates; or the average exchange rates if the average exchange rates do not exceed +/- 2% the transactional exchange rates.
- ▶ All foreign exchange differences resulting from conversion of financial statements of the subsidiary for the consolidation purpose are taken to the "foreign exchange differences reserve" on the consolidated balance sheet and charged to the consolidated income statement upon the disposal of the investment.

3.15 *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 Group's own equity instruments.

3.16 *Appropriation of net profits*

Net profit after tax 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 consolidated balance sheet.

3.17 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group 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:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Revenue is recognised upon the completion of the services provided.

Interest income

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior year 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 consolidated balance sheet date.

Current income tax is charged or credited to the consolidated 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 Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

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

Deferred tax is provided using the liability method on temporary differences at the consolidated 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 consolidated 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 year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the consolidated balance sheet date.

Deferred tax is charged or credited to the consolidated 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 Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied on the same taxable entity by the same taxation authority or when the Group intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Earnings per share

Basic earnings per share amount is computed by dividing net profit for the year attributable to ordinary shareholders of the Company, after appropriation for bonus and welfare fund, by the weighted average number of ordinary shares outstanding during the year, where applicable.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.20 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment), or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

As the Group's revenue and profit are derived mainly from trading, providing repair and maintenance services of phones, information technology equipment, cameras, digital equipment, electronic equipment; household appliances and related accessories business in Vietnam while other sources of revenue are not material as a whole, management accordingly believed that the Group operates in a sole business segment of trading, providing repair and maintenance services of phones, information technology equipment, cameras, digital equipment, electronic equipment; household appliances and related accessories and material geographical segment of the Group is in Vietnam.

3.21 Related parties

Parties are considered to be related parties of the Group 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 Group 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.

4. CASH AND CASH EQUIVALENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	914,036,789,534	527,869,904,911
Cash in banks	2,713,263,362,330	1,962,040,017,467
Cash in transit	218,720,395,558	116,762,342,124
Time deposits at banks (*)	<u>1,215,000,000,000</u>	<u>1,535,343,498,053</u>
TOTAL	<u>5,061,020,547,422</u>	<u>4,142,015,762,555</u>

(*) Time deposits at banks represent term deposits in VND at commercial banks with original maturity terms of not more than 3 months and earn interest at the applicable rates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

5. HELD-TO-MATURITY INVESTMENT

5.1. Short-term investment

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Bank deposit (*)	9,134,847,863,518	9,723,547,697,638
Others (*)	<u>934,401,742,122</u>	<u>4,513,078,637,069</u>
TOTAL	<u>10,069,249,605,640</u>	<u>14,236,626,334,707</u>

(*) This represents term bank deposits, bonds and other investment with maturity terms from 3 months to less than 1 year and earning interest at the applicable interest rate.

5.2. Long-term investment

This represents term bank deposit in VND at commercial bank with maturity terms from more than 1 year and earning interest at the applicable interest rate.

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Home Credit Vietnam Finance Company Limited	76,446,683,743	131,208,515,250
Vietnam Prosperity Joint Stock Commercial Bank	5,377,060,346	131,436,750,975
Others	<u>96,237,621,162</u>	<u>121,591,312,007</u>
TOTAL	<u>178,061,365,251</u>	<u>384,236,578,232</u>

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cat Phuong Xa Manufacturing Trading Company Limited	49,828,828,762	1,419,820,757
Quang Minh Production Trading Design Construction Company Limited	49,178,338,957	3,889,600
Truc Nghinh Phong Company Limited	46,679,418,460	18,062,147,572
Nhat Thien Import Export Company Limited	19,338,155,464	88,190,687,253
Cong Nghe So Import Export Company Limited	9,845,347,485	38,909,074,533
Hoang Kim Xu Trading Company Limited	-	43,127,299,263
Others	<u>228,799,349,368</u>	<u>201,025,863,778</u>
TOTAL	<u>403,669,438,496</u>	<u>390,738,782,756</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

8. SHORT-TERM LOAN RECEIVABLES

	<i>Ending balance</i>	<i>Beginning balance</i>
		VND
South Sai Gon Investment Joint Stock Company (*)	16,917,697,638	16,917,697,638
Ho Chi Minh Securities Corporation	-	895,000,000,000
VPS Securities Corporation	-	50,000,000,000
TOTAL	<u>16,917,697,638</u>	<u>961,917,697,638</u>

(*) These represent short-term loan receivables with the remaining term of 6 months and earn interest at the applicable interest rate.

9. OTHER SHORT-TERM RECEIVABLES

	<i>Ending balance</i>	<i>Beginning balance</i>
		VND
Receivables from suppliers (i)	2,023,395,582,615	792,662,323,764
- LG Electronics Vietnam Hai Phong Co., Ltd	245,416,016,907	70,175,308,234
- Samsung Electronic HCMC CE Complex Limited	218,610,772,610	35,770,114,920
- Samsung Electronics Viet Nam Thai Nguyen	165,301,240,853	23,075,098,913
- Sony Electronics Viet Nam	138,401,505,984	14,610,244,735
- Apple Viet Nam Co., Ltd	121,788,370,556	3,044,520,670
- Panasonic Vietnam Company Limited	106,164,912,384	59,761,466,342
- Others	1,027,712,763,321	586,225,569,950
Interest income from deposit and lending	209,761,455,403	488,728,694,757
Receivables from employees	16,244,035,303	24,958,827,822
Advance to employees	12,878,047,904	35,358,377,255
Others	139,889,843,572	83,520,689,362
TOTAL	<u>2,402,168,964,797</u>	<u>1,425,228,912,960</u>

(i) Receivables from suppliers mainly comprise trade discounts, early payment discounts and price protection.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended**10. INVENTORIES**

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Electronic equipment	8,005,144,461,815	9,599,829,942,217
Mobile phones	5,607,472,781,483	5,782,849,683,251
Home appliances	4,235,928,262,854	5,155,389,341,716
Dried food, fresh food, drinks and grocery merchandise	2,354,592,879,351	2,754,371,778,889
Cosmetics	1,538,923,390,052	1,891,429,518,704
Laptop	1,401,245,452,212	713,575,066,357
Accessories	1,074,436,699,296	1,982,878,368,737
Watches, sunglasses	420,538,319,070	852,970,745,790
Installment items	292,194,612,893	304,172,208,509
Bikes	284,973,590,624	223,650,074,593
Tablets	243,014,773,213	260,221,354,614
Goods in transit	21,296,892,056	14,669,782,299
Scratch cards	10,597,530,907	24,276,449,619
Others	567,771,750,860	289,784,502,424
TOTAL	26,058,131,396,686	29,850,068,817,719
Provision for obsolete inventories	<u>(362,053,661,404)</u>	<u>(682,836,523,797)</u>
NET	<u>25,696,077,735,282</u>	<u>29,167,232,293,922</u>

Movements of provision for obsolete inventories:

	VND	
	<i>Current year</i>	<i>Previous year</i>
Beginning balance	(682,836,523,797)	(504,186,049,692)
Add: Provision created during the year	(362,053,661,404)	(682,836,523,797)
Less: Utilisation and reversal of provision during the year	<u>682,836,523,797</u>	<u>504,186,049,692</u>
Ending balance	<u>(362,053,661,404)</u>	<u>(682,836,523,797)</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

11. PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	565,060,213,333	569,195,556,788
Stores rental	434,203,772,287	396,448,985,185
Tools and equipment	93,070,000,139	135,182,343,276
Stores' layout	19,212,651,150	12,787,411,533
Others	18,573,789,757	24,776,816,794
Long-term	175,104,437,161	88,371,396,963
Tools and equipment	71,735,467,933	45,553,607,717
Loan arrangement fee	57,069,305,458	-
Stores' layout	23,238,378,167	10,527,317,249
Stores rental	19,553,457,914	22,531,199,517
Others	3,507,827,689	9,759,272,480
TOTAL	<u>740,164,650,494</u>	<u>657,566,953,751</u>

12. OTHER LONG-TERM RECEIVABLES

Other long-term receivables mainly represent long-term rental deposits for offices, stores and distribution centres.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

13. TANGIBLE FIXED ASSETS

	Buildings and structures	Means of transportation	Office equipment	VND Total
Cost:				
Beginning balance	14,946,892,246,505	505,220,209,866	2,534,975,392,984	17,987,087,849,355
New purchases	2,990,347,808,517	57,038,454,093	457,863,776,454	3,505,250,039,064
Transfer from construction in progress	552,374,528,469	-	17,494,050,343	569,868,578,812
Disposal	(1,188,594,890,004)	(2,815,604,873)	(29,282,363,159)	(1,220,692,858,036)
Ending balance	<u>17,301,019,693,487</u>	<u>559,443,059,086</u>	<u>2,981,050,856,622</u>	<u>20,841,513,609,195</u>
<i>In which:</i>				
- Fully depreciated	3,774,140,067,311	65,930,236,566	797,545,959,723	4,637,616,263,600
Accumulated depreciation:				
Beginning balance	(6,793,639,841,058)	(223,101,110,246)	(1,403,391,964,831)	(8,420,132,916,135)
Depreciation for the year	(2,853,445,464,321)	(84,397,587,364)	(535,048,767,942)	(3,472,891,819,627)
Disposal	676,949,322,288	2,411,806,240	25,480,004,015	704,841,132,543
Ending balance	<u>(8,970,135,983,091)</u>	<u>(305,086,891,370)</u>	<u>(1,912,960,728,758)</u>	<u>(11,188,183,603,219)</u>
Net carrying amount:				
Beginning balance	8,153,252,405,447	282,119,099,620	1,131,583,428,153	9,566,954,933,220
Ending balance	<u>8,330,883,710,396</u>	<u>254,356,167,716</u>	<u>1,068,090,127,864</u>	<u>9,653,330,005,976</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended**14. INTANGIBLE ASSETS**

	VND			
	<i>Land use rights</i>	<i>Computer software</i>	<i>Brand name</i>	<i>Total</i>
Cost:				
Beginning balance and ending balance	25,998,878,500	10,772,197,700	53,526,696,627	90,297,772,827
Accumulated amortisation:				
Beginning balance	-	(10,083,832,815)	-	(10,083,832,815)
Amortisation for the year	-	(688,364,885)	(5,352,669,663)	(6,041,034,548)
Ending balance	-	(10,772,197,700)	(5,352,669,663)	(16,124,867,363)
Net carrying amount:				
Beginning balance	25,998,878,500	688,364,885	53,526,696,627	80,213,940,012
Ending balance	25,998,878,500	-	48,174,026,964	74,172,905,464

15. CONSTRUCTION IN PROGRESS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Construction costs for stores	123,873,978,878	79,697,939,172

16. GOODWILL

	VND
	<i>Tran Anh Digital World Joint Stock Company</i>
Cost:	
Beginning and ending balances	613,918,721,185
Accumulated amortisation:	
Beginning balance	(245,567,488,476)
Amortisation for the year	(61,391,872,119)
Ending balance	(306,959,360,595)
Net carrying amount:	
Beginning balance	368,351,232,709
Ending balance	306,959,360,590

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

17. LONG TERM INVESTMENT IN JOINTLY CONTROLLED ENTITY

<i>Business activities</i>	<i>31 December 2022</i>		
	<i>Costs</i>	<i>Provision</i>	<i>Owner-ship</i>
	<i>VND</i>	<i>VND</i>	<i>%</i>
PT Era Blue Elektronik Trading of electronic equipment	181,034,840,000	-	45

On 22 April 2022, the Company invested capital to PT Era Blue Elektronik in accordance with the Resolution dated 28 December 2021 and Oversea Investment Registration Certificate No. 202200996 issued by the Ministry of Planning and Investment on 4 March 2022. PT Era Blue Elektronik's principal activities are to retail of mobile equipment, electric equipment, other equipment, machines in Indonesia.

18. SHORT-TERM TRADE PAYABLES

	<i>VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Apple Vietnam LLC	1,255,858,258,901	402,822,187,799
LG Electronics Vietnam Co., Ltd	467,187,312,027	496,800,457,769
Panasonic (Vietnam) Co., Ltd.	419,773,816,080	517,558,477,525
Samsung Electronic HCMC CE Complex Limited	293,593,305,321	292,484,357,461
Aqua Electrical Appliances Vietnam Co., Ltd	273,227,030,861	342,712,136,863
Sony Electronics Vietnam Co., Ltd	231,271,512,349	259,545,362,937
Samsung Electronics Viet Nam Thai Nguyen	178,491,598,957	690,614,842,954
Toshiba Vietnam Consumer Products Co., Ltd	173,318,750,717	371,491,475,668
Digiworld Corporation	83,422,581,626	693,931,576,158
Daikin Air Conditioning (Vietnam) Joint Stock Company	38,107,934,424	108,900,480,406
Others	5,331,575,230,550	8,002,913,416,194
TOTAL	8,745,827,331,813	12,179,774,771,734

19. STATUTORY OBLIGATIONS

	<i>VND</i>			
	<i>Beginning balance</i>	<i>Increase during the year</i>	<i>Decrease during the year</i>	<i>Ending balance</i>
Corporate income tax	551,068,847,258	1,792,998,810,102	(1,805,340,844,308)	538,726,813,052
Personal income tax	115,882,957,027	570,960,712,977	(646,143,150,642)	40,700,519,362
Value-added tax	27,210,732,059	18,748,164,478,486	(18,591,159,992,299)	184,215,218,246
Others	2,396,497,201	54,754,758,361	(56,549,728,259)	601,527,303
TOTAL	696,559,033,545	21,166,878,759,926	(21,099,193,715,508)	764,244,077,963

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

20. SHORT-TERM ACCRUED EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Employees bonus	1,561,000,536,836	2,849,861,033,700
Interest expenses	135,218,079,144	122,596,766,605
Payables to employees	124,014,418,642	230,504,860,200
Marketing expenses	119,801,971,944	123,338,521,104
Interest supporting expense	73,804,011,253	274,470,014,569
Utilities	64,209,694,940	114,816,629,650
Transportation expenses	37,304,747,323	75,987,549,996
Warranty costs	19,548,659,913	41,920,621,429
Others	45,463,796,414	51,860,383,980
TOTAL	<u>2,180,365,916,409</u>	<u>3,885,356,381,233</u>

21. OTHER SHORT-TERM PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
UPAS Letter Credit (*)	1,822,606,399,068	-
Charges received on behalf	712,874,773,541	235,857,275,467
Discount vouchers	80,907,357,892	78,861,743,005
Deposits received	80,460,645,178	72,481,652,003
Social and health insurances and trade union fee	61,469,438,648	58,681,774,975
Instalment payments received on behalf	9,080,060,000	1,600,176,000
Others	204,549,515,381	28,837,315,153
TOTAL	<u>2,971,948,189,708</u>	<u>476,319,936,603</u>

(*) These represent Usance L/C payable at sight (UPAS LC) at Commercial Bank for payment to suppliers with maturity terms from less than 1 year and bear interest at applicable rate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

22. LOANS

	Beginning balance	Increase during the year	Decrease during the year	Foreign exchange difference	Ending balance	VND
Short-term	24,647,474,278,786	59,354,181,184,432	(73,313,739,286,999)	222,455,237	10,688,138,631,456	
Short-term loans from banks (Note 22.1)	20,747,857,612,137	56,553,197,851,081	(66,613,139,286,999)	222,455,237	10,688,138,631,456	
Current portion of long-term loans from banks	2,768,400,000,000	2,797,200,000,000	(5,565,600,000,000)	-	-	
Current portion of domestic straight bonds	1,131,216,666,649	3,783,333,351	(1,135,000,000,000)	-	-	
Long-term	-	5,901,250,000,000	-	-	5,901,250,000,000	
Loans from bank (Note 22.2)	-	5,901,250,000,000	-	-	5,901,250,000,000	
TOTAL	24,647,474,278,786	65,255,431,184,432	(73,313,739,286,999)	222,455,237	16,589,388,631,456	

22.1 Loans from banks

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

Lenders	Ending balance	Maturity date
	VND	
Unsecured short-term bank loans	10,688,138,631,456	From 6 January 2023 to 15 September 2023

22.2 Loans from bank

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

Bank	Ending balance	Maturity date
	VND	
	USD	
Unsecured long-term bank loan	5,901,250,000,000	250,000,000
		7 July 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

23. OWNERS' EQUITY

23.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Foreign exchange differences	Undistributed earnings	Non-controlling interests	Total
Previous year:							VND
Beginning balance	4,532,099,870,000	558,110,430,986	(6,040,930,000)	(1,443,756,225)	10,389,683,597,845	9,280,633,826	15,481,689,846,432
Net profit for the year	-	-	-	-	4,898,869,278,220	2,557,395,670	4,901,426,673,890
Shares issuance	222,212,100,000	-	6,040,930,000	-	-	-	228,253,030,000
Shares repurchase	-	-	(2,320,000,000)	-	-	-	(2,320,000,000)
Dividends declared	2,376,342,980,000	-	-	-	(2,613,978,712,000)	-	(237,635,732,000)
Foreign exchange differences	-	-	-	6,832,181,524	-	-	6,832,181,524
Ending balance	7,130,654,950,000	558,110,430,986	(2,320,000,000)	5,388,425,299	12,674,574,164,065	11,838,029,496	20,378,245,999,846
Current year:							
Beginning balance	7,130,654,950,000	558,110,430,986	(2,320,000,000)	5,388,425,299	12,674,574,164,065	11,838,029,496	20,378,245,999,846
Net profit for the period	-	-	-	-	4,099,763,027,305	1,951,397,634	4,101,714,424,939
Shares issuance ESOP (i)	191,909,700,000	-	-	-	-	-	191,909,700,000
Shares cancelation (i)	(2,320,000,000)	-	2,320,000,000	-	-	-	-
Shares repurchase	-	-	(5,025,640,000)	-	-	-	(5,025,640,000)
Stock dividend issuance (ii)	7,318,548,150,000	-	-	-	(7,318,548,150,000)	-	-
Cash dividend (ii)	-	-	-	-	(731,854,815,000)	-	(731,854,815,000)
Capital contribution	-	-	-	-	-	718,670,000	718,670,000
Foreign exchange differences	-	-	-	(3,126,822,209)	-	-	(3,126,822,209)
Ending balance	14,638,792,800,000	558,110,430,986	(5,025,640,000)	2,261,603,090	8,723,934,226,370	14,508,097,130	23,932,581,517,576

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended**23. OWNERS' EQUITY** (continued)**23.1 Increase and decrease in owners' equity** (continued)

- (i) On 4 April 2022, the Company has been completed issuance of 19,190,970 new shares to its key employees at the price of VND 10,000 per share in accordance with Shareholders' Resolution No. 01_2021/NQĐHĐCĐ/TGDĐ, Board of Director's Resolutions No. 02/NQ/HĐQT-2022 in term of the Employee Stock Ownership Plan ("ESOP"). As at 18 April 2022, the Company received new 27th ERC issued by DPI of Binh Duong Province for approval of the change in its charter capital, increasing from VND 7,130,654,950,000 to VND 7,322,564,650,000.

General Shareholder of the Company and Board of Director has approved to decrease the share capital by cancelation of 232,000 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_2022/NQĐHĐCĐ/TGDĐ dated 23 April 2022 and Resolution No. 10/NQ/HĐQT-2022 dated 25 April 2022. On 29 April 2022, the Company received 28th ERC issued by DPI of Binh Duong Province approving the decrease in share capital VND 7,322,564,650,000 to VND 7,320,244,650,000 as this date.

- (ii) In accordance with the Shareholders' Resolution 01_2021/NQĐHĐCĐ/TGDĐ dated 23 April 2022, Board of Director's Resolution No. 11/NQ/HĐQT-2021 dated 27 April 2022, and Board of Director's Resolution No. 13/NQ/HĐQT-2021 dated 24 May 2022 the General Shareholder and the Board of Directors approved the implementation of plan for dividend payment under form of cash dividend amounting to VND 731,854,815,000 and under form of stock dividends by issuing 731,854,815 new shares at par value of 10,000 VND/share (equivalent to payment ratio of 1:1 on outstanding shares) to its existing shareholders, from undistributed earnings as at 31 December 2021.

As at 28 June 2022, the Company completed the dividend declaration in accordance with above resolutions. Accordingly, the Company's registered share capital increased from VND 7,320,244,650,000 to VND 14,638,792,800,000. On 15 July 2022, the Company received 29th ERC issued by DPI of Binh Duong Province approving the increase in share capital VND 7,320,244,650,000 to VND 14,638,792,800,000 as this date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

23. OWNERS' EQUITY (continued)

23.2 Capital transactions with owners

	VND	
	Current year	Previous year
Beginning balance	7,130,654,950,000	4,532,099,870,000
Issue of dividend share	7,318,548,150,000	2,376,342,980,000
Issue of share in accordance with ESOP	191,909,700,000	222,212,100,000
Cancellation of treasury shares	(2,320,000,000)	-
Ending balance	<u>14,638,792,800,000</u>	<u>7,130,654,950,000</u>

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.

23.3 Shares - ordinary shares

	Ending balance	Beginning balance
	Number of shares	Number of shares
Authorized shares	1,463,879,280	713,065,495
Issued and paid up shares		
<i>Ordinary shares</i>	1,463,879,280	713,065,495
Treasury shares		
<i>Ordinary shares</i>	(502,564)	(232,000)
Shares in circulation		
<i>Ordinary shares</i>	1,463,376,716	712,833,495

24. REVENUES

24.1 Revenue from sales of goods and rendering of services

	VND	
	Current year	Previous year
Gross revenue	134,722,248,887,557	124,141,525,689,948
<i>Of which:</i>		
<i>Sale of goods</i>	133,720,991,767,598	123,495,908,733,721
<i>Rendering of services</i>	1,001,257,119,959	645,616,956,227
Less	(1,317,471,297,033)	(1,183,419,586,774)
<i>Of which:</i>		
<i>Sales returns</i>	(1,317,471,297,033)	(1,183,419,586,774)
Net revenue	<u>133,404,777,590,524</u>	<u>122,958,106,103,174</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

24. REVENUES (continued)

24.2 Finance income

	VND	
	Current year	Previous year
Interest income	854,205,778,916	968,127,704,154
Income from early payments	315,790,685,374	278,750,908,582
Foreign exchange gains	143,140,840,033	20,172,347,364
Negative goodwill arising from a bargain purchase	-	20,905,066,063
TOTAL	<u>1,313,137,304,323</u>	<u>1,287,956,026,163</u>

25. FINANCE EXPENSES

	VND	
	Current year	Previous year
Interest expense	1,362,143,909,103	674,427,746,189
Foreign exchange losses	13,385,429,291	40,279,479,556
Loan arrangement fee	7,091,116,138	-
TOTAL	<u>1,382,620,454,532</u>	<u>714,707,225,745</u>

26. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	Current year	Previous year
Selling expenses	22,336,838,067,678	17,914,173,302,345
External services	10,131,871,427,527	7,756,079,654,016
Labour expenses	7,780,186,627,158	6,480,994,104,640
Depreciation charges	3,495,397,235,835	2,810,431,458,568
Others	929,382,777,158	866,668,085,121
General and administrative expenses	1,881,027,579,714	3,823,390,074,765
Labour expenses	1,474,963,021,854	3,218,375,166,825
Depreciation charges	139,825,183,621	110,282,149,842
External services	221,766,692,386	441,774,123,392
Others	44,472,681,853	52,958,634,706
TOTAL	<u>24,217,865,647,392</u>	<u>21,737,563,377,110</u>

27. OTHER EXPENSES

	VND	
	Current year	Previous year
Disposal of fixed assets	501,024,471,842	-
Others	78,920,565,861	48,895,965,246
TOTAL	<u>579,945,037,703</u>	<u>48,895,965,246</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

28. TRADING AND OPERATING COSTS

	VND	
	<i>Current year</i>	<i>Previous year</i>
Cost of goods sold and services rendered	102,542,735,094,343	95,325,974,107,640
Labour costs	9,386,437,507,012	9,699,369,271,465
Depreciation and amortisation (Notes 13, 14 and 16)	3,540,324,726,294	2,920,713,608,410
Others	11,291,103,414,086	9,117,480,497,235
TOTAL	<u>126,760,600,741,735</u>	<u>117,063,537,484,750</u>

29. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company and its subsidiaries are as follows:

- ▶ The statutory CIT rate applicable to the Company and its subsidiaries is 20% of taxable income; except
- ▶ The statutory CIT rate applicable to The Gioi Di Dong Information Technology Limited Company ("CNTT TGDD"), the Company's subsidiary is 10% of taxable income in 15 years from the date of CNTT TGDDs commencement of new investment project in the High-Tech zone and entitled applicable normal CIT rate for the following years. CNTT TGDD is entitled to an exemption from CIT for 4 years commencing from the year in which a taxable profit is earned (2019), and a 50% reduction of the applicable CIT rate for the following 9 years (from 2023 to 2031). For other activities of CNTT TGDD, the applicable CIT rate is 20% of taxable income.

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

29.1 CIT expense

	VND	
	<i>Current year</i>	<i>Previous year</i>
Current tax expense	1,794,598,293,892	1,637,806,905,395
Adjustment for over accrual of tax from prior year	(1,599,483,790)	(4,831,209,701)
Deferred tax expense (income)	161,642,138,517	(62,818,619,041)
TOTAL	<u>1,954,640,948,619</u>	<u>1,570,157,076,653</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.1 CIT expense (continued)

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

	VND	
	<i>Current year</i>	<i>Previous year</i>
Accounting profit before tax	<u>6,056,355,373,558</u>	<u>6,471,583,750,543</u>
At CIT rate of 20%	1,211,271,074,712	1,294,316,750,109
<i>Adjustments</i>		
Losses of subsidiaries	715,458,143,561	239,946,680,526
Non-deductible expenses	25,128,597,781	44,911,103,964
Adjustment for over accrual of tax from prior year	(1,599,483,790)	(4,831,209,701)
Goodwill allocation	12,278,374,424	12,278,374,424
Tax loss carried forward	(2,045,317,452)	(2,843,802,434)
Tax exempted	(5,850,440,617)	(12,406,953,758)
Share of loss of the associate	-	442,100,097
Gain from change of investment	-	(1,237,147,695)
Non-taxable income	-	(418,818,879)
CIT expense	<u>1,954,640,948,619</u>	<u>1,570,157,076,653</u>

29.2 Current tax

The current tax payable is based on taxable income for the current year. The taxable income of the Parent company and its subsidiaries for the year differs from the profit as reported in the consolidated 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 Parent company and its subsidiaries' liability for current tax is calculated using tax rates that have been enacted by the consolidated balance sheet date.

29.3 Deferred tax

The following are the deferred tax assets and deferred tax income recognized by the Group, and the movements thereon, during the current and previous years:

	<i>Consolidated balance sheet</i>		<i>Consolidated income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
Provision for obsolete inventories	72,410,732,281	136,567,304,759	(64,156,572,478)	35,730,094,821
Unrealised profit	68,173,970,646	60,531,047,922	7,642,922,724	18,126,205,206
Accrued expenses	32,676,975,900	137,643,878,122	(104,966,902,222)	8,804,226,022
Provision for warranty	15,252,221,566	15,455,522,741	(203,301,175)	180,048,875
Foreign exchange difference	12,383,835	(29,330,799)	41,714,634	(21,955,883)
Deferred tax assets	<u>188,526,284,228</u>	<u>350,168,422,745</u>		
Deferred tax (expense) income			<u>(161,642,138,517)</u>	<u>62,818,619,041</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.4 Tax loss carried forward

The Group is entitled to carry each individual tax loss forward to offset against taxable income arising within five (5) years subsequent to the year in which the loss was incurred. The details of estimated remaining tax losses carried forward are as follows:

				VND		
Originating year	Can be utilized up to		Tax loss amount	Utilized up to 31 December 2022	Forfeited	Unutilized at 31 December 2022
Bach Hoa Xanh Trading Joint Stock Company						
2016	2021	(*)	54,944,366,695	-	(54,944,366,695)	-
2017	2022	(*)	144,608,819,275	-	(144,608,819,275)	-
2018	2023	(*)	555,577,340,151	-	-	555,577,340,151
2019	2024	(*)	978,365,755,382	-	-	978,365,755,382
2020	2025	(*)	1,733,535,288,693	-	-	1,733,535,288,693
2021	2026	(*)	966,454,761,213	-	-	966,454,761,213
2022	2027	(**)	2,961,477,019,035	-	-	2,961,477,019,035
			<u>7,394,963,350,444</u>	-	<u>(199,553,185,970)</u>	<u>7,195,410,164,474</u>
MWG (Cambodia) Co., Ltd.						
2017	2022	(**)	9,059,389,204	-	(9,059,389,204)	-
2018	2023	(**)	8,753,185,646	-	-	8,753,185,646
2019	2024	(**)	3,438,115,589	-	-	3,438,115,589
2020	2025	(**)	65,469,770,143	-	-	65,469,770,143
2021	2026	(**)	187,340,353,909	-	-	187,340,353,909
2022	2027	(**)	330,623,145,856	-	-	330,623,145,856
			<u>604,683,960,347</u>	-	<u>(9,059,389,204)</u>	<u>595,624,571,143</u>
Tran Anh Digital World Joint Stock Company						
2018	2023	(*)	46,920,164,130	(46,920,164,130)	-	-
An Khang Joint Stock Company						
2019	2024	(**)	5,947,497,325	-	-	5,947,497,325
2020	2025	(**)	6,437,846,862	-	-	6,437,846,862
2022	2027	(**)	306,214,502,293	-	-	306,214,502,293
			<u>318,599,846,480</u>	-	-	<u>318,599,846,480</u>
TOTAL			<u>8,365,167,321,401</u>	<u>(46,920,164,130)</u>	<u>(208,612,575,174)</u>	<u>8,109,634,582,097</u>

(*) Tax loss as per tax assessment minutes.

(**) Estimated tax losses as per the Company's CIT declarations have not been audited by the local tax authorities as of the date of these financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

30. EARNINGS PER SHARE

The Group used following data to calculate the basic and diluted earnings per share:

	<i>Current year</i>	<i>Previous year</i>
Net profit attributable to ordinary shareholders of the Company (VND)	4,099,763,027,305	4,898,869,278,220
Weighted average number of ordinary shares for basic earnings per share	<u>1,459,218,707</u>	<u>1,440,872,506</u>
Basic and diluted earnings per share (VND per share)	2,810	3,400

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these consolidated financial statements.

31. TRANSACTIONS WITH RELATED PARTIES

List of related parties as at 31 December 2022 is as follows:

<i>Related parties</i>	<i>Relationship</i>
PT Era Blue Elektronik	Jointly controlled entity
Mr Robert Willet	Member of the Board of Directors

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

<i>Related party</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>Current year</i>	<i>Previous year</i>
PT Era Blue Elektronik	Jointly controlled entity	Investment	181,034,840,000	-

Remuneration to members of the Board of Directors ("BOD") and General Director:

<i>Individuals</i>	<i>Position</i>	<i>Current year</i>
Nguyen Duc Tai (*)	Chairman of BOD	1,927,000,000
Dang Minh Luom (*)	Member of BOD	1,343,500,000
Doan Van Hieu Em (*)	Member of BOD	1,779,000,000
Tran Huy Thanh Tung (*)	Member of BOD and General Director	1,236,000,000
Robert Willet	Member of BOD	<u>2,234,342,566</u>
TOTAL		<u>8,519,842,566</u>

(*) Remuneration were paid by The Gioi Di Dong Joint Stock Company (Subsidiary).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

32. OPERATING LEASE COMMITMENTS

The Group leases its office premises and distribution centres under operating lease agreements. The minimum lease commitments as at the balance sheet dates under the operating lease agreements are as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than one year	4,018,626,187,282	3,469,935,155,657
From one to five years	13,189,923,370,954	11,982,080,853,098
More than five years	6,562,296,926,009	6,375,798,916,023
TOTAL	<u>23,770,846,484,245</u>	<u>21,827,814,924,778</u>

33. OFF BALANCE SHEET ITEM

	<i>Ending balance</i>	<i>Beginning balance</i>
Foreign currencies:		
- United States dollar (USD)	<u>185,853</u>	<u>238,429</u>

34. EVENTS AFTER THE BALANCE SHEET DATE

There is no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the consolidated financial statements of the Group.

		
_____ Ly Tran Kim Ngan Preparer	_____ Vu Dang Linh Finance Director	_____ Tran Huy Thanh Tung General Director



16 March 2023