



No.: 273/25/BCKT/AUD-VALUES

INDEPENDENT AUDITOR'S REPORT

To: SHAREHOLDERS, THE BOARD OF MANAGEMENT AND THE EXECUTIVE BOARD

CUCHI COMMERCIAL AND INDUSTRIAL DEVELOPING INVESTMENT JOINT STOCK COMPANY

We have audited the accompanying financial statements of CuChi Commercial and Industrial Developing Investment JSC (hereafter referred to as "the Company"), prepared on 05th March 2025, from the page 08 to page 51, which comprise the Balance Sheet as at 31st December 2024, the Income Statement, the Statement of Cash Flows for the fiscal year then ended and the Notes to the Financial Statements.

Responsibility of the Executive Board

The Executive Board of the Company is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting standards, the prevailing Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and presentation of financial statements and is responsible for internal control which is determined by the Executive Board relevant to the preparation and presentation of the 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 the financial statements based on our audit. We conducted our audit in accordance with the Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and presentation of the 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 Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Executive Board, 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.

