CNCTECH 15 YEARS

Making Parts
Building Possibilities

2023

ANNUAL REPORT



CNCTECH 15 YEARS

Making Parts
Building Possibilities

Through 15 years of construction and growth, from a precision mechanical enterprise established in 2008, CNCTech has quickly developed into a multi-disciplinary industrial corporation present in the most dynamic areas in Vietnam. With the vision and flexible direction of the Board of Directors, along with the solidarity and dedication of all employees, CNCTech is proud to have built a quality management system and continuously growing production scale, present in most major provinces and cities across the country, creating jobs for more than 2,000 employees, gradually affirming its brand and winning trust and cooperation of customers from large National and International corporations in the country. Looking back at the achievements gained over the past 15 years, CNCTech is confident that it continues to keep the top position in the country in precision mechanical processing and be a reliable product supplier for domestic and international customers.

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CHAPTER

01

2023 Overview

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Vision, mission and core values

VISION

Leading the Smart Green Industrial Ecosystem

MISSION

For the Development of Vietnam's Green Technology Industry

CORE VALUES

DETERMINATION
Steady working attitude, not afraid of difficulties, always trying to achieve set goals. Determined to carry out tasks and overcome all challenges.

SPEED
Performing work and making decisions quickly and promptly to meet market and customer requirements. Optimizing processes to minimize wasted time. Expressing things simply.

FLEXIBILITY
Adapting quickly to changes, adjusting strategies and working methods to suit new situations to test new and creative solutions.

Message from the President of the Board of Directors



"As an entrepreneur, it is a must to have great aspirations and vision. It is desirable to create more good jobs, bring sustainable community development values, serve society and always conquer greater challenges"

NGUYEN VAN HUNG
President of the Board of Directors

In 2023, CNCTech Group witnessed breakthrough efforts in both fields: industrial technology production and industrial infrastructure service provision. The Group's total revenue was 1,104 billion VND. Profit after tax reached 37 billion VND.

Although the business environment has many difficulties and challenges, CNCTech Group's leadership and staff considered this an opportunity and motivation to constantly seek and implement effective investment solutions, increasing production scale, promoting trade, marketing, and improving customer services. With effort and determination, CNCTech Group has basically completed its committed goals, ensuring the benefits of shareholders.

CNCTech's technology industry development field in 2023 made its mark in product research & development activities, improving technological capacity, and expanding international markets. In August, Pavana's camera product integrating strong password-less authentication technology Fido was introduced at the Fido Asia-Pacific Conference (Fido Apac Summit 2023) held for the first time in Vietnam. These are the first camera products in the world using FDO technology that have been commercialized on the market.

In addition, precision mechanical products, molds, automation, and technical molded plastics processed and manufactured by CNCTech Group continued to receive positive feedback from customers. In November, at the Panasonic System Networks Vietnam (PSNV) Supplier Conference taking place in Hanoi, CNCTech Thang Long was honored to receive the 2023 Excellent Supplier Award from PSNV. This year's awards were given to 4 of the PSNV's 230 suppliers globally. In December, CNCTech successfully manufactured and shipped a series of large molds with an average weight of 1.5 tons to the US market, supplying molds to the leading US multinational household appliance manufacturing and marketing company. This was a big step forward in mold making technology according to American standards, completely different from the Japanese standards that CNCTech has deployed in previous years.

The Group's industrial infrastructure and services sector maintained growth momentum throughout 2023. The Covid - 19 pandemic has promoted the development of the e-commerce industry, thereby increasing demand for warehouse logistics. CNCTech Group quickly seized the opportunity to cooperate and develop with VNPOST and DB Schenker to invest and be licensed to successfully operate a logistics warehouse according to the VMI (Vendor Managed Inventory) model in a production complex in Thang Long Vinh Phuc industrial park and Dong Van III Industrial Park, Ha Nam province. Thanks to these favorable conditions, affiliated companies and export production partners could significantly shorten the time and costs for managing goods in the supply chain.

CNCTech also went one further step, transforming from a secondary investor to a first-level investor, directly owning industrial parks and industrial clusters such as: Nam Binh Xuyen industrial park (Green Park), Binh Xuyen province, Vinh Phuc with a total area of nearly 300 hectares; Bac Giang International Logistics Center, Bac Giang province with a scale of 67 hectares; Hop Thinh industrial cluster, Vinh Phuc province with an area of 47 hectares. The progress of construction and filling of the project also had a breakthrough. During the year, the CNCTech project in Ba Thien I industrial park, Binh Xuyen, Vinh Phuc filled more than 25 hectares out of a total area of 128 hectares, along with a number of other projects with smaller scales, increasing the total registered capital into accumulative investment in projects amounts to more than 190 million USD from FDI and more than 600 million USD from DDI.

It can be said that new advances in CNCTech Group's technology industry in 2023 have contributed to increasing product value for customers and partners, expanding the market, and opening up many opportunities for CNCTech to participate deeply into the global supply chain. Meanwhile, the Group's industrial infrastructure products have actively attracted investment from FDI enterprises shifting regional production activities to Vietnam.

In 2024, in the face of economic fluctuations and difficulties and challenges, CNCTech, with the capacity and experience accumulated over 15 years of operation, confidently accompanies partners and customers to overcome obstacles and welcome new cooperation opportunities in the next period.

On behalf of the Board of Directors, I would like to thank you for your trust and companionship with CNCTech Group. We wish shareholders, founders, investors, partners, customers and all employees of CNCTech Group good health and success./.

President of the Board of Directors

NGUYEN VAN HUNG

Highlights 2023

2,000+ PEOPLE
LABORS OF THE WHOLE GROUP

36 YEARS OLD
AVERAGE AGE

12 SUBSIDIARIES, AFFILIATES AND OTHER INVESTMENT COMPANIES
IN CNCTECH GROUP

4,534 BILLION VND
TOTAL ASSETS

1,104 BILLION VND
TOTAL REVENUE
(excluding affiliates)

790 MILLION DOLLARS
ATTRACT FDI AND DDI

3 NORTH CENTRAL SOUTH
CNCTECH FACTORIES AND PROJECTS

15 COUNTRIES AROUND THE WORLD
CNCTECH CUSTOMERS & PARTNERS

300+
MACHINING CENTER

45 HA
FLOOR OF FACTORY AND OFFICE FOR LEASE

3 HA
FACTORY ROOF WITH SOLAR PANELS INSTALLED

600 HA
LAND PREPARED FOR INDUSTRIAL INFRASTRUCTURE INVESTMENT

10 outstanding events in 2023

1 Celebrating 15 years of establishment, receiving the Government's Emulation Flag, Third Class Labor Medal

On October 29, 2023, CNCTech held a celebration of its 15th anniversary at DIC Star Hotel, Vinh Yen City, Vinh Phuc province. The event welcomed the participation of leaders, central and local managers, partners from the US, Japan, Taiwan, Hong Kong, China, Australia and many FDI and DDI customers in Vietnam. At the celebration, CNCTech President, Mr. Nguyen Van Hung was honored to be awarded the Third Class Labor Medal for outstanding achievements in the Young Entrepreneur Start-up movement; CNCTech Group was also honored to receive the Government's Emulation Flag for excellently and comprehensively completing work tasks and leading the patriotic emulation movement in 2022 of Vinh Phuc province.





2 Complete the 16ha complex at Ba Thien 1 Industrial Park

In 2023, CNCTech's industrial infrastructure business such as warehouses and ready-built factories flourished. CNCTech's business development partner network expanded to many reputable companies in the world and region such as CBRE, Savills, Collier,... the business team was strengthened and developed, successfully attracted to Vinh Phuc province. 17 investors such as: Accton, Ability, APD, Feilikx, Sunway, Glitter, Beifa, Mepsb, XingTai, GHTK, Joyar, Newface, Solumvina, Stepper Vision,...

CNCTech Global's Technology Industrial Complex (with an area of 16 hectares) was completed and handed over to customers at the beginning of the fourth quarter of 2023, reaching 100% occupancy rate. CNCTech Global complex has a total area of 128 hectares in Ba Thien 1 Industrial Park, Binh Xuyen district and was started in August 2022. The main customers at the 16ha project are manufacturers of electronic components, stationery and decorations from Korea, China and Taiwan. For the phase 2 area (25ha), CNCTech also deployed and completed construction of 35% of the total area, and already has customers leasing workshops and warehouses. It is expected that this phase be completely completed in the first quarter of 2024.





3 Signed a strategic cooperation agreement with PNX Group to develop Green Park Vinh Phuc industrial zone of nearly 300 hectares

On September 15, 2023, the signing ceremony of strategic cooperation to develop Nam Binh Xuyen industrial park (Green Park Vinh Phuc) took place between CNCTech Group and PNX Group. With a total area of nearly 300 hectares, Green Park Vinh Phuc attracts investors manufacturing electronics, telecommunications, machinery, auto components, medical equipment, optics, as well as many other high-tech industries.





4 Increase the total industrial infrastructure land area to 600 hectares

On August 8, 2023, CNCTech and Intech approved to invest on 10 hectares in Thang Long II Industrial Park, Pho Noi, Hung Yen to develop the manufacturing sector in one of the centers with most rapid development rate in industrial field and urban infrastructure in Northern Vietnam nowadays.

On August 15, 2023, CNCTech invested in FSI, and FSI invested in the Bac Giang International Logistics Project, implemented in Song Khe commune (Bac Giang City) on an area of 66.69 hectares. This is a complex project of warehouses, logistics, distribution centers, exhibitions, rest stops, hotels, and serviced apartments right on National Highway 1 - the lifeline of road trade between Vietnam and China.

Next, the investment in Green Park Vinh Phuc industrial park of nearly 300 hectares in September 2023 has increased CNCTech's total industrial infrastructure land areas to 600 hectares.



5 Pavana launched the world's first commercial camera integrating Fido technology

At the Fido Asia-Pacific Conference (Fido Apac Summit 2023) taking place on August 30, 2023 in Nha Trang, Pavana introduced the world's first commercial camera integrating strong authentication technology without password-Fido. This is a collaborative product with VinCSS - Vingroup's cybersecurity company.

Fido (Fast Identity Online) is an authentication method based on public key cryptography that aims to enhance online security by using a combination of biometric data and cryptographic keys to verify user identity without transmitting sensitive information over the internet.





6 CNCTech Thang Long was honored to be awarded the 2023 excellent supplier award by PSNV

On November 7, 2023, at the Panasonic System Networks Vietnam (PSNV) Supplier Conference taking place in Hanoi, CNCTech Thang Long was honored to receive the 2023 Excellent Supplier Award from PSNV. This year's award was given to 4 of PSNV's 230 suppliers globally: Rohm Semiconductor Singapore Pte. Ltd; Giantplus Technology Co., Ltd; Diamond & Zebra Electric (Shanghai) Co., Ltd and CNCTech Thang Long, JSC.





7 Promote international trade promotion activities

In 2023, CNCTech actively participated in product promotion events in Vietnam and internationally, typically:

- Exhibition and Conference to deploy the Government's Action Program on the development of the Red River Delta on February 12th in Quang Ninh province;

Workshop organized by Airbus on Supply in Asia Pacific and special event Launching the Asia Aerospace Alliance on March 22nd;

The Philippine Aerospace Industry Association explores the possibility of production cooperation in Vietnam to meet the needs of supply chain diversity after Covid-19;

Conference named "Meet Korea 2023" at Kinh Bac Cultural Center on May 18;

FBC Hanoi Exhibition on August 23-25;

"Space to promote and introduce potential, investment opportunities, and connect trade between organizations, businesses, and investors" at the "30th Anniversary of the Hanoi Young Business Movement" on September 27;

Vimexpo 2023 exhibition November 15-17 in Hanoi.

At the same time, actively deployed trade promotion activities with domestic and foreign associations and businesses:

Japanese Market: Through many channels, CNCTech contacted and connected Japanese business delegations to visit and work at the company. Typically, in 2023 there were activities such as: Fukuoka Prefectural Trade Association delegation on April 15; Japanese businesses in Aichi province and neighboring areas on September 18; Yamamoto Koywa Research Association visited on November 10.

On the occasion of June 21-23, CNCTech also directly visited Manufacturing World exhibition - the largest exhibition on the manufacturing industry taking place in Tokyo, Japan; Met the Small and Medium Enterprise Support Organization of Japan (SMRJ) - a partner that has supported CNCTech in connecting effective trade with many Japanese businesses from 2019 to present.

US market: In the early days of August 2023, CNCTech conducted a 10-day business trip in the country with the most developed industry in the world - U.S.A., visiting customers in the states of Michigan, Ohio and California.

Chinese market: On November 8, CNCTech had a business trip to Shenzhen and Shanghai, holding talks and sharing with international partners in the seminar series "Vietnam's Industrial Transformation in the Post-Pandemic Era" ("Vietnam's industrial transformation in the post-pandemic period").

Singapore market: At the end of November 2023, CNCTech visited factories manufacturing high-tech equipment in the semiconductor field in the Island of Singapore. Singapore's semiconductor manufacturing market is extremely open, this was an opportunity for Vietnamese manufacturing enterprises to join and together with Singapore in building a strong and sustainable supply chain in the region, to make the most benefit of changes in global commodity production flows.

Taiwan market: In 2023, CNCTech paid many business trips to Taiwan, cooperated with partners to display CNCTech's products and recruited personnel to be CNCTech's sales representatives in the Taiwan market.





8 CNCTech Thang Long participated in improvement programs of JICA and Toyota

In January 2023, CNCTech Thang Long was honored to be one of 8 Vietnamese companies to receive a trophy and certificate of completion of the OJT (On the Job Training) support program within the framework of project supporting the improvement of the capacity of production and business for Vietnamese enterprises participating in Japan's global supply chain for the period from January 2022 to November 2022 co-hosted by the Department of Enterprise Development - Ministry of Planning and Investment of Vietnam and the Japan International Cooperation Agency (JICA).

In July 2023, CNCTech Thang Long continued to register to participated in the program "Supporting the capacity development of Vietnamese Supporting Industry Enterprises" organized by the Industrial Development Support Center (IDC) and Toyota. After 2 rounds of evaluation and selection, CNCTech Thang Long surpassed 200 applying businesses to be selected as one of 8 businesses receiving support from Toyota Vietnam automobile company in this program. The program took place from July 2023 to December 2023







9 CNCTech is named in the prestigious rankings FAST500, PROFIT500, VNR500 for the first time

CNCTech has continuously achieved impressive growth in recent years, despite facing many macro challenges. In 2023, CNCTech entered the Top 500 Fastest Growing Enterprises in Vietnam FAST500 (rank 77), Top 500 Most Profitable Private Enterprises in Vietnam PROFIT500 (rank 387) and Top 500 Largest Enterprises in Vietnam on VNR500 (rank 429).





10 Practical action for employees and the community

During the year, CNCTech implemented programs to visit and engage employees such as International Women's Day - March 8, International Children's Day - June 1, vacation programs, mid-autumn festival, and CNCTech Cup football tournament, Gung Ho Run jogging tournament, voluntary blood donation program, visiting the elderly on October 1, Vietnamese Women's Day -October 20, visiting and sending Tet gifts to workers in difficult circumstances in the company belongs to CNCTech. The company also actively implemented many welfare and community programs in Vinh Phuc, Ha Nam and Hanoi provinces.







Trophies and Awards



3rd CLASS LABOR MEDAL



3rd class Labor Medal in 2023



Government flag was awarded to outstanding units in the 2023 emulation movement



Red Star Award 2022



Outstanding Young Entrepreneur Award in 2017, 2016, 2022



Outstanding Entrepreneur Award in Vietnam in 2022



Vietnam Gold Star Award 2018



Outstanding Entrepreneur Award of Binh Duong Province in 2017



500 fastest growing enterprises in Vietnam in 2023



500 largest private enterprises in Vietnam in 2023



Certificate of Merit awarded by Vietnam Chamber of Commerce and Industry in 2022



Certificate of Merit awarded by the Central Committee of the Vietnam Youth Association in 2022



Certificate of Project to promote small and medium enterprises to develop Industry in 2022



Hanoi Tax Department presents certificates of merit in 2021



Hanoi Tax Department presents certificates of merit in 2021



Certificate of Merit awarded by the Prime Minister in 2019



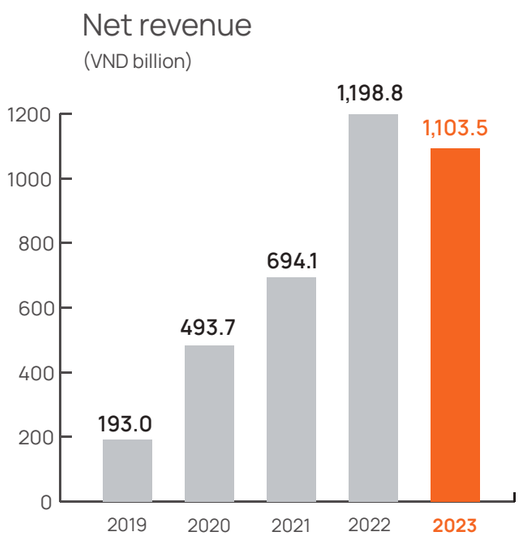
Certificate of Merit awarded by the Prime Minister in 2018

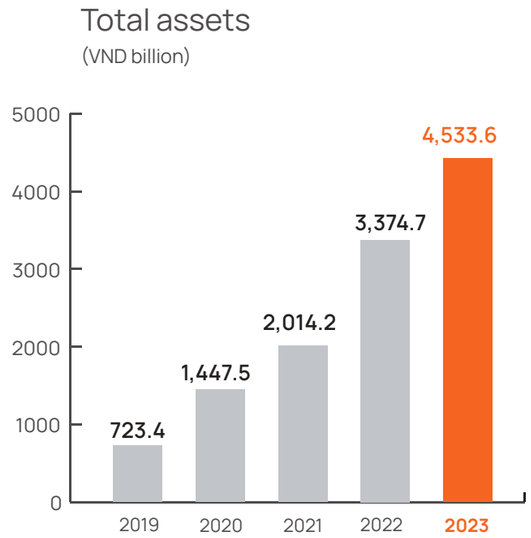


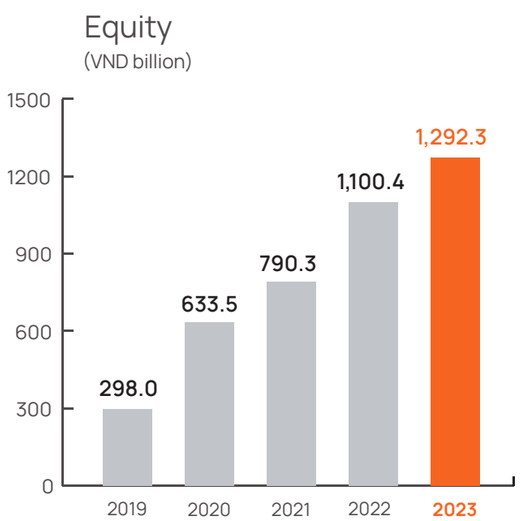
Certificate of Merit from the Central Committee of Young Vietnamese Entrepreneurs in 2017

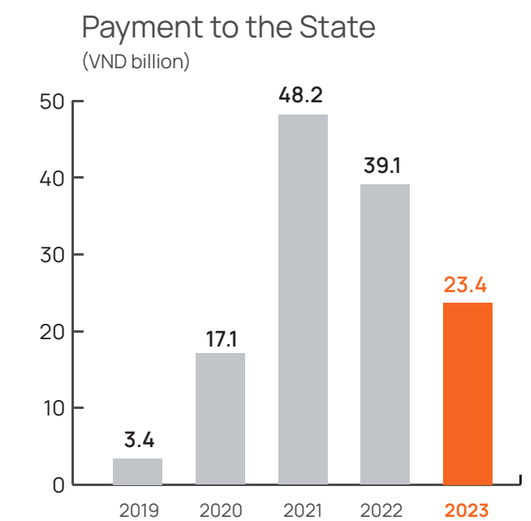
Basic business targets 2019 - 2023

CNCTech Group had positive growth in revenue, as well as the scale of capital and assets. Specifically, according to the 2023 financial reports, revenue increased 5.7 times compared to 2019, and the scale of total assets and consolidated equity as of December 31, 2023 also increased 6.3 times and 4.3 times compared to 2019.





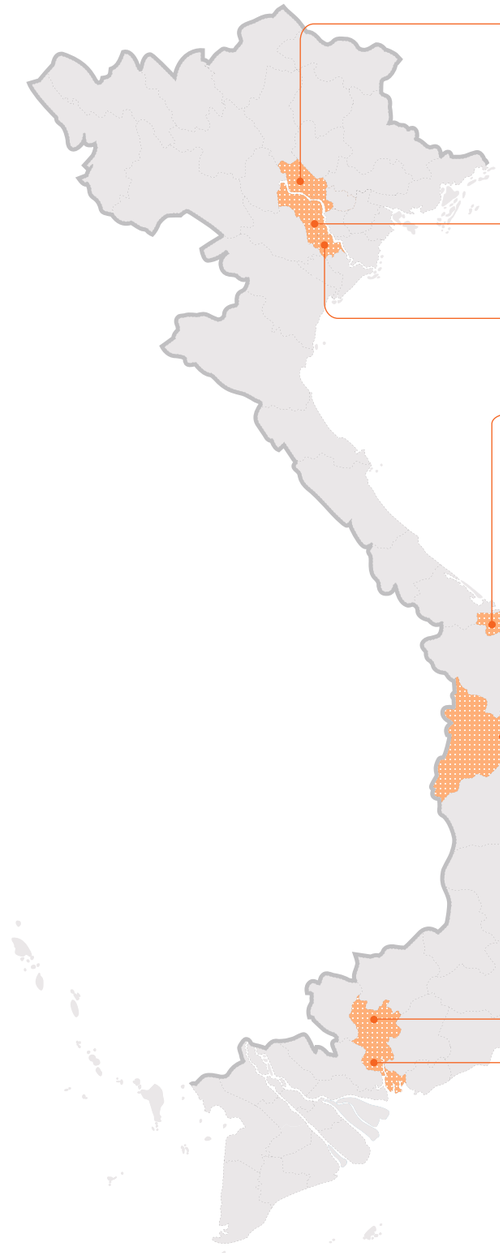




Business location

HEAD QUARTER: F1-2-3 Thang Long Industrial Park Vinh Phuc - Tam Hop Commune, Binh Xuyen District, Vinh Phuc Province.

(Industrial park invested by Japan's Sumitomo Investment Group)



VINH PHUC
01 production complex (18 hectares)
04 Industrial infrastructure project areas (482 hectares)
01 social housing project (10 hectares)
01 Office and service building project

HANOI
02 Industrial Technology companies

HA NAM
01 Industrial Technology & Logistic factory

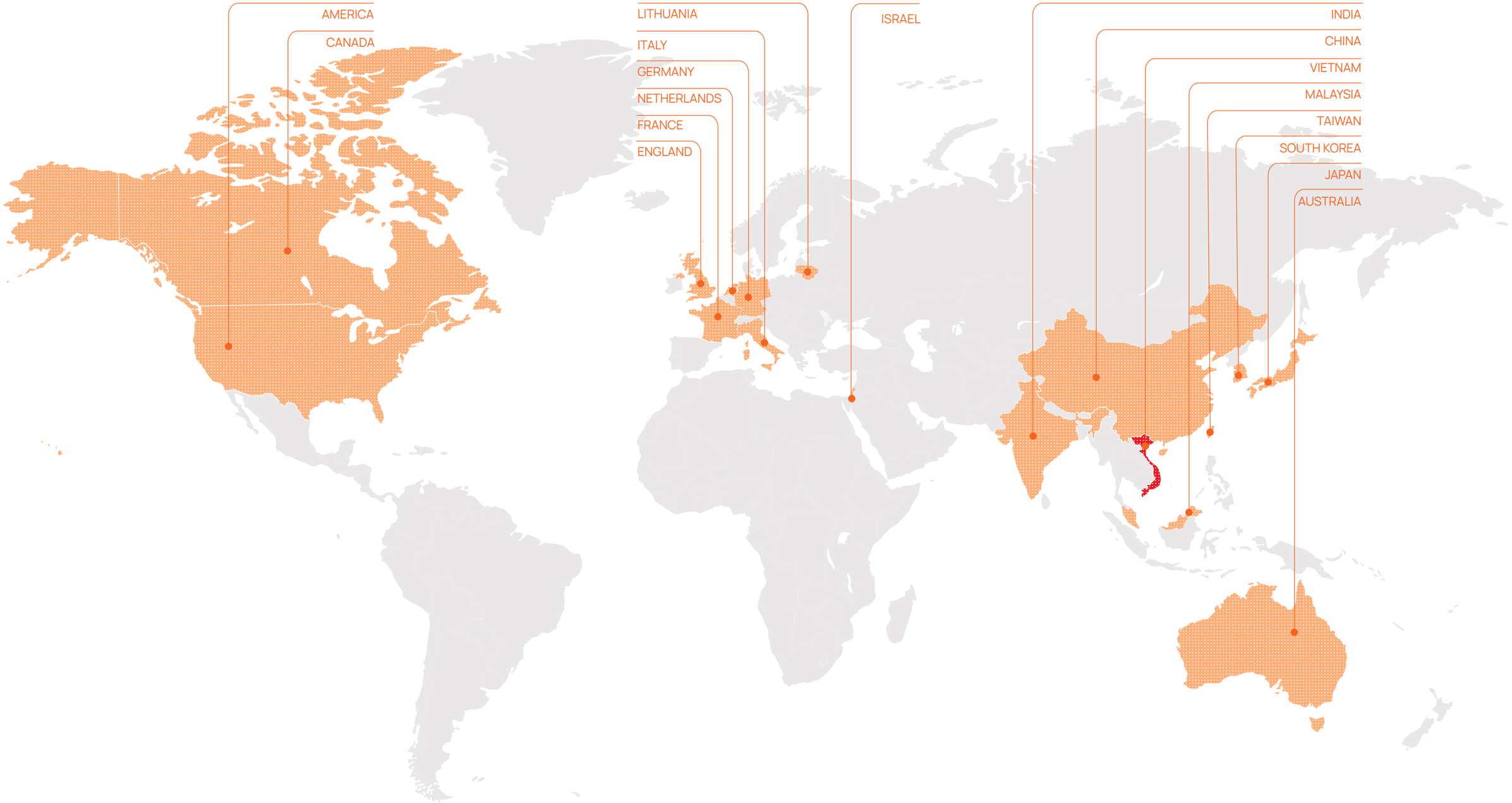
DANANG
01 Factory for lease
01 Precision mechanical factory

KON TUM
01 Project of townhouses and commercial centers

BINH DUONG
03 Industrial technology factories and factory for lease

HO CHI MINH CITY
01 Supporting Industry Plant hi-tech park

Customer network



CHAPTER

02

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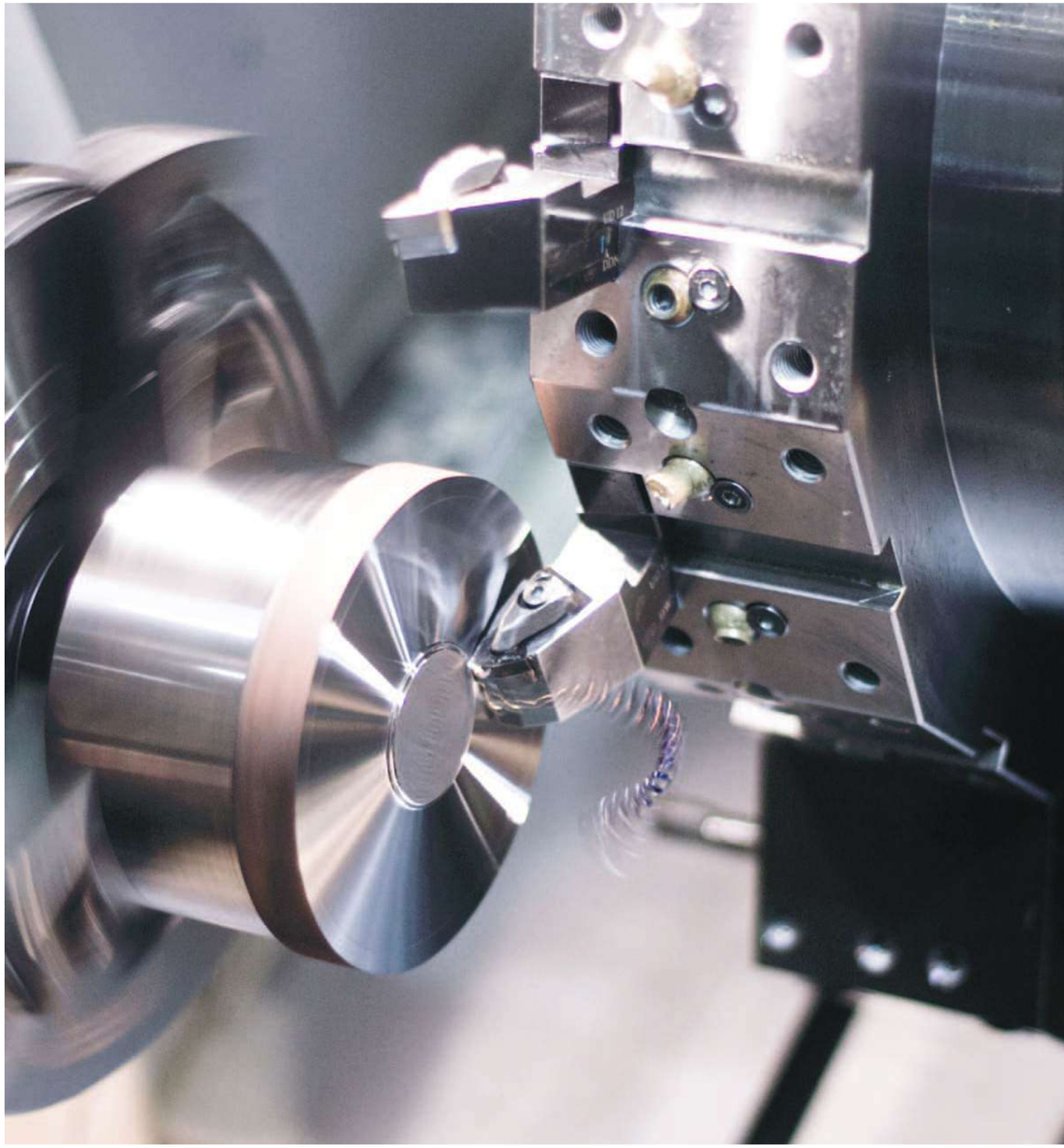
General information CNCTech Group

General information:

Company name:	Công ty Cổ phần Tập đoàn CNCTech
English name:	CNCTech Group Joint Stock Company
Abbreviation:	CNCTech Group
Date of establishment:	29/10/2008
Charter capital:	VND 696 billion
Tax code:	0106839469
Head office:	1st Floor, Vista Building, No. 4/15 Duy Tan Street, Dich Vong Hau Ward, Cau Giay District, Hanoi, Vietnam
Business location	Lot F1-2-3 Thang Long Vinh Phuc Industrial Park - Tam Hop Commune, Binh Xuyen District, Vinh Phuc Province

Contact

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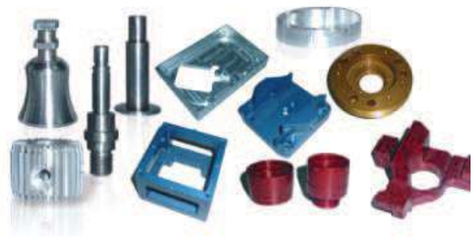


CNCTech – 15 year Journey to overcome difficulties and develop

Founded in 2008 by young engineers who recently graduated from University, after 15 years of tireless efforts, CNCTech Group has gradually affirmed its position, becoming a multi-disciplinary industrial corporation, holds the top position in Vietnam in precision mechanical processing and provides products to customers in over 15 countries around the world.

PIONEER FACES

Lao Tzu had a very good saying: **"A journey of a thousand miles begins with a single step."** If one wants to have a great career, he/she must start with small things and persevere in pursuing them. That is also the story of the young founders' journey to create CNCTech: CNC Technology Solutions Joint Stock Company. In 2008, young engineers who had just graduated from Hanoi University of Science and Technology, with great ambitions, invited each other to Binh Duong to start a career with many noble ambitions. They - the young volunteers who "opened the world" in the field of new technology - have step by step gone through hardships, creating a leading brand in precision mechanical processing in Vietnam. Few people know that the young guys at that time were just under 30 years old, and the "leader" who led all the company's activities, Mr. Nguyen Van Hung, had just turned 27.



First products

EVERYTHING'S BEGINNING IS DIFFICULT

In the early days of establishment, CNCTech's main fields were programming for mechanical companies, exporting outsourcing software and training experts for this field. However, the operating results were not positive, the company encountered many difficulties. With iron determination and not giving up in the face of difficulties, CNCTech's leadership team changed direction and invested in the field of production called: Precision mechanical processing. Although starting with just a few CNC machines rented monthly, and orders received from familiar companies, CNCTech members did not hesitate to start their passion, working day and night, step by step. Find a new direction for the company. Thanks to perseverance, persistence and unremitting efforts, the company gradually has large orders domestically and internationally.

FOUNDERS

- Engineer NGUYEN VAN HUNG
- Engineer DO TRAN THANG
- Engineer NGUYEN DUC THANH
- Engineer DANG VAN CHI
- Engineer DAO VAN HUNG
- Engineer NGUYEN HUU LONG
- Engineer VU HOANG LINH
- Engineer LE KHAC TRUNG
- Engineer PHAM XUAN THANH
- B.A. NGUYEN THI HAI YEN

On May 6, 2015, **Hanoi CNC TECHNOLOGY INVESTMENT AND DEVELOPMENT COMPANY LIMITED** was established - the predecessor of the current **CNCTech Group.**

- B.A. **NGUYEN THAO QUYNH**
- Engineer **DO TRAN THANG**
- Engineer **AN VIET DO**
- Engineer **NGUYEN HUU LONG**













CNCTECH 15 YEARS

Making Parts
Building Possibilities





FROM SMALL COMPANY TO MULTI-SECTOR GROUP

With the mindset of moving forward and nothing is impossible, CNCTech has grown from a small company to become a large corporation with 12 member companies and affiliated companies, participating in many key fields, including: Manufacturing precision mechanics, molds, plastic molding, electronics, oil and gas exploitation equipment, manufacturing automation lines and developing industrial infrastructure.

Right from the early days of starting a business, CNCTech has been manufacturing automatic blister packaging lines for the medical industry.

Keeping pace with the development trend and meeting the needs of large corporations, CNCTech Group has continuously improved and innovated technological processes to obtain quality processed products and competitive costs. Since 2022, CNCTech Group has joined hands with Japanese businesses to coordinate the production and development of smart management software systems, helping to connect the network of Vietnamese manufacturers in the global supply chain. In addition, CNCTech contributed capital with Sky Light and MK to establish Pavana technology company with the goal of becoming the leading ODM smart camera manufacturer in Vietnam.

In the field of industrial infrastructure, CNCTech has so far developed more than 600 hectares of industrial land and is implementing the construction of many integrated production and logistics complexes.









PROUD ACHIEVEMENTS

With steady steps, CNCTech has gradually grown and matured, becoming a famous multi-industry corporation in the country that is trusted by partners, evaluating CNCTech Group's model as suitable to the industry development trend of the world. Many famous domestic enterprises such as VNPT, Viettel and Rang Dong... or multinational companies such as Canon, Panasonic, Denso, Mabuchi, Misumi, Nidec, Advantec, Nakanishi, Yasuda, Framas and EM-Tech... also trusted and chose CNCTech Group products to develop production. In 2022, CNCTech Group was honored to be ranked in the Top 500 fastest growing enterprises in Vietnam FAST500, Top 500 most profitable private enterprises in Vietnam PROFIT500 and Top 500 largest enterprises in Vietnam VNR500. In November 2023, at the Panasonic System Networks Vietnam (PSNV) Supplier Conference taking place in Hanoi, CNCTech Thang Long was honored to receive the 2023 Excellent Supplier Award from PSNV.

After 15 years of tireless efforts, up to now, CNCTech has created jobs for more than 2,000 officials and employees. By 2023, the company has 3 mechanical processing, mold manufacturing, and plastic injection molding factories in Vietnam and invested in 9 affiliated companies in the field of manufacturing products such as automation production lines, electronics and telecommunications, anodize, smart security cameras, oil and gas equipment, optical modules, cameras and digital imaging equipment... serving a large number of customers domestically and in 15 countries in the world.

After persistent contributions, during the 15th Anniversary Celebration, CNCTech President, Mr. Nguyen Van Hung was honored to receive the Third Class Labor Medal for outstanding achievements in the Young Entrepreneurs Start-up movement; CNCTech Group was also honored to receive the Government's Emulation Flag for excellently and comprehensively completing work tasks and leading the patriotic emulation movement in 2022 of Vinh Phuc province. Previously, according to statistics from JETRO - Japan Trade Promotion Organization, in the 2 years 2020 - 2021, CNCTech Group was in the top 3 Vietnamese enterprises in terms of equipment scale in the precision mechanical processing industry and Top 4 plastic injection molding fields.

Entering a new phase of development with many challenges, the Board of Directors, officers and employees of CNCTech Group are determined to make further efforts to make CNCTech become a leading industrial manufacturer in Vietnam, making positive contributions to the country's socio-economic development.

Development milestones

2008

- CNCTech was formerly known as G7 Technology Solutions Company Limited, established under decision No. 0102034779 issued by the Hanoi Department of Planning and Investment on May 27, 2008.
- On October 29, 2008, the company moved its headquarters to Binh Duong, received investment from Mr. Bui Manh Lan - President of Hung Thinh Trading-Service-Manufacturing Joint Stock Company, changed its name to CNC Technology Solution Joint Stock Company, with business registration license number 0102817496 issued by the Department of Planning and Investment of Binh Duong province.

2009

- CNCTech developed a human resource development strategy, signed a training contract with Dong An High-Tech College.

2013

- CNCTech established the first joint venture with Japan in the field of precision mechanical processing.

2015

On May 6, 2015, CNCTech decided to expand its scale to Hanoi, established, currently CNCTech Group at Lot A1, Doc Lap street, Industrial cluster in Phung town, Dan Phuong, Hanoi.

2016

On December 30, 2016, CNCTech continued to establish a member company – CNCPS, Factory at No. 90, street 30/4, Binh Thang, Di An town, Binh Duong.

2017

- On February 14, 2017, CNCTech Da Nang was established, headquartered at 50 Dong Du, An Hai Bac, Son Tra District, Da Nang City. Inauguration of the factory on Road 118, Hoa Khanh Industrial Park, Lien Chieu, Da Nang was held on the same day.
- On April 18, 2017, CNCTech Vinh Phuc was established at Lot CN6, Ba Thien Industrial Park, Binh Xuyen, Vinh Phuc.
- On December 19, 2017, CNCTech Saigon was established and the factory was located at HT4-9, D16 Street, Saigon Hi-tech Park, District 9, City. Ho Chi Minh City.

2018

- CNCTech put into operation the office space for lease at The Sun building, Nam Tu Liem district, Hanoi.

2019

- On September 9, 2019, CNCTech opened CNC Hitech in Saigon High Industrial Park.
- In October 2019, the first shipment of Sky Light VN was exported to the US.
- On December 20, 2019, CNCTech was the first domestic enterprise approved to invest in Thang Long Vinh Phuc Industrial Park of Japan's Sumitomo Corporation.

2020

- Since January 17, 2020, CNCTech has owned 35.1% of capital in CNC-Vina.
- On March 4, 2020, CNCTech was granted an investment certificate in Thang Long Industrial Park, Vinh Phuc.
- On August 6, 2020, CNCTech received capital transfer from NEC, becoming a shareholder holding 49% of VINECO's capital.
- On November 12, 2020, CNCTech received the project from Framas (Germany) at Dai Dong Industrial Park, Hoan Son, Bac Ninh.
- On November 1, 2020, MenTech officially went into production of adapters, optical modules and electronic components in Binh Xuyen Industrial Park, Vinh Phuc.
- On November 26, 2020, signed a cooperation agreement to develop logistics with Vietnam Post Corporation according to the technology and standards of DB Schenker.
- On December 22, 2020, CNCTech Thang Long increased the total investment to VND 466 billion, land area of 58,232 m^2.

CNCTECH 15

2023

- March 25, 2023: Inauguration of CNCTech Sapphire project and launch of CNCTech Glory project in Ba Thien 1 Industrial Park.
- August 8, 2023: CNCTech and InTech were approved to invest on 10 hectares in Thang Long 2 Industrial Park, Pho Noi, Hung Yen.
- August 15, 2023: CNCTech invested in FSI and FSI invested in Bac Giang International Logistics Project, implemented in Song Khe commune (Bac Giang city) on an area of 66.69 hectares. This is a complex project of warehouses, logistics, distribution centers, exhibitions, rest stops, hotels, and serviced apartments right on National Highway 1 - the lifeline of road trade between Vietnam and China.
- August 30, 2023: Pavana's Fido camera product integrating strong password-less authentication technology in cooperation with VinCSS was introduced at the first Fido Asia-Pacific Conference (Fido Apac Summit 2023) first held in Vietnam.
- September 15, 2023: Signed a strategic cooperation agreement with PNX Group to implement the Nam Binh Xuyen industrial park project (Green Park) with a total area of nearly 300 hectares.
- September 2023: Completed debt purchase and received asset handover to be able to coordinate with Central Feed to develop and exploit Central Feed's projects and land fund of up to over 35 hectares.
- October 29, 2023: Celebration of the 15th anniversary of its founding, receiving the Third-Class Labor Medal and receiving the Government's Emulation Flag for excellently and comprehensively completing work tasks and leading the movement patriotic emulation in 2022 of Vinh Phuc province.

2022

- April 2022: Signed a development cooperation agreement with Fuchuan (Foxconn)
- June 2022: Signed a strategic development cooperation agreement with Accton Technology Vietnam Co., Ltd.
- August 2022: Inaugurated Thang Long CNCTech Complex with a total area of 12ha in Thang Long Industrial Park, Vinh Phuc. At the same time, Commencement of CNCTech Global Complex 16ha area with a total investment of 1700 billion VND in Ba Thien 1 Industrial Park.
- September 2022: Commencement of the CNCTech Saigon production complex with a total area of 12,600 m2 at the Hi-Tech Park in Tan Phu Ward, Ho Chi Minh City.
- October 2022: CNCTech Group's website cnctech.vn officially came into operation.
- November 2022: Signed a cooperation agreement with MK HI-TECH JSC jointly research and develop products for the domestic market as well as for export.

2021

- January 2021: Launching the bonded warehouse project in cooperation with VNPOST and DB Schenker in Thang Long Vinh Phuc Industrial Park (1.8 ha).
- April 10, 2021: Phase 1 of CNCTech Thang Long production complex comes into operation
- May 2021: Launching CNCTech Ha Nam Bonded Warehouse project at Dong Van III Supporting Industrial Park - Ha Nam province (4.6 ha).
- July 16, 2021: Pavana Company, the group's technology pillar, was established.
- August 2021: CNCTech Lotus 2 project in Thang Long Industrial Park was granted an investment certificate, bringing the total investment of CNCTech in Thang Long Industrial Park to VND 764 billion on an area of 8.3 hectares of land.
- December 2, 2021: signed a contract for Dong Phuong Diamond Center townhouse commercial and service complex project in Kontum city (1.9 ha).

Business areas

Technology Industry Services

CNCTech identifies technological industrial production as one of its core activities. Therefore, in-depth development of the technology chain as well as high-quality human resources is always the Group's top priority.

CNCTech owns 3 factories stretching from North to South with synchronous and modern infrastructure, machinery and equipment: CNCTech Thang Long, CNCTech Saigon, CNCTech Binh Duong, providing design services, manufacturing and processing precision mechanical parts, plastic injection molds and technical plastic injection parts. With more than 140 CNC machining centers and 120 plastic injection machines, mold production capacity reaches over 300 sets/year, mechanical and plastic detail production capacity reaches tens of millions of pcs/year. 80% of CNCTech's products serve international markets in more than 15 countries and leading Vietnamese companies such as VNPT Group, Viettel Group, Rang Dong Company, VinGroup, 100% meet the requirements quality standards of America, Europe and Japan. CNCTech Thang Long has succeeded in applying IATF 16949 Quality Management Standard to expand the field of component manufacturing for the automotive industry. In addition, in recent years, CNCTech has also invested in developing one of the largest and most modern oil and gas industry equipment manufacturing enterprises, meeting the standards of the Top 4 largest oil and gas exploitation corporations of the world. With an increasingly expanding scale, in 2023, Vinam Oil Tools opened a second factory with an area of 1 hectare in My Phuoc 3 Industrial Park, Binh Duong.

ODM smart security camera products make a mark in the domestic market, especially useful for road traffic activities, monitoring manufacturing plants and construction projects. The field of automation and telecommunications equipment continues to develop with a series of implementation projects and awards for creative initiatives and skilled design workers.

In addition, with the desire to increase the localization rate for industrial technology and consumer technology products and expand the market for domestic supporting businesses, CNCTech has cooperated with and M&A many businesses. Foreign enterprises possessing potential technologies, combined with the Group's experienced human resources team to create high-tech products made in Vietnam, bearing the mark of Vietnamese intelligence.

4 COMPANIES

SUPPORTING INDUSTRY

3 COMPANIES

INDUSTRIAL TECHNOLOGY

MACHINING

Each month, CNCTech's precision mechanical processing department processes more than a thousand drawings of different details used for automation machinery, molds, cars - motorbikes, and electrical equipment, etc. Main machining services include: 3-axis, 4-axis and 5-axis milling; 2-axis turning; Electrical Pulse and EDM Wire Cutting; Along with many finishing stages after machining, from surface treatment to assembly. CNCTech's goal is to provide customers with a fully integrated production service, thereby optimizing costs, quality and delivery time. In addition to processing, it also integrates additional accompanying services: Anodizing, Alodine, Powder and water-based powder coating, Plating, Heat treatment.











TOOLINGS

After many years of processing inserts, sliders and other mold components for Japanese customers, CNCTech began manufacturing complete mold sets in 2014: plastic injection molds and pressure molds for electronic and telecommunications devices, consumer electronics, motorbikes, smart IoT devices; Serving customers from Japan, Italy, America, Israel and domestically; Maintain, repair, or change the design of molds brought by customers.

Mold materials: P20, HPM7, PAC500, FDAC, SS420, NAK80, Nimax, SKD61, S-Star, Stavax, Beryllium Copper, and occasionally A7075.

Mold cover: Kishin (Futaba), LKM or imported as specified.

Standard spare parts: Misumi, Punch or imported (DME).

Hot runners: Yudo, Husky or purchase as directed.

Roughen the cavity according to Nihon Etching standards, VDI.



PLASTIC SERVICE

CNCTech provides plastic injection molding services and specializes in manufacturing many different types of plastic parts for telecommunications equipment, consumer electronics, motorbikes, IoT devices and other assembly products, with nearly 150 plastic pressing machines with clamping force from 75 to 450 tons in Northern and Southern factories. Engineering plastics such as ABS, ASA, HIPS, PC, PBT, PMMA, PA, POM, and TPEE. Plastic pellets often come with fire-retardant additives and in some projects, even fiberglass reinforcement.

The company carries out many steps to complete the product after casting:

- Plug in ecu or screws (by heat or ultrasound)
- CNC machining to create grooves and holes
- Screen printing and tampo printing
- Apply surface protection film
- Assembling semi-finished products and packaging
- Painting and plating (done by neighboring partners)







OIL& GAS

Manufacturing and processing equipment in the oil and gas industry requires large investments, large-scale and modern machinery and equipment, and a strict quality management system. Over the past years, CNCTech has successfully invested in this field, the scale is increasingly expanding, meeting the requirements of the Top 4 largest oil and gas exploitation corporations in the world.





AUTOMATION

Automation products in the CNCTech ecosystem include: manufacturing automatic machines, providing solutions and automation lines for domestic and foreign automobile, motorbike, electronics, medical, and garment corporations.





SHEET METAL

Sheet metal processing uses processing techniques such as cutting, peeling, punching, and bending to change the shape and size of metal panels as desired using high-tech processing machines such as CNC cutting machines. With a system of advanced equipment and mechanical machinery, especially a CNC (laser cutting, punching, bending) metal machine system, high precision sheet metal processing methods can be implemented, products in the ecosystem invested by CNCTech is exported to Japan, the US... and is applied in different fields such as mechanical engineering, machine manufacturing, energy, electronics...



ANODIE

CNCTech invests in the field of metal surface treatment using Anodized/Alodine technology including a full range of products and services: multi color anodizing, hard anodizing, chromate conversion coating, surface treatment, skived fin heat sinks... standard high technology standards.







ODM CAMERA

ODM Camera is a “Make in Vietnam” camera product from design to production, aiming to increase domestic technology content, especially proactively responding to the artificial intelligence application camera market, which still has a lot of big room for development in Vietnam.

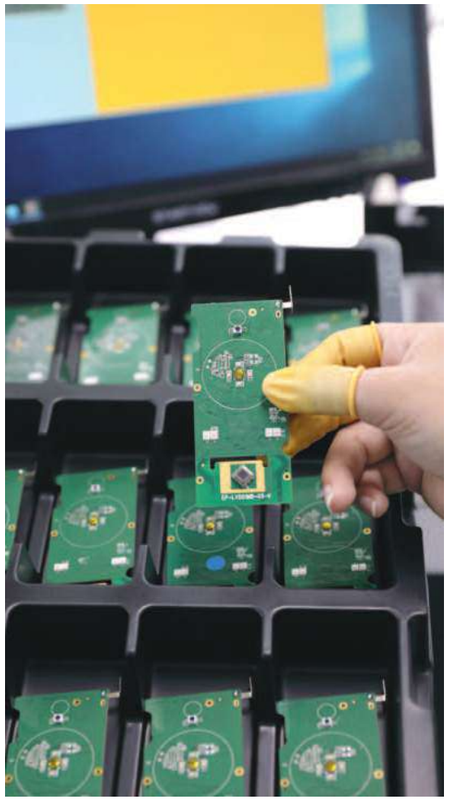




ELECTRONIC

In recent years, the group has cooperated and invested in the fields of manufacturing security cameras and journey cameras for families and the governments; power supplies, chargers, optical components for transceivers, optical modules; telecommunications, broadcasting, smart city solutions... for customers in the US, Europe, Vietnam and many other countries.





Industrial infrastructure services

600 ha

FACTORY AND INDUSTRIAL INFRASTRUCTURE

16,39 %

GROWTH

In 2023, the market continued to witness a strong wave of shifting production activities from China to Vietnam. The e-commerce sector is also in a strong development trend, requiring a large supply of warehouses. In addition, a series of large semiconductor and technology corporations from the US, Korea, Taiwan, etc invested in Vietnam, gradually shaping this place as a new semiconductor center of the world. Vietnam's technology industry is facing a strong development transformation.

This motivation has motivated CNCTech to expand investment in the field of industrial infrastructure, increasing the total land fund area owned by the Group from 48 hectares (end of 2022) to over 600 hectares (end of 2023). Thanks to its convenient location for trade and supply activities, many leading corporations and export processing enterprises from the US, Europe, Japan, Taiwan, Hong Kong, China,... have chosen CNCTech as the main partner providing factory and warehouse services in Vietnam.

Land area allocated to typical projects are: CNCTech Ba Thien 1 (128 hectares), Green Park (nearly 300 hectares), Hop Thinh Industrial Cluster (47 hectares), CNCTech Thang Long (12 hectares), National Logistics Center Bac Giang International Airport (67 hectares).



READY-BUILT FACTORY FOR LEASE

CNCTech's ready-built factory leasing service helps the business start-up process quickly. CNCTech's professional team accompanies investors throughout the process, from applying for an investment license to operating thanks to legal knowledge, market knowledge and extensive customer care experience. CNCTech's ready-built factories have flexible areas from 2000m2 or more, located in the leading modern industrial parks in Vinh Phuc province.





FACTORY FOR LEASE BUILT AS PER CLIENTS' REQUIREMENT

CNCTech's custom-built factory for lease is proud to meet the unique needs of customers in terms of design and construction. This is a flexible and effective solution for businesses thanks to the ability to completely customize the design and structure to specific needs. Customers can not only save on construction costs but also ensure that the factory meet production requirements and standards. By making the most of space and amenities, custom-built factories are not only efficient production facilities but also a foundation for future business development and expansion.



BONDED WAREHOUSE

Up to now, CNCTech has been successful in providing bonded warehouse services to customers from many countries around the world such as Taiwan, China, Germany, and even businesses in Vietnam. For import-export businesses, using bonded warehouses is a smart choice, helping them save costs and time. CNCTech is constantly developing new bonded warehouse projects to meet the import and export needs of businesses and accompany their development.



WAREHOUSE

CNCTech provides warehouse rental services to serve diverse customer needs, from storing goods and raw materials for manufacturers to e-commerce businesses. CNCTech's warehouse for lease is not only spacious but also located in convenient traffic locations, directly connected to Hanoi center, Noi Bai airport, seaports and border gate areas. This helps ensure that customers can easily manage and transport goods flexibly and efficiently.



FITING OUT

In order to provide seamless support to customers, in addition to building factories and warehouses, CNCTech also provides construction completion services and supports investors in installing the necessary equipment to go into operation, such as: electrical systems, lighting, air conditioning, doors, floors, walls, ceilings, fire protection.





INVESTMENT IN INDUSTRIAL ZONES AND CLUSTERS

Currently, CNCTech has invested in many different industrial zones and cluster projects. Outstanding projects include CNCTech Ba Thien 1 with 128ha, Green Park Vinh Phuc Industrial zone with nearly 300ha, Thang Long Industrial Park with 13.1ha, Hop Thinh Industrial Cluster with 47ha, etc. A number of CNCTech projects have come into operation and attracted the attention of many large domestic and foreign investors. Other projects have been fully licensed and are ready to welcome investors to develop business there.



SOCIAL HOUSING INVESTMENT

For CNCTech, ensuring quality of life for workers is an important key to business development. Therefore, CNCTech continues to invest in building The Phoenix Social Housing Project to provide employees and people with average incomes a place to settle down and have a stable life.

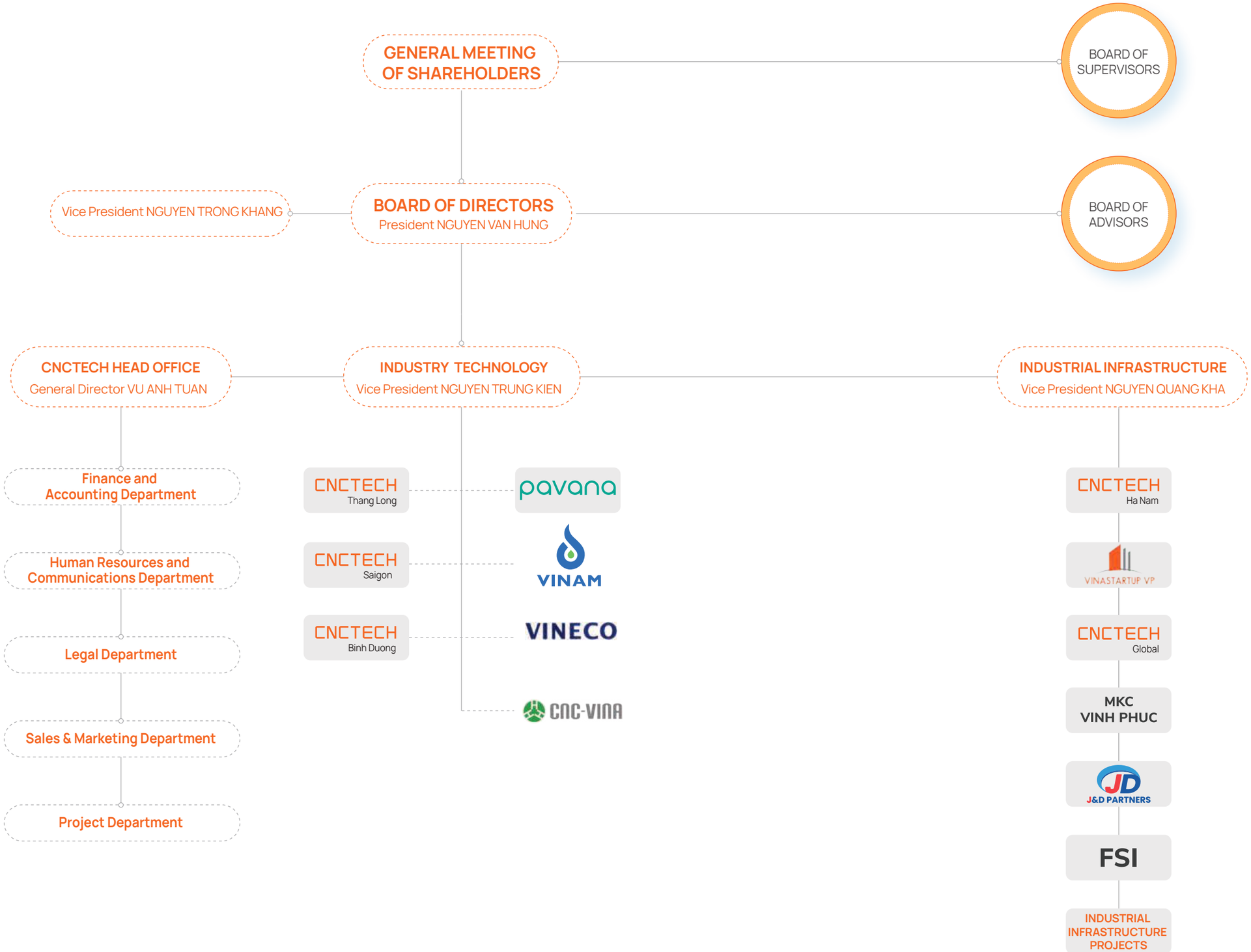


INVESTMENT IN HIGH-LEVEL HOUSING AREA FOR OFFICERS

With the orientation of building a technology industrial eco-zone, it is a complex including: factories, warehouses, housing for workers, social housing, commercial services, entertainment, banking, ... creating space Convenient for work and life, CNCTech also invested in high-end housing projects for officials such as: The Tower, adjacent commercial and service areas in Ba Thien 1 Industrial Park and Green Park...



Governance model



Mother company and subsidiaries

No.	Unit name	Address	Business areas
1	**CNCTech Group Joint Stock Company** (CNCTech Group)	1st Floor, Vista Building, No. 4/15 Duy Tan Street, Dich Vong Hau Ward, Cau Giay District, Hanoi City, Vietnam	Operating in the field of financial investment, commercial business and real estate leasing
2	**VinaStartup Vinh Phuc Joint Stock Company** (CNCTech Vinh Phuc)	Binh Xuyen Industrial Park, Dao Duc Commune, Binh Xuyen district, Vinh Phuc province	Factories leasing, construction, services
3	**MFC Manufacturing Trading Joint Stock Company** (CNCTech Binh Duong)	Lot E, Road No. 2 , Dong An Industrial Park, Binh Hoa Ward, Thuan An Town, Binh Duong Province	Supporting industrial production and factories leasing
4	**CNCTech Thang Long Joint Stock Company** (CNCTech Thang Long)	Lot F1-2-3, Thang Long Vinh Phuc Industrial Park, Tam Hop Commune, Binh Xuyen District, Vinh Phuc Province	Supporting industrial production and factories leasing
5	**CNC Hi-Tech Joint Stock Company** (CNCTech Saigon)	Lot HT4-9, Road D16, Hi-Tech Park, Tang Nhon Phu B Ward, Thu Duc City, Ho Chi Minh City, Vietnam	Automation, production of high-tech products.
6	**CNCTech Bac Ninh Joint Stock Company** (CNCTech Bac Ninh)	Lot H3-2, Dai Dong – Hoan Son Industrial Park, Tri Phuong Commune, Tien Du District, Bac Ninh Province, Vietnam	Supporting industrial production

Affiliates and other investment companies:

No.	Unit name	Address	Business areas
1	**Vietnam CNC & Technology Application Joint Stock Company**	Song Cung industrial Site, Dong Thap Commune, Dan Phuong District, Hanoi, Vietnam	Manufacturing, processing automation lines, machinery and equipment used in industry
2	**VINECO Telecommunication Systems Joint Stock Company**	Ngoc Truc, Dai Mo Ward, Nam Tu Liem District, Hanoi	Manufacturing, processing electronic and telecommunications products
3	**Pavana Technology Joint Stock Company**	Thang Long Vinh Phuc Industrial Park, Tam Hop Commune, Binh Xuyen District, Vinh Phuc Province, Vietnam	Developing technology solutions and manufacturing equipment related to smart security cameras
4	**Vietnam American Oil Tools Joint Stock Company**	29 Dan Chu Street, VSIP II Industrial Park, Hoa Phu Ward, Thu Dau Mot City, Binh Duong	Producing products for the oil and gas industry
5	**FSI Group Joint Stock Company**	Lot F1-2-3, Thang Long Vinh Phuc Industrial Park, Tam Hop Commune, Binh Xuyen District, Vinh Phuc Province	Logistics and real estate services
6	**CNCTech Ha Nam Joint Stock Company** (CNCTech Ha Nam)	Lot CN06, Dong Van III Supporting Industrial Park, Hoang Dong Ward, Duy Tien Town, Ha Nam Province, Vietnam	Supporting industrial production and warehousing and logistics services.
7	**J&D Partners LLC**	L09.01, 9th Floor, The West Building, No. 265 Cau Giay Street, Dich Vong Ward, Cau Giay District, Hanoi City, Vietnam	Factory rental, construction, services

Board of Advisors

• Mr. Bui Manh Lan	Chairman of the Board of Directors of Hung Thinh Trading - Manufacturing - Construction Joint Stock Company; Owner of Dong An Industrial Park 1, Dong An 2; President of Dong An High-Tech College
• Mr. Ngo Hung Tin	Former Deputy General Director of VNPT Group; Former Chairman of the Board of Directors, Former General Director of VNPT Technology. He built and developed VNPT Technology from the beginning until VNPT became a famous company in technology industry, winning Sao Khue Award, Top 10 Enterprise A - IoT.
• Mr. Tang Wing Fong Terry	Chairman of the Board of Directors of Sky Light, the world's leading camera manufacturing company, listed on the Hong Kong Stock Exchange - He has helped many startups to thrive in the US.
• Mr. Mannon Man Wong	Group leader who used to be in the top 5 producing high-quality cameras in the world, chief consultant for CNCTech's joint ventures in Vietnam, is currently the General Director of Everwin Precision Vietnam.
• Mr. Mou Chung-Hsin	CNCTech Electronics Technical Advisor, currently Deputy General Director of Sky Light Electronics Vietnam. In the period of 2001-2019: Production Manager of Foxconn Technology Group in Taipei, Shenzhen and Nanning. In the period of 1995-2000: Production and technical director at Motorola Electronics Co., Ltd. in Taiwan



CNCTech Group'S Board of Directors



Mr. NGUYEN VAN HUNG

PRESIDENT OF THE BOARD OF DIRECTORS

Graduated from Hanoi University of Science and Technology, went through the process of self-development, Mr. Hung has collected, learned management skills and specialized knowledge from the experienced experts, the Japanese partners and FDI customers. Mr. Hung is the founder, chairman and General Director of CNCTech from 2008 to now, he is also the Vice President of the Vietnam Investment and Entrepreneurship Club. As a decisive person, understand deeply supporting industry and industrial infrastructure, with the will of "Nothing is impossible", Mr. Hung always moves forward and does not fall for difficulties. He was honored to be in the Top 10 Red Star- Entrepreneurs in 2022; Top 60 Typical Entrepreneurs in 2022; Top 13 typical entrepreneurs of Vinh Phuc province in 2022; Vietnam Gold Star Award 2018; Received the Prime Minister's Certificate of Merit in 2018 and 2019; Top 100 typical entrepreneurs year 2017; Top 20 Outstanding Youth 2016; Top 10 Outstanding Startup Entrepreneurs 2016.



Mr. NGUYEN TRONG KHANG

VICE PRESIDENT OF THE BOARD OF DIRECTORS

Mr. Khang holds a Master of Business Administration from Boise State University (USA). Since 1999, Mr. Khang is the Founder and Chairman of the Board of Directors of MK Group; Founder and Chairman of the Board of Directors of MK Group Joint Stock Company (Card issuance and personalization solution); Founder and Chairman of the Board of Directors of MK Smart Joint Stock Company (Manufacturing cards & card solutions...). He is also on the Board of Advisors of Entrust Datacard Group, the Board of Advisors of Boise State University - College of Business and Economics. From 2022 until now, he has been the Vice President of Vietnam Blockchain Association. Mr. Khang joins the Board of Directors of CNCTech Group from 2022.



Mr. NGUYEN TRUNG KIEN

VICE PRESIDENT OF THE BOARD OF DIRECTORS

Graduated in Electronics and Telecommunications, Hanoi University of Science and Technology, obtained a PhD in the German DAAD and Vietnamese Government scholarship program at the University of Hannover Leibniz, Germany. He has experienced the positions of Director of VNPT Technology's Product Development Executive Board, Director of Production / Director of the Home Device Research Institute / Director of the smart solution division of Vinsmart - VinGroup. He has deep understanding in the field of R&D and practical production implementation experience, working with major international partners, which is a solid foundation for him, along with the Board of Directors, the CNCTech Board of Advisors to carry out research and development activities, approach, receive high technology transfer (Robotics, Automation, IoT, AI, Cloud ...) from advanced countries in the world, increase technology value & intellectual matter content for CNCTech's products.



Mr. VU ANH TUAN

MEMBER OF BOARD OF DIRECTORS

Mr. Vu Anh Tuan - Member of the Board of Directors, General Director of CNCTech. Mr. Tuan graduated from Hanoi University of Commerce and got an MBA from Hanoi National University - Irvine University of California. Before joining CNCTech, he had 19 years of experience in the beverage and consumer industries. Joined CNCTech since 2018 and participated in operating SkyLight Vietnam and a number of industrial projects of the Group, with knowledge and experience accumulated through the positions of industry planning, manager, representative capital, he actively participates in the restructuring and development of CNCTech.

CNCTech Group's Board of Managers



MR. VU ANH TUAN

GENERAL MANAGER

Qualification:

• Bachelor of Hanoi University of Commerce

• International Master of Business Administration (IeMBA) from Irvine University, California USA in association with Hanoi National University, Faculty of Business Administration.

Experience:

• 1999 - 2006: General Analysis Staff of Vietnam Beverage Association; Vietnam Beverages Magazine & Planning Specialist, Secretary to the General Director. HABECO Joint Stock Corporation.

• 2007 - 2018: Deputy Director, member of the Board of Directors of HABECO HHT Trading JSC, Director, member of the Board of Directors of HABECO HHY Brewery JSC.

• 2018 - 2022: Deputy General Director, member of the Board of Directors of CNC Holdings Vietnam JSC, Deputy Managing Director of SkyLight Vietnam JSC, member of the Board of Directors of Vineco.

• 2021 - 2022: General Director, member of the Board of Directors of CNCTech JSC

• February 2022 - present: General Director, member of the Board of Directors of CNCTech Group, member of the Board of Directors of CNCTech JSC, concurrently Deputy General Director of CNCTech Thang Long, Deputy General Director of ARTS Group JSC, General Director of CNCTech Ha Nam



MS. NGUYEN THI LINH

DEPUTY GENERAL MANAGER
CUM FINANCIAL DIRECTOR

Qualification:

• Bachelor, Accounting and Auditing, Hanoi National Economics University.

• Member of the Association of Chartered Certified Accountants (ACCA).

• Member of Vietnam Association of Auditors (CPA Vietnam).

Experience:

• 2008 - 2012: Independent auditor at Auditing Services of Ernst & Young Vietnam Co., Ltd.

• 2012 - 2014: Consulting manager at Financial Consulting Services of Ernst & Young Vietnam Co., Ltd.

• 2014 - 2020: Financial Management at the Finance Department of VinGroup.

• 2020 - 2022: Director of Investment Banking Services of Tan Viet Securities Joint Stock Company.

• April 2023 - December 31, 2023: Deputy General Director and Chief Financial Officer of CNCTech Group



MS. NGUYEN PHUONG NGA

SENIOR ASSISTANT TO THE PRESIDENT
CUM BUSINESS DIRECTOR

Qualification:

• Bachelor, Foreign Economics, Hanoi Foreign Trade University

• 2009 - 2013: Main international payment specialist at VIB bank

• 2013 - 2015: Senior Trade Finance Specialist VP Bank

• 2015 - 2021: Northern Sales Director - Transaction Banking - Corporate Customer Division, Maritime bank

• 2021 - 2023: Senior Director of Transaction Banking - Capital Resources Division Financial Markets and Transaction Banking - An Binh bank

• April 2023 - present Senior Assistant to President, Sales Director of CNCTech Group



MR. AN VIET DO

MARKETING DIRECTOR

Qualification:

• Bachelor of Mechatronics, Hanoi Polytechnic University

Experience:

• 2009 - 2010: Product development engineer at ETS JSC;

• 2010 - 2012: Customer management at Viettel Software;

• 2012 - 2016: Head of technical design department at VNPT Technology;

• 2016 to present: Director of Marketing Communications at CNCTech.

• 2023 to present: Marketing Director at CNCTech



MS. NGUYEN THAO QUYNH

COMMUNICATIONS DIRECTOR

Qualification:

• Bachelor of Business Administration - Hanoi Foreign Trade University

Experience:

• 2009 - 2015: Specialist, Controller of Card Product Development - Saigon - Hanoi Commercial Joint Stock Bank

• 2015 - 2016: Director - Hanoi CNC Technology Company Limited

• 2016 - 2017: Assistant to General Director - CNCPS Joint Stock Company

• 2017 - 2019: Head of HR Department - CNC Technology Solutions Joint Stock Company

• 2019 - 2021: Director of Administration - Finance, member of the Board of Directors of CNC High Technology Joint Stock Company

• February 2023 - present: Communication Director - CNCTech Group Joint Stock Company



MR. NGUYEN THAI SON

CHIEF ACCOUNTANT

Qualification:

• Bachelor of Economics - Academy of Finance

Experience:

• 2008 - 2010: Finance Department Specialist - Prime Group Joint Stock Company;

• 2010 - 2012: Head of Consolidation Department - Finance Department of Prime Group Joint Stock Company;

• 2012 - 2021: Chief Accountant of Prime Hao Phu Joint Stock Company;

• 2022 to present: Chief Accountant of CNCTech Group Joint Stock Company

Outstanding Leaders of Subsidiaries & Affiliates



MR. DANG THANH NHAN

GENERAL DIRECTOR OF CNCTECH SAIGON
QUALITY EXPERT
IN CHARGE OF BUSINESS DEVELOPMENT IN THE US MARKET

Qualification:

• Mechanical engineer, Ho Chi Minh University of Technology

Experience:

• 2004 - 2007: Worked at Tosok Ltd, Japan, R&D Department, auto components field, CVT automatic transmission.

• 2008 - 2011: Worked at Tokyo Electron Ltd, Service Engineer, semiconductor technology equipment field.

• 2011 - 2018: Worked at GES Kimbal Ltd, Quality Director, semiconductor technology equipment and testing equipment field.

• 2018 - 2023: Working at SMCTECH JSC, General Director, sheet metal processing, industrial machine frames and metal surface treatment.

• From 2023: General Director of CNCTech Saigon



MR. DAU LE THAO

DEPUTY GENERAL DIRECTOR OF CNCTECH THANG LONG
IN CHARGE OF BUSINESS DEVELOPMENT IN JAPANESE MARKET

Qualification:

• Engineer at Hanoi University of Science and Technology

Experience:

• 2007 - 2010: Living and working in Japan

• 2010 - 2020: Working at Canon Electronics Vietnam Co., Ltd., Position: Deputy Factory Director

• 2020 – present: Working at CNCTech Group, currently: Deputy General Director of CNCTech Thang Long



MR. KO CHOE JIN

VICE PRESIDENT OF CNCTECH JSC
IN CHARGE OF BUSINESS DEVELOPMENT IN KOREAN MARKET

Qualification:

• Samyuk University, Major is Theological (Drop out)

Experience:

• 2000 – 2009 Shinyang Engineering: Production Team Leader, Automation Team Leader

• 2009 – 2011 DY industry: CEO

• 2012 – 2013 Mobase: Injection team leader

• 2013 – 2020 Framas Hanoi: Manufacturing Technology Director

• 2020 – 2023: CEO of CNCTech Bac Ninh

• 2023 to present: Vice President of CNCTech JSC in charge of Korean market



MR. NGUYEN HUU LONG

DIRECTOR OF THANG LONG CNCTECH PROJECT
EXPERT IN TECHNICAL & MANUFACTURE PROJECT

Qualification:

• Mechanical Engineer - Hanoi University of Science and Technology

Experience:

• 2006 - 2008: Mechanical Engineer - Working at Duchanh3d Company Limited.

• 2008 - 2011: worked at CNC Technology Solutions Joint Stock Company

• 2011 - 2013: Project Coordinator - working at HANOITC Corporation

• 2013 – 2015: Project coordination - Working at Ecoba Environmental Technology Company Limited

• 2015 to present: Project Director of Thang Long CNCTech Joint Stock Company



MR. TA ANH TUAN

DEPUTY GENERAL DIRECTOR OF CNCTECH SAIGON
MACHINING EXPERT

Qualification:

• Mechanical Engineer, Ho Chi Minh City University of Technical Education

Experience:

• 2010 – 2019: held positions of Programmer, Programming Department Manager, Factory Manager at CNCTech Binh Duong

• 2019 – 2021: experienced the positions of Technical Director, Deputy General Director at CNCTech Saigon

• 2021 to present: Deputy General Director of CNCTech Saigon



MR. NGUYEN THANH TRUNG

DIRECTOR OF THANG LONG CNCTECH FACTORY
MOLD AND PLASTIC SPECIALIST

Qualification:

• Bachelor of Engineering - Department of Industrial Electromechanics - Hanoi University of Mining and Geology,

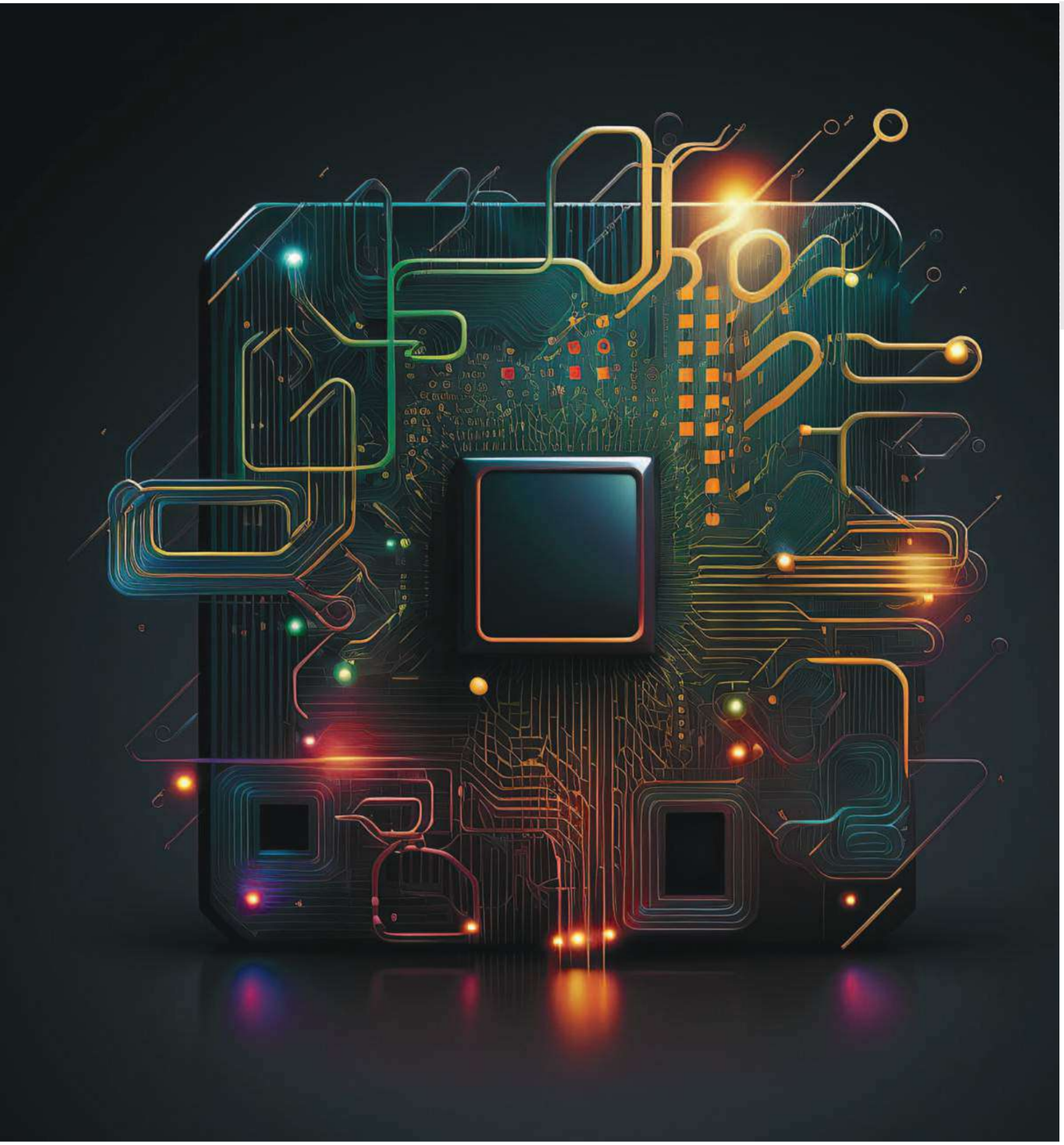
Experience:

• 2005 – 2018 Head of Plastic Mold Department – Muto Hanoi Co., Ltd.

• 2018 – 2021 Head of Plastic Mold Department – Molex Vietnam Company Limited.

• 2022- present: Factory Director at CNCTech Thang Long

Outstanding Leaders of Subsidiaries & Affiliates





MR. DAO ANH VAN

CEO OF VIETNAM CNC & TECHNOLOGY APPLICATION JSC.
AUTOMATION EXPERT

Qualification:

He graduated in control and automation engineering and had 18 years of experience working at Yamaha Motor Vietnam Co., Ltd. before becoming Deputy Director and then General Director of CNC-Vina from 2016 to now. With understanding and determination, he has gradually turned CNC-Vina into a leading enterprise in Vietnam in the field of automation, providing lines, machinery and equipment for large domestic and international corporations.



MR. HOANG HUU CHUNG

GENERAL DIRECTOR OF VIETNAM AMERICAN OIL TOOLS JSC.
OIL & GAS EXPERTS

Qualification:

He spent more than 10 years as Factory Director of the Weatherford Vietnam Co., Ltd. branch, one of the largest oil and gas equipment manufacturing factories in Southeast Asia at that time. In 2018, when Weatherford restructured and withdrew from Vietnam, he together with some friends and CNCTech founded VINAM, bought the factory and continued to develop. In 2023, VINAM opened factory No. 2 with an area of 1 hectare in Binh Duong province. VINAM is currently the No. 1 oil and gas equipment supplier in Vietnam, meeting the standards of the Top 4 largest oil and gas corporations in the world.



MR. VO HONG HA

GENERAL DIRECTOR OF VINECO TELECOMMUNICATION SYSTEM JSC.
ELECTRONICS FIELD EXPERT

Qualification:

He has been working for VINECO since December 2003 through the positions of: Head of Commercial Department, Deputy General Director and has become General Director of VINECO from 2022 to present. After nearly 30 years, VINECO has built a modern factory in the field of electronics and telecommunications manufacturing. During the period of 1999-2007, the high-tech NEAX 61Σ switchboard products have been manufactured and supplied to many provincial and city post offices in Vietnam.

VINECO's next strategy is to develop electronic products, telecommunications, IoT devices and solutions; IT solutions. It continues to provide ICT products and high-tech services to government agencies, telecommunications network operators, and enterprises...

Outstanding Leaders of Subsidiaries & Affiliates



MS. DINH THI THU HA

GENERAL DIRECTOR
INDUSTRIAL INFRASTRUCTURE PROJECTS

Qualification:

• Bachelor of Business Administration

* Bachelor of English

Experience:

* 2002 - 2005: Assistant Director of Swiss Real Estate Company, in charge of real estate business between Vietnam and Dubai markets

* 2005 - 2007: Assistant to Director of Representative Office of Japan Trading Group; In charge of business with Japanese partners in Vietnam

* 2007 - 2014: Deputy Department of Panasonic Vietnam Co., Ltd.; Import-Export Management, Logistics

* 2014 - 2019: Deputy Director of Operations Framas Hanoi Co., Ltd.; TCKT, HCNS, General control;

* 2019 - 2021:

+ Operations Director of Bac Ninh CNCTech Co., Ltd.; General management of administrative operations;

+ Deputy General Director of CNCTech Bac Ninh Company Limited;

* 2022 to present:

+ General Director of Bac Giang logistics project

+ General Director of Green Park project

+ General Director of Kontum project



MS. NGUYEN THI HUONG

GENERAL DIRECTOR
CNCTECH BINH DUONG

Qualification:

• General accounting

Experience:

* 2009 - 2011: General accountant at Hanoi Project Development Joint Stock Company

* 2011 - 2012: Tax accountant at Viet Duc Concrete Company Limited

* March 2013 - December 2013: General accountant at 68 Transport Construction Joint Stock Company

* 2016 - 2018: General accountant at MFC Production Trading Company Limited

* 2018 - 2020: Head of Accounting Department at MFC Production Trading Company Limited

* April 2020 to present: General Director of CNCTech Binh Duong



MR. DINH HUNG CUONG

GENERAL DIRECTOR OF CNCTECH GLOBAL, INDUSTRIAL INFRASTRUCTURE SERVICE EXPERT (FITTING OUT)

Qualification:

• * Construction Engineer at University of Transport.

Experience:

* 2006 - 2020: Worked at Lung Lo Construction Corporation with positions: Engineer, Department Head, Branch Director, Deputy General Director.

* 2020 - 2021: CEO of AT Pharmaceutical Joint Stock Company

2020 - 2022: Business development director of Vexilla Group

* 2021 - present: President of EA Medical Equipment & Communications Joint Stock Company

* 2021 - 2022: Project Director of CNCTech Global

* 2022 - present: President of the Board of Directors of Ba Thien Industrial Development Joint Stock Company

* 2022 - 2023: General Director of VinaStartup Vinh Phuc.

* December 2023 - present: General Director of CNCTech Global, Deputy General Director of CNCTech Group



MR. TRAN DUC THIEN

GENERAL DIRECTOR OF HBK HOP THINH, TECHNICAL EXPERT OF INDUSTRIAL INFRASTRUCTURE PROJECTS

Qualification:

• Bachelor of Infrastructure Engineering from Hanoi University of Architecture

Experience:

• 2005 - 2011: Consultant at the Urban and Rural Planning Institute - Ministry of Construction

• 2011 - 2017: Deputy Project Director at Vietnam Star Group Joint Stock Company

• 2017 - 2019: Head of Planning and Project Development Department at PPC An Thinh Vietnam Infrastructure Investment and Development Joint Stock Company

• 2019 - 2020: Deputy Director of Investment and Project Development Department at Infinity Investment Joint Stock Company

• 2020 - 2023: General Director of HBK Hop Thinh

• 2023 to present: General Director of HBK Hop Thinh, Deputy General Director of Nam Binh Xuyen Project, Deputy General Director of CNCTech Group,



MR. TRAN NGOC CUONG

GENERAL DIRECTOR OF VINASTARTUP VINH PHUC, TECHNICAL EXPERT IN CONSTRUCTION PROJECTS

Qualification:

• Master of Engineering & Construction Engineering from Hanoi University of Architecture.

• Doctor of Engineering from National Taipei University of Engineering - Taiwan.

* Structural Design Certificate Grade I, Project Management Certificate Grade II.

Experience:

• 2004 - 2016 Research and implementation engineer Institute of Construction Science and Technology, Ministry of Construction (IBST)

• 2012-2016 Studying for a PhD in Taipei - Taiwan

• 2016 - 2023 Deputy Director, Senior Engineer, TW-ASIA Consultants Company (Singapore)

• February 2023 to present: General Director of Vinastartup Vinh Phuc - Project Technical Expert

• February 2023 - present General Director of VinaStartup Vinh Phuc



MR. PHUNG VAN NGOC

DEPUTY GENERAL DIRECTOR OF VINASTARTUP
BASIC CONSTRUCTION EXPERT

Qualification:

• Engineer at Hanoi University of Construction

Experience:

• 2015 –2018: Construction techniques, project documents - Tam Son Construction Joint Stock Company

• 2018 – 2019: Architect - Institute of Construction Engineering Technology.

• 2020 - July 2023: Head of Technical Department - VinaStartup Vinh Phuc Joint Stock Company.

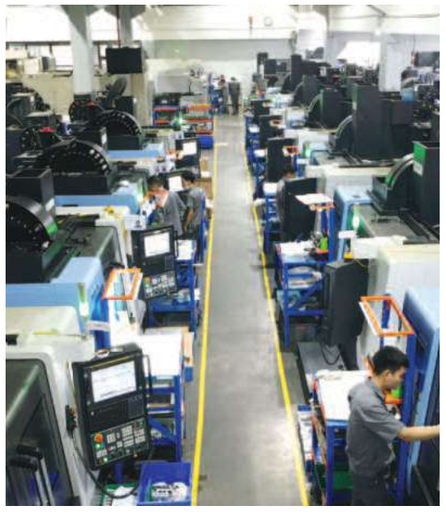
• From July 2023: Deputy General Director of Vinastartup Vinh Phuc Joint Stock Company. In charge of the construction and technical infrastructure department.

Outstanding Subsidiaries

CNCTECH Thăng Long

CNCTech Thang Long currently owns a production complex in Thang Long Vinh Phuc Industrial Park, providing precision mechanical components, precision molds and high-quality technical plastic molding, exported to major markets in Asia, Europe and America. In addition, the company also invests in industrial infrastructure service projects, factory and warehouse rentals in the Northern region.

In 2023, CNCTech Thang Long was honored to receive the Top 3 Excellent Suppliers 2023 award from Panasonic System Networks Vietnam (PSNV) and complete IATF 16949 certification evaluating the suitability of quality management systems in the automobile manufacturing industry. The company continues to perfect production management software, build KPI systems, evaluate each employee's performance, and conduct training programs for managers and employees with domestic and foreign experts. Rated as a company with typical improvement efficiency in Toyota's program. Invited by Toyota to support and train other potential companies for the supply chain. During the year, CNCTech Thang Long expanded to nearly 50 new customers and revenue increased by more than 45% compared to the previous year.





CNCTECH Sài Gòn

Located in Ho Chi Minh City Hi-Tech Park, CNCTech Saigon is currently focusing on providing high quality precision mechanical products to domestic and international markets. Focusing on depth, the company constantly trains and develops technical staff and provides professional support to other factories in the system.

In 2023, CNCTech Saigon trained and developed technical human resources and skilled workers, regularly organized onsite to cross-support factories in the system in terms of technology, and optimized productivity to meet Large series of orders from customers. The company also expanded to nearly 10 new customers from Japan, America, and England.





CNCTECH Bình Dương

Established in 2015, CNCTech Binh Duong has built a reputation with customers in the field of precision mechanical processing, large series turning products and assembly. In addition, the company has developed a number of industrial infrastructure projects for rent in Binh Duong and Da Nang.

CNCTech Binh Duong received the title of Top 100 typical enterprises in Binh Duong province in 2023. During the year, the company focused on training to improve expertise in measuring and testing, improving technology, optimizing productivity, and reducing processing machine hours, and expanded to 3 new customers.





VINASTARTUP VP

VinaStartup Vinh Phuc specializes in consulting, design, and construction of industrial buildings, including: factories; production operator houses; Works serving production such as healthcare, dining, living, entertainment, learning,...; Electrical engineering works, water supply and drainage, ventilation, waste treatment, fire protection...

In 2023, VNSU has the following typical activities:

- Carried out construction licensing procedures, organized construction of Beryl, Diamond project expansion, F4C Thang Long projects with a total construction floor area of 220 thousand m^2.

- Implemented and completed the fitting out project for customer Accton in lot F4B according to plan, highly appreciated by customers.



CNCTECH
Hà Nam

Operating in the field of supporting industrial production and warehousing and logistics services, CNCTech Ha Nam's typical product is a bonded warehouse that meets TAPA level A security standards, with modern facilities and system. The security management system has the highest level of control, fully meeting security standards equivalent to international airports.



Upgraded logistics quality, meeting high standards and requirements of Dell and international electronics companies, DB Schenker and VNPOST.

- The bonded warehouse at CNCTech Ha Nam operated by DB Schenker and VNPOST is in the production supply chain of American electronic brands at Wistron Factory (investment capital of over 300 million USD) with a distance of less than 1km, Optimize time and cost of transportation and services for partners.

- Increased leadership and technical management personnel to ensure quality management, maintenance, and stable and smooth operations.

- Bonded warehouse with an area of 45,000m^2, the most modern VMI (Vendor Managed Inventory) model in the country up to now. Especially suitable for storing raw materials and semi-finished products for FDI enterprises with large-scale production and import-export activities and a convenient location connecting domestic and international transportation.



Outstanding projects

On August 15, 2023, CNCTech invested in FSI, and FSI invested in the Bac Giang International Logistics Project, implemented in Song Khe commune (Bac Giang City) on an area of 66.69 hectares. This is a complex project of warehouses, logistics, distribution centers, exhibitions, rest stops, hotels, and serviced apartments right on National Highway 1 - the lifeline of road trade between Vietnam and China.



GREEN PARK
VINH PHUC

On September 15, 2023, CNCTech signed a strategic cooperation agreement with PNX Group to implement the Nam Binh Xuyen industrial park project (Green Park) with a total area of nearly 300 hectares. Green Park attracts investors manufacturing electronics, telecommunications, machinery, auto components, medical equipment, optics, as well as many other high-tech industries. With a prime location, located in the high-tech development planning area of Vinh Phuc province, Green Park Vinh Phuc is invested modernly and synchronously to become a model green and smart industrial park of the Northern region of Vietnam.

Immediately after the signing ceremony, the Project Board quickly carried out legal procedures, compensation for site clearance, trade promotion, investment attraction... Phase 1 of the project is expected to be handed over to customers from the first quarter of 2025.





HOP THINH

Located in Hop Thinh commune, Tam Duong district, Vinh Phuc province, Hop Thinh Industrial Cluster has an area of 46.99 Ha. The project is located close to Hop Thinh - Dao Tu road, near National Highway 2B. Priority industries to attract investment: Logistics, clean industry, light industry, mechanical engineering, electronics, information technology, textiles, garments, and footwear.



Outstanding affiliated companies

Vietnam American Oil Tools JSC. (VINAM), a unit specializing in providing complete Turnkey products for the oil and gas industry with a charter capital of more than 5 million USD, is currently serving customers belongs to the Top 4 largest oil and gas exploitation corporations in the world. CNCTech has successfully invested in VINAM and turned the business into one of the most reputable manufacturers of oil and gas exploitation equipment in the Asia Pacific region.

In 2023, VINAM expanded the factory from 4,000 m^2 to 14,000 m^2. The staff and technicians increased from 130 to 230 people. The company also inaugurated a new factory in My Phuoc 3 with a total investment in machinery and equipment of more than 100 billion VND. Its Revenue increased by 25%, its capacity increased by 200% and especially passed the evaluation period, meeting the standards of the world's largest customer for oil and gas equipment.





Vietnam CNC & Technology Application Joint Stock Company (CNC-Vina) has 17 years of experience in the field of automatic machine manufacturing and providing solutions and automation lines for domestical and abroad corporations in automobile and motorbike, electronics, medical, garment such as Vinfast, Honda, Yamaha, Toyota, Canon, Sumitomo,... Investing and holding more than 35% shares in CNC-Vina, CNCTech is committed to accompanying the goal of "Developing the mechanical engineering industry using Vietnamese people".

Typical projects CNC-Vina 2023: Robot system for casting line - Toyoda Gosei; Automatic palletizing system for stamping line - Vinfast; Welding jig system for automatic car chassis welding station - Vinfast; Automatic carton packaging line on pallets for printer production line - Canon; Exporting labeling machines to the Japanese market; Exporting lens packaging machines to the Thai market;

Company awards: Hanoi City Creative Initiative Award and Hanoi City Design Craftsmen Competition Award





Pavana Technology Joint Stock Company (Pavana) is the first startup in Vietnam operating under the ODM model (Original Design Manufacturer - original product designer). The company's main products are smart cameras, security monitoring for home, business and government infrastructure. CNCTech established Pavana to perfect the ecosystem from research and development to production, to increase the content of domestic technology in the proportion of supporting technology industry and commerce, especially the application of camera market. The use of artificial intelligence still has great potential in Vietnam.

July 2023: Make in Vietnam security camera launch event. This event represented an important step forward for Pavana in the production of security cameras. A total of 15 camera models have been introduced, meeting diverse needs from cameras for families to cameras serving infrastructure, factories and other specialized needs.

December 2023: Acceptance of the project to research and develop specialized cameras for security forces and integrated access control cameras. This project clearly demonstrates Pavana's capabilities in complex research and development projects





Oriented development

Expanding investment cooperation: Creating effective multilateral cooperation models with Vietnamese and world partners. Acting as an investment bridge for foreign investors in Vietnam.

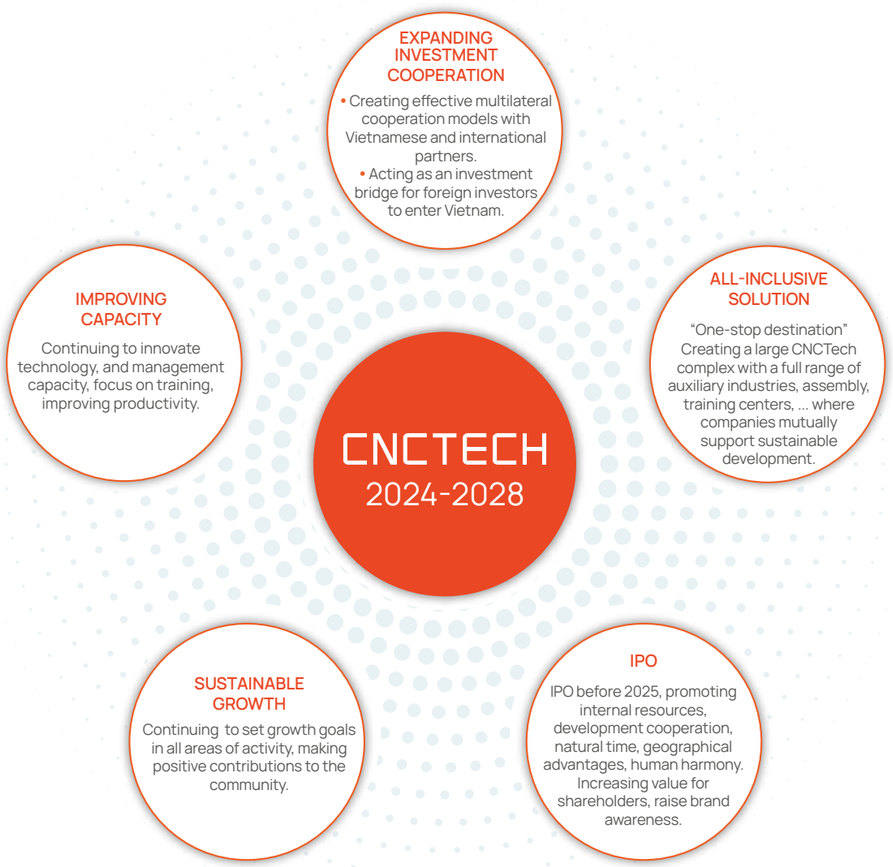
Capacity building: Continue to innovate technology and management capacity, focusing on training and improving productivity and labor.

Package solution: "One-stop destination" Creating a strong CNCTech complex with a full range of supporting industries, assembly, training centers,... where mutual companies develop sustainably together.

"Make in Vietnam" technology products: Not only stop at processing - supporting industries but aim to design and produce ODM products to serve the domestic and export markets.

Sustainable growth: Continue to set growth goals in all areas of operation, positively contributing to the community.

IPO: Publicize the company and take steps towards listing, promote internal resources, develop cooperation, favorable weather, favorable conditions, and harmony of people. Increase value for shareholders, enhance brand.







CHAPTER

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Report on operations in 2023

General Assessment

By the end of 2023, the world economy continued to face many difficulties, challenges, unpredictable developments and many uncertainties. Aggregate demand recovery has still been weak, inflation in many countries has still been high, monetary policy has still been tightened, interest rates have still been high, and supply chains have still been unstable. In Vietnam, the manufacturing industry in general and supporting industry production in particular faced difficulties due to a decline in orders, rising input costs, and lack of export markets. The average revenue of Vietnam's supporting industry decreased by 40%. The real estate and construction market was gloomy, ~ 1,300 businesses went bankrupt. Financial costs have increased and were much higher than developed countries in the region and the world.

The advantages of the business environment in Vietnam in 2023 were stable domestic politics and economy, effective fiscal and monetary policies, safe inflation control, high interest rates at the beginning of the year but was controlled and gradually reduced during the year, implementing incentive packages to support production. Industry gradually recovered. In 2023, economic growth was estimated to reach 5.05%, bringing the scale of Vietnam's economy to 430 billion USD. Most recently in December 2023, Fitch Ratings has just upgraded Vietnam's long-term national credit rating to BB+, with a "Stable" outlook.

Vietnam has been participating in 19 bilateral and multilateral free trade agreements (FTAs) with most economies in the world, 16/19 FTAs have taken effect with more than 60 partners, covering the entire continents, with a total GDP accounting for nearly 90% of global GDP... This is also the basis and foundation for Vietnam to become one of the leading countries in the region in participating in economic cooperation frameworks bilaterally and multilaterally. Vietnam has been expanding the market door for exported goods, an opportunity for Vietnam to connect and participate more deeply in the global value chain and production network, the Chinese trend + 1, the synchronous development of transportation infrastructure in the North leads to the growth of industrial infrastructure and increased demand for ready-built factories and warehouses. In Vinh Phuc - CNCTech's key investment area, in 2023, it attracted investment of 604 million USD FDI, an increase of 31%, 22 trillion VND DDI, an increase of 76%; PCI, PAPI and PAR Index ranked top in the country.

Accompanying the development of the country in general and Vinh Phuc in particular, CNCTech always keeps the mindset of moving forward, transforming difficulties and challenges, promoting internal resources, innovating, creating, and exploiting new opportunities. strong and opportunistic, welcoming the wave of FDI investment and shifting global supply chains, together with socio-economic organizations contributing to creating beautiful and prosperous communities.



Business results:

In 2023 CNCTech continued to accelerate investment, raising total assets to 4,533.6 billion VND, an increase of 34.34% over the same period, equity capital reached 1,292.3 billion VND, an increase of 17.43%. CNCTech entered the Top 500 largest enterprises in Vietnam VNR500 and PROFIT500 for the first time.

In the general development of the world and Vietnam with a decline in production and a decline in orders, CNCTech has focused on promoting export markets, improving the quality of customer care services and developing new customers, and advanced quality of personnel. CNCTech has organizde many direct trade promotion delegations to Japan, America, Taiwan, Shanghai, Shenzhen, China, Singapore, etc. Revenue in 2023 reached VND 1,103.54 billion, decreased 7.95%% compared to 2022, profit after tax reached 37.7 billion VND, decreased 56.63 % compared to 2022, financial costs increased from investment, M&A of industrial and logistics infrastructure projects... Production declined in the first 6 months of the year, it gradually regained recovery momentum in the fourth quarter of 2023, export growth partly compensated for the decline in the domestic market, in addition to the strong development of industrial infrastructure, Construction has contributed to achieving short-term targets and maintaining growth, increasing the scale and value of assets for the medium and



Promote Development Cooperation with Major Global Partners:

- Cooperate with Japanese and American partners in the field of precision mechanics and molds.
- Cooperate with PNX Group of Korea to develop Green Park Nam Binh Xuyen Industrial Park. Cooperating with Sumitomo of Japan, inheriting the quintessence in investing in developing industrial infrastructure.
- Pavana is an ODM - Vietnam's first on-demand product designer and manufacturer specializing in security cameras, invested by 3 strategic shareholders MK Group, CNCTech and Sky Light, Pavana deploys cooperation Cooperating with many major partners such as Acton, FPT, Qualcomm, VinBigdata...
- Cooperate with VNPOST and DB Schenker to develop bonded warehouses that meet the highest global security standards TAPA - A. Cooperate with international and domestic partners in the fields of logistics, import-export, trade and services and building and developing the International Logistics Center.
- Vinam oil cooperates and develops with leading partners in the world in the oil and gas field
- CNCVina cooperates with Japanese partners to develop in the field of automation.
- Cooperate with Fuchuan (a subsidiary of Foxconn) to develop The Phoenix social housing project



Some main business targets for 2023

Target	2022(1)	2023(2)	Increase/ decrease (3)
Total assets	3,374.73	4,533.63	34.34%
Equity	1,100.44	1,292.29	17,43%
total revenue	1.,198.81	1,003.54	-7.,95%
Profit after tax	86.93	37.7	-56.63%
Basic earnings per share	1,226	497	-59.43%
Dividends paid by shares	0	80.8	+ 80.8

Unit: Billion VND (*) Private Basic earnings per share unit is VND

Analyze Business Results by Sectors

Anticipating difficulties in the manufacturing sector amid the global economic recession, CNCTech has prepared, adapted to changing times, implemented a strategy to maintain production and accelerate investment in industrial infrastructure projects, ready-built factory warehouses, manufacturing services, increased trade promotion to attract FDI investment, thanks to those efforts, revenue targets for the blocks have been achieved as follows:



Industry and Technology Sector:

CNCTech has divested capital from CNCTech Bac Ninh because the industry is facing difficulties in policy mechanisms and output markets. At the same time, divest capital in technology industry companies: ANOTECH Joint Stock Company, MenTech Vietnam Electronics Joint Stock Company, Thien Quang Electronics Joint Stock Company, Lupa Joint Stock Company to ensure streamlining the apparatus and investment and business efficiency.

CNCTech Thang Long is a pillar of supporting industrial production, with quality factory infrastructure, synchronous machinery and equipment systems, meeting high standards in the TLIP3 industrial park of Sumitomo Japan. The precision mechanical field receives trust from Japanese customers (over 60%) and customers from 15 countries around the world. CNCTech Thang Long was honored to be awarded the 2023 excellent supplier award by Panasonic System Networks Vietnam (PSNV) (1 of 4 companies selected among 230 global suppliers of PSVN). One of 8 Vietnamese units receiving a medal and certificate of completion of the OJT (On the Job Training) support program within the framework of the project to support the improvement of production and business capacity for Vietnamese enterprises Participate in Japan's global supply chain. CNCTech Thang Long Participated in the program "Supporting the capacity development of Vietnamese Supporting Industry Enterprises" organized by the Industrial Development Support Center (IDC) and Toyota. CNCTech Thang Long applied IATF 16949 standard to participate in the production chain of supporting products for the automobile industry. CNCTech Thang Long Complex has the entire roof of the factory installed with solar panels and uses green energy to serve the factory's production activities. In 2023 CNCTech Thang Long completed the construction and application of ERP for production (specifically, in the field of precision mechanical processing, it is difficult to effectively and successfully apply ERP). CNCHiTech Saigon in Ho Chi Minh City Cao Industrial Park is carrying out step by step procedures for a high-tech factory investment project in the field of precision mechanical engineering, with the goal of joining forces with MFC Binh Duong to become a production and manufacturing center. The group's large-scale and high-quality processing in the South focuses on supplying American and Japanese customers



Pavana is a technology pillar that cooperates with MK, Sky Light, Qualcomm, VinBigData, VinCSS, MK Group, Lumi to develop security cameras for the Vietnamese market... applying IoT technology FDO (FIDO Device Onboard) of VinCSS, the goal aims to become one of the first businesses in the world to integrate FDO to produce smart security cameras with the highest safety. Pavana also planned to cooperate with Vietnamese technology businesses including MK Hi-Tek, SafeGate, Pavana and Vissoft to develop Make in Vietnam network equipment products. It is expected that the first products be launched in 2024.

Besides, there are companies with high intelligence content such as CNCVina operating in the field of manufacturing automatic machines, robots and providing automation solutions, production lines, assembly, and automatic packaging. Design and manufacture of fixtures, jigs, machines, and auxiliary lines for the automobile, motorbike, electronics, and garment industries. The main customers are Japanese businesses and have exported to 10 countries in the world. Vinam provides mechanical products and services to the world's Top 4 customers in oil and gas exploitation. Vineco provides telecommunications and electronic assembly solutions and services for Japanese and Vietnamese customers.

CNCTech Group always maintains the strategy of developing the core manufacturing sector, accumulation in the field of industrial infrastructure, which will be partly used to increase investment in developing technology industry to reach the international level. Not only developing production bases in Vietnam, CNCTech also aims to open production and business locations in countries and potential markets around the world, CNCTech go Global.

Industrial infrastructure Sector:

2023 was a particularly difficult year for the real estate sector in general and the construction industry, however, industrial infrastructure and ready-built factories were fortunately still a bright spot due to continued production shifts in the global supply chain.

CNCTech improved the quality of human resources in business, marketing, and construction techniques; accelerated investment projects; Promoted direct trade promotion in regions and countries around the world are three main solutions leading to achievements in industrial infrastructure growth in 2023. All factories and workshops have been completed. Achieving an occupancy rate of over 75% within 6 months. In which: the factory area in Binh Xuyen reached a rate of over 90%, attracting new customers such as Joyar, Economy Delivery, the factory area of Ba Thien Industrial Park (old) reached 100%, of which Agent Optical has returned to invest in a factory to produce eyeglasses exported to the US and Europe. CNCTech Thang Long Complex achieved 100% occupancy rate, typically the Accton project processing and exporting network equipment: servers, switches, wifi transmitters... for the US market with a total factory area of ~40,000 square meters, not only collaborating in production development, CNCTech successfully became the winning unit to design and install complete mechanical and electrical infrastructure, interior, network system control management, surveillance cameras... inside factory (fitting out), opening up a new field full of promise and potential in the near future. 2023 also witnessed the rapid filling of phase 1 (16ha) and part of phase 2 (25ha) of Ba Thien PKI Industrial Park, which has been implemented with partners: SunWay, Ability, Glitter, Beifa, NewFace, Solum Vina, Sirline, Mitra Star, Feiliks, XingTai. CNCTech was expected to contribute to attracting nearly 30% of investment capital into industrial parks in Vinh Phuc in 2023.



In 2023, CNCTech signed cooperation agreements with most leading real estate consulting, operations and brokerage companies such as Savill, CBRE, Collier, JLL, RSL, MAA, expanding its network to many potential countries and customers in the world. CNCTech coordinated to organize direct trade promotion seminars in countries and regions.

In 2023, the market continued to witness a strong wave of shifting production activities from China to Vietnam, especially the leaders in electronics and telecommunications. At the same time, warehousing and logistics were growing rapidly, serving as a lever for economic development. This motivation has motivated CNCTech to expand investment in the field of industrial and logistic infrastructure, increasing the total factory and warehouse area to over 600 hectares. Including typical projects such as cooperating with PNX Korea to develop the Green Park Nam Binh Xuyen project of 300 hectares, investing in ready-built warehouses and warehouses in Ba Thien PKI Industrial Park of 128 hectares and can be further expanded up to 200ha, gradually exchange and cooperate with FPT to research and develop data center projects in Vinh Phuc province, cooperated with international and domestic partners in the fields of Logistics, import-export, trade and services and construction and development of Bac Giang International Logistic Center project 66 hectares, Hop Thinh Industrial Cluster 48 hectares...

The two main fields of technology industry and industrial infrastructure were closely linked and mutually supportive, promoting the level of production capacity, improving supply chain capacity, comparative advantage, and increasing production value, improving the value of localized exports and attracting FDI capital. These fields are all prioritized and encouraged by the Government to develop, so CNCTech Group continued to be steadfast on this path in the coming time, actively contributing to the country's development. In 2023, just 15 years since its establishment, CNCTech and the company's president were honored to receive the following titles: Labor Medal, Government Emulation Flag, VNR 500, PROFIT 500

In addition to investment and production and business development activities, companies in the system also focused on carrying out activities that engage employees and promote community welfare such as: visiting elderly people. On October 1, CNCTech Group sponsored English classes with foreign teachers for students, donated blood, gave Tet gifts to company workers in difficult circumstances, organized men's soccer tournaments, Northern and Southern women's soccer tournament, celebrated its 15th anniversary with over 700 delegates, managers, domestic and international partners, reading books and applying GungHo to work, life, and tournaments. The Running Gung Ho run exceeded the 45,000 km mark, converting km to 240 million to support educational and volunteer programs, etc. CNCTech Group Participated in many sharing discussions such as: "3 Good Students" Commendation program, " Students 3 practice", "Students 5 good" Vinh Phuc province school year 2022 - 2023; Learn to Lead seminar; VYBS - Vietnam Young Business Leaders's Summit was held for the first time at Hanoi National Convention Center, gathering 1,000 top Vietnamese leaders to discuss and share on the topic NEW THINKING - NEW ACTION...

Investment and Trade Promotion:

With the vision of becoming a leading enterprise in the field of integrated manufacturing and an industrial ambassador of Vinh Phuc, contributing to making Vinh Phuc the largest component manufacturing center in Southeast Asia, in 2023 CNCTech continuously conducted and participated in direct investment and trade promotion delegations in countries around the world, actively participated in fairs and exhibitions to promote products in Vietnam and internationally, typically like:

- Exhibition and Conference to deploy the Government's Action Program on the development of the Red River Delta on February 12 in Quang Ninh province; Workshop organized by Airbus on Supply in Asia Pacific and special event Launching the Asia Aerospace Alliance on March 22; The Philippine Aerospace Industry Association explores the possibility of production cooperation in Vietnam to meet the needs of supply chain diversity after Covid-19; Conference "Meet Korea 2023" at Kinh Bac Cultural Center on May 18; FBC Hanoi Exhibition on August 23-25; "Space to promote and introduce potential, investment opportunities, and connect trade between organizations, businesses, and investors" at the "30th Anniversary of the Hanoi Young Business Movement" on December 27 09; Vimexpo 2023 exhibition November 15-17 in Hanoi





JAPANESE MARKET: CNCTech Group connected many Japanese business delegations to visit and work. Typical examples include: Fukuoka Prefectural Trade Association delegation on April 15; businesses in Aichi province and neighboring provinces on September 18; Yamamoto Koywa Research Association November 10. CNCTech attended Manufacturing World exhibition - the largest exhibition on the manufacturing industry taking place in Tokyo, Japan June 21-23; met with the Small and Medium Enterprise Support Organization of Japan (SMRJ) - partner from 2019 to present.

US MARKET: In the early days of August 2023, CNCTech Group visited customers in the states of Michigan, Ohio and California to look for opportunities to develop production and business in the field of precision engineering.

CHINESE MARKET: November 8-11, CNCTech Group did promotion in Shenzhen and Shanghai, discussed and shared with partners in the seminar series "Vietnam's Industrial Transformation in the Post-Pandemic Era" ("Industrial Transformation" Vietnam in the post-pandemic period").

SINGAPORE MARKET: At the end of November 2023, CNCTech Group visited factories manufacturing high-tech equipment in the semiconductor field in the Island of Singapore.

TAIWAN MARKET (CHINA): In 2023, there were many business trips to Taipei, Taoyuan Taiwan, cooperation with CNCTech's product display partners and recruitment of personnel to be CNCTech's sales representatives. in Taiwan market. CNCTech appeared in Trade Insight magazine of the Taiwan External Trade Development Council.

The corporation's WEBSITE and component websites are consolidated and built professionally and in multiple languages, including:

https://cnctech.vn - completed, useful for partners, customers, investors, employees, interested readers can connect to all member companies of CNCTech.

The library https://compass.cnctech.vn/home supports a lot in training, internal guidance and sharing knowledge with readers.

Industrial infrastructure website: https://industrial.cnctech.vn/ and technology industry website https://cnctech.com.vn/ are completed and regularly updated with information to serve customers and investors. Investors were especially interested in the investment process guidelines and newsletters on industrial infrastructure that are periodically developed and released by the Marketing Department.



Implementation Status of Projects in 2023

Since 2023 CNCTech Group and its member companies have been implementing projects:

- Green Park Nam Binh Xuyen project with an area of 295.74 hectares, total registered investment of 2200 billion in Binh Xuyen district, Vinh Phuc province: September 15, 2023 CNCTech Group and PNX Group signed a strategic cooperation agreement to develop Green Park development with the roadmap that CNCTech owns 90% and PNX 10%. Green Park aims to become the most modern production base in the North. The industrial park is equipped with an IMS automated warehouse system, a security system and an epidemic prevention control system using AI. The "green park" also has a lake system covering more than 10 hectares and uses solar panels to cover the entire factory roof. In 2023, CNCTech Group reviewed and transferred legal documents, adjusted industrial park boundaries, updated construction planning, land use planning, requested policy to adjust detailed planning 1/500 and adjust 110kv power line, site clearance for phase 1 reached 60.92 hectares and carried out the design and planning of the total architectural and technical infrastructure.

- Bac Giang International Logistic Center project with a scale of 66.69 hectares, in Song Khe, Bac Giang City, with total registered investment is 4194 billion. Together with the investors, CNCTech Group have completed the capital contribution to implement the 638 billion project, completed the legal, investment, and land procedures for the project to continue to be implemented.

- Hop Thinh industrial cluster project with scale of 46.9 hectares, total registered investment of 640 billion VND in Hop Thinh commune, Tam Duong district, Vinh Phuc province: in 2023, the feasibility study report has been approved, CNCTech Group prepared documents to extend project progress and establish project enterprises with site clearance reached 24.7 hectares (52.55%)

- CNCTech Town building project in Tran Phu, Vinh Yen City: scale of 1670m^2, 25 floors, total registered investment of 385 billion VND, in 2023, detailed adjustments of 1/500 was made and investment policy was adjusted.

- CNCTech Group handed over ~ 40,000 m^2 of factory in Thang Long Industrial Park for the development cooperation project with Accton in Thang Long Vinh Phuc Industrial Park. Accton has 34 years of experience designing and developing network products. A leader in designing open hardware platforms for data centers, mobile network access, SD-WAN and IoT networks, supplying mainly to US and EU customers.

- CNCTech Group completed the CNCTech Ruby project (CNCTech Thang Long) with registered investment capital of 500 billion VND on a land area of 3.3 hectares in Ba Thien Industrial Park PK I, Vinh Phuc; handed over R1, R2 to customer SunWay for electronic production, R4 to Ability for production of digital imaging cameras.

- CNCTech Group completed CNCTech Sapphire project (CNCTech Global) 210 billion, 2.6 hectares, at Ba Thien PK I Industrial Park, Vinh Phuc, handed over and put into use for Glitter customer - a paper manufacturing and exporting company, the largest gift wrapping ribbon in northern Vietnam to the US market.

- CNCTech Group gradually deployed CNCTech Beryl project (Vinastartup VP) 540 billion, land area of 4.8 hectares at Ba Thien Industrial Park PK I, Vinh Phuc.

- CNCTech Group completed Lotus 3 Project (Vinastartup VP) in Binh Xuyen Industrial Park on an area of 7800 m^2 with investment capital of 149 billion, handed over to customer Joyar to invest in an electronics factory, producing watches for exercise machines.

- CNCTech Group adjusted investment registration for CNCTech Saigon project in Hi-Tech Park in Tan Phu Ward, Thu Duc City, Ho Chi Minh City with an area of 12,600 m^2, and is in the process of accessing preferential loans. for high-tech projects. The completed project contributed a great strength to the development of CNCTech's supporting industrial production in the South.

- CNCTech Group continued to work with partners to carry out procedures to adjust 1/500 Planning, investment policy of social housing investment cooperation project in Vinh Phuc with a leading company in the field of electronics.

- In 2023, CNCTech Group increased its charter capital by 20%, from 696 billion VND to 835.2 billion VND with a transaction price of 15,000 VND/share, promptly supplementing capital for investment and business development of the company.

- CNCTech Group continued restructuring and M&A of debt and assets of Central Animal Feed Company. CNCTech Group has transferred assets attached to the land of the Tam Dao Chicken Farm project to MKC, a member company of CNCTech and MK Group.

Business Plan for 2024

In the first quarter of 2024, the company's Board of Directors set strategic goals for the 2024 period and implemented One CNCTech, focusing resources and strengths, specifically as follows:

- In 2024, CNCTech Group promotes business activities to strengthen two main pillars: technology industry & industrial infrastructure. The Group will promote development at the parent company and subsidiaries with efficiency and transparency requirements, build a lean, versatile and flexible management apparatus, and gradually enhance the independence of the subsidiaries in the system.

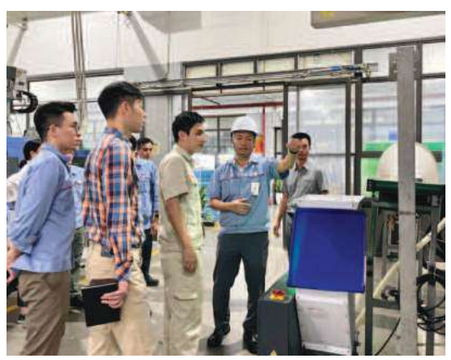
- CNCTech Group will focus on solutions to clear capital sources, ensure cash flow for investment and production and business activities, accelerate the process of putting projects into operation, and promote economic efficiency. Some factories and industrial real estate in non-concentrated production areas of CNCTech can be considered for transfer to invest in large-scale and concentrated technology industrial complexes.

-CNCTech always puts society and people at the center of development. CNCTech continuously improves capacity, build sa friendly and creative working environment, and provides excellent manufacturing and industrial services to customers. Regarding human resources, CNCTech aims to build a team of human resources with strong, positive working attitude, and continuous improvement of capacity and expertise. To ensure human resources are always of high quality, CNCTech Group continuously deploys team development training programs, increases recruitment of experienced, highly specializes personnel, and excellent management capacity who has worked at leading corporations and companies to create new breezes and make valuable contributions to sustainable development.

- With the goal of stable and sustainable development, CNCTech Group's Board of Directors submits to the General Meeting of Shareholders to approve the 2024 business plan as follows

Target	2023 (1)	Plan 2024(2)	Increase/ Decrease (3)
Total assets	4,533.6	5,213.7	15.00%
Equity	1,292.3	1,486.1	15.00%
Total Revenue	1,103.5	1,545.0	40.00%
Profit after Tax	37.7	79.17	210.00%
Dividends paid by shares	80.8	9 - 12%/VĐL (Cash/shares)	

Unit: billion dong





Evaluation of the Board of Directors

- 2023 was also a year of many difficulties for CNCTech Group, but the Board of Directors and Executive Board of the Company still tried very hard in directing and operating the Company. Although the revenue and profit results were not achieved as planned, it can also be recognized that the efforts of the company's leadership, management and employees continued to move forward and advanced, deployed and implemented investment projects, promptly transformed investment structure, restructure the group, to meet medium and long-term development, which was demonstrated by the growth of 34.34% of total assets and 17.43% of equity. Some projects have future potential, contributing to increasing brand value and assets for the company and investors.

- The Board of General Directors has shown the spirit of solidarity, creativity, enthusiasm, and daring to think and do things with the Company's activities. In 2023, the Board of General Directors also showed compliance with regulations on governance and administration, and made efforts to carry out tasks assigned by the General Meeting of Shareholders and the Board of Directors; Supervision and support of member companies in business activities was carried out closely through the assessment of business results and development targets monthly and quarterly, from which it was possible to promptly detect and take corrective action on weaknesses and inadequacies; Monitored and promoted the implementation of business and functional strategies to achieve the goals set for 2023; At the same time, organized updates and adjustments to the Group's development strategy until 2028; The Board of General Directors proactively reported in detail and fully updated the implementation progress as well as the advantages and disadvantages, obstacles and problems in operating production and business plans and other areas to discuss with the Board of Directors and come up with necessary solutions. The Board of Directors' instructions, suggestions and requests are seriously listened to, absorbed and explained by the Board of Directors, with specific solutions to implement the Board of Directors' requests. By exchanging and updating information quickly and promptly, the Board of Directors always clearly grasps the Company's business situation and directs the company to operate effectively according to the set strategic direction.



Development plans and orientations period 2024 - 2028

Targets:

- One CNCTech
- Comprehensive digital transformation
- Become a billion USD capitalization enterprise
- Leading the green, smart industrial ecosystem
- Creating a startup and training ecosystem

Action:

- Clear Strategy
- Drastic enforcement
- Discipline of Victory

Business plan for the period 2024 - 2028:

Target	2023	2024	2025	2026	2027	2028
Total assets	4,533.6	5,213.7	5,877	6,582	7,372	8,257
Equity	1,292.3	1,486.1	1,631	1,811	2,028	2,292
Total Revenue	1,103.5	1,545.0	1,997	2,597	3,376	4,388
Profit after Tax	37.7	79.17	134	175	227	295

Main Solution

KEY HUMAN RESOURCES Invest in human resources. training and development, attracting talent, creating motivation	**PROMOTING THE MARKET** Go Global, expand cooperation, sharing, sincerity, Win Win	**SPEEDY PROGRESS** Optimal solution to achieve safety quality and break-through progress
UNLOCKING CAPITAL RESOURCES Diversified capital sources, strategic investors, public, listed.	**PERFECT QUALITY** Continuously improve, maintain international standards and aim at perfection.	**GREEN AND SUSTAINABLE** Solutions, materials, green construction, sustainable development

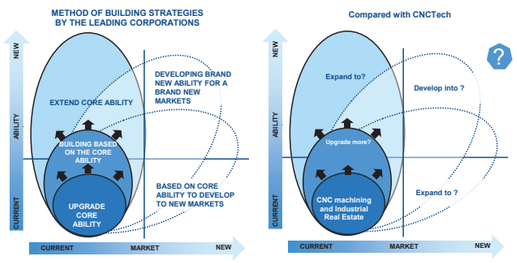
Vision 2030

Industrial ambassador, contributing to turning Vinh Phuc into a leading component manufacturing center in Southeast Asia.

Investment cooperation, providing production services for 100 partners. Creating special policies for Taiwanese, Japanese, Korean and American enterprises.

Developing 500 hectares of factory - logistics, attracting investment of 1.8 billion USD, creating jobs for more than 20,000 workers.

Developing 30 hectares of housing, offices, schools, and services. Link training and practice with multinational partners



KEY PROJECTS 2024 - 2028

TECHNOLOGY INDUSTRIAL PRODUCTION SECTOR:

Investing and putting into operation key projects including: Ready-built warehouse and factory project in Ba Thien PKI Industrial Park: continue to invest and hand over and put into use phases 2 and 3; Green Park Nam Binh Xuyen project'; Social housing project in Vinh Phuc; Bac Giang International Logistic Center Project; Some Logistic projects of bonded warehouses, long-term aviation, dry ports in the North, Data Center Project in Vinh Phuc; Creating a startup and training ecosystem; Expanded development cooperation and new development of a number of other industrial parks in VP province and surrounding areas.





INDUSTRIAL INFRASTRUCTURE SECTOR:

Investing and putting into operation key projects including: Ready-built warehouse and factory project in Ba Thien PKI Industrial Park: continue to invest and hand over and put into use phases 2 and 3; Green Park Nam Binh Xuyen project'; Social housing project in Vinh Phuc; Bac Giang International Logistic Center Project; Data Center Project in Vinh Phuc; Creating a startup and training ecosystem; Expanded development cooperation and new development of a number of other industrial parks in Vinh Phuc province and surrounding areas.



Expected investment plan for the period 2024 - 2028

EXPANDED CNCTECH THANG LONG

Implementing the next phase of the project, increasing the total land area to 18 hectares, with the possibility of increasing it to 20 hectares

Increasing total investment to 760 billion VND to 1,200 billion VND

Development cooperation with VNPOST and DB Schenker

Production cooperation with multinational technology industry partners

Cooperate in building database centers for major national telecommunications corporations



CNCTECH BA THIEN 1

Expanding the project in Ba Thien 1 Industrial Park on production and logistics industrial infrastructure. Targeting international customers and partners.

- Total investment in phase 1: 1,700 billion VND
- Investment area of phase 1: 16 hectares

Continue to implement phase 2 and phase 3, increasing the total project implementation area to 128 hectares

Development in new fields such as semiconductor

Developing precision mechanics in the medical and aviation industries



CNCTECH - GREEN PARK VINH PHUC

Implementing the next phase of the project such as completing procedures for converting rice land, compensating for site clearance, conducting construction of technical infrastructure items and promoting trade and attracting investment.

Total investment: 2,200 billion VND

Area: 295.74 hectares

Attracting investors to produce electronics, telecommunications, machinery, auto components, medical equipment, optics, as well as many other high-tech industries

Goal: start handing over to customers from early 2025



CNCTECH - BAC GIANG INTERNATIONAL LOGISTIC CENTER

Implementing new projects on logistics industrial infrastructure. Targeting international customers and partners.

- Total investment: 4,194 billion VND
- Area: 66.67 hectares

Complex project of warehouses, logistics, distribution centers, exhibitions, rest stops, hotels, and serviced apartments right on National Highway 1 - the lifeline of road trade between Vietnam and China

- Goal: complete phase 1 in December 2025, phase 2 in 2027



CNCTECH – HOP THINH INDUSTRIAL CLUSTER

Implementing the next phase of the project such as completing procedures for converting rice land, compensating for site clearance, conducting construction of technical infrastructure items and promoting trade and attracting investment.

- Total investment 538 billion VND
- Area 48.43 hectares
- Connect and jointly create a production ecosystem
- Target completed by 2025



CNCTECH SAIGON

- Total investment in phase 1: 239 billion VND
- Land area 5,205.9 m^2 construction floor: 13,000 m^2
- High-tech factory and R&D center
- Manufacturing molds and precision components
- Target completed by 2025



CNCTECH – VNPOST LOTUS CHAIN

Strategic alliance with VNPOST and DB Schenker to develop a chain of bonded warehouses, VMI, and Logistic with the Lotus brand in regions across the country

- Choose locations with convenient transportation, big cities and developed industrial areas
- Scale of 3 - 6 hectares of land/project
- Multi-storey warehouse and application of new technology



CNCTECH – DONG PHONG DIAMOND KONTUM

- Total investment is over 400 billion VND
- Area 1.8 hectares
- 66 townhouses, 8.5-storey commercial building, school and park amenities

Shopping mall

Preschool

Completion goals: townhouse 2023, commercial center and preschool 2025



CNCTECH – SOCIAL HOUSING

Select and seek partners to cooperate in developing social housing, creating a green and sustainable production ecosystem.

- Area ~ 10 hectares
- Location in Vinh Phuc province and surrounding areas



CNCTECH – OFFICE BUILDING

- Commercial buildings, mixed services, houses for experts in the city. Vinh Yen, Vinh
- Area 1,600 m^2
- Height 25 floors
- Total investment 200 billion VND







CHAPTER

04

Corporate governance

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Report of the Board of Directors

Members and structure of the Board of Directors

The current Board of Directors has 4 members, including:

- Mr. Nguyen Van Hung - President;
- Mr. Nguyen Trong Khang - Vice President;
- Mr. Nguyen Trung Kien - Vice President;
- Mr. Vu Anh Tuan - Member.

Mr. Nguyen Van Hung: As a founding shareholder - the "soul" of CNCTech, he has provided strategic directions for the Group's financial, investment, production activities as well as business targets in 2023 for the Group as well as the member companies. Over the past year, he has actively contributed to the selection of senior personnel for the Board of Management and supported the connection of CNCTech with partners and customers in the Japanese, Taiwanese, and Korean markets. U.S. UK. Mr. Nguyen Van Hung directly directs the orientation of restructuring the development of industrial infrastructure, achieving breakthrough growth in 2023.

Mr. Nguyen Trong Khang: - Vice President in charge of strategy and improving the quality of the management system: in 2023, he contributed many ideas for improving the management system towards transparency, efficiency, and business. genuine, professional, international business, directing and focusing investment strategies on key projects, divestment and transfer of small projects to ensure cash flow for the entire system. His extensive network of investments and partners in the field of technology and security in Vietnam and around the world has been helping CNCTech to improve its competitiveness and reach out to the world.

Mr. Nguyen Trung Kien: Having held a production management position at many large enterprises, Mr. Kien has participated in building, standardizing, and appraising support processes and tools to ensure uniformity throughout the system, helping to manage and control operational activities with high efficiency; Mr. Kien is directly in charge of the industrial technology sector for the Group. Along with leading the Pavana technology pillar, he directs and connects businesses in the technology sector within the group, promoting investment and trading, collaborating with major technology corporations in the world and Vietnam with CNCTech, increasing the level of intelligence and technology for the Group.

Mr. Vu Anh Tuan: Having held positions on the board of directors and executive board of large-scale companies in the consumer industry, at CNCTech, he participated in building strategies, restructuring the corporation, and participating in administration and management at the parent company and member units, with special emphasis on investment and human development, together with the Board of Directors, Executive Board, and Human Resources Department to search, select, and plan, train and develop the next generation of young leaders and managers, ensuring the long-term and sustainable development of the Group.



Activities of The Board of Directors

All members of the Board of Directors actively participate in monitoring the Company's activities, participate in discussions at quarterly meetings or through written comments. The Board of Directors are encouraged to make suggestions and recommendations at any time necessary for the Company and there are no limitations in terms of space, time and content of discussion. Meeting documents must be sent by the Company to members of the Board of Directors at least 7 days before the meeting date.

Members of the Board of Directors are responsible for attending all Board of Directors meetings of the Company during the year. In case any member cannot attend the meeting, a notice must be sent to the Board of Directors stating the specific reason. Meeting minutes are sent to all members of the Board of Directors to record all meeting content. In 2023, CNCTech's Board of Directors had the following meetings:

Meeting session	Participants	Issued resolutiond	Content of resolution
1	Board of Directors: 05/ 05 Supervisory Board: 03/ 03	Resolution 2104/2023/ NQ-HĐQT/CNC dated April 21, 2023	Report on the results of implementing the 2022 plan, business plan for the first quarter of 2023, meeting agenda and content of the 2023 Annual General Meeting of Shareholders
2	Board of Directors: 5/ 5 Supervisory Board: 02/02	Resolution 1710/2023/ NQ-HĐQT dated October 17, 2023	Approving soliciting written opinions from shareholders with the following contents: - Issuing a share offering plan to existing shareholders. - Changing head office address. - Amending and supplementing the Charter
3	Board of Direc-tors: 05/ 05 Supervisory Board: 03/ 03	Resolution 3006/NQ-HĐQT dated June 30, 2022	Approving the report on the results of the offering of common shares to existing shareholders
4	Get opinions from members of the Board of Directors	Resolution 1004.1/2023/ NQ-HĐQT dated April 10, 2023	Approving the dismissal of the position of Deputy General Director in charge of finance for Ms. Vu Thi Thanh Binh
5	Get opinions from members of the Board of Directors	Resolution 1004.1/2023/ NQ-HĐQT dated April 10, 2023	Approving the appointment of Ms. Nguyen Thi Linh to the position of Deputy General Director in charge of finance
6	Get opinions from members of the Board of Directors	Resolution 1004.1/2023/ NQ-HĐQT dated April 10, 2023	Reporting on capital use after the share issuance

Issues falling under the authority of the Board of Directors

The Board of Directors reviews and approves the Company's strategic direction, risk management policy, annual business plan, and large investments valued from 10% to less than 50% of the enterprise's total assets recorded in the financial statements of the enterprise or all external investment projects that form joint ventures, affiliates, or subsidiaries of CNCTech (including M&A activities). The Board of Directors also supervises these investment activities by issuing regulations to evaluate post-investment efficiency, as well as deciding on divestment.

The Board of Directors has been performing a good role in supervising the Company in monitoring the effectiveness of governance and compliance with current laws of the Company. In addition, the Board of Directors also pays special attention to the Company's sustainable development policy and the Company's environmental protection and social responsibility activities. All of these contents are reported to the Board of Directors by the Executive Board.

The Board of Directors assumes maximum responsibility in managing and supervising business activities for the best benefit of the Group. This includes managing subsidiaries in accordance with the business plan, to ensure compliance with shareholder resolutions in good faith, compliance with legal regulations as well as the Group's business objectives.

At the same time, the Board of Directors is responsible for determining the Company's vision and business strategies; Supervise the performance of the Board of Management's duties according to the Group's policies; send Financial reports and general information for shareholders and investors accurately and completely.

General assessment of the Board of Directors' activities

In 2023, the Board of Directors maintained the Board of Directors' implementation of a regular reporting regime on the Company's business and operating situation to the Board of Directors. At the same time, the Board of Directors also maintained that the Board of Directors implement an unscheduled reporting regime and promptly provides direction for unusual issues occurring in daily operations that affect the Company's business activities.

The Board of Directors has supervised and directed the Board of Directors in organizing the 2023 Annual General Meeting of Shareholders, completing the plan to increase the company's charter capital through the issuance of Shares.

The Board of Directors also regularly and decisively directed business solutions in the spirit of initiative, creativity and innovation, overcome difficulties, and practice savings in 2023 to ensure stable growth in profits.

Strategic planning continues to be consolidated. The Board of Directors has coordinated with the Board of Management to ensure that the new strategy building model is implemented at the Group and member companies levels. Strategic goals, strategic actions and action programs that need to be implemented immediately are clearly defined for each level.

The President of the Board of Directors directly directed and supervised the dissemination and implementation of the strategy building model at all member companies to ensure consistency in direction and action at all levels.

Governance continues to be transparent. With profound experience and a wide network of relationships, the members of the Board of Directors have contributed and effectively supported the key strategic direction of 2023, which is to develop the technology industry, continuously expanding investment. Investing in joint ventures and industrial infrastructure.

The Board of Directors has directed the Board of General Directors and HO Boards to coordinate with SSI to complete audit procedures, develop a Prospectus and legal and financial documents, and report on the situation. Use capital to submit to the State Securities Commission for public company registration according to regulations, moving towards transparent operations, ensuring business growth goals, attracting investment capital, and ensuring high benefits best for the company's shareholders.

Orientation for the Board of Directors' activities in 2024

The Company's Board of Directors believes that 2024 will surely be a challenging year for the economy in general and for CNCTech in particular. To ensure that the Group's operations closely follow the strategic direction and complete the set goals, in 2024, the Board of Directors will focus on implementing the following key tasks:

Regarding strategy building: Update information on market trends and technology to build and adjust strategies as well as provide business directions to help CNCTech quickly seize opportunities and promote strengths to ensure Sustainable growth. At the same time, review the method and process of strategy building to ensure consistency and transparency throughout the Group.

Regarding monitoring the activities of the Executive Board: Closely coordinate with the Executive Board to ensure that all activities of the Group and its member companies closely follow the strategic goals and action programs set out.

Regarding policy development: Direct the development and promulgation of human resources and investment policies associated with development strategies and action programs to ensure growth promotion for the Group.

Regarding governance: Review, adjust and supplement internal governance regulations and regulations to create the basis for an effective corporate governance framework, ensuring the rights of shareholders, investors and other parties. Relatedly, the Board of Directors also directed to continue reviewing and adjusting the Company's Charter in the direction of ensuring basic governance principles according to the provisions of law and international practices.

Regarding human resources organization: continue to improve and enhance corporate governance capacity, human resource quality, professionalism and discipline of officials, synchronously implement solutions to improve labor motivation, Attracting brainpower, retaining talent and planning to develop management and technical resources to ensure sustainable long-term development.

Regarding publicization and listing: although the period 2023 - 2024 is very difficult for the stock market and public and listing, the Board of Directors continues to persevere in the goal of completing documents and procedures according to regulations and meet the explanation requirements (if any) of the State Securities Commission to soon be able to bring the company to the stock exchange.



Risk management report

Given the volatile socio-economic context in 2023, risk management has continued to affirm its role as an indispensable part of businesses' operations. In 2023, CNCTech has implemented risk management activities at many levels, in operation, management, and especially in promoting application at member units.

Events and management measures are continuously reviewed and updated to ensure effectiveness as follows.

No.	Risk Name	Risk description	Controlling method
		STRATEGIC RISKS	
1	Risks of Strategic Plan	Lack of adequate strategic planning to meet the Group's long-term strategic goals.	Continually monitor, review and adjust (when necessary) the strategy. The Group has developed and issued control documents (procedures, processes) related to the setting and implementation of objectives.
2	Competition Risks	- The risk of losing competitive advantage, when the growth rate of the industry decreases and competition increases in both quantity and intensity of competitors. - FDI enterprises have advantages of scale in the field of plastic processing and injection molding to increase competition and down prices. New businesses continue to enter the industry leading to more choices for customers and increasing competitive pressure on the company. - In the field of logistics and factory leasing, many FDI and domestic enterprises have joined and accelerated investment, especially in provinces with favorable trade conditions, good infrastructure and near the ports.	Timely identify and analize changes in the context and environment, thereby building and implementing programs and projects to strengthen and increase competitive advantages and market share.
3	Global economic environment Risks	The failure to quickly adapt to global economic and social changes leads to unexpected effects for the Group in the execution of its business plans. Difficulties in the economy, stock market, real estate, construction, financial and monetary fluctuations, exchange rates, sudden high interest rates and volatile supply chains, greatly affect businesses	Regularly update the changes of the economic environment, evaluate and analyze the effects on the Group. Based on those things, there are timely action plans.
4	Personnel Risks	Loss of important customer relationships, resulting in lost revenue. - Risk of financial imbalance and solvency if the output implementation of large-scale industrial infrastructure projects has problems and delays.	Monitor relationships with customers, regularly evaluate sales revenue, and have corresponding policies for key customers. - It is necessary to rapidly develop the organization, human resources of trade, sales development services and expand connections and cooperation to domestic and international promotion and sales organizations and brokerage services.
5	Output risk	Loss of important customer relationships, resulting in lost revenue.	Monitor relationships with customers, regularly evaluate sales, and have corresponding policies for important customers.



No.	Risk Name	Risk description	Controlling method
		OPERATION RISKS	
6	Risk of input materials not responding in time	Risk of interruption, not enough input materials for the production process.	Secure inventory management, supplier assessment and management, and a streamlined purchasing plan.
7	Risks Products are not of good quality	Product hazards that render the product unusable, or cause harm to consumers, or damaged products are required to be recalled to avoid harm to consumers. - Executing projects too quickly and hot growth leads to gaps in management, supervision and quality.	Establish and regularly test the controls required by each standard. Establish your own criteria for evaluating the control system to ensure its effectiveness and optimization. The alarm system is set up to promptly identify events and take action.

CHAPTER

05

Sustainable Development

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Orientation for sustainable development

CNCTech Group not only aims at becoming a strategic partner for multinational companies, but also a pioneering enterprise in environmental protection issues, ensuring peace and community development. Green growth and sustainable development are central contents in CNCTech's strategy throughout the development journey.

As one of the businesses with its own culture, CNCTech creates an ideal environment for employees to develop their careers in the field of industrial infrastructure and supporting industries. At the same time, there are always practical actions that contribute to society.

We believe that implementing CNCTech's mission also means ensuring, increasing and balancing benefits for stakeholders such as investors, customers, employees, communities, and nation...

Detail goals

❖ Contribution to society

- Reaching an international level, contributing to building the country and bringing the beautiful image of Vietnam to the world.

- Create valuable products for society.

- Actively participate in social and charity activities to help people in difficult circumstances.

- Save resources and protect the environment.



❖ For employees

- Respect employees as the most valuable asset in the system.

- Build a humane, dynamic, creative and professional working environment.

- Create fair development opportunities for all employees, fully implement income and welfare policies for employees.

❖ For customers

- CNCTech believes that the success of customers is the success of CNCTech. Therefore, for each project, CNCTech strives to bring customers satisfaction and the best value within its capabilities.

- CNCTech places the word "MIND" as an important foundation of business. Always ensure customers are respected and served with a dedicated and proper attitude.

- CNCTech keeps the word "TRUST" with customers in every word and action. Always try our best to ensure that our commitments to customers are correct and higher.

- CNCTech listens to understand customers.

❖ For shareholders and partners

- Respect and promote the spirit of cooperation and development.

- Keeping the word "TRUST", committed to building and developing sustainable cooperative relationships.

Specific activities

Implementing the goals of sustainable development, in the past year 2023, CNCTECH continued to develope, cultivate internal resources and thereby created positive impacts on the economy, society and environment.

CNCTECH – Promoting economic growth

Ensuring revenue and profit growth helps CNCTECH fulfill its contribution obligations to the State budget, annual revenue growth.

As one of the leading enterprises in the supporting industry, CNCTECH is well aware of its pioneering role in catching up with the world's trends, applying high technology and being environmentally friendly, supporting cooperation with other industries. enterprises in the same industry to jointly develop sustainably, thereby enhancing the position and stature of Vietnam's supporting industry and economy in the world.

More than 15 years of construction and development, CNCTech has developed many factories and industrial infrastructure in provinces and cities across the country, with an industrial land bank of over 500 hectares, with total assets of VND 4,426 billion, total revenue of 1,093 billion dong, the annual growth rate for the last 5 years is over 57.14%, creating stable jobs for thousands of workers. According to statistics of Jetro (Japan Trade Promotion Organization), CNCTech holds the Top 3 position in Vietnam in terms of scale and potential for development in the precision engineering industry. CNCTech and enterprises in the industry have contributed to improving the production capacity of supporting industries of the country, increasing the value of the production supply chain, improving the localization rate, attracting foreign investment to contribute to the development of the country, contribute positively to the socio-economic development of the country.

CNCTECH GROUP – Social Responsibility

Over the years, with the production scale expanding, CNCTech has created stable jobs for many people in the area and neighboring provinces, making a significant contribution to social security locally. The company's staff is not only skilled, but also enthusiastic and dedicated. With an effective policy of attracting talent, the human resource system is increasing in quantity and quality according to the development scale of the company.

Besides, CNCTech also focuses on implementingsocial responsibility activities for a beautiful and prosperous community. The Group pays special attention to social activities related to education and training for young generations in skills, physical health and activities to nurture the spirit of drinking water, remembering the source such as gratitude to the motherland and homeland, older generations. In addition, CNCTECH also participates in medical activities and helps people in difficult circumstances.





CNCTECH GROUP – Action for the environment

Building a green, circular and environmentally friendly economy has been incorporated into the Socialist Party's guidelines and policies, and the State's laws and policies. The Prime Minister's strong declaration of net zero emissions by 2050 at COP26 demonstrates Vietnam's determination and political commitment in addressing the serious global challenges in gas emission into the climate, environment pollution, deterioration of ecosystems, reaching towards a healthy planet; at the same time, taking advantage of the opportunity to put our country on the "green" path, realizing the goal of becoming a high-income developed country by 2045. Towards green and sustainable development, CNCTech Group has selected fields in the clean production sector, investing in modern and energy-saving production lines, most of the factories apply ISO 14001 standards, they have optimized energy saving and environmental protection from the design stage. In the field, priority is given to the use of green materials, green solutions in the process of construction and production and business. At the project sites, a lot of trees are planted, covering green color outside and inside the factory by the vegetation, natural flowers, creating lakes right in the factory premises.

Factory roofs at CNCTech Group's projects all prioritize the installation of solar battery systems, both using green energy, and reducing heat absorbed under the roof of the factory and reducing electricity consumption for refrigeration system, factory cooling.

A typical project is solar power at CNCTECH GROUP Thang Long factory, which is installed and connected directly to the existing power system and for production inside the factory. The system is invested in modern, synchronous, flexible and stable operation. When the power demand of the plant exceeds the generating capacity of the solar power system, the system can automatically switch to using 22kV grid electricity from TLIPIII in a stable manner.

The first benefit is to help businesses meet the requirements of producing goods using green energy so that they can participate in the global commercial market. Especially entering markets with strict requirements on the use of renewable energy such as Europe and the US. In addition, the use of solar power helps reduce greenhouse gas emissions, contributing to fulfilling the Government's goal at COP26. At the same time, it helps to reduce the burden of EVN's lack of power, especially in the peak times of summer.



CNCTech Group unites workers

CNCTECH has created equal development opportunities for all employees, finding and attracting talents. For training and development activities, CNCTECH has a basic and in-depth training route for each job position, and organizes learning activities that go beyond the employee's current job scope, opening them up to new jobs based on the company's future direction.

The factory, employee's office, and specialist area are modern and dynamic, creating an environment for employees to be creative and work comfortably and efficiently. Rest area, canteen, landscape are invested, taken care for every day, employees always feel happy and are paid attention to every working day.

Internal Regulations, salary and insurance regimes are complied with the provisions of the Labor Laws. In addition, in order to encourage employees to be creative and work effectively, creating fairness, the company applies reward policies for employees based on productivity. The bonus level is not limited to the highest and most skilled employees may receive more than 100 million VND/year. The welfare regime of CNCTech is also extremely complete and rich, especially contributing to creating the spirit of union and connection in the collective of employees through activities such as organizing annual tours for employees, organize monthly meetings between grassroots trade unions and representatives of group leaders in blocks to capture the opinions and aspirations of employees, give flowers to employees on October 20, on March 8, celebrating employees' birthdays... With so many activities, CNCTech creates a strong collective solidarity, creativity and connection.







Numbers on sustainable development at CNCTech Group in 2023

Awarded

222 million VND

from the collective of CNCTech's employees and CNCTech to employees who have suffered serious accidents and encountered difficulties due to Covid-19

Awarded

728 gifts

for the Elderly with total value

145.6 million VND in October 2023

Awarded

100 scholarships

worth 300 million VND
English training according to the international program - "Key to the future"

Awarded

172,2 million VND

Rewards for students and teachers, scholarships, study promotion funds, cultural and sports programs

Awarded

3.050 health boxes

Donate to hospitals and temples

Giving gifts to

26 families

having difficult circumstances to be supported on the occasion of Lunar New Year - with a total value of 38,000,000 VND by the end of 2023.



Typical activities in 2023

The 1st Grassroots Trade Union Congress of CNCTech Group Joint Stock Company, term 2023 - 2028

On May 26, 2023, the grassroots Trade Union of CNCTech Group Joint Stock Company organized the first Congress of all Trade Union members, term 2023 - 2028, this was a big festival, deciding on the contents on trade union work and the labor movement of the trade union organization in the next term.

Attending, monitoring and directing the Congress were comrade Banh Hai Ninh - President of the Trade Union of Vinh Phuc Provincial Industrial Parks, Mr. Vu Anh Tuan - General Director of CNCTech Group Joint Stock Company, Mr. Mai Van Hung - President of the Trade Union. In particular, the congress was very excited and happy to welcome 61 trade union members attending the congress.

With the motto "Innovation - Democracy - Solidarity - Development", the Congress evaluated the results of temporary union activities; decide on goals, tasks, and solutions for grassroots trade union activities for the 2023 - 2028 term; elected the Trade Union Executive Committee, term I, term 2023 - 2028, truly a group with strong political, ability, qualifications, prestige, representing the and aspirations of union members, leading the successful implementation of tasks and program of trade union activities in the new period. Grassroots trade union members of CNCTech Group Joint Stock Company put their faith in the success of the Congress, so each delegate needs to clearly define his or her role and tasks, promote democracy, solidarity, and concentration. Honesty, intelligence and the highest spirit





CNCTech cup 2023 football tournament between North and South regions was a great success

CNCTech Cup 2023 soccer tournament was held in two regions: North and South. In the Northern region, the tournament attracted 17 teams with more than 200 athletes who are officials and employees representing member companies and affiliated companies of CNCTech competing in April and May 2023. In the Southern region, the tournament included 4 teams participating in two consecutive days in Saigon and Binh Duong.

The Northern region has 12 men's football teams and 5 women's football teams from member companies, affiliated companies and partners of CNCTech Group: CNCTech HO, CNCTech Thang Long, CNCTech Solutions, VinaStartup Vinh Phuc, CNCTech Global, Skylight, CNCVina, Mentech, SMCTech, Woori & Tech Vina, Pavana, ANOTECH. After nearly two months of competition, the soccer tournament found the owners of the Golden Cup: CNCTech Thang Long 2 (men's team) and CNCTech HO (women's team).

The Southern region matches took place attractively with the participation of 4 teams in nearly 2 days of competition (May 6-7, 2023). The teams included member companies, affiliated companies and close partners of CNCTech: CNCTech Binh Duong, CNCTech Saigon, ANOTECH Joint Stock Company and Vietnam CNC Technology Company Limited. The tournament found the owner of the 2023 Golden Cup in the Southern region- CNCTech Binh Duong.

CNCTech Cup 2023 has created an important mark on the occasion of "CNCTech's 15th anniversary". The football tournament has tightened solidarity and expanded relationships to create a healthy playground, helping athletes meet and exchange to develop football, while promoting sports and training movements to improve health for employees







"Nothing is impossible" program - read books and apply lessons from the book "gung ho - the secret to promoting employee enthusiasm"

In the program "Nothing is Impossible", all CNCTech employees participated in reading and applying lessons from the book "Gung Ho - The secret to promoting employee enthusiasm". This is the book that CNCTech Group President of the Board of Directors - Mr. Nguyen Van Hung read and started applying about 20 years ago. Over time, the lessons in the book remain valid. In particular, the methods outlined in the book are quite simple and easy to understand, and can be applied to every individual's work and life.

The book offers tools to help promote employee enthusiasm, which is to help people realize the meaning of the work they are doing; Respect each individual's thoughts, feelings, needs, and dreams; At the same time, build a positive working environment that always motivates and encourages each other.

"Nothing is impossible" lasted six months (from May 1, 2023 to October 29, 2023), including 4 stages: Listening to books and taking tests; Training and practice; Applying; Evaluating and reporting results. The program attracted all employees of the Group to participate, having a positive impact on working spirit and collective connection.







CNCTech saved more than 180 million VND in electricity in May

During the peak heat of summer, the whole country joined hands with the electricity industry (with rotating power cut schedules) to ensure national energy security and safety. CNCTech also launched an electricity saving movement with many specific actions.

After 1 month of launching, with the enthusiastic response of employees throughout the company, the electricity saving movement was a great success with the amount of electricity saved in May of: 184,146,000 VND (compared to April).

Besides, implementing the policy of developing clean energy sources and using energy economically and effectively, CNCTech Thang Long has invested and installed a solar battery system with a total area of 11,000m^2, meeting 60% of the power source serves production during the hot season.



CNCTech - The Golden Sponsor for The Concert "Princess Anio"

On the occasion of the 50th anniversary of establishing diplomatic relations between Vietnam and Japan (1973 - 2023), with the support of the Japanese Embassy in Vietnam, the People's Committee of Hung Yen province, and the support of Japanese businesses in Hung Yen province and Vietnamese businesses with connections to Japan, OPERA SHOW "JADED LADY" - a large art program to celebrate the anniversary was held in Hung Yen province.

As a Vietnamese enterprise with a deep attachment to Japanese partners from the early years of starting up until now, CNCTech participated as a golden sponsor for this meaningful play.

In 2010, thanks to the first mechanical processing customers from Japan, CNCTech was trained and improved its skills to meet high technical standards, thereby expanding continuously. In 2013, CNCTech established its first joint venture with a Japanese partner in the field of precision mechanical processing. This joint venture is still operating in Binh Duong province. On December 20, 2019, CNCTech was proud to be the first domestic enterprise (DDI) to be approved to invest in Thang Long Vinh Phuc Industrial Park of Japan's Sumitomo Group with a total investment area to date of more than 12 hectares. This is a high standard industrial park, applying businesses need to go through many rounds of extremely rigorous evaluation. According to statistics from JETRO - Japan Trade Promotion Organization - in 2020-2021, CNCTech ranked the Top 3 Vietnamese enterprises in terms of equipment scale in the precision mechanical processing industry and Top 4 in the field of plastic injection molding.



CNCTech's 2023 summer travel - a journey to explore and mingle with nature in the beautiful land of Quang Binh

On August 13-15, CNCTech organized a sightseeing trip for employees to Quang Binh - a beautiful natural land in Central Vietnam. Quang Binh is famous for its rich cave system and pristine beaches, giving visitors a wild and attractive journey of discovery.

Over three days and three nights full of impressions and excitement, the company's trip to Quang Binh left memorable memories in the hearts of each participating members. Not only was it an opportunity to enjoy the beautiful and pristine natural space, but the trip also marked the connection and solidarity within the company team through meaningful activities.

On the first day, the group visited the memorial stage of General Vo Nguyen Giap - a great general and outstanding military example of Vietnam. The tour also continued to Nhat Le beach, where nature bestows beautiful landscapes. The 5-star Muong Thanh Hotel created the best conditions for members to relax and unwind on the smooth sand, under the golden sunlight. In the afternoon, the "Gung Ho Run" program received an enthusiastic response from employees. The 7km route along the beautiful Nhat Le beach was not only a physical challenge, but also promoted the sportsmanship and ability of each member to overcome themselves.

With the spirit of "Burning enthusiasm - Burning passion", everyone immersed themselves in exciting Team Building activities. Highly communal games created a fun atmosphere, helping to create cohesion and opportunities for interaction and exchange between members from different departments.

The last night of the tour took place a magnificent Gala Dinner. Everyone enjoyed delicious food together and immersed themselves in the party atmosphere. In particular, there were unique art performances prepared by members from each department that brought laughter, joy and the best experience to everyone.







The song “Green Aspiration” - a song recording CNCTech’s 15-year journey and future aspirations

With the number of members in the CNCTech family increasing, the Group needs new media so that CNCTech’s stories, goals and aspirations can spread quickly and penetrate easily to each CNCTech person in all parts of the country. The idea of a song about CNCTech was born from that wish.

Luckily, CNCTech met musician Truong Quy Hai, who has composed many songs for businesses. He shared that composing a song is not easy. However, after a period of contact with CNCTech’s team, listening to stories from CNCTech people, all ideas flowed. The song was released on an August day in 2023.

“Green Desire” was written in the rock music genre. It was a style of music that was popular and popular in the generation of CNCTech’s founders.













CNCTech leaders shared at the program praising “students with 3-good things”, “students with 3-good practice”, “students with 5-good things” in Vinh Phuc province in the 2022 - 2023 school year

On November 29, the Standing Committee of the Provincial Youth Union and the Vietnamese Student Association of Vinh Phuc province organized a program to commend “ pupils with 3 good things “, “ pupils with 3 good practice”, “students with 5 good things” in Vinh Phuc province in 2022 - 2023 school year and held discussions with students about entrepreneurship.

Attending and sharing at the discussion were Mr. Nguyen Van Hung, President of CNCTech Group, President of Vietnam Young Entrepreneurs Startup Investment Club; Mr. Nguyen Ngoc Quan, Vice President of Vietnam Young Entrepreneurs Startup Investment Club, President of Vinh Phuc Province Young Entrepreneurs Association; Ms. Truong Thi Dung, Top 10 Outstanding Young Entrepreneurs 2023, Vice President of Vinh Phuc Province Young Entrepreneurs Startup Investment Club.

Through the discussion aiming at creating conditions for students studying at colleges in the province to have the opportunity to interact, meet, exchange, and grasp information about career choice trends and need, human resource recruitment needs of businesses, and sharing of startup experiences. From there, it helped students equip necessary skills in the process of preparing job applications, improving their chances of finding a suitable job after graduating.





Happy International Day of The Elderly

Responding to "International Day of the Elderly October 1" and implementing "Action Month for the Elderly" in Vietnam in 2023, CNCTech presented 728 gifts to the Elderly, who are the four parents of CNCTech staffs and the elderly in Chi Chi Village, Dong Cuong Commune, Yen Lac District, Vinh Phuc Province. On the occasion of International Day of the Elderly October 1, CNCTech wished all elderly people in all regions of the country to have much joy, happiness, good health, join hands with family, and society to develop and integrate successfully in the region and the world.





English training project - Key to the future

On October 16, 2023, the English training project "Key to the future" officially opened Course 2 at Dong Cuong Secondary School, Yen Lac district, Vinh Phuc province.

In 2023, CNCTech's Security Department continued to sponsor 2 classes with foreign teachers for 40 students at Dong Cuong Secondary School, each class had 2 periods/ week for 6 months to help them improve their communication skills in English and take international certification exams.

This was a community program, so all participants volunteered to contribute their own efforts to complete the program. That was the silent contribution of teachers who spent more time taking care of the classroom, parents picking up and dropping off their children, the English center implemented more activity programs. Wishing Course 2 more success to bring great results to everyone involved, and to spread the program to more and more students.



CNCTech participated in the conference on building Vietnamese family business culture in 2023 and received a medal from National Assembly President Vuong Dinh Hue

On the afternoon of November 3, in Hanoi, under the direction of the Vietnam Confederation of Commerce and Industry (VCCI), the Center for Entrepreneurial Culture organized a Workshop on Building Vietnamese Family Business Culture in 2023. The conference aimed to contribute to promoting business culture for the development of a prosperous and happy country. On the evening of November 3, National Assembly President- Mr. Vuong Dinh Hue met with a representative delegation of family businesses across the country. CNCTech was honored to be awarded a medal for a typical Vietnamese family business by President of the National Assembly Vuong Dinh Hue.

The President of the National Assembly highlighted the importance of taking ethics as the core of building Vietnamese business culture; Building and practicing business ethical standards, business culture with Vietnamese identity, absorbing the quintessence of international business culture, considering this a task that is both urgent and a long-term strategy in building and promote the team of Vietnamese entrepreneurs and businesses in the new context...



Donating blood to save lives - a noble gesture

Continuing the tradition of "a drop of blood is given - a life stays", on April 14, 2023, CNCTech Group staff and employees together participated in the Voluntary Blood Donation movement organized by TLIPIII. Voluntary blood donation session in collaboration with the Central Institute of Hematology and Blood Transfusion at the conference room of the Thang Long Vinh Phuc Industrial Park administration building.

In the recent voluntary blood donation, CNCTech employees enthusiastically registered to participate. This year's blood donation program was carried out through many steps such as health examination, blood pressure measurement and free health consultation before donating blood, while seriously implementing epidemic prevention as recommended by the Ministry of Health. Voluntary blood donation is a very meaningful job, demonstrating a noble gesture and deep compassion for the community.



CHAPTER

06

Financial report

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STATEMENT OF BOARD OF GENERAL DIRECTORS

The Board of General Directors of CNCTech Group Joint Stock Company (the "Company") presents this report together with the Company's audited consolidated financial statements for the year ended 31 December 2023.

BOARD OF MANAGEMENT AND BOARD OF GENERAL DIRECTORS

The members of the Board of Management and the Board of General Directors of the Company during the year and to the date of this report are as follows:

Board of Management

Mr. Nguyen Van Hung	Chairman
Mr. Nguyen Trong Khang	Vice Chairman
Mr. Nguyen Trung Kien	Vice Chairman
Mr. Vu Anh Tuan	Member

Board of General Directors

Mr. Nguyen Van Hung	General Director
Mr. Vu Anh Tuan	Deputy General Director
Mr. Tran Ngoc Cuong	Deputy General Director
Ms. Vu Thi Thanh Binh	Deputy General Director
Ms. Nguyen Phuong Nga	Deputy General Director
Ms. Nguyen Thi Dung	Deputy General Director
Ms. Dinh Thi Thu Ha	Deputy General Director
Mr. Nguyen Trung Kien	Deputy General Director
Mr. Dinh Hung Cuong	Deputy General Director

Legal representative

The legal representatives of the Company under the Business Registration Certificate during the year and to the date of this report are as follows:

Mr. Nguyen Van Hung	Chairman cum General Director
Mr. Vu Anh Tuan	Deputy General Director

BOARD OF GENERAL DIRECTORS' STATEMENT OF RESPONSIBILITY

The Board of General Directors of the Company is responsible for preparing the consolidated financial statements, which give a true and fair view of the financial position of the Company, its financial performance and its cash flows for the year. In preparing these consolidated financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the consolidated financial statements so as to minimize errors and frauds.

The Board of General Directors is responsible for ensuring that the accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and for ensuring that the consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of the consolidated financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

In the Board of General Directors' opinion, the consolidated financial statements give a true and fair view of the financial position of the Company as at 31 December 2023, its financial performance and its cash flows for the year ended 31 December 2023 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of the consolidated financial statements.

For and on behalf of the Board of General Directors,

General Director

NGUYEN VAN HUNG

CONSOLIDATED BALANCE SHEET

As at 31 December 2023

Unit: VND

ASSETS	Codes	Closing balance	Opening balance
A - CURRENT ASSETS	**100**	**1.548.764.344.391**	**840.296.861.720**
I. Cash and cash equivalents	110	69.791.458.795	248.541.210.511
II. Short-term financial investments	120	448.671.800.000	18.781.883.178
III. Short-term receivables	130	892.083.487.767	448.818.173.530
IV. Inventories	140	118.764.254.225	87.992.805.561
V. Other current assets	150	19.453.343.604	36.162.788.940
B - NON-CURRENT ASSETS	**200**	**2.984.867.078.238**	**2.534.433.881.682**
I. Long-term receivables	210	75.097.988.792	12.636.179.550
II. Fixed assets	220	311.497.707.458	367.165.978.368
III. Investment properties	230	1.102.852.051.728	598.876.477.603
IV. Long-term assets in progress	240	117.914.741.847	499.870.327.818
V. Long-term financial investments	250	418.824.792.460	172.661.277.110
VI. Other non-current assets	260	958.679.795.953	883.223.641.233
TOTAL ASSETS (270 = 100 + 200)	**270**	**4.533.631.422.629**	**3.374.730.743.402**

RESOURCES			
C - LIABILITIES	**300**	**3.241.339.706.882**	**2.274.290.947.767**
I. Current liabilities	310	1.400.059.581.843	873.702.592.508
II. Non-current liabilities	330	1.841.280.125.039	1.400.588.355.259
D - EQUITY	**400**	**1.292.291.715.747**	**1.100.439.795.635**
I. Owner's equity	410	1.292.291.715.747	1.100.439.795.635
TOTAL RESOURCES (440 = 300 + 400)	**440**	**4.533.631.422.629**	**3.374.730.743.402**

Preparer	Chief Accountant	General Director
Nguyen Minh Trang	Nguyen Thai Son	Nguyen Van Hung

CONSOLIDATED INCOME STATEMENT

For the year ended 31 December 2023

Unit: VND

	ITEMS	Codes	Current year	Prior year
1.	Revenue from goods sold and services rendered	01	1.103.537.896.663	1.198.813.240.069
2.	Financial income and other income	21 & 31		
3.	Accounting profit before tax	50	47.734.523.621	101.352.464.597
4.	Net profit after corporate income tax	60	37.699.252.312	86.925.495.940

Preparer

Nguyen Minh Trang

Chief Accountant

Nguyen Thai Son

General Director

Nguyen Van Hung

CONSOLIDATED CASH FLOW STATEMENT (Indirect method)

For the year ended 31 December 2023

Unit: VND

ITEMS	Codes	Current year	Prior year
1. Net cash generated by/(used in) operating activities	20	455.189.435.268	(190.825.295.864)
2. Net cash generated by /(used in) investing activities	30	(1.805.786.491.409)	(626.121.601.122)
3. Net cash generated by /(used in) financing activities	40	1.171.749.493.068	938.968.167.189
4. Net increase/(decrease) in cash (50 = 20 + 30 + 40)	**50**	**(178.847.563.073)**	**122.021.270.203**
5. Cash and cash equivalents at the beginning of the year	60	248.541.210.511	126.493.945.111
6. Effects of changes in foreign exchange rates	61	97.811.357	25.995.197
7. Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	**70**	**69.791.458.795**	**248.541.210.511**

Preparer

Nguyen Minh Trang

Chief Accountant

Nguyen Thai Son

General Director

Nguyen Van Hung

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

FORM B09-DN/HN
Issued under Circular No. 202/2014/TT-BTC

1. GENERAL INFORMATION

Structure of ownership

CNCTech Group Joint Stock Company (the "Company") formerly known as CNC Hanoi Technology Investment and Development Company Limited, was established under the Business Registration Certificate No. 0106839469 dated 06 May 2015 and amended Business Registration Certificates, issued by Hanoi Department of Planning and Investment. The Company was granted the third amended Business Registration Certificate on converting the form of business ownership into a joint stock company on 29 December 2017. The latest amended Business Registration Certificate was the eighteenth amended Business Registration Certificate issued on 22 March 2024.

The Company's head office is located at 1st Floor, Vista Building, No. 4/15 Duy Tan Street, Dich Vong Hau Ward, Cau Giay District, Hanoi, Vietnam.

The Company's charter capital is VND 835,200,000,000 (In words: Eight hundred and thirty-five billion two hundred million Vietnam Dong).

The number of employees as at 31 December 2023 was 641 (as at 31 December 2022 was 694).

Operating industries

- Metal forging, stamping, pressing, and rolling; metallurgy;
- Consultancy, brokerage, and auction of real estates; auction of land use rights;
- Trading in real estates, land use rights under ownership, use, or lease;
- Other uncategorized professional, scientific and technological activities professional, scientific and technological activities;
- Natural science and engineering research and experimental development;
- Mechanical processing; metal processing and coating;
- Production of cutlery, hand tools and common metal products;
- Production of other uncategorized metal products;
- Production of metallurgical machinery;
- Production of iron, steel, cast iron;
- Iron and steel casting;
- Non-ferrous metal casting;
- Production of metal structures;
- Production of plastic products;
- Lease of motor vehicles;
- Wholesale of machinery, equipment, and other spare parts;
- Other uncategorized remaining business support activities; and
- Social sciences and humanity research and experimental development.

Principal activities

Financial investment, commercial business, and lease of real estates.

Normal production and business cycle

The Company's normal production and business cycle is carried out for a period of 12 months or less.

The Company's structure

Name	Place of establishment (or registration) and operation	Percentage of ownership (%)	Percentage of holding voting rights (%)	Main activitiy
SUBSIDIARY				
CNCTech Binh Duong Joint Stock Company (former name: MFC Trading Manufacture Joint Stock Company)	Binh Duong	99.00%	99.00%	Supporting industrial production and lease of factories and warehouses
Vinh Phuc VinaStartup Joint Stock Company	Vinh Phuc	79.49%	79.49%	Lease of factories and warehouses, construction, trading, and services
Thang Long CNCTech Joint Stock Company	Vinh Phuc	94.23%	94.23%	Supporting industrial production and lease of factories and warehouses
CNCTech Ha Nam Joint Stock Company	Ha Nam	51.00%	51.00%	Supporting industrial production and lease of factories and warehouses
CNC High Technologies Joint Stock Company	Ho Chi Minh	96.92%	96.92%	Supporting industrial production
ASSOCIATES				
MKC Vinh Phuc Joint Stock Company	Vinh Phuc	50.00%	50.00%	Trading in real estates, land use right under ownership, use, and lease
FSI Group Joint Stock Company	Vinh Phuc	48.00%	48.00%	Trading in real estates, land use right under ownership, use, and lease
Vietnam CNC and Technology Application Joint Stock Company	Hanoi	35.14%	35.14%	Research, design, and manufacture of specialized machines
VINECO Telecommunication Systems Joint Stock Company	Hanoi	49.00%	49.00%	Production and processing of electronic and telecommunication equipment
Pavana Technologies Joint Stock Company	Vinh Phuc	25.00%	25.00%	Development of technology solutions and production of equipment related to smart security cameras
Vietnam American Oil Tools Joint Stock Company	Binh Duong	36.03%	36.03%	Manufacture and processing of petroleum components

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

2. FINANCIAL YEAR, APPLIED ACCOUNTING STANDARDS AND REGIMES

Financial year

The Company's financial year begins on 01 January and ends on 31 December.

Applied accounting regime

The Company applied Vietnamese Accounting Standards, accounting regime for enterprises in accordance with Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016, Circular No. 202/2014/TT-BTC dated 22 December 2014, and circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of consolidated financial statements.

Declaration of compliance with accounting standard and accounting regime

The Board of General Directors ensures to comply with the requirements of Vietnamese Accounting Standards, accounting regime for enterprises in accordance with Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016, Circular No. 202/2014/TT-BTC dated 22 December 2014, and circulars guiding the implementation of accounting standards of the Ministry of Finance in preparation of consolidated financial statements.

The accompanying consolidated financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these consolidated financial statements, are as follows:

Accounting convention

The accompanying consolidated financial statements, expressed in Vietnam Dong (VND), are prepared on an accrual basis (except for information relating to cash flows), in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of consolidated financial statements.

Accounting estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations on preparation and presentation consolidated financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the Board of General Directors' best knowledge, actual results may differ from those estimates.

Evaluation and recognition at fair value

Pursuant to Article 28 - Evaluation and recognition at fair value of the Law on Accounting No. 88/2015/QH13 passed on 20 November 2015, by the 13th National Assembly of the Socialist Republic of Vietnam, at its 10th session, and taken effect as from 01 January 2017, assets and liabilities must be evaluated at fair value at the end of the financial year. However, by the time of this report, there are no specific guidelines for applying the evaluation and recognition at fair value; therefore, the Company has not applied the fair value in preparing the consolidated financial statements. Accordingly, the Board of General Directors has considered and applied as follows:

a) Financial instruments are recognized and revaluated at fair value based on historical cost less provisions (if any) in accordance with current regulations;

b) Monetary items denominated in foreign currencies shall be evaluated based on the actual exchange rates;

c) For assets and liabilities (except items a and b as mentioned above), the Company does not have any basis to determine the reliable value; therefore, the Company records at historical cost.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

Goodwill

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. Goodwill arising on the acquisition of subsidiaries is presented separately as an intangible asset in the consolidated balance sheet.

On disposal of a subsidiary, associate or jointly controlled entity, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on disposal.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments with the recovery or maturity period not exceeding 3 months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Trading securities

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less provision for impairment of such investments.

Provision for impairment of trading securities is made for each type of securities which are traded on the market and its market price is lower than the original price.

The change of provision for impairment of trading securities at the balance sheet date is recognized in financial expenses.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits, bonds, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the consolidated income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investments in subsidiaries, associates, equity investments in other entities

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor

an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting. Interests in associates are carried in the balance sheet at cost as adjusted by post-acquisition changes in the Company's share of the net assets of the associate. Losses of an associate in excess of the Company's interest in that associate (which includes any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognised.

Where a group entity transacts with an associate of the Company, unrealised profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried in the consolidated balance sheet at cost less provision for impairment of such investments (if any). Provision for impairment of investments is made when the investees are incurred the loss, resulting in the investor's possibility of loss of capital or provision due to the impairment of investments.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the specific identification method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Inventories are accounted for using the perpetual method.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

Work in progress included in the inventory balance represents the the cost of uncompleted works by the end of the period.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

	Estimated useful lives
	Years
Buildings and structures	05 - 40
Machinery and equipment	02 - 10
Motor vehicles and conveyances	03 - 10
Management equipment	02 - 07
Others	03 - 05

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the consolidated income statement.

Intangible assets and amortisation

Intangible assets represent land use rights and software that are stated at cost less accumulated amortisation. Intangible assets are amortised using the straight-line method over their estimated useful lives, as follows:

	Estimated useful lives
	Years
Software	03 - 10

Investment properties

Investment properties are composed of buildings and structures held by the Company to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of purchased investment properties held to earn rentals comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives from 5 to 48 years.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Operating lease assets

A lease is considered as operating lease when the lessor still enjoys the majority of the interest and is subject to the risk of ownership of the property. Operating lease expense is recognized into the consolidated income statement using the straight-line method during the lease term. All cash received or receivable in order to making the contract is also recognized using the straight-line method during the lease term.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee.

Finance leases are stated at cost less accumulated depreciation.

Cost of finance lease assets are recognised at their fair value or at the present value of the minimum lease payments (in case the fair value is higher than the present value of the minimum lease payments), plus initial direct costs related to finance leases.

Assets held under finance leases are depreciated using the straight-line method over the lease term. Assets are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. Depreciation period is as follows:

	Years
Machinery and equipment	01 - 07

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods.

Prepayments include tools and supplies, prepaid land rent, and other prepayments which are allocated into the consolidated income statement, using the straight-line method over the prepayment period.

Payables and accrued expenses

Payables and accrued expenses are recognized for future amounts payable related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount payable.

Equity

Owner's contributed capital is recognized based on the actual contributed capital of the shareholders.

Profit distribution

Profit after tax is distributed to shareholders after deducting funds in accordance with the Charter of Company and regulations of the law which has been approved by the General Meeting of Shareholders.

Profit distribution to shareholders is referenced to the non-monetary items included in retained earnings that may affect cash flows and the ability to pay dividends such as gains from revaluation of assets contributed capital, interest from revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as liabilities when having the approval of the General Meeting of Shareholders.

Revenue recognition

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

(a) The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;

(b) The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold

© The amount of revenue can be measured reliably;

(d) It is probable that the economic benefits associated with the transaction will flow to the Company; and

(e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) The amount of revenue can be measured reliably;

(b) It is probable that the economic benefits associated with the transaction will flow to the Company;

© The percentage of completion of the transaction at the balance sheet date can be measured reliably; and

(d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from construction contracts is recognised in accordance with the Company's accounting policy on construction contracts (see below).

Construction contracts

In case the construction contract stipulates that the contractor is paid based on the value of the performed volume, and the outcome of a construction contract can be estimated reliably with the confirmation from customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet shown on the issued invoices.

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date as measured by the proportion that contract costs incurred for work performed to date relative to the estimated total contract costs, except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable of recovery.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets.

Other borrowing costs are recognised in the consolidated income statement when incurred.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the balance sheet date are retranslated at the exchange rates on the same date. Exchange differences arising from the translation of these accounts are recognised in the consolidated income statement. Unrealised exchange gains as at the balance sheet date are not treated as part of distributable profit to shareholders.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited to the consolidated financial statements, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Segment report

A segment is a distinguishable component of the Company that is engaged in the provision of relevant products or services (business segment), or in the provision of products or services in a particular economic environment (geographical segment). This segment is subject to risks and rewards that are different from those of other segments.

Related parties

Parties are considered to be related parties when one party has ability to control another or has significant influence in making decisions related to financial and operational policies. Parties are also considered as related parties when they bear the same control and significant influence.

When considering the relationship of related parties, it is more focused on the nature of the relationship than the legal form.

Parties identified as the Company's related parties during the year are as follows:

- Subsidiaries and Associates
- Board of General Directors and Board of Management

Preparer	Chief Accountant	General Director
Nguyen Minh Trang	Nguyen Thai Son	Nguyen Van Hung

CNCTECH

Trụ sở chính:

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CNCTech Saigon

HT 4-9, Khu công nghệ cao Sài Gòn,
Quận 9, Thành phố Hồ Chí Minh, VN

CNCTech Bình Dương

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Vĩnh Phúc, VN

Vinastartup Vinh Phuc

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Bình Xuyên, Vĩnh Phúc, VN