

<b>JOB TITLE/ Chức danh:</b> <b>ACCOUNTING MANAGER</b>	<b>Division/ Khối:</b>	
<b>This Position Reports to</b> <i>Báo cáo cho:</i> <ul style="list-style-type: none"> <li>Accounting Director</li> </ul>	<b>Positions Reporting to this Position</b> <i>Nhận báo cáo từ:</i> <ul style="list-style-type: none"> <li></li> </ul>	
<b>Summary of Duties/ Tóm tắt nhiệm vụ</b> <p>The Accounting Manager is responsible for leading the financial accounting, reporting, and compliance activities for the Group and its subsidiaries. This role ensures the accuracy, integrity, and timeliness of financial statements in accordance with VAS and IFRS, maintains strict adherence to tax and regulatory obligations, and supports strategic financial planning. The Accounting Manager also plays a key leadership role in enhancing financial processes, strengthening internal controls, and providing analytical insights to support effective decision-making by senior management and the Board of Directors.</p>		
<b>General Scope/ Phạm vi trách nhiệm</b>		
<b>Job Descriptions/ Mô tả công việc</b> <ul style="list-style-type: none"> <li>Prepare monthly, quarterly, and annual closings; prepare financial statements in accordance with VAS &amp; IFRS for the listed group and subsidiaries.</li> <li>Establish processes and complete comprehensive management reports for the group.</li> <li>Ensure full compliance with tax regulations and regulatory filings, including SEC or relevant stock exchange requirements.</li> <li>Develop annual budgets and forecasts. Perform variance analysis, comparing actual costs against budgets, and analyze financial data to advise on operational efficiency.</li> <li>Contribute to manage cash flow forecasting, liquidity, and provide support for fundraising activities.</li> <li>Cooperate with the accounting department, providing training to ensure accurate and timely performance.</li> <li>Provide strategic financial insights to the BOD and senior management to support decision-making.</li> <li>Monitor and update the team on changes in tax laws and regulatory obligations; maintain an active leadership role in group tax management.</li> <li>Execute other duties as assigned by the Direct Line Manager.</li> </ul>		
<b>Essential Qualifications/ Trình độ chuyên môn</b> <ul style="list-style-type: none"> <li>Bachelor's degree or Master's degree in Accounting, Finance, or relevant field.</li> <li>Professional Certification: CPA, ACCA, or equivalent is required.</li> </ul>	<b>Essential Attributes (Knowledge/skills requirements)/ Những yêu cầu cơ bản (Kiến thức/kỹ năng yêu cầu)</b> <ul style="list-style-type: none"> <li>➤ <b>Knowledge:</b> <ul style="list-style-type: none"> <li>Experience: at least 10 years in accounting, with specific experience in the Real Estate industry.</li> <li>Proven experience as a Chief Accountant or similar senior role, ideally within a publicly listed company.</li> </ul> </li> <li>➤ <b>Skills:</b> <ul style="list-style-type: none"> <li>Strong skills in negotiation, relationship building, problem-solving, and time management.</li> <li>Highly detail-oriented and able to perform under high pressure and strict deadlines.</li> </ul> </li> </ul>	
<b>Approval/ Phê duyệt</b>		<b>Accepted by/Chấp nhận</b>

		----- Date/Ngày:

<b>BENEFIT/ Lương, thưởng, đãi ngộ:</b> <ul style="list-style-type: none"> <li>Competitive salary based on experience and capability.</li> </ul>	<b>WORK PLACE/ Địa điểm làm việc:</b> <ul style="list-style-type: none"> <li>Ho Chi Minh City Viet Nam</li> </ul>
<b>Level</b> <ul style="list-style-type: none"> <li>Level: Manager</li> </ul>	<b>Industry/ Ngành nghề:</b> <ul style="list-style-type: none"> <li>Real Estate</li> </ul>
<b>Team size</b>	<b>Language/ Ngôn ngữ:</b> <ul style="list-style-type: none"> <li>Fluent in English</li> </ul>
<b>Ghi chú cho người giới thiệu</b>	