

FINANCIAL STATEMENTS

DINH VU PORT INVESTMENT AND DEVELOPMENT

JOINT STOCK COMPANY

For the fiscal year ended as at 31/12/2020
(audited)

CONTENTS

	Pages
Report of The Board of General Directors	02-03
Independent Auditors' report	04-05
Audited Financial statements	06-33
Statement Of Financial Position	06-07
Statement Of Income	08
Statement Of Cash Flows	09
Notes To Financial Statements	10-33

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district, Hai Phong city

REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Dinh Vu Port Investment And Development Joint Stock Company (“the Company”) presents its report and the Company’s Financial statements for the fiscal year ended as at 31 December 2020.

THE COMPANY

Dinh Vu Port Investment and Development Joint Stock Company (“the Company”) is incorporated under Decision No. 990/QD/TGD dated 11 November 2002 of the General Director of Vietnam National Shipping Lines (Vinalines) on approval of Dinh Vu Port investment and exploitation scheme. The Business Registration Certificate No. 0200511481 was initially issued by the Department of Planning and Investment of Hai Phong city dated 14 January 2003 and amended for the seventh time on 12 July 2017.

The Company’s head office is located at: Dinh Vu port, Dong Hai 2 ward, Hai An district, Hai Phong city.

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

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

Mr. Vu Tuan Duong	Chairman
Mr. Nguyen Tien Dung	Vice Chairman
Mr. Cao Van Tinh	Member
Mr. Chu Minh Hoang	Member
Mr. Nguyen Viet Hai	Member

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

Mr. Cao Van Tinh	General Director	
Mr. Le Thanh Do	Deputy General Director	Retired from 01/09/2020
Mr. Trieu The Thuan	Deputy General Director	
Mr. Quach Kim Hien (*)	Deputy General Director	

(*) Labor contract suspended on 01/10/2019 under Decision No.378A/2019/QD-TCTL dated 28/10/2019 until another Decision is made.

The members of the Board of Supervision are:

Mrs. Tran Thi Thanh Hai	Head of Control Department
Mr. Vu Hoang Lam	Member
Mr. Cao Xuan Hop	Member

AUDITORS

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

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district, Hai Phong city

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

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

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

The Board of General Directors is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at anytime and to ensure that the Financial statements comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We, The Board of General Directors, confirm that the Financial statements give a true and fair view of the financial position at 31 December 2020, its operation results and cash flows in the year 2020 of Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Financial statements.

Other commitments

The Board of General Directors pledges that the company complies with Decree No. 71/2017/ND-CP of The government dated 06 June 2017 guiding on corporate governance of public companies and the company does not violate the obligations of information disclosure in accordance with the regulations of the Circular No. 155/2015/TT-BTC dated 06 October 2015 issued by Ministry of Finance guiding the disclosure of information on Securities Market.

On behalf of The Board of General Directors



Cao Văn Tấn
General Director

Haiphong, 10 March 2021

INDEPENDENT AUDITOR'S REPORT

**To: Shareholders, The Board of Management and The Board of General Directors
Dinh Vu Port Investment And Development Joint Stock Company**

We have audited the Financial statements of Dinh Vu Port Investment And Development Joint Stock Company prepared on 10 March 2021, as set out on pages 06 to 33, including: Statement of financial position as at 31 December 2020, Statement Of Income, Statement Of Cash flows and Notes to financial statements.

The Board of General Directors' responsibility

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

Auditor's responsibility

Our responsibility is to express an opinion on these Financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with standards and ethical requirements; plan and perform the audit to obtain reasonable assurance about whether the Financial statements are free from material misstatement or not.

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

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

Auditor's opinion

In our opinion, the Financial statements give a true and fair view, in all material respects, of the financial position of Dinh Vu Port Investment And Development Joint Stock Company as at 31 December 2020, and of the results of its operations and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Financial statements.

Other matter

The financial statements for the fiscal year ended on December 31, 2019 had been audited by UHY Auditing and Consulting Company Limited. The auditor gave an unqualified audit opinion about these financial statements made on 26 February 2020.

AASC Auditing Firm Company Limited



Vu Xuan Bien

Deputy General Director

Certificate of registration to audit practice

No: 0743-2018-002-1

Hanoi, 10 March 2021

Duong Quan Anh

Auditor

Certificate of registration to audit practice

No: 1686-2018-002-1

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

 Dinh Vu port, Dong Hai 2 ward, Hai An district,
 Hai Phong city

Financial statements

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

STATEMENT OF FINANCIAL POSITION
As at 31 December 2020

Code	ASSETS	Note	31/12/2020 VND	01/01/2020 VND
100	A. SHORT-TERM ASSETS		1,037,283,063,190	857,627,169,917
110	I. Cash and cash equivalents	3	18,265,421,860	29,237,214,488
111	1. Cash		18,265,421,860	29,237,214,488
120	II. Short-term investments	4	936,000,000,000	755,000,000,000
123	1. Held to maturity investments		936,000,000,000	755,000,000,000
130	III. Short-term receivables		71,636,945,929	58,818,852,799
131	1. Short-term trade receivables	5	57,694,464,774	45,557,541,235
132	2. Short-term prepayments to suppliers		1,199,310,000	670,926,000
136	3. Other short-term receivables	6	14,735,416,740	15,699,488,900
137	4. Provision for short-term doubtful debts		(1,992,245,585)	(3,109,103,336)
140	IV. Inventories	8	9,263,578,099	9,577,438,353
141	1. Inventories		9,263,578,099	9,577,438,353
150	V. Other short-term assets		2,117,117,302	4,993,664,277
151	1. Short-term prepaid expenses	12	2,075,952,720	2,846,681,194
152	2. Deductible VAT		41,164,582	2,080,063,445
153	3. Taxes and other receivables from State budget	14	-	66,919,638
200	B. NON-CURRENT ASSETS		358,851,670,969	420,995,231,307
210	I. Long-term receivables		230,986,000	266,986,000
216	1. Other long-term receivables	6	230,986,000	266,986,000
220	II. Fixed assets		192,501,201,839	249,417,869,529
221	1. Tangible fixed assets	10	192,159,120,603	248,951,204,631
222	- Historical costs		1,214,322,873,049	1,209,805,518,049
223	- Accumulated depreciation		(1,022,163,752,446)	(960,854,313,418)
227	2. Intangible fixed assets	11	342,081,236	466,664,898
228	- Historical costs		6,055,104,700	5,813,104,700
229	- Accumulated amortization		(5,713,023,464)	(5,346,439,802)
240	IV. Long-term unfinished asset		835,326,455	282,222,727
242	1. Construction in progress	9	835,326,455	282,222,727
250	V. Long-term investments	4	137,307,173,950	142,352,013,800
252	1. Investments in joint ventures and associates		137,307,173,950	142,352,013,800
260	VI. Other long-term assets		27,976,982,725	28,676,139,251
261	1. Long-term prepaid expenses	12	27,976,982,725	28,676,139,251
270	TOTAL ASSETS		1,396,134,734,159	1,278,622,401,224

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

STATEMENT OF FINANCIAL POSITION

As at 31 December 2020

(continued)

Code	CAPITAL	Note	31/12/2020 VND	01/01/2020 VND
300	C. LIABILITIES		112,808,118,535	107,476,256,408
310	I. Current liabilities		112,808,118,535	107,476,256,408
311	1. Short-term trade payables	13	9,164,303,628	18,230,803,051
312	2. Short-term prepayments from customers		338,426,861	242,089,461
313	3. Taxes and other payables to State budget	14	17,012,455,197	17,593,255,822
314	4. Payables to employees		27,714,022,968	23,010,571,425
315	5. Short-term accrued expenses	15	483,388,124	10,220,000
319	6. Other short-term payments	16	7,886,511,658	6,625,626,874
321	7. Provisions for short-term payables	17	36,838,500,000	32,000,000,000
322	8. Bonus and welfare fund		13,370,510,099	9,763,689,775
400	D. OWNER'S EQUITY		1,283,326,615,624	1,171,146,144,816
410	I. Owner's equity	18	1,283,326,615,624	1,171,146,144,816
411	1. Contributed capital		400,000,000,000	400,000,000,000
411a	Ordinary shares with voting rights		400,000,000,000	400,000,000,000
414	2. Other capital		137,307,173,950	142,352,013,800
418	3. Development investment funds		448,338,970,866	366,162,883,737
421	4. Retained earnings		297,680,470,808	262,631,247,279
421a	Retained earnings accumulated till the end of the previous year		60,000,000,000	75,000,000,000
421b	Retained earnings of the current year		237,680,470,808	187,631,247,279
440	TOTAL CAPITAL		1,396,134,734,159	1,278,622,401,224

Le Thi Hai Thanh
Preparer

Doan Minh Trung
Chief Accountant



Cao Van Tinh
General Director

Haiphong, 10 March 2021

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

STATEMENT OF INCOME

Year 2020

Code	ITEM	Note	Year 2020	Year 2019
			VND	VND
01	1. Revenue from sales of goods and rendering of services	20	518,185,456,529	559,892,262,521
02	2. Revenue deductions		-	-
10	3. Net revenue from sales of goods and rendering of services		518,185,456,529	559,892,262,521
11	4. Cost of goods sold	21	268,769,035,998	274,561,547,584
20	5. Gross profit from sales of goods and rendering of services		249,416,420,531	285,330,714,937
21	6. Financial income	22	91,941,468,454	80,453,233,662
22	7. Financial expense	23	337,329,157	65,811,538
23	In which: Interest expenses		-	-
25	8. Selling expenses		-	-
26	9. Administrative expense	24	50,708,036,683	65,608,023,812
30	10. Net profit from operating activities		290,312,523,145	300,110,113,249
31	11. Other income	25	34,048,757	2,162,648,832
32	12. Other expense		-	-
40	13. Other profit		34,048,757	2,162,648,832
50	14. Total net profit before tax		290,346,571,902	302,272,762,081
51	15. Current corporate income tax expenses	26	52,666,101,094	54,641,514,802
52	16. Deferred corporate income tax expenses		-	-
60	17. Profit after corporate income tax		<u>237,680,470,808</u>	<u>247,631,247,279</u>
70	18. Basic earnings per share	27	5,942	6,191

Le Thi Hai Thanh
Preparer

Doan Minh Trung
Chief Accountant

Cao Van Tinh
General Director

Haiphong, 10 March 2021

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

STATEMENT OF CASH FLOWS

Year 2020
(Under direct method)

Code	ITEM	Note	Year 2020	Year 2019
			VND	VND
I. CASH FLOWS FROM OPERATION ACTIVITIES				
01	1.	Proceeds from sales of goods and rendering of services and other revenues	526,647,002,330	617,587,314,722
02	2.	Cash paid to suppliers	(149,582,148,410)	(152,156,612,545)
03	3.	Cash paid to employees	(100,564,808,978)	(120,966,117,128)
05	4.	Corporate income tax paid	(53,895,983,537)	(35,893,791,352)
06	5.	Other receipts from operation activities	4,634,340,288	2,090,386,762
07	6.	Other payments on operation activities	(47,867,632,654)	(40,416,197,245)
20	Net cash flows from operating activities		179,370,769,039	270,244,983,214
II. CASH FLOWS FROM INVESTMENT ACTIVITIES				
21	1.	Purchase or construction of fixed assets and other long-term assets	(4,517,355,000)	(29,290,079,232)
22	2.	Proceeds from disposals of fixed assets and other long-term assets	-	2,178,000,000
23	3.	Loans and purchase of debt instruments from other entities	(1,850,000,000,000)	(1,302,000,000,000)
24	4.	Collection of loans and resale of debt instrument of other entities	1,669,000,000,000	1,042,000,000,000
26	5.	Proceeds from equity investment in other entities	6,591,986,004	-
27	6.	Interest and dividend received	89,457,498,033	73,060,734,586
30	Net cash flows from investing activities		(89,467,870,963)	(214,051,344,646)
III. CASH FLOWS FROM FINANCIAL ACTIVITIES				
36	1.	Dividends and profits paid to owners	(100,818,527,850)	(119,033,421,800)
40	Net cash flows from financial activities		(100,818,527,850)	(119,033,421,800)
50	Net cash flows in the year		(10,915,629,774)	(62,839,783,232)
60	Cash and cash equivalents at the beginning of the year		29,237,214,488	92,094,759,884
61	Effect of exchange rate fluctuations		(56,162,854)	(17,762,164)
70	Cash and cash equivalents at the end of the year		18,265,421,860	29,237,214,488

Le Thi Hai Thanh
Preparer

Doan Minh Trung
Chief Accountant

Cao Van Tinh
General Director

Haiphong, 10 March 2021

NOTES TO FINANCIAL STATEMENTS*Year 2020***1 . GENERAL INFORMATION OF THE COMPANY****Form of ownership**

Dinh Vu Port Investment and Development Joint Stock Company ("the Company") is incorporated under Decision No. 990/QĐ/TGD dated 11 November 2002 of the General Director of Vietnam National Shipping Lines (Vinalines) on approval of Dinh Vu Port investment and exploitation scheme. The Business Registration Certificate No. 0200511481 was initially issued by the Department of Planning and Investment of Hai Phong city dated 14 January 2003 and amended for the seventh time on 12 July 2017.

The Company's head office is located at: Dinh Vu port, Dong Hai 2 ward, Hai An district, Hai Phong city.

Company's Charter capital: VND 400,000,000,000, the actual charter capital contributed to 31/12/2020 is VND 400,000,000,000; Equivalent to 40,000,000 shares with the price of VND 10,000 per share.

The total employees of the Company as at 31/12/2020 are 434 people (as at 31/12/2019, there were 446 people).

Business activities

Main business activities of the Company include:

- Goods loading and unloading; Warehouse trading;
- Multimodal transportation; Maritime services;
- Logistics, bonded warehousing, goods border gate transfer and transit services.

Information of subsidiaries, Associates and Joint ventures of the Company is provided in Note No 4.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY**2.1 . Accounting period and accounting currency**

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies*Applicable Accounting Policies*

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

Declaration of compliance with Accounting Standards and Accounting System

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

2.3 . Financial Instruments*Initial recognition*

Financial assets

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

Financial liabilities

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

Subsequent measurement after initial recognition

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

2.4 . Foreign currency transactions

The foreign currency transactions during the year are converted into Vietnam Dong using the real exchange rate ruling at the transaction date. Real exchange rates are determined on the following principles:

- When buying or selling foreign currency, applying the exchange rates specified in the contracts of foreign exchange sale between Company and commercial banks;
- When recording receivables, applying the bid rate of the commercial bank stipulated by the Company for customers to make payment at the transaction time;
- When recording payables, applying the offer rate of the commercial bank where the Company expects to conduct transactions at the transaction time.

Real exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of the Financial statements is determined on the following principles:

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

All exchange differences arising from foreign currency transactions during the year and from revaluation of remaining foreign currency monetary items at the end of the year are recorded immediately to operating results of the fiscal year, of which their profits are not used for allocating profits or paying dividends.

2.5 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

2.6 . Financial investments

Investments held to maturity comprise term deposits (including treasury bills and promissory notes), etc... held to maturity to earn profits periodically and other held to maturity investments.

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

Provision for devaluation of investments is made at the end of the year as followings:

- With regard to investments in joint ventures or associates: the provision for loss investments shall be made based on the Financial Statements of joint ventures or associates at the provision date.
- With regard to investments held to maturity: the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.7 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company.

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

2.8 . Inventories

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

The cost of inventory is calculated using FIFO method.

Inventory is recorded by perpetual method.

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

2.9 . Fixed assets

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

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

- Buildings, structures	05 - 25 years
- Machine, equipment	07 - 15 years
- Vehicles, Transportation equipment	06 - 20 years
- Office equipment and furniture	03 - 06 years
- Management software	03 - 05 years

2.10 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until the relevant assets are completed and put into use.

2.11 . Prepaid expenses

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

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature, extent of those expenses to select a reasonable allocation method and criteria. Prepaid expenses are allocated gradually into operating expenses on the straight-line basis.

2.12 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company.

2.13 . Accrued expenses

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

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

2.14 . Provision for payables

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

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

Value recorded of a provision payable is the most reasonably estimated the amount which will be paid for current debt obligation at the end of the fiscal year.

Only expenses related to the provision for payable set up initially shall be offset by that provision for payable.

Provisions for payables are recorded as operating expenses of the fiscal year. In case provision made for the previous fiscal year but not used up exceeds the one made for the current reporting year, the difference is recorded as a decrease in operating expenses. The excess of the provision for payables relating to construction warranty is recorded as other income in the fiscal year.

2.15 . Owner's equity

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

Other capital is the operating capital formed from the operating results or from gifts, presents, sponsorship, assets revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company. In case dividend payment or profit distribution for the owners exceeds the net profit, the difference shall be recorded as a decrease in contributed capital. Net profit can be distributed to investors based on capital contribution rate after being approved by General Meeting of Shareholders and after being appropriated to funds in accordance with the Company's Articles of Incorporation and Vietnamese statutory requirements.

The Company's retained earnings is distributed to other funds according to recommendation of the Board of Management and approval of shareholders at annual General Meeting of Shareholders:

- Development and investment funds: The fund is reserved for the purpose of business expansion or in depth investment.
- Bonus and welfare fund and bonus for the Board of Directors: The fund is reserved for the purpose of bonus, material incentives, common benefit and increasing welfare for employees and presented as a liability on the Statement of Financial Position.

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

2.16 . Revenues*Rendering of services*

Revenue from rendering of services shall be recognised when all the following conditions have been satisfied:

- The amount of the revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of the completion of the transaction at the end of the reporting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of the completion of the transaction may be determined by evaluating the volume of work performed.

Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties, dividends and financial activities shall be recognised when:

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

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

2.17 . Cost of goods sold

Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the year.

2.18 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

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

2.19 . Corporate income tax**a) Current corporate income tax expenses**

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

b) Current corporate income tax rate

The Company applies the corporate income tax rate of 20% for the operating activities which have taxable income for the fiscal year ended at 31/12/2020.

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

2.20 . Earnings per share

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

2.21 . Related Parties

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

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

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

2.22 . Segment information

The main business activities of the Company are cargo handling, warehousing and mainly taking place in the territory of Vietnam, so the Company does not present the Segment Report according to business sectors and geographical areas.

3 . CASH AND CASH EQUIVALENTS

	31/12/2020	01/01/2020
	VND	VND
Cash on hand	419,063,367	239,783,049
Demand deposits	17,846,358,493	28,997,431,439
	18,265,421,860	29,237,214,488

4 . FINANCIAL INVESTMENTS**a) Short - term**

	31/12/2020		01/01/2020	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Held to maturity investments				
- Term deposits (*)	936,000,000,000	-	755,000,000,000	-
	936,000,000,000	-	755,000,000,000	-

(*) As at 31/12/2020, 6-month term deposits with a value of VND 936,000,000,000 were deposited at Saigon – Hanoi Commercial Joint Stock Bank and Asia Commercial Joint Stock Bank - Hai Phong Branch with interest rates from 5.3%/year to 6.5%/year.

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Financial statements

Dinh Vu port, Dong Hai 2 ward, Hai An district, Hai Phong city

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

4 . FINANCIAL INVESTMENTS

b) Long - term

	31/12/2020		01/01/2020	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Investments in joint ventures, associates				
- SITC - Dinh Vu Logistics Co., Ltd ⁽¹⁾	137,307,173,950	-	142,352,013,800	-
- Dinh Vu Logistics JSC ⁽²⁾	123,627,173,950	-	128,672,013,800	-
	13,680,000,000	-	13,680,000,000	-
	137,307,173,950	-	142,352,013,800	-

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

(1) According to the joint-venture agreement between Dinh Vu Port Investment and Development JSC and SITC Shipping Asia Pte. Ltd (SITC) signed in July 2010, two parties agreed to contribute capital to establish a jointly controlled joint-venture named SITC - Dinh Vu Logistics Co., Ltd. The charter capital of SITC - Dinh Vu Logistics Co., Ltd is VND 145,852,000,000, of which the Company contributes VND 74,384,520,000 (equivalent to USD 3,570,000), accounting for 51% of the charter capital. Under Resolution No. 11/SITC/NQ-HĐTV dated 01 August 2013 by the Members' Council on increasing the charter capital for production expansion by USD 5,000,000, the Company contributes 51% (equivalent to USD 2,550,000). The Company has contributed VND 128,672,013,800 (approximately USD 6,120,000), accounting for 51% of the charter capital and 50% of voting rights. The principal activities of SITC - Dinh Vu Logistics Co., Ltd are warehousing business, goods storage, loading and unloading, transportation. As at 04/09/2020, the Company transferred 2% of its capital contribution in SITC - Dinh Vu Logistics Company Limited in accordance with Resolution No. 05/NQ-HĐQT dated March 1, 2018 of the Board of Directors. Information about the transfer transaction is as follows:

- Transferee: SITC Shipping Asia Pte. Ltd (SITC)
- Transfer value under contract: VND 6,591,986,004 (In which: profit from transfer transaction is VND 1,547,146,154);
- After the above transactions, as at 31/12/2020, the Company owns 49% of the charter capital of SITC - Dinh Vu Logistics Company Limited, equivalent to a total par value of VND 123,627,173,950.

(More information as in note 18).

(2) According to the minutes of capital contribution dated 14 October 2011 between Dinh Vu Port Investment and Development JSC, Van Xuan JSC, Dinh Vu Services and Trading Investment JSC and other shareholders, decided to jointly establish Dinh Vu Logistics Joint Stock Company with the authorized capital of VND 30,000,000,000; The Company contributes VND 13,680,000,000 (accounting for 45.6% of the charter capital). Dinh Vu Logistics Co., Ltd has put into operation since 17 December 2011.

The principal activities of Dinh Vu Logistics Co., Ltd are warehousing business, goods storage, loading and unloading, transportation. During the year, according to Resolution No. 28/NQ-HĐQT dated October 1, 2020, the Board of Directors of the Company approved a decision to dissolve Dinh Vu Logistics Joint Stock Company. Currently, Dinh Vu Logistics Joint Stock Company is in the process of implementing dissolution procedures.

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

 Dinh Vu port, Dong Hai 2 ward, Hai An district,
 Hai Phong city

Financial statements

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

5 . TRADE RECEIVABLES

	31/12/2020		01/01/2020	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Trade receivables detailed by customers with large account balances				
- Dinh Vu Petroleum Service Port JSC	2,742,325,909	-	4,709,675,678	-
- SITC CONTAINER LINES CO., LTD	39,508,060,929	-	17,795,432,088	-
- KMTC (VIETNAM) CO., LTD.	1,753,479,872	-	2,368,827,342	-
- Other trade receivables	13,690,598,064	(1,992,245,585)	20,683,606,127	(3,109,103,336)
	<u>57,694,464,774</u>	<u>(1,992,245,585)</u>	<u>45,557,541,235</u>	<u>(3,109,103,336)</u>
b) Trade receivables from related parties				
	<u>376,928,373</u>	<u>-</u>	<u>746,589,324</u>	<u>-</u>

(Details as in Notes 31).

6 . OTHER RECEIVABLES

	31/12/2020		01/01/2020	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
Receivables from interest of deposit, loan	14,143,152,053	-	14,925,698,630	-
Receivables from employees	377,476,137	-	616,903,012	-
Receivables from social insurance	140,038,646	-	140,703,584	-
Receivables from health insurance	647,796	-	483,033	-
Advances	74,102,108	-	15,700,641	-
	<u>14,735,416,740</u>	<u>-</u>	<u>15,699,488,900</u>	<u>-</u>
b) Long-term				
Receivables from employees	230,986,000	-	266,986,000	-
	<u>230,986,000</u>	<u>-</u>	<u>266,986,000</u>	<u>-</u>

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANYDinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city**Financial statements**

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

7 . DOUBTFUL DEBTS

	31/12/2020		01/01/2020	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered				
- Vinalines Container Shipping Company - Branch of Vinalines	-	-	2,301,509,028	1,150,754,513
- Transimex Corporation Hanoi Branch	1,380,580,210	1,269,771,666	583,834,507	408,582,012
- Hanjin Shipping Co., Ltd	1,773,845,502	-	1,783,096,326	-
- COSCO Shipping Lines Viet Nam Co., Ltd	1,215,517,503	1,161,679,763	-	-
- CMA-CGM SA C/O CMA-CGM VIET NAM JSC	180,110,253	126,356,454	-	-
	4,550,053,468	2,557,807,883	4,668,439,861	1,559,336,525

8 . INVENTORIES

	31/12/2020		01/01/2020	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw material	878,549,692	-	856,557,637	-
Tools, supplies	8,377,328,407	-	8,720,880,716	-
Finished goods	7,700,000	-	-	-
	9,263,578,099	-	9,577,438,353	-

9 . LONG-TERM ASSET IN PROGRESS

	31/12/2020	01/01/2020
	VND	VND
Construction in progress	835,326,455	161,222,727
- Design consultancy and verification of installation of STS gantry crane with 20m rail gauge on berth 1	-	161,222,727
- Improving the cargo yard near road 356	392,688,454	-
- Advisory verification the installation of slewing portal cranes on the berth No. 1	18,181,818	-
- Upgrading the circuit system of transformer station No. 1,2,3	238,092,546	-
- Repair and improvement of control gate No. 2	186,363,637	-
Procurement of fixed assets	-	121,000,000
- TOS software improvement	-	121,000,000
	835,326,455	282,222,727

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district, Hai Phong city

Financial statements
For the fiscal year ended as at 31/12/2020

10 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	451,682,471,675	624,212,178,415	116,055,572,055	17,855,295,904	1,209,805,518,049
- Purchase in the year	92,280,000	453,000,000	3,750,000,000	222,075,000	4,517,355,000
Ending balance of the year	451,774,751,675	624,665,178,415	119,805,572,055	18,077,370,904	1,214,322,873,049
Accumulated depreciation					
Beginning balance	358,790,427,079	491,989,217,370	93,393,437,101	16,681,231,868	960,854,313,418
- Depreciation for the year	15,708,520,831	32,662,949,466	12,161,298,750	776,669,981	61,309,439,028
Ending balance of the year	374,498,947,910	524,652,166,836	105,554,735,851	17,457,901,849	1,022,163,752,446
Net carrying amount					
Beginning balance	92,892,044,596	132,222,961,045	22,662,134,954	1,174,064,036	248,951,204,631
Ending balance	77,275,803,765	100,013,011,579	14,250,836,204	619,469,055	192,159,120,603

In which:

- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 856,708,979,022.

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

11 . INTANGIBLE FIXED ASSETS

The Company's intangible fixed assets are accounting software and operating software with historical cost of VND 6,055,104,700 and the accumulated depreciation as at 31/12/2020 is VND 5,713,023,464, depreciation value during the year is VND 366,583,662.

The historical cost of the intangible fixed asset at the end of the year which has been fully depreciated but still in use: VND 5,123,554,700.

12 . PREPAID EXPENSES

	31/12/2020	01/01/2020
	VND	VND
a) Short-term		
Cost of insurance	822,997,193	779,201,954
Dispatched tools and supplies	-	43,077,271
Repair costs for fixed assets	1,199,670,678	1,947,832,272
Others	53,284,849	76,569,697
	<u><u>2,075,952,720</u></u>	<u><u>2,846,681,194</u></u>
b) Long-term		
Minh Phuong Industrial Zone land rental (*)	27,882,792,145	28,646,704,261
Others	94,190,580	29,434,990
	<u><u>27,976,982,725</u></u>	<u><u>28,676,139,251</u></u>

(*) According to the land lease contract No. 27/2015/HDTĐ - MP signed on June 12, 2015 between Minh Phuong Real Estate Investment Joint Stock Company and Dinh Vu Port Investment and Development Joint Stock Company, The company is leased 44,417 m2 in Minh Phuong Industrial Zone with a lease term of 43 years from the date of signing the contract to the end of June 30, 2057. The Company has paid off the rental fee for the entire lease term and will amortize it into the expenses over the lease term.

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district, Hai Phong city

Financial statements

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

13 . SHORT - TERM TRADE PAYABLES

	31/12/2020		01/01/2020	
	Value	Amount can be paid	Value	Amount can be paid
	VND	VND	VND	VND
a) Trade payables detailed by large account balances				
- Duy Linh Trading Joint Stock Company	-	-	8,228,085,096	8,228,085,096
- Dinh Vu Logistics Joint Stock Company	-	-	2,603,222,071	2,603,222,071
- Dolphin Joint Stock Company	2,060,708,100	2,060,708,100	1,728,205,050	1,728,205,050
- Hai Au Marine Service Joint Stock Company	1,390,974,200	1,390,974,200	-	-
- NAVACO Company Limited	896,970,800	896,970,800	-	-
- Van Xuan Joint Stock Company	1,057,421,200	1,057,421,200	-	-
- Others	3,758,229,328	3,758,229,328	5,671,290,834	5,671,290,834
	9,164,303,628	9,164,303,628	18,230,803,051	18,230,803,051
b) Trade Payable to related parties				
<i>(Details as in Notes 31).</i>	331,729,726	331,729,726	2,729,454,299	2,729,454,299

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district, Hai Phong city

Financial statements
For the fiscal year ended as at 31/12/2020

14 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Receivable at the beginning of the year	Payable at the beginning of the year	Payable arise in the year	Amount paid in the year	Receivable at the closing year	Payable at the closing year
	VND	VND	VND	VND	VND	VND
Value added tax (*)	-	-	7,071,412,775	7,071,412,775	-	-
Corporate income tax	-	17,593,255,822	52,666,101,094	53,895,983,537	-	16,363,373,379
Personal income tax	66,919,638	-	11,322,078,406	10,606,076,950	-	649,081,818
Land tax and land rental	-	-	6,083,855,000	6,083,855,000	-	-
Other taxes	-	-	3,000,000	3,000,000	-	-
	66,919,638	17,593,255,822	77,146,447,275	77,660,328,262	-	17,012,455,197

(*) The payable of VAT tax arise in the year is the amount after deducting the deductible VAT value at VND 13,939,237,131.

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

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANYDinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city**Financial statements**

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

15 . SHORT - TERM ACCRUED EXPENSES

	<u>31/12/2020</u>	<u>01/01/2020</u>
	VND	VND
Other accrued expenses	483,388,124	10,220,000
	<u>483,388,124</u>	<u>10,220,000</u>

16 . OTHER SHORT - TERM PAYABLES

	<u>31/12/2020</u>	<u>01/01/2020</u>
	VND	VND
- Trade union fund	464,936,446	232,736,808
- Unemployment insurance	12,994,272	12,918,104
- Dividend, profit payables	1,654,129,350	2,472,657,200
- Others	5,754,451,590	3,907,314,762
	<u>7,886,511,658</u>	<u>6,625,626,874</u>

17 . PROVISION FOR PAYABLES

	<u>31/12/2020</u>	<u>01/01/2020</u>
	VND	VND
- Provision for extraordinary repair of fixed assets	23,838,500,000	20,000,000,000
- Provision for payroll fund	13,000,000,000	12,000,000,000
	<u>36,838,500,000</u>	<u>32,000,000,000</u>

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district, Hai Phong city

Financial statements
For the fiscal year ended as at 31/12/2020

18 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Other owner's equity	Investment and development funds	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of previous year	400,000,000,000	142,352,013,800	285,921,545,655	237,741,338,082	1,066,014,897,537
Profit for previous year	-	-	-	247,631,247,279	247,631,247,279
Profit distribution	-	-	80,241,338,082	(162,741,338,082)	(82,500,000,000)
Profit distribution of the year 2019	-	-	-	(60,000,000,000)	(60,000,000,000)
Ending balance of previous year	400,000,000,000	142,352,013,800	366,162,883,737	262,631,247,279	1,171,146,144,816
Beginning balance of current year	400,000,000,000	142,352,013,800	366,162,883,737	262,631,247,279	1,171,146,144,816
Profit for current year	-	-	-	237,680,470,808	237,680,470,808
Profit distribution	-	-	77,131,247,279	(202,631,247,279)	(125,500,000,000)
Other increase ⁽¹⁾	-	-	5,044,839,850	-	5,044,839,850
Other decrease ⁽¹⁾	-	(5,044,839,850)	-	-	(5,044,839,850)
Ending balance of this year	400,000,000,000	137,307,173,950	448,338,970,866	297,680,470,808	1,283,326,615,624

According to the Resolution of the General Meeting of Shareholders No. 14/NQ/ĐHĐCĐ dated June 15, 2020, the Company announced the profit distribution for 2019 as follows:

	Rate	Amount
	%	VND
Net Profit after tax	100.00%	322,631,247,279
Investment and development funds	23.91%	77,131,247,279
Bonus and welfare fund	7.90%	25,500,000,000
Paid dividends (equal to 40% of charter capital) ⁽²⁾	49.59%	160,000,000,000
Retained profit	18.60%	60,000,000,000

(1) During the year, the Company transferred 2% of its shares in SITC - Dinh Vu Logistics Company Limited in accordance with Resolution No. 05 / NQ-HĐQT dated March 1, 2018 of the Board of Directors of the Company. The source of the investment is extracted from the development investment fund according to the resolution of the General Meeting of Shareholders of the Company at the time of investment.

(2) In which: Dividend in advance in 2019 with the rate of 15% is VND 60,000,000,000.

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

b) Details of owner's invested capital

	Rate	31/12/2020	Rate	01/01/2020
	(%)	VND	(%)	VND
Hai Phong Port Joint Stock Company	51.00%	204,000,000,000	51.00%	204,000,000,000
Agricultural Products and Materials JSC	18.70%	74,800,000,000	18.70%	74,800,000,000
Samarang Ucits - Samarang Asian Prosperity	5.16%	20,626,300,000	5.16%	20,626,300,000
Others	25.14%	100,573,700,000	25.14%	100,573,700,000
	100%	400,000,000,000	100%	400,000,000,000

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

	Year 2020	Year 2019
	VND	VND
Owner's contributed capital	400,000,000,000	400,000,000,000
- At the beginning of year	400,000,000,000	400,000,000,000
- At the end of year	400,000,000,000	400,000,000,000
Distributed dividends and profit:		
- Dividend payable at the beginning of the year	2,472,657,200	1,905,614,350
- Dividend payable in the year:	100,000,000,000	120,000,000,000
+ Dividend payable from last year's profit	100,000,000,000	60,000,000,000
+ Estimated dividend payable from this year's profit	-	60,000,000,000
- Dividend paid in cash during the year	(100,818,527,850)	(119,432,957,150)
+ Dividend paid from last year's profit	(100,818,527,850)	(60,000,000,000)
+ Provisional dividend paid from this year's profit	-	(59,432,957,150)
- Dividend payable at the end of the year	1,654,129,350	2,472,657,200

d) Stock

	31/12/2020	01/01/2020
Quantity of Authorized issuing stocks	40,000,000	40,000,000
Quantity of issued shares and full capital contribution	40,000,000	40,000,000
- Common stocks	40,000,000	40,000,000
Quantity of outstanding shares in circulation	40,000,000	40,000,000
- Common stocks	40,000,000	40,000,000
Par value per stock (VND)	10,000	10,000

e) Company's funds

	31/12/2020	01/01/2020
	VND	VND
Investment and development fund	448,338,970,866	366,162,883,737
	448,338,970,866	366,162,883,737

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

19 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMEN**a) Operating leased assets**

- Under Contract No. 03/HDTD dated 09 January 2006, Hai Phong City People's Committee permits Dinh Vu Port Investment and Development JSC to rent a plot with area of 221,415 m2 in Dong Hai 2 Ward, Hai An District, Hai Phong city within 40 years from 19 August 2002 to 19 August 2042. Under Decision No. 4120/QD-CT of the Tax Department of Hai Phong City on 3 December 2014, the Company is exempt from the land rental for 15 years from March 2005 to the end of February 2020.

- Land lease contract No. 27/2015/HDTD - MP signed on June 12, 2015 between Dinh Vu Port Investment and Development Joint Stock Company and Minh Phuong Real Estate Joint Stock Company with the total leased area of 44,417 m2, the lease term is from the date of signing until June 30, 2057. The total rental fee for the entire lease term is VND 35,292,100,000 (including 10% VAT).

(More information as in Note No.12)

b) Foreign currencies

	31/12/2020	01/01/2020
- USD	379,320.37	235,174.99
- EUR	5.14	6.44

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

	Year 2020	Year 2019
	VND	VND
Revenue from rendering services	518,185,456,529	559,892,262,521
	518,185,456,529	559,892,262,521
Revenue from related parties	6,864,115,202	8,775,818,571
(Details as in Notes 31).		

21 . COSTS OF GOODS SOLD

	Year 2020	Year 2019
	VND	VND
Costs of services rendered	268,769,035,998	274,561,547,584
	268,769,035,998	274,561,547,584

22 . FINANCIAL INCOME

	Year 2020	Year 2019
	VND	VND
Interest income, interest from loans	59,259,578,794	47,975,734,515
Gain from selling investments	1,547,146,154	-
Dividends, profits earned	29,415,372,662	30,810,151,563
Realized gain from foreign exchange difference	1,719,370,844	1,667,347,584
	91,941,468,454	80,453,233,662
Financial income from related parties	29,415,372,662	30,810,151,563
(Details as in Notes 31).		

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

23 . FINANCIAL EXPENSES

	Year 2020	Year 2019
	VND	VND
Realised exchange loss	169,761,686	15,218,837
Unrealised exchange loss	167,567,471	50,592,701
	337,329,157	65,811,538

24 . ADMINISTRATIVE EXPENSES

	Year 2020	Year 2019
	VND	VND
Raw materials	13,417,867	25,614,738
Labor	34,359,637,253	43,059,701,384
Depreciation and amortisation of fixed assets	3,223,769,378	3,591,039,103
Provision expenses/reversal of provision	(1,116,857,751)	1,169,403,935
Expenses from external services	-	13,636
Other expenses by cash	14,228,069,936	17,762,251,016
	50,708,036,683	65,608,023,812

25 . OTHER INCOME

	Year 2020	Year 2019
	VND	VND
Gain from liquidation, disposal of fixed assets	-	1,980,000,000
Others	34,048,757	182,648,832
	34,048,757	2,162,648,832

26 . CURRENT CORPORATE INCOME TAX EXPENSES

	Year 2020	Year 2019
	VND	VND
Total profit before tax	290,346,571,902	302,272,762,081
Increase	2,399,306,230	1,744,963,490
- <i>Ineligible expenses</i>	2,135,653,280	1,744,963,490
- <i>Unrealized foreign exchange difference loss</i>	263,652,950	-
Decrease	(29,415,372,662)	(30,810,151,563)
- <i>Dividend payment</i>	(29,415,372,662)	(30,810,151,563)
Taxable income	263,330,505,470	273,207,574,008
Current corporate income tax expense (Tax rate 20%)	52,666,101,094	54,641,514,802
Tax payable at the beginning of year	17,593,255,822	(1,154,467,628)
Tax paid in the year	(53,895,983,537)	(35,893,791,352)
Closing year income tax payable	16,363,373,379	17,593,255,822

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

27 . BASIC EARNINGS PER SHARE

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

	Year 2020	Year 2019
	VND	VND
Net profit after tax	237,680,470,808	247,631,247,279
Profit distributed for common stocks	237,680,470,808	247,631,247,279
Average number of outstanding common shares in circulation in the year	40,000,000	40,000,000
Basic earnings per share	5,942	6,191

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

28 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	Year 2020	Year 2019
	VND	VND
Raw materials	16,814,517,166	22,488,201,122
Labour expenses	126,756,041,227	136,055,731,958
Depreciation and amortisation	61,531,043,502	74,430,167,145
Expenses from external services	50,918,891,653	53,678,610,056
Other expenses by cash	63,456,579,133	53,516,861,115
	319,477,072,681	340,169,571,396

29 . FINANCIAL INSTRUMENTS

The types of financial instruments of the Company include:

		Carrying amount	
		31/12/2020	01/01/2020
		Original Cost	Provision
	VND	VND	VND
Financial Assets			
Cash and cash equivalents	18,265,421,860	-	-
Trade and other receivables	72,660,867,514	(1,992,245,585)	(3,109,103,336)
Loans	936,000,000,000	-	-
	1,026,926,289,374	(1,992,245,585)	(3,109,103,336)

		Carrying amount	
		31/12/2020	01/01/2020
		VND	VND
Financial Liabilities			
Trade payables, other payables		17,050,815,286	24,856,429,925
Accrued expenses		483,388,124	10,220,000
		17,534,203,410	24,866,649,925

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial Statements and Notes to financial instruments but do not provide any relevant instruction for assessment and recognition of fair value of financial assets and liabilities, excluding provision for doubtful debts which are presented in relevant notes.

Financial risk management

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

Market risk

The Company's business operations will mainly bear the risks of changes on exchange rates and interest rates.

Exchange rate risk

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

Interest rate risk

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

Credit Risk

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

	Under 1 year	From 1 year to 5	From more than 5	Total
	VND	years VND	years VND	VND
As at 31/12/2020				
Cash and cash equivalents	18,265,421,860	-	-	18,265,421,860
Trade receivables, other receivables	70,437,635,929	230,986,000	-	70,668,621,929
Loans	936,000,000,000	-	-	936,000,000,000
	1,024,703,057,789	230,986,000	-	1,024,934,043,789

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANYDinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city**Financial statements**

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

	Under 1 year	From 1 year to 5	From more than 5	Total
	VND	years	years	VND
	VND	VND	VND	VND
As at 01/01/2020				
Cash and cash equivalents	29,237,214,488	-	-	29,237,214,488
Trade receivables, other receivables	58,147,926,799	266,986,000	-	58,414,912,799
Loans	755,000,000,000	-	-	755,000,000,000
	842,385,141,287	266,986,000	-	842,652,127,287

Liquidity Risk

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company is mainly from different maturity of its financial assets and liabilities.

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

	Under 1 year	From 1 year to 5	From more than 5	Total
	VND	years	years	VND
	VND	VND	VND	VND
As at 31/12/2020				
Trade payables, other payables	17,050,815,286	-	-	17,050,815,286
Accrued expenses	483,388,124	-	-	483,388,124
	17,534,203,410	-	-	17,534,203,410
As at 01/01/2020				
Trade payables, other payables	24,856,429,925	-	-	24,856,429,925
Accrued expenses	10,220,000	-	-	10,220,000
	24,866,649,925	-	-	24,866,649,925

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

30 . EVENTS AFTER BALANCE SHEET DATE

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

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

31 . TRANSACTION AND BALANCES WITH RELATED PARTIES

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

Related parties	Relation
Hai Phong Port Joint Stock Company	Parent company
Dinh Vu Logistics Joint Stock Company	Associate company
SITC - Dinh Vu Logistics Company Limited	Joint - venture
Members of Board of Management and Board of General Directors of the Company	Key management

During the fiscal year, the Company has the transactions and balances with related parties as follows:

Transactions during the year:

	<u>Year 2020</u>	<u>Year 2019</u>
	VND	VND
Revenue	6,864,115,202	8,775,818,571
Hai Phong Port Joint Stock Company	408,417,157	498,565,100
Dinh Vu Logistics Joint Stock Company	6,307,088,045	8,005,268,471
SITC - Dinh Vu Logistics Company Limited	148,610,000	271,985,000
Dividends	29,415,372,662	30,810,151,563
SITC - Dinh Vu Logistics Company Limited	29,415,372,662	28,074,151,563
Dinh Vu Logistics Joint Stock Company	-	2,736,000,000

Outstanding balances at the end of the fiscal year are as follows:

	<u>31/12/2020</u>	<u>01/01/2020</u>
	VND	VND
Trade receivables	376,928,373	746,589,324
Dinh Vu Logistics Joint Stock Company	-	732,993,324
SITC - Dinh Vu Logistics Company Limited	37,708,000	13,596,000
Hai Phong Port Joint Stock Company	339,220,373	-
Trade payables	331,729,726	2,729,454,299
Hai Phong Port Joint Stock Company	331,729,726	126,232,228
Dinh Vu Logistics Joint Stock Company	-	2,603,222,071

DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Dinh Vu port, Dong Hai 2 ward, Hai An district,
Hai Phong city

Financial statements

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

Transactions with other related parties:

	Year 2020	Year 2019
	VND	VND
Remuneration to General Director	1,346,263,214	1,330,374,339
Remuneration for the Board of Directors; Board of Supervisors and salaries and bonuses of other managers	6,410,776,178	7,464,494,598

32 . COMPARATIVE FIGURES

The corresponding figures are those taken from the accounts for the fiscal year ended as at 31 December 2019, which was audited by UHY Auditing and Consulting Company Limited.


Le Thi Hai Thanh
 Preparer


Doan Minh Trung
 Chief Accountant


Cao Van Tinh
 General Director



Haiphong, 10 March 2021

