



Everpia JSC

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CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Số/No.: 07052024-01TB/EVPL

Hà Nội, ngày 07 tháng 05 năm 2024

Ha Noi, 07th May 2024

**CÔNG BỐ THÔNG TIN
TRÊN CÔNG THÔNG TIN ĐIỆN TỬ CỦA
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ
SGDCK TP.HCM**

**DISCLOSURE OF INFORMATION ON THE
STATE SECURITIES COMMISSION'S
PORTAL AND HOCHIMINH STOCK
EXCHANGE'S PORTAL**

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ *The State Securities Commission*
- Sở Giao dịch chứng khoán TP.HCM/ *Hochiminh Stock Exchange*

- Tên tổ chức / *Organization name*: Công ty cổ phần Everpia/ *Everpia JSC*
- Mã chứng khoán/ *Securities Symbol*: EVE
- Địa chỉ trụ sở chính/ *Address*: Dương Xá, Gia Lâm, Hà Nội
- Điện thoại/ *Telephone*: 024.38276490
- Fax: 024.38276492
- Người thực hiện công bố thông tin/ *Submitted by*: Yu Sung Dae

Chức vụ/ *Position*: Người được ủy quyền Công bố thông tin

Authorized person on Information

Loại thông tin công bố : định kỳ bất thường 24h theo yêu cầu
Information disclosure type: Periodic Irregular 24 hours On demand

Nội dung thông tin công bố (*)/ *Content of Information disclosure (*)*:

Kể từ khi niêm yết vào năm 2010, toàn bộ các thông tin định kỳ và bất thường đều được Everpia công bố bằng hai ngôn ngữ (tiếng Việt và tiếng Anh), ngoại trừ Báo cáo tài chính Quý chỉ đang được công bố bằng tiếng Việt. Nhằm đảm bảo quyền tiếp cận thông tin bình đẳng giữa các cổ đông và hướng tới thông lệ quản trị công ty tốt nhất, Công ty cổ phần Everpia sẽ bắt đầu thực hiện ban hành Báo cáo tài chính Quý bằng tiếng Anh bắt đầu từ năm 2024.

Since listing in 2010, Everpia has disclosed all periodic and irregular information in two languages (Vietnamese and English), except for the Quarterly Financial Report, which is only disclosed in Vietnamese. In order to ensure equal access to information among shareholders and aim for the best corporate governance practices, Everpia Joint Stock Company will begin disclosing the Quarterly Financial Reports in English starting from 2024.

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 07/05/2024 tại đường dẫn:
<http://www.everpia.vn/everon/ir/thong-tin-tai-chinh/bao-cao-tai-chinh.aspx>

This information was disclosed on Company on 07/05/2024, available at:
<http://www.everpia.vn/everon/ir/financial-statement.aspx>

Tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./

I declare that all information provided in this paper is true and accurate; I shall be legally responsible for any mispresentation.



Đại diện tổ chức
Organization representative

Người UQ CBTT

Party authorized to disclose information



YU SUNG DAE



Everpia Joint Stock Company

Consolidated financial statements

For the period from 1 January to 31 March 2024

Everpia Joint Stock Company

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CONSOLIDATED BALANCE SHEET
as at 31 March 2024

Currency: VND

Codes ASSETS	Notes	31/03/2024	01/01/2024
100 A. CURRENT ASSETS (100=110+120+130+140+150)		760,022,742,366	770,385,094,402
110 I. Cash and cash equivalents	4	40,577,899,478	40,858,611,052
111 1. Cash		38,762,668,793	39,012,957,587
112 2. Cash equivalents		1,815,230,685	1,845,653,465
120 II. Short-term financial investments	5	254,738,369,509	223,235,937,241
123 1. Short-term investments		254,738,369,509	223,235,937,241
130 III. Current accounts receivable		157,705,379,586	182,263,347,093
131 1. Short-term trade receivables	6	138,008,626,487	167,122,003,180
132 2. Short-term advances to suppliers	6	10,929,041,603	9,806,656,928
136 3. Other short-term receivables	7	37,703,861,309	34,081,683,482
137 4. Provision for doubtful short-term receivables	6,7	(28,936,149,813)	(28,746,996,497)
140 IV. Inventories	9	300,808,796,788	318,859,392,606
141 1. Inventories		328,921,642,256	350,972,238,074
149 2. Provision for devaluation in inventories		(28,112,845,468)	(32,112,845,468)
150 V. Other current assets		6,192,297,005	5,167,806,410
151 1. Short-term prepaid expenses	14	2,418,254,317	3,171,222,115
152 2. Value-added tax deductible	16	3,774,020,071	1,996,584,295
153 3. Tax and other receivables from the state		22,617	-

CONSOLIDATED BALANCE SHEET (continued)
as at 31 March 2024

Currency: VND

Codes ASSETS	Notes	31/03/2024	01/01/2024
200 B. NON-CURRENT ASSETS (200=210+220+240+250+260)		577,684,328,546	585,485,974,868
210 I. Long-term receivables		2,646,700,919	3,114,021,409
216 4. Other long-term receivables	7	2,646,700,919	3,114,021,409
220 II. Fixed assets		342,648,212,772	352,165,213,136
221 1. Tangible fixed assets	10	341,752,389,122	351,190,821,438
222 - Cost		770,437,005,411	774,106,278,847
223 - Accumulated depreciation		(428,684,616,289)	(422,915,457,409)
227 2. Intangible assets	11	895,823,650	974,391,698
228 - Cost		41,710,450,120	41,721,106,292
229 - Accumulated amortisation		(40,814,626,470)	(40,746,714,594)
240 IV Long-term assets in progress	12	1,019,733,800	1,019,733,800
242 1. Construction in progress		1,019,733,800	1,019,733,800
250 II. Long-term investments	13	65,026,076,071	60,556,466,482
252 1. Investments in associate		11,590,390,000	11,590,390,000
253 2. Investment in other entites		10,275,200,000	10,356,200,000
255 3. Held -to- maturiy investment		55,302,967,584	51,595,217,981
254 4. Provision for long-term investments		(12,142,481,513)	(12,985,341,499)
260 III. Other long-term assets		166,343,604,984	168,630,540,041
261 1. Long-term prepayments	14	145,164,888,329	146,002,881,797
262 2. Deferred tax assets	26	21,178,716,655	22,627,658,244
270 TOTAL ASSETS (270=100+200)		1,337,707,070,912	1,355,871,069,270

CONSOLIDATED BALANCE SHEET (continued)
as at 31 March 2024

Currency: VND

Codes RESOURCES	Notes	31/03/2024	01/01/2024
300 A. LIABILITIES (300=310+330)		337,997,688,122	355,899,753,750
310 I. Current liabilities		237,615,819,193	233,682,771,214
311 1. Short-term trade payables	15	45,858,885,964	41,219,860,824
312 2. Short-term advances from customers	15	15,408,338,137	19,186,940,891
313 3. Statutory obligations	16	6,210,523,821	7,329,424,459
314 4. Payables to employees		15,470,794,077	25,802,587,704
315 5. Short-term accrued expenses		1,836,882,829	978,892,917
319 7. Other short-term payables	17	1,923,430,112	1,563,083,690
320 8. Short-term loans and finance lease	18	150,906,964,253	137,601,980,729
330 II. Long-term liabilities		100,381,868,929	122,216,982,536
337 4. Other long-term liabilities	17	19,564,386,702	19,899,500,309
338 5. Long-term loans and finance lease	18	80,817,482,227	102,317,482,227
400 B. EQUITY (400=410)		999,709,382,790	999,971,315,520
410 I. Capital	19	999,709,382,790	999,971,315,520
411 1. Share capital		419,797,730,000	419,797,730,000
411a - Shares with voting rights		419,797,730,000	419,797,730,000
411b - Preference shares		-	-
412 2. Share premium		184,195,877,847	184,195,877,847
429 3. Non controlling interest		11,599,412,989	11,070,963,584
417 4. Foreign exchange differences reserve		(4,602,046,205)	(3,689,666,922)
420 5. Other Funds belonging to owner's equity		4,064,613,506	5,057,441,212
421 6. Undistributed earnings		384,653,794,653	383,538,969,799
421a Undistributed earnings up to prior year end		383,538,969,794	365,713,574,357
421b Undistributed earnings of current year		1,114,824,859	17,825,395,442
440 TOTAL RESOURCES (440=300+400)		1,337,707,070,912	1,355,871,069,270



Nguyen Bao Ngoc
Preparer
Chief Accountant



Yu Sung-Dae
Deputy General Director
In charge of Finance



Lee Jae Eun
General Director

26 March 2024

CONSOLIDATED INCOME STATEMENT
for the quarter ended 31 March 2024

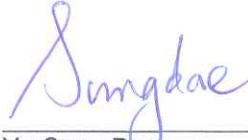
Currency: VND

ITEMS	Notes	Quarter 1/2024	Quarter 1/2023
1. Gross revenue from goods sold	21	167,539,713,138	150,250,704,995
2. Deductions	21	(129,267,241)	(545,841,137)
3. Net revenue from goods sold (10=01-02)	21	167,410,445,897	149,704,863,858
4. Cost of goods sold	22	(106,125,611,853)	(96,489,762,126)
5. Gross profit from goods sold (20=10-11)		61,284,834,044	53,215,101,732
6. Financial income	21	9,337,345,200	9,964,200,132
7. Financial expenses	23	(3,509,341,745)	5,638,961,216
<i>In which: Interest expense</i>		(3,143,323,655)	(3,022,514,926)
8. Selling expenses	24	(40,142,597,918)	(41,353,028,833)
9. General and administration expenses	24	(24,503,821,976)	(19,080,200,858)
10. Operating profit (30=20+(21-22)-(24+25))		2,466,417,605	117,973,570,339
11. Other income		781,550,397	143,904,654
12. Other expenses		(155,752,150)	(11,823,244)
13. Profit from other activities (40=31-32)		625,798,247	132,081,410
14. Accounting profit before tax (50=30+40)		3,092,215,852	8,517,114,799
15. Current corporate income tax expense	26	-	(1,349,753,591)
16. Deferred tax expense	26	(1,448,941,589)	(339,520,092)
16. Net profit after corporate income tax		1,643,274,263	6,827,841,116
Net profit after corporate income tax to non controlling interest		528,449,404	227,156,936
Net profit after corporate income tax to parent		1,114,824,859	6,600,684,180
19. Basic earning per share	28	27	157
20. Diluted earning per share	28	27	157

CONSOLIDATED INCOME STATEMENT (continued)
for the quarter ended 31 March 2024



Nguyen Bao Ngoc
Preparer
Chief Accountant



Yu Sung Dae
Deputy General Director
In charge of Finance



Lee Jae Eun
General Director

26 March 2024

CONSOLIDATED CASH FLOW STATEMENT
for the quarter ended 31 March 2024

		Currency: VND		
Code	ITEMS	Notes	Quarter 1/2024	Quarter 1/2023
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1	1. Profit before tax		3,092,215,852	8,517,114,799
	Adjustments for:		-	-
2	Depreciation and amortisation		5,837,070,756	6,711,541,562
3	Provisions		(4,653,706,670)	(13,900,530,904)
4	Unrealised foreign exchange (gain)		(3,212,336,309)	(1,309,183,485)
5	(Gain) from investing activities	21.2	(7,065,897,116)	(8,832,575,406)
6	Interest expense	23	3,143,323,655	3,022,714,926
8	3. Operating profit before movements in working capital		(2,859,329,832)	(5,790,918,508)
9	Changes in receivables		26,209,097,438	49,677,093,169
10	Changes in inventories		22,050,595,818	(17,613,726,764)
11	Changes in accounts payable (not including accrued interest and corporate income tax payable)		(7,323,936,498)	(21,957,873,196)
12	Changes in prepaid expenses		1,590,961,266	2,019,546,683
13	Change in held for trading securities		(3,707,749,603)	26,041,534,740
14	Interest paid		(3,159,735,646)	(3,058,056,581)
15	Corporate income tax paid		(2,642,487,147)	(11,930,758,591)
17	Other cash outflows		(992,827,707)	(432,992,085)
20	Net cash from operating activities		29,164,588,089	16,953,848,867
II. CASH FLOWS FROM INVESTING ACTIVITIES				
21	1. Acquisition of fixed assets and construction in progress		3,679,929,608	(83,664,594,975)
23	2. Cash outflow for short-term investments		(254,738,369,509)	(345,015,902,995)
24	3. Cash recovered from lending, selling debt instruments of		223,235,937,241	305,806,082,150
27	5. Interest earned, dividends and profits received		4,640,446,474	6,807,702,345
30	Net cash (used in) investing activities		(23,182,056,186)	(116,066,713,475)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
34	2. Proceeds from borrowings		84,929,494,046	200,759,076,550
35	3. Repayment of borrowings		(93,124,510,522)	(106,510,453,511)
37	4. Dividends paid			
40	Net cash (used in)/ from financing activities		(8,195,016,475)	94,248,623,039
50	Net (decrease) in cash		(2,212,484,572)	(4,864,241,569)
60	Cash and cash equivalents at the beginning of the period	4	40,858,611,052	54,780,353,092
61	Effects of changes in foreign exchange rates		1,931,772,998	8,645,977
70	Cash and cash equivalents at the end of the period	4	40,577,899,478	49,924,757,500

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the quarter ended 31 March 2024



Nguyen Bao Ngoc
Preparer
Chief Accountant



Yu Sung Dae
Deputy General Director
In charge of Finance



M.S.D.N: 0101402121-C/1/C
CÔNG TY
CỔ PHẦN
EVERPIA
HÀ NỘI

Lee Jae Eun
General Director

26 March 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 31 March 2024 and for the three months then ended

1. CORPORATE INFORMATION

Everpia Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam following a change in legal form from a 100% foreign-owned company, Everpia Vietnam Co., Ltd., in pursuant to the Investment Certificate No. 011033000055 issued by Hanoi Department of Planning and Investment on 27 April 2007, and the subsequent amended Investment Certificates, with the the latest being the 21th Amended Investment Registration Certificate, dated 28 April 2022.

The shares of the Company have been listed (under ticker of EVE) on the Ho Chi Minh City Stock Exchange since 17 December 2010.

The principal activities of the Company are to produce, distribute (wholesale and retail) and export bedding-related products and other activities as registered in the investment certificate.

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

The Company's head office is located at Duong Xa Commune, Gia Lam District, Hanoi and seven branch offices located in Hung Yen, Ho Chi Minh City, Hoa Binh, Dong Nai, Binh Duong, Da Nang and Khanh Hoa respectively.

The number of employees of the Company and its subsidiaries as at 31 March 2024 is 1,175 (31 December 2023: 1,205).

Company structure

As at 31 March 2024, the Company has 2 subsidiaries (31 December 2023: 2 subsidiaries), with below details:

<i>No.</i>	<i>Name</i>	<i>Equity interest</i>	<i>Voting rights</i>	<i>Address</i>	<i>Principal activities</i>
1	Everpia Korea Joint Stock Company	100%	100%	A408-Hyeondae Knowledge Industry Centre, No. 3 Godeung Ro, Sujeong Gu, Seongnam Si, Gyeonggi Do, Seoul, Korea	Trading of materials for production of bedding products.
2	Mirae Asset Vietnam Opportunity Fund ("MAOF")	80%	80%	38 th floor, Keangnam Landmark Hanoi Tower, Area E6, Cau Giay New Urban Area, Me Tri Ward, Nam Tu Liem District, Hanoi	Invest in stocks and bonds and other investments.

As at 31 March 2024, the Company also has an investment in associate as disclosed in Note 13.1.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The consolidated financial statements of the Company and its subsidiaries, which are expressed in Vietnam Dong (“VND”), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);

Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);

Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);

Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and

Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam’s accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Company’s applied accounting documentation system is General Journal system.

2.3 Fiscal year

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

2.4 Accounting currency

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

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the year ended 31 March 2024

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

2. BASIS OF PREPARATION (continued)

2.5 *Basis of consolidation* (continued)

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Inventories*

Inventories are measured at their historical costs. The cost of inventories comprises cost of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

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

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

Materials, merchandise	-	cost of purchase on a weighted average cost basis.
Finished goods, work in progress	-	cost of finished goods, semi products on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company and its subsidiaries, based on appropriate evidence of impairment available at the balance sheet date.

Increases and decreases to the provision balance are recorded into the cost of goods sold and service rendered account in the consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Receivables*

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the separate income statement. When bad debts are determined as unrecovered and written off, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the consolidated income statement.

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

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

Site restoration costs are recognized as part of the cost of building, structures using discounted cash flow of the future cash flow to settle the site restoration obligation at the end of the factory area rental period.

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

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

3.5 *Leased assets*

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

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

Where the Company is the lessee

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

3.6 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortization.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Intangible fixed assets (continued)

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

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

3.7 Depreciation and amortization

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

Buildings, structures	22 - 46 years
Machinery and equipment	5 - 15 years
Office equipment	6 - 8 years
Motor vehicles	9 - 10 years
Others tangible fixed assets	4 - 15 years
Trademark	6 - 16 years
Distribution channels	15 years
Computer software	4 years
Other intangible fixed assets	4 - 10 years

3.8 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

3.9 Prepaid expenses

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

Prepaid land rental

Prepaid land rental is classified as long-term prepaid expenses for allocation to the consolidated income statement over the remaining lease period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Business combinations and goodwill*

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

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

3.11 *Investments*

Investments in associate

The investment in associate is accounted using the equity method of accounting. An associate is an entity in which the Company and its subsidiaries have significant influence that is neither subsidiaries nor joint ventures. The Company and its subsidiaries generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Company and its subsidiaries' share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment.

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

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Company and its subsidiaries. Where necessary, adjustments are made to bring the accounting policies in line with those of the Company and its subsidiaries.

Held-for-trading securities and investments in other entities

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

Provision for diminution in value investments

Provision of the investment is made when there are reliable evidence of the diminution in value of those investments at the balance sheet date. Increases and decreases in the provision balance are recorded as finance expense in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Investments (continued)

Held-to-maturity investments

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

3.12 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company and its subsidiaries.

3.13 Treasury share

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Group's own equity instruments.

3.14 Accrual for severance pay

The Company and MAOF

The severance pay to employee is accrued at the end of each reporting year for all employees who have been in service for more than 12 months at the Company and MAOF. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each accounting period following the average monthly salary of the 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employee will be taken to the consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 46 of the Labour Code.

Everpia Korea Joint Stock Company

The severance allowance payable to all employees employed by the subsidiary is calculated at the rate of one month's salary for each year of service in the Company up to balance sheet date in accordance with the law of the country of residence.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Provisions

General

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

Provision for site restoration costs

The Company records a provision for site restoration costs in relation to the land on which the Company's buildings and structures are located. Site restoration costs are provided at the current estimated costs to settle the obligation and are recognised as part of the cost of the buildings and structures, which will be amortised over the lease term of the land on which the buildings and structures are located. The estimated costs of site restoration liability are reviewed periodically and adjusted as appropriate. Changes in the estimated future costs are added to or deducted from the cost of the asset.

3.16 Foreign currency transactions

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

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

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

- ▶ Monetary assets are revaluated at buying exchange rate of the commercial bank where the Company and its subsidiaries conduct transactions regularly; and
- ▶ Monetary liabilities are revaluated at selling exchange rate of the commercial bank where the Company and its subsidiaries conduct transactions regularly.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Foreign currency transactions (continued)

Conversion of the financial statements of a foreign operation

Conversion of the financial statements of the Company's subsidiaries which maintains their accounting records in other currency rather than the Company's accounting currency of VND, for consolidation purpose, is as follows:

Assets and liabilities are converted into VND by using the buying and selling exchange rates, respectively, as announced by the commercial banks where the Company frequently conducts its transactions at the consolidated balance sheet date;

Revenues, other income and expenses are converted into VND by using the actual transactional exchange rates if the average exchange rates do not exceed +/-2% the transactional exchange rates; and

All foreign exchange differences resulting from the conversion of financial statements of the subsidiary for the consolidation purpose are taken to the "foreign exchange differences reserve" on the consolidated balance sheet and charged to the consolidated income statement upon the disposal of the investment.

3.17 Appropriation of net profits

Net profit after tax (excluding negative good will arising from bargain purchase) is available for appropriation to shareholders after approval in the annual shareholders' meeting, and after making appropriation to reserve funds in accordance with the Charter of the Company and its subsidiaries and Vietnam's regulatory requirements.

The Company and its subsidiaries maintain the following reserve funds which are appropriated from the Company and its subsidiaries' net profit as proposed by the Board of Directors and approved at the annual shareholders' meeting.

Other fund belonging to owners' equity

This fund is set aside for other purposes of the Company and its subsidiaries's operation following the resolution of the annual shareholders' meeting. According to resolution of shareholders' meeting, the Board of Directors and the Management are authorised to use this fund for the Company's business activities in order to maximize the Company's operating results.

3.18 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Revenue recognition (continued)

Interest

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

Dividends

Income is recognised when the entitlement of Company and its subsidiaries as an investor to receive the dividend is established.

3.20 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company and its subsidiaries to set off current tax assets against current tax liabilities and when the Company and its subsidiaries intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences, except:

where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and

in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled by the Company and its subsidiaries and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 *Taxation* (continued)

Deferred tax (continued)

where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and

in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each consolidated balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are reassessed at each consolidated balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the consolidated balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company and its subsidiaries to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

either the same taxable entity; or

when the Company and its subsidiaries intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.21 *Segment information*

The principal activities of the Company and its subsidiaries are manufacturing and trading of products of blankets, sheets, pillows, mattresses and padding. Revenue and assets regarding to blankets, sheets, pillows, mattresses and cotton accounted for more than 90% of total revenue in the period and total assets as at reporting date. Besides, the production and business activities of the Company and its subsidiaries are mainly carried out in the territory of Vietnam. Therefore, the Company and its subsidiaries have only one business segment and one geographic segment. Accordingly, the Company and its subsidiaries do not disclose segment information.

3.22 *Related parties*

Parties are considered to be related parties of the Company and its subsidiaries if one party has the ability, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and its subsidiaries and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

Everpia Joint Stock Company

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

3. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)

3.23 **Earnings per share**

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

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

4. **CASH AND CASH EQUIVALENTS**

Currency: VND

	<u>31/03/2024</u>	<u>01/01/2024</u>
Cash on hand	209,715,643	152,408,091
Cash in bank	38,552,953,150	38,860,549,496
Cash equivalents (*)	1,815,230,685	1,845,653,465
	<u>40,577,899,478</u>	<u>40,858,611,052</u>

(*) Cash equivalents represent bank deposits with terms from 1 month to 3 months, which earn interest at rates ranging from 1.9% to 3.0% per annum (2023: 1.9-3.0 % per annum).

5. **SHORT-TERM INVESTMENTS**

Currency: VND

	<u>31/03/2024</u>		<u>01/01/2024</u>	
	Cost	Carrying value	Cost	Carrying value
Term deposits	254,738,369,509	254,738,369,509	223,235,937,241	223,235,937,241
	<u>254,738,369,509</u>	<u>254,738,369,509</u>	<u>223,235,937,241</u>	<u>223,235,937,241</u>

Held-to-maturity investments represent deposits with terms from 6 months to 1 year, which earn interest at rates ranging from 4.5% to 8.5% per annum (as at 31 December 2023: 5.2-10.5% per annum).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

6. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

6.1 Short-term trade receivables

	<i>Currency: VND</i>	
	<u>31/03/2024</u>	<u>01/01/2024</u>
AG - NGO GIA TU - 47	1,897,914,265	977,535,560
Hoa Oai Huong Jsc., Co	2,805,302,104	3,805,302,104
MEDLINE INDUSTRIES, INC	2,837,051,277	7,207,639,802
THANH THUY Jsc, Co	4,140,491,212	1,719,952,443
WELCRON GLOBAL VIET NAM Jsc., Co	1,599,409,002	4,098,926,010
DONGALI TRADING Co., LTD	2,595,876,340	3,358,709,539
POLYCLEAN INTERNATIONAL GMBH	1,965,905,328	-
Other customer	120,166,676,959	145,953,937,722
	<u>138,008,626,487</u>	<u>167,122,003,180</u>
Provision	(17,586,304,396)	(17,294,003,880)

6.2 Short-term advances to suppliers

	<i>Currency: VND</i>	
	<u>31/03/2024</u>	<u>01/01/2024</u>
Advance for Supplier	10,929,041,603	9,806,656,928
	<u>10,929,041,603</u>	<u>9,806,656,928</u>

7. OTHER RECEIVABLES

	<i>Currency: VND</i>	
	<u>31/03/2024</u>	<u>01/01/2024</u>
Sort -term		
Shortage and Assesst Awaiting resolution	11,349,845,417	11,452,992,617
Interest receivale	10,934,071,234	9,500,694,874
Advance to employees	4,112,302,544	2,017,353,944
Value added tax waiting for refund	10,672,683,336	10,672,683,336
Other	634,958,778	437,958,711
	<u>37,703,861,309</u>	<u>34,081,683,482</u>
Provision for doubtful	(11,349,845,417)	(11,452,992,617)
Long term		
Long term deposit	2,646,700,919	3,114,021,409
Other	-	-
	<u>2,646,700,919</u>	<u>3,114,021,409</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

8. OVERDUE DEBTS

Currency: VND

	31/03/2024		1/1/2024	
	Cost	Recoverable amount	Cost	Recoverable amount
Trade receivable	23,876,262,489	6,289,958,093	26,477,342,223	9,183,338,343
Shortage of Asset	11,349,845,417	-	11,452,992,617	-
	35,226,107,906	6,289,958,093	37,930,334,840	9,183,338,343

9. INVENTORIES

Currency: VND

	31/03/2024	01/01/2024
Goods in transit	2,474,460,205	5,666,521,174
Raw materials	152,686,322,889	167,162,003,830
Finished goods	171,310,098,900	174,852,749,155
Merchandise	2,450,760,262	3,290,963,915
	328,921,642,256	350,972,238,074
	31/03/2024	01/01/2024
Provision Material	(17,511,394,537)	(19,011,394,539)
Provision Finished goods	(10,601,450,931)	(13,101,450,929)
	(28,112,845,468)	(32,112,845,468)

Movements of provision for obsolete inventories:

Currency: VND

	Current year	Previous year
Beginning	32,112,845,468	29,027,131,064
Add: provision	0	8,145,326,452
Less: Utilization of provision	(4,000,000,000)	(5,059,612,048)
Ending	28,112,845,468	32,112,845,468

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three-month then ended

10. TANGIBLE FIXED ASSETS

Currency: VND

Cost	Buildings and structures	Machinery and equipment	Office equipment	Means of transportation		Total
				Other		
Beginning balance	370,179,987,802	322,264,009,773	16,736,058,676	44,805,271,238	20,120,951,358	774,106,278,847
New purchase	-	967,506,040	55,590,000	-	-	1,023,096,040
Disposal	229,185,435	1,116,906,000	1,293,164,580	2,053,113,461	-	4,692,369,476
Ending balance	369,950,802,367	322,114,609,813	15,498,484,096	42,752,157,777	20,120,951,358	770,437,005,411
Accumulated depreciation:						
Beginning balance	89,978,661,602	273,238,413,848	15,111,067,411	26,312,336,475	18,274,978,073	422,915,457,409
Depreciation for the year	4,068,955,428	3,796,529,892	169,987,473	844,749,009	164,842,389	9,045,064,191
Disposal	-	-	1,293,164,580	1,982,740,731	-	3,275,905,311
Ending balance	94,047,617,030	277,034,943,740	15,281,054,884	27,157,085,484	18,439,820,462	431,960,521,600
Net carrying amount						
Beginning balance	280,201,326,200	49,025,595,925	1,624,991,265	18,492,934,763	1,845,973,285	351,190,821,438
Ending balance	275,903,185,337	45,079,666,073	217,429,212	15,595,072,293	1,681,130,896	338,476,483,811

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

11. INTANGIBLE FIXED ASSETS

Currency: VND

	Trademark	Distribution channel	Computer software	Others	Total
Cost					
Beginning balance	24,566,385,000	7,831,500,000	7,928,284,189	1,394,937,103	41,721,106,292
Decrease	-	-	10,656,172	-	10,656,172
Ending balance	24,566,385,000	7,831,500,000	7,917,628,017	1,394,937,103	41,710,450,120
Accumulated amortization					
Beginning balance	24,566,385,000	7,831,500,000	7,661,935,907	686,893,687	40,746,714,594
Amortization for the year	-	-	67,911,876	-	67,911,876
Ending balance	24,566,385,000	7,831,500,000	7,729,847,783	686,893,687	40,814,626,470
Net carrying amount					
Beginning balance	-	-	266,348,282	708,043,416	974,391,698
Ending balance	-	-	187,780,234	708,043,416	895,823,650

12. CONSTRUCTION IN PROGRESS

Currency: VND

	31/03/2024	01/01/2024
EGS	414,500,000	414,500,000
HRIS software	605,233,800	605,233,800
Total	1,019,733,800	1,019,733,800

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

13. LONG-TERM INVESTMENTS

Currency: VND

	31/03/2024		01/01/2024	
	Cost	Provision	Cost	Provision
Investment in associate	11,590,390,000	(11,590,390,000)	11,590,390,000	(11,590,390,000)
Texpia	11,590,390,000	(11,590,390,000)	11,590,390,000	(11,590,390,000)
Investment in other entities	10,275,200,000	(552,091,513)	10,356,200,000	(552,091,513)
Held-to-maturity investments	55,302,967,584	-	51,595,217,981	(842,859,986)
	77,168,557,584	(12,142,481,513)	73,541,807,981	(12,985,341,499)

Company's management is unable to determine the fair value of these investments as these entities are not listed on the stock market.

13.1 Investments in associate

As at 31 December 2023, the Company has 1 associate as follow:

Name	Location	Principal activities	Ownership	Voting rights
Texpia Joint Stock Company	Bien Hoa 1 Industrial Zone, An Binh Ward, Bien Hoa, Dong Nai Vietnam	Manufacture of cotton fabrics, yarn and knitwear	44%	44%

As at 31 December 2023, Texpia Joint Stock Company was in process of liquidation.

Details of the investment in associate in current period are as follow:

Currency: VND
Texpia Joint Stock Company

Cost of investment:

As at 31 December 2023	11,590,390,000
As at 31 March 2024	11,590,390,000

Accumulated share in post-acquisition loss of the associates:

As at 31 December 2023	(11,590,390,000)
As at 31 March 2024	(11,590,390,000)

Net carrying amount:

As at 31 December 2023	-
As at 31 March 2024	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

13. LONG-TERM INVESTMENTS (continued)

12.2 Investment in other entities

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Bac Ninh Pharmaceutical JSC	4,014,200,000	4,014,200,000
Hyojung Soft Tech JSC	960,000,000	960,000,000
Kalon Investment Asset Co., Ltd	5,301,000,000	5,382,000,000
TOTAL	<u>10,275,200,000</u>	<u>10,356,200,000</u>

13. LONG-TERM INVESTMENTS (continued)

13.3 Held-to-maturity investments

	<i>Currency: VND</i>			
	31/03/2024		1/1/2024	
	<i>Cost</i>	<i>Fair value</i>	<i>Cost</i>	<i>Fair value</i>
PC1 shares	26,620,939,672	26,620,939,672	29,120,254,734	29,120,254,734
MSN shares	17,170,871,850	17,170,871,850	10,010,034,274	9,208,329,000
VICH shares	5,011,841,000	5,011,841,000	5,000,000,000	5,000,000,000
PCH shares	2,499,315,062	2,499,315,062	3,464,929,000	3,423,774,261
LPB shares	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000
	<u>55,302,967,584</u>	<u>55,302,967,584</u>	<u>51,595,218,008</u>	<u>50,752,357,995</u>

14. PREPAID EXPENSES

	<i>Currency: VND</i>	
	<u>31/03/2024</u>	<u>01/01/2024</u>
Shor term		
Prepaid rental	788,401,867	1,329,222,027
Insurance premium	241,043,066	
Advertisement fee	959,199,667	1,429,052,621
Others	429,609,717	412,947,467
	<u>2,418,254,317</u>	<u>3,171,222,115</u>
Long term		
Prepaid land rental	108,640,064,755	116,148,113,508
Prepaid rental	14,967,003,336	8,211,669,244
Furniture in use	14,121,240,563	11,476,747,723
Office renovation cost	6,454,833,770	7,470,557,862
Others	981,745,905	2,695,793,460
	<u>145,164,888,329</u>	<u>146,002,881,797</u>

(*) Mainly includes prepaid land rental of the factory in Giang Dien Industrial Park, Dong Nai province, which is pledged as collateral for long-term loan as presented in Note 17

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

15. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

15.1 Short-term trade payables

Currency: VND

	31/03/2024		01/01/2024	
	Amount	Amount Payable	Amount	Amount Payable
Short-term trade payables	45,858,885,964	45,858,885,964	41,219,860,824	41,219,860,824
	<u>45,858,885,964</u>	<u>45,858,885,964</u>	<u>41,219,860,824</u>	<u>41,219,860,824</u>

15.2 Short-term advances from customers

Currency: VND

	31/03/2024	01/01/2024
Short-term advances from customers	15,408,338,137	19,186,940,891
	<u>15,408,338,137</u>	<u>19,186,940,891</u>

16. STATUTORY OBLIGATIONS

Currency: VND

	31/03/2024	01/01/2024
Receiveable		
Value added tax	3,774,020,071	1,996,584,295
	<u>3,774,020,071</u>	<u>1,996,584,295</u>
Payables		
Value added tax	4,495,394,028	2,081,565,965
Import duties	-	-
Corporate income tax	-	3,784,864,819
Personal income tax	1,597,312,772	1,364,654,612
Other tax	117,817,021	98,339,063
	<u>6,210,523,821</u>	<u>7,329,424,459</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

17. OTHER PAYABLES

Currency: VND

	<u>31/03/2024</u>	<u>01/01/2024</u>
Short term		
Interest payable	203,127,615	219,539,606
Trade union fee	263,589,923	178,522,088
Social insurance	843,474,614	106,948,143
Others	613,237,960	1,058,073,853
	<u>1,923,430,112</u>	<u>1,563,083,690</u>
Long term		
Provision for severance allowances	19,554,386,702	19,389,500,309
Others	10,000,000	510,000,000
	<u>19,564,386,702</u>	<u>19,899,500,309</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

18. LOANS

Currency: VND

Short term	31/03/2024		Movement		01/01/2024	
	Balance	Payable amount	Increase	Decrease	Balance	Payable amount
Loan from Bank	141,266,964,253	141,266,964,253	84,929,494,046	71,484,510,522	127,821,980,729	127,821,980,729
Currance portion of long term loans	9,640,000,000	9,640,000,000		140,000,000	9,780,000,000	9,780,000,000
	<u>150,906,964,253</u>	<u>150,906,964,253</u>	<u>84,929,494,046</u>	<u>71,624,510,522</u>	<u>137,601,980,729</u>	<u>137,601,980,729</u>
Long term	31/03/2024		Movement		01/01/2024	
	Balance	Payable amount	Increase	Decrease	Balance	Payable amount
Loan from Bank	80,817,482,227	80,817,482,227	-	21,500,000,000	102,317,482,227	102,317,482,227
	<u>80,817,482,227</u>	<u>80,817,482,227</u>	<u>-</u>	<u>21,500,000,000</u>	<u>102,317,482,227</u>	<u>102,317,482,227</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

18. LOANS (continued)

Bank	At 31 March 2024		Principal	Interest rate	Collateral
	VND	Original Currency			
Joint Stock Commercial Bank for Foreign Trade of Viet Nam	8,246,591,202	USD 330,259,96	6 month	4.0%	Plants, machineries and equipment of Hung Yen factory and right to collect receivables, the Company
Joint Stock Commercial Bank for Foreign Trade of Viet Nam	99,103,335,196	VND 99,103,335,196	6 month	4.0%-5.0%	Plants, machineries and equipment of Hung Yen factory and right to collect receivables, the Company
Worri Bank Viet Nam Ltd	5,622,663,543	VND 5,622,663,543	6 month	3.6%	Unsecured loan
Joint Stock Commercial Bank for Investment and Development of Viet Nam	28,294,374,312	VND 28,294,374,312	165 days	4.2%-5.2%	Unsecured loan
Joint Stock Commercial Bank for Foreign Trade of Viet Nam	80,817,482,227	VND 80,817,482,227	7 years	6.8%	Land use rights and fixed assets of the Company at Giang Dien factory in Dong Nai Province, funded by the loan
KEB Hana Bank	9,640,000,000	KRW 500,000,000	3 years	3.6%	Everpia Korea Company Office at South Korea.
	231,724,446,480				
In which					
Short term	141,266,964,253				
Current portion	9,640,000,000				
Long term	80,817,482,227				

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

19. OWNERS' EQUITY

19.1 Increase and decrease in owners' equity

Currency: VND

	Share capital	Share premium	Non-controlling interest	Treasury shares	Other fund belonging to owners' equity	Foreign exchange reserve	Undistributed earnings	Total
As at 01/01/2023	419,797,730,000	184,195,877,847	10,254,586,384	-	1,169,532,841	(4,000,628,280)	416,424,104,094	1,027,841,202,886
Profit for the year	-	-	816,377,200	-	-	-	17,825,395,442	18,641,772,642
Fund distribution	-	-	-	-	4,578,741,723	-	(4,578,741,723)	-
Dividends declared	-	-	-	-	-	-	(46,131,788,014)	(46,131,788,014)
Other decreases	-	-	-	-	(690,833,352)	310,961,358	-	(379,871,994)
As at 01/01/2024	419,797,730,000	184,195,877,847	11,070,963,584	-	5,057,441,212	(3,689,666,922)	383,538,969,799	999,971,315,520
Profit for the year	-	-	528,449,405	-	-	-	1,114,824,859	1,643,274,264
Other decreases	-	-	-	-	(992,827,706)	(912,379,283)	(4)	(1,905,206,994)
As at 31/03/2024	419,797,730,000	184,195,877,847	11,599,412,989	-	4,064,613,506	(4,602,046,205)	384,653,794,654	999,709,382,790

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

19. OWNERS' EQUITY (continued)

19.1 Contributed charter capital

Currency: VND

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Total</i>	<i>Ordinary shares</i>	<i>Total</i>	<i>Ordinary shares</i>
Share capital	419,797,730,000	419,797,730,000	419,797,730,000	419,797,730,000
Share premium	184,195,877,847	184,195,877,847	184,195,877,847	184,195,877,847
TOTAL	603,993,607,847	603,993,607,847	603,993,607,847	603,993,607,847

19.2 Shares

	<i>Ending balance</i>	<i>Beginning balance</i>
	<i>Shares</i>	<i>Shares</i>
Issued shares	41,979,773	41,979,773
Issued and paid-up shares	41,979,773	41,979,773
<i>Ordinary shares</i>	41,979,773	41,979,773
Treasury shares	-	-
<i>Ordinary shares</i>	-	-
Shares in circulation	41,979,773	41,979,773
<i>Ordinary shares</i>	41,979,773	41,979,773

The par value of share in circulation during the year is 10,000 VND/share (2023:10,000 VND/share).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

20. OFF BALANCE SHEET ITEMS

	<i>Ending balance</i>	<i>Beginning balance</i>
United State Dollar ("USD")	303,873.47	272,068.64
Euro ("EUR")	150,540.20	184,740.10
Korean Won ("KRW")	10,782,719	20,352,582

21. REVENUE

21.1 Revenue from sale of goods

Currency: VND

	<u>Quarter 1/2024</u>	<u>Quarter 1/2023</u>
Bedding revenue	119,709,670,359	91,111,074,285
Padding Revenue	33,908,747,048	46,383,325,481
Cleaner Revenue	13,686,755,572	12,532,528,902
Other revenue	234,540,158	223,776,327
	<u>167,539,713,138</u>	<u>150,250,704,995</u>
Deductions	129,267,241	545,841,137
Sales return	129,267,241	545,841,137
Net Revenue	<u>167,410,445,897</u>	<u>149,704,863,858</u>

21.2 Finance income

Currency: VND

	<u>Quarter 1/2024</u>	<u>Quarter 1/2023</u>
Interest income	4,259,138,142	6,713,162,264
Foreign exchange rates	2,271,428,266	691,154,002
Gain from trading securities	2,806,758,973	2,119,413,141
Dividends income	-	440,458,740
Other	19,818	11,985
	<u>9,337,345,200</u>	<u>9,964,200,132</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

22. COST OF GOODS SOLD*Currency: VND*

	<u>Quarter 1/2024</u>	<u>Quarter 1/2023</u>
Bedding Cost	73,011,293,552	58,833,375,495
Padding Cost	19,966,379,479	24,315,052,378
Clenner Cost	13,147,938,822	13,341,334,253
Other Cost	-	-
	<u>106,125,611,853</u>	<u>96,489,762,126</u>

23. FINANCE EXPENSES*Currency: VND*

	<u>Quarter 1/2024</u>	<u>Quarter 1/2023</u>
Interest expense	3,143,323,655	3,022,514,926
Provision expense	-	(14,208,250,681)
Foreign exchange loss	366,018,015	1,315,599,257
Other	74	4,231,175,282
	<u>3,509,341,745</u>	<u>(5,638,961,216)</u>

24. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES*Currency: VND*

	<u>Quarter 1/2024</u>	<u>Quarter 1/2023</u>
Selling expenses		
Labour Cost	19,605,923,223	18,714,812,112
Raw material	412,958,261	1,016,338,937
Depreciation and Amotisation	241,831,740	229,886,183
External sevices	16,038,012,405	15,930,531,806
Other	3,843,872,290	5,461,459,795
	<u>40,142,597,918</u>	<u>41,353,028,833</u>
General and Administrative expenses		
Labour Cost	14,741,132,276	12,058,412,957
Depreciation and Amotisation	2,486,638,763	1,183,180,814
External sevices	5,497,869,525	4,906,998,239
Other	1,778,181,412	931,608,848
	<u>24,503,821,976</u>	<u>19,080,200,858</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

25. PRODUCTION AND OPERATING COSTS

Currency: VND

	<u>Quarter 1/2024</u>	<u>Quarter 1/2023</u>
Material Cost	71,856,409,721	90,307,624,798
Labour Cost	51,617,905,068	49,574,994,129
Depreciation and Amotisation	9,112,976,067	10,956,107,812
External sevices	28,571,473,276	26,356,555,722
Other	6,070,617,361	4,830,104,080
	<u>167,229,381,492</u>	<u>182,025,386,541</u>

26. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") applicable to the Company is 20% of taxable profits.

Everpia Korea Co., Ltd. has obligation of CIT payment in accordance with local regulation (Korea) at 9.9% of taxable income.

MAOF is not Sliable to pay CIT.

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

26.1 Current tax

The current tax payable is based on taxable profit for the current year. The taxable profit of the Company and its subsidiaries for the year differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. Liability for current tax of the Company and its subsidiaries is calculated using tax rates that have been enacted by the balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

26. CORPORATE INCOME TAX (continued)

26.2 Deferred tax

The following are the deferred tax assets and deferred tax liabilities recognized by the Company and its subsidiaries, and the movements thereon, during the current and previous years.

Currency: VND

	Balance sheet		Profit and Loss	
	Ending	Beginning	FY 2024	FY 2023
Deferred tax assest				
Provision inventory	5,622,569,094	6,422,569,094	(800,000,000)	-
Provision for doubtful debts	12,243,106,347	12,205,275,684	37,830,663	88,046,317
Accural for severance pay	2,786,415,973	2,786,415,974		(253,000)
Expense for excess of period	343,512,359	325,819,111	17,693,248	17,693,247
Unrealised profit in inventory	880,737,439	1,287,451,290	(406,713,856)	(393,633,701)
Total	21,876,341,212	23,027,531,153	(1,151,189,945)	(288,147,139)
Deferred tax liabilities				
Unrealised foreign exchange	(697,624,558)	(399,872,909)	(297,751,644)	(51,372,953)
Total	(697,624,558)	(399,872,909)	(297,751,644)	(51,372,953)
Net deferred tax	21,178,716,655	22,627,658,244	(1,448,941,589)	(339,520,092)

27. TRANSACTIONS WITH RELATED PARTIES

Information on related parties, who are members of Board of Directors ("BOD"), Board of supervision and the management, is presented in General Information.

Significant transactions of the Company with related parties during the year were as follows:

Transactions with other related parties

Remuneration to members of the Board of Directors, Board of Management and Board of supervision:

Currency: VND

		Quarter 1/2024	Quarter 1/2023
Lee Jae Eun	CEO	1,428,687,210	899,623,695
Cho Yong Hwan	Deputy Director	654,202,695	481,131,883
Yu Sung Dae	Deputy Director	683,320,700	436,515,797
Lê Khả Tuyên	Member of BOD	21,600,000	21,600,000
Trương Tuấn Nghĩa	Head of Board	21,600,000	21,600,000
Ko Tae Yeon	Member	21,600,000	21,600,000
Nguyễn Đắc Hưởng	Member	21,600,000	21,600,000
		2,852,610,605	1,903,671,375

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2024 and for the three- month then ended

28. EARNING PER SHARE

Basic earnings per share amounts are calculated by dividing net profit after tax for the year attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the year.

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

The following reflects the income and share data used in the basic and diluted earnings per share computations:

Currency: VND

	Quarter 1/2024	Quarter 1/2023
Net profit after tax attributable to ordinary equity holders for basic earnings	1,114,824,859	6,600,684,180
Net profit attributable to ordinary equity holders adjusted for the effect of dilution	1,114,824,859	6,600,684,180
Weighted average number of ordinary shares for basic earnings per share	41,979,773	41,979,773
Weighted average number of ordinary shares adjusted for the effect of dilution	41,979,773	41,979,773
Basic earnings per share	27	157
Diluted earnings per share	27	157

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

29. EVENTS AFTER THE BALANCE SHEET DATE

On April 24, 2024, the Company held the 2024 General Meeting of Shareholders. According to the minutes of the General Meeting, the company will pay dividends of 5%, set aside 5% for management fund and authorize the Board of Directors. The Board of Directors uses the fund in 2024

30. EXPLANATION OF INCREASE/DECREASE DIFFERENCE IN PROFITS COMPARED TO THE SAME PERIOD THE PREVIOUS YEAR

Everpia Joint Stock Company would like to explain the increase/decrease in profit compared to the same period last year

Currency: VND

Note	FY 2024	FY 2023	Amount difference	Ratio
Quarter 1 Net revenue	167,410,445,897	149,704,863,858	17,705,582,039	12%
Quarter 1 Net profit	1,114,824,859	6,600,684,180	(5,485,859,321)	-83%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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Revenue of quarter 1 of 2024 reached 167 billion, an increase of 12% compared to the same quarter in 2022. In particular, the revenue from the Bedding business and Cleaner business increased by 31% and 9% respectively, while the revenue from the Padding business decreased by 27% compared to the first quarter of 2023. The Bedding business achieved 119 billion in sales thanks to positive growth in all 04 distribution channels: agents (B2C), hotel orders (B2B), exports, and online channel. The Padding business had a modest revenue of 33 billion, facing pressure from the reduction in jacket orders from brands and the shift of orders to countries with lower labor costs such as Bangladesh and Indonesia. To compensate for the decrease in the Padding business, the company will focus more on the domestic market for the Everon brand, which accounts for about 75% of Everpia's total revenue. The company has been focusing on marketing and developing new products that are more suitable for the different customer groups to offset the declining revenue in the Padding segment and overcome some difficulties that the company is facing.

While the operations of the parent company in Vietnam are still facing many difficulties, the operations of the subsidiaries have different directions. The subsidiary in Korea is still affected by cost cutting and output reduction of textile and garment companies, resulting in reduced sales and negative profits. Open investment funds in Vietnam still operate effectively and bring profits when consolidated

The implementation of promotional programs to stimulate shopping during the Lunar New Year and the increase in the minimum wage by 7% from 01/07/2023, have caused the proportion of the cost of goods sold and selling, general & administrative expenses to increase compared to quarter 1 of 2023. Therefore, the operating profit margin and net profit margin for Quarter 1 of 2024 only reached 2.5 billion and 1.6 billion respectively, a decrease of 71% and 83% compared to the same period in 2023.



Nguyen Bao Ngoc
Preparer
Chief Accountant



Yu Sung Dae
Deputy General Director
In charge of Finance



Lee Jae Eun
General Director

Hanoi, Vietnam

26 April 2024