



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.: 31102024-01TB/EVPL

Hà Nội, ngày 31 tháng 10 năm 2024
 Ha Noi, 31th October 2024

CÔNG BỐ THÔNG TIN
TRÊN CỔNG 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 (*)*:

Báo cáo tài chính công ty mẹ và hợp nhất quý 3 năm 2024 – Bản Tiếng Anh
Separated and consolidated financial report for 3rd quarter 2024 – English version

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 31/10/2024 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 31/10/2024, 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 misrepresentation.*

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 ended 30 September 2024

Everpia Joint Stock Company

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CONSOLIDATED BALANCE SHEET
as at 30 September 2024

Currency: VND

Codes	ASSETS	Notes	30/09/2024	01/01/2024
100	A. CURRENT ASSETS (100=110+120+130+140+150)		708,819,632,770	770,385,094,402
110	I. Cash and cash equivalents	4	38,254,106,766	40,858,611,052
111	1. Cash		22,991,023,225	39,012,957,587
112	2. Cash equivalents		15,263,083,541	1,845,653,465
120	II. Short-term financial investments	5	238,802,369,509	223,235,937,241
123	1. Short-term investments		238,802,369,509	223,235,937,241
130	III. Current accounts receivable		178,391,377,666	182,263,347,093
131	1. Short-term trade receivables	6	165,946,497,188	167,122,003,180
132	2. Short-term advances to suppliers	6	12,501,306,770	9,806,656,928
136	3. Other short-term receivables	7	30,035,962,735	34,081,683,482
137	4. Provision for doubtful short-term receivables	6,7	(30,092,389,027)	(28,746,996,497)
140	IV. Inventories	9	251,026,066,307	318,859,392,606
141	1. Inventories		312,544,198,472	350,972,238,074
149	2. Provision for devaluation in inventories		(61,518,132,165)	(32,112,845,468)
150	V. Other current assets		2,345,712,522	5,167,806,410
151	1. Short-term prepaid expenses	13	2,112,588,178	3,171,222,115
152	2. Value-added tax deductible	15	233,124,344	1,996,584,295
153	3. Tax and other receivables from the state		-	-

CONSOLIDATED BALANCE SHEET (continued)
as at 30 September 2024

Currency: VND

Codes ASSETS	Notes	30/09/2024	01/01/2024
200 B. NON-CURRENT ASSETS (200=210+220+240+250+260)		554,730,718,868	585,485,974,868
210 I. Long-term receivables		3,195,339,979	3,114,021,409
216 4. Other long-term receivables	7	3,195,339,979	3,114,021,409
220 II. Fixed assets		323,904,984,773	352,165,213,136
221 1. Tangible fixed assets	10	323,115,100,006	351,190,821,438
222 - Cost		770,476,497,357	774,106,278,847
223 - Accumulated depreciation		(447,361,397,351)	(422,915,457,409)
227 2. Intangible assets	11	789,884,767	974,391,698
228 - Cost		41,725,447,695	41,721,106,292
229 - Accumulated amortisation		(40,935,562,928)	(40,746,714,594)
240 IV Long-term assets in progress		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	12	64,452,249,971	60,556,466,482
252 1. Investments in associate		11,590,390,000	11,590,390,000
253 2. Investment in other entites		10,389,200,000	10,356,200,000
255 3. Held -to- maturiy investment		54,615,141,484	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		162,158,410,345	168,630,540,041
261 1. Long-term prepayments	13	139,598,246,830	146,002,881,797
262 2. Deferred tax assets	26	22,560,163,515	22,627,658,244
270 TOTAL ASSETS (270=100+200)		1,263,550,351,638	1,355,871,069,270

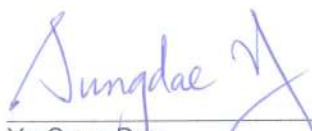
CONSOLIDATED BALANCE SHEET (continued)
as at 30 September 2024

Currency: VND

Codes RESOURCES	Notes	30/09/2024	01/01/2024
300 A. LIABILITIES (300=310+330)		321,715,191,479	355,899,753,750
310 I. Current liabilities		220,752,258,050	233,682,771,214
311 1. Short-term trade payables	14	31,308,609,616	41,219,860,824
312 2. Short-term advances from customers	14	14,748,100,818	19,186,940,891
313 3. Statutory obligations	15	6,106,753,908	7,329,424,459
314 4. Payables to employees		20,024,754,439	25,802,587,704
315 5. Short-term accrued expenses		2,921,030,341	978,892,917
319 7. Other short-term payables	16	860,317,377	1,563,083,690
320 8. Short-term loans and finance lease	17	144,782,691,551	137,601,980,729
330 II. Long-term liabilities		100,962,933,429	122,216,982,536
337 4. Other long-term liabilities	16	20,145,451,202	19,899,500,309
338 5. Long-term loans and finance lease	17	80,817,482,227	102,317,482,227
400 B. EQUITY (400=410)		941,835,160,159	999,971,315,520
410 I. Capital	18	941,835,160,159	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		11,938,472,028	11,070,963,584
417 4. Foreign exchange differences reserve		(2,886,835,436)	(3,689,666,922)
420 5. Other Funds belonging to owner's equity		4,875,367,891	5,057,441,212
421 6. Undistributed earnings		323,914,547,829	383,538,969,799
421a Undistributed earnings up to the end of prior year		361,662,776,798	365,713,574,357
421b Undistributed earnings of currents year		(37,748,228,969)	17,825,395,442
440 TOTAL RESOURCES (440=300+400)		1,263,550,351,638	1,355,871,069,270



Nguyen Thi Bao Ngoc
Preparer
Chief Accounting



Yu Sung Dae
Deputy General Director
In charge of Finance




Lee Jae Eun
General Director

30 October 2024

Everpia Joint Stock Company

B02-DN/HN

CONSOLIDATED INCOME STATEMENT
for the 9 months period ended 30 September 2024

Currency: VND

ITEMS	Notes	Quarter 3/2024	Quarter 3/2023	9 months/2024	9 months/2023
1. Gross revenue from goods sold	20	208,213,735,249	212,142,266,069	545,291,454,264	561,824,026,364
2. Deductions	20	(18,014,748)	(18,287,424)	(585,872,943)	(725,072,246)
3. Net revenue from goods sold	20	208,195,720,501	212,123,978,645	544,705,581,321	561,098,954,118
4. Cost of goods sold	21	(169,106,274,449)	(143,105,284,195)	(390,753,860,843)	(380,578,258,038)
5. Gross profit from goods sold		39,089,446,052	69,018,694,450	153,951,720,478	180,520,696,080
6. Financial income	20	5,172,251,569	9,277,813,408	20,349,239,556	42,337,041,830
7. Financial expenses	22	(3,872,604,211)	(7,302,453,786)	(12,212,138,506)	(16,952,857,504)
In which: Interest expense		(2,677,748,476)	(5,301,815,521)	(8,625,362,668)	(11,497,714,657)
8. Selling expenses	23	(42,200,546,160)	(41,787,448,890)	(123,396,041,068)	(121,437,806,396)
9. General and administration expenses	23	(23,926,980,351)	(24,703,689,576)	(72,576,384,907)	(67,108,844,471)
10. Operating profit/(Loss)		(25,738,433,101)	4,502,915,606	(33,883,604,447)	17,358,229,539
11. Other income	25	55,909,695	1,421,836,236	1,260,591,354	2,119,270,684
12. Other expenses	25	(3,415,280,380)	(1,410,968,444)	(3,792,853,017)	(1,424,799,665)
13. Profit/ (Loss) from other activities		(3,359,370,685)	10,867,792	(2,532,261,663)	694,471,019
14. Accounting profit/(Loss) before tax		(29,097,803,786)	4,513,783,398	(36,415,866,110)	18,052,700,558
15. Current corporate income tax expense	26	(397,359,687)	(800,951,329)	(397,359,687)	(3,765,611,309)
16. Deferred tax expense	26	240,817,360	(33,532,273)	(67,494,729)	148,971,164
16. Net profit/ (Loss) after corporate income tax		(29,254,346,113)	3,679,299,796	(36,880,720,526)	14,436,060,413
Net profit after corporate income tax to non controlling interest		230,634,252	177,187,135	867,508,443	585,496,680
Net profit/(Loss) after corporate income tax to parent		(29,484,980,365)	3,502,112,661	(37,748,228,969)	13,850,563,733
19. Basic earning per share	27	(702)	83	(899)	330
20. Diluted earning per share	27	(702)	83	(899)	330

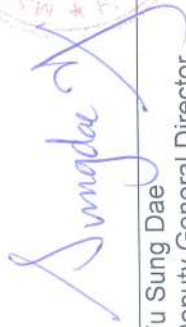
Everpia Joint Stock Company

B02-DN/HN

CONSOLIDATED INCOME STATEMENT (continued)
for the 9 months period ended 30 September 2024



Nguyễn thị Bao Ngoc
Preparer
Chief Accounting



Yu Sung Dae
Deputy General Director
In charge of Finance




CÔNG TY
CƠ KHÁN
EVERPIA
MÃ SỐ QUẢN LÝ: 01402/21-C.T.C

Lee Jae Eun
General Director

30 October 2024

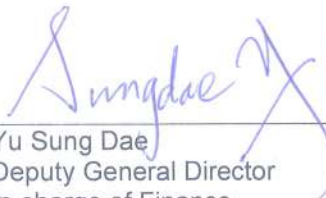
CONSOLIDATED CASH FLOW STATEMENT
for the 9 months period ended 30 September 2024

		Currency: VND		
Code	ITEMS	Notes	9 months/2024	9 months/2023
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1	1. Profit/(Loss) before tax		(36,415,866,110)	18,052,700,558
	<i>Adjustments for:</i>			
2	Depreciation and amortisation		21,258,807,174	(31,810,004,001)
3	Provisions		33,283,800,343	5,018,304,521
4	Unrealised foreign exchange (gain)		(475,471,800)	(252,619,896)
5	(Gain) from investing activities	20.2	(15,864,665,108)	(30,031,161,831)
6	Interest expense	22	8,625,362,668	11,497,714,657
8	3. Operating profit/(Loss) before movements in working capital		10,411,967,167	(27,525,065,992)
9	Changes in receivables		(5,702,620,024)	4,437,491,883
10	Changes in inventories		38,428,039,602	2,666,596,159
11	Changes in accounts payable (not including accrued interest and corporate income tax payable)		(17,574,266,114)	12,681,246,004
12	Changes in prepaid expenses		7,463,268,904	(8,356,863,876)
13	Change in held for trading securities		(3,019,923,503)	39,310,457,507
14	Interest paid		(8,727,864,546)	(11,583,998,967)
15	Corporate income tax paid		(2,642,487,147)	(12,828,835,914)
17	Other cash outflows		(1,073,343,094)	(390,239,813)
20	Net cash from operating activities		17,562,771,245	(1,589,213,009)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
21	1. Acquisition of fixed assets and construction in progress		3,625,440,087	(97,987,907,053)
22	2. Proceeds from sales, disposal of fixed assets		-	-
23	2. Cash outflow for short-term investments		(238,802,369,509)	(211,149,586,241)
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		25,523,137,598	29,955,727,812
30	Net cash (used in) investing activities		13,582,145,417	26,624,316,668
III. CASH FLOWS FROM FINANCING ACTIVITIES				
34	2. Proceeds from borrowings		230,285,098,819	451,806,595,348
35	3. Repayment of borrowings		(244,604,387,997)	(427,416,854,546)
37	4. Dividends paid		(20,984,923,225)	(46,131,788,065)
40	Net cash (used in)/ from financing activities		(35,304,212,403)	(21,742,047,263)
50	Net (decrease) in cash		(4,159,295,741)	3,293,056,396
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		1,554,791,455	(427,999,430)
70	Cash and cash equivalents at the end of the period	4	38,254,106,766	57,645,410,058

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the 9 months period ended 30 September 2024



Nguyen Thi Bao Ngoc
Preparer
Chief Accounting



Yu Sung Dae
Deputy General Director
In charge of Finance



Lê Jae Eun
General Director

30 October 2024

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 30 September and for 9 months period 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 30 September 2024 is 1,052 (31 December 2023: 1,205).

Company structure

As at 30 September 2024, the Company has subsidiary and Fund (31 December 2023: same), 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 Centrer, No. 3 Godeung Ro, Sujeong Gu, Seongdnam 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 30 September 2024, the Company also has an investment in associate as disclosed in Note 12.1.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period 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 December 2023.

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 30 September and for 9 months period then ended

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 30 September and for 9 months period 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 30 September and for 9 months period 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 30 September and for 9 months period 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 30 September and for 9 months period 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 30 September and for 9 months period 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 30 September and for 9 months period 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 30 September and for 9 months period 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 30 September and for 9 months period 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period 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

	<i>Currency: VND</i>	
	<u>30/09/2024</u>	<u>01/01/2024</u>
Cash on hand	405,156,618	152,408,091
Cash in bank	22,585,866,607	38,860,549,496
Cash equivalents (*)	15,263,083,541	1,845,653,465
	<u>38,254,106,766</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 2.4-5%% per annum (2023: 1.9-3.0% per annum).

5. SHORT-TERM INVESTMENTS

	<u>30/09/2024</u>		<u>01/01/2024</u>	
	<i>Cost</i>	<i>Carrying value</i>	<i>Cost</i>	<i>Carrying value</i>
Term deposits	238,802,369,509	238,802,369,509	223,235,937,241	223,235,937,241
	<u>238,802,369,509</u>	<u>238,802,369,509</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 3.8% to 7.0% per annum (as at 31 December 2023: 5.2% to 9.5% per annum).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

6. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

6.1 Short-term trade receivables

	<i>Currency: VND</i>	
	<u>30/09/2024</u>	<u>01/01/2024</u>
DongAli Tradding Co.,Ltd	2,595,876,340	3,358,709,539
HA HAE CORPORATION	2,800,893,134	303,774,307
TP INC.	2,331,447,582	79,305,592
Cradlewise Manufacturing Pvt Ltd	3,561,126,945	-
Thanh Thủy Jsc	3,060,470,639	1,719,952,443
Welcron Global Viet Nam	7,151,500,679	4,098,926,010
Other customer	144,445,181,869	157,561,335,289
	<u>165,946,497,188</u>	<u>167,122,003,180</u>
Provision	(18,742,543,610)	(17,294,003,880)

6.2 Short-term advances to suppliers

	<i>Currency: VND</i>	
	<u>30/09/2024</u>	<u>01/01/2024</u>
Advance for Supplier	12,501,306,770	9,806,656,928
	<u>12,501,306,770</u>	<u>9,806,656,928</u>

7. OTHER RECEIVABLES

	<i>Currency: VND</i>	
	<u>30/09/2024</u>	<u>01/01/2024</u>
Sort -term		
Shortage and Assesst Awaiting resolution	11,349,845,417	11,452,992,617
Interest receiveale	3,684,880,329	9,500,694,874
Advance to employees	4,186,333,184	2,017,353,944
Value added tax waiting for refund	10,672,683,336	10,672,683,336
Other	142,220,469	437,958,711
	<u>30,035,962,735</u>	<u>34,081,683,482</u>
Provision for doubtful	(11,349,845,417)	(11,452,992,617)
Long term	<u>30/09/2024</u>	<u>01/01/2024</u>
Long term deposit	3,195,339,979	3,114,021,409
	<u>3,195,339,979</u>	<u>3,114,021,409</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

8. OVERDUE DEBTS

Currency: VND

	30/09/2024		1/1/2024	
	Cost	Recoverable amount	Cost	Recoverable amount
Trade receivable	27,454,000,048	8,799,115,667	26,477,342,223	9,183,338,343
Shortgage of Asset	11,349,845,417	-	11,452,992,617	-
	38,803,845,465	8,799,115,667	37,930,334,840	9,183,338,343

9. INVENTORIES

Currency: VND

	30/09/2024	01/01/2024
Goods in transit	-	5,666,521,174
Raw materials	151,649,801,945	167,162,003,830
Finished goods	158,853,770,900	174,852,749,155
Merchandise	2,040,625,627	3,290,963,915
	312,544,198,472	350,972,238,074
	30/09/2024	01/01/2024
Provision Material	(41,951,288,810)	(19,011,394,539)
Provision Finished goods	(19,566,843,354)	(13,101,450,929)
	(61,518,132,165)	(32,112,845,468)

Movements of provision for inventories:

Currency: VND

	Current year	Previous year
Beginning	32,112,845,468	29,027,131,064
Add: provision	30,788,489,639	8,145,326,452
Less: Utilization of provision	(1,383,202,942)	(5,059,612,048)
Ending	61,518,132,165	32,112,845,468

The increase in inventory provision of 30.8 bill is mainly due to the fact that on September 30, 2024, the Company decided to change its business strategy and narrow down its cleaner production and business activities. These provision was estimated based on its net realizable value on material and finish goods

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

10. TANGIBLE FIXED ASSETS

Currency: VND

Cost	Buildings and structures	Machinery and equipment	Office equipment	Means of transportation		Other	Total
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	93,371,843	1,380,302,240	55,590,000	-	-		1,529,264,083
Disposal	-	869,585,714	1,293,164,580	2,996,295,279	-		5,159,045,573
Ending balance	370,273,359,645	322,774,726,299	15,498,484,096	41,808,975,959	20,120,951,358		770,476,497,357
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	12,283,091,635	10,185,617,008	506,643,046	2,410,617,752	494,527,168		25,880,496,609
Disposal	-	662,189,286	1,293,164,580	2,855,183,903	-		4,810,537,769
Ending balance	102,261,753,237	282,761,841,570	14,324,545,877	25,867,770,324	18,769,505,241		443,985,416,249
NET BOOK VALUE							
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	268,011,606,408	40,012,884,729	1,173,938,219	15,941,205,635	1,351,446,117		326,491,081,108
Estimated loss (*)		3,375,981,102					3,375,981,102
After deducting estimated loss							
	268,011,606,408	36,636,903,627	1,173,938,219	15,941,205,635	1,351,446,117		323,115,100,006

	Acquisition Cost	Accumulated Depreciation	Net Book Value	Market value	Estimated loss
Machinery waiting for liquidation (*)	14,696,009,038	10,808,027,936	3,887,981,102	512,000,000	3,375,981,102

On September 30, 2024, the Company decided to change its business strategy narrow down its cleaner production and business activities. The remaining value of cleaner machinery is 3.9 billion. The Company will proceed to liquidate these machinery. Estimated loss is recorded in other expense (Note 25)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

Currency: VND

11. INTANGIBLE FIXED ASSETS

	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	-	-	-	-	-
Ending balance	24,566,385,000	7,831,500,000	7,928,284,189	1,394,937,103	41,721,106,292
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	-	-	188,848,334	-	188,848,334
Ending balance	24,566,385,000	7,831,500,000	7,850,784,241	686,893,687	40,935,562,928
NET BOOK VALUE					
Beginning balance	-	-	266,348,282	708,043,416	974,391,698
Ending balance	-	-	77,499,948	708,043,416	785,543,364

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

12. LONG-TERM INVESTMENTS

Currency: VND

	30/09/2024		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	10,389,200,000	(552,091,513)	10,356,200,000	(552,091,513)
Held-to-maturity investments	54,615,141,484	-	51,595,217,981	(842,859,986)
	76,594,731,484	(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.

12.1 Investments in associate

As at 30 September 2024, the Company has 1 associate as follow:

	Số cuối năm		Số đầu năm	
	Tỷ lệ vốn nắm giữ	Tỷ lệ quyền biểu quyết	Tỷ lệ vốn nắm giữ	Tỷ lệ quyền biểu quyết
Công ty Cổ phần Texpia (*)	44%	44%	44%	44%

As at 30 September 2024, Texpia Joint Stock Company was in process of liquidation.

12.2 Investment in other entities

Currency: VND

	30/09/2024	01/01/2024
Bắc Ninh Parmarceutial JSC	4,014,200,000	4,014,200,000
Kalon Investment Asset Co.Ltd	5,415,000,000	5,382,000,000
Hyojung Soft Tech JSC	960,000,000	960,000,000
	10,389,200,000	10,356,200,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

12. LONG-TERM INVESTMENTS (continued)

12.3 Held-to-maturity investments

Currency: VND

	30/09/2024		1/1/2024	
	Cost	Fair value	Cost	Fair value
PC1 shares	26,620,939,672	26,620,939,672	29,120,254,734	29,120,254,734
MSN shares	16,504,730,550	16,504,730,550	10,010,034,274	9,208,329,000
VICH shares	5,013,161,000	5,013,161,000	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
	54,638,146,284	54,638,146,284	51,595,218,008	50,752,357,995

13. PREPAID EXPENSES

Currency: VND

	30/09/2024	01/01/2024
Shor term		
Prepaid rental	1,074,518,831	1,329,222,027
Insurance premium	126,345,903	
Advertisement fee	-	1,429,052,621
Others	911,723,444	412,947,467
	2,112,588,178	3,171,222,115
Long term		
Prepaid land rental	107,057,927,887	116,148,113,508
Prepaid rental	15,422,677,437	8,211,669,244
Furniture in use	9,073,310,536	11,476,747,723
Office renovation cost	6,418,273,194	7,470,557,862
Others	1,626,057,776	2,695,793,460
	139,598,246,830	146,002,881,797

(*) 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 30 September and for 9 months period then ended

14. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

14.1 Short-term trade payables

Currency: VND

	30/09/2024		01/01/2024	
	Amount	Amount Payable	Amount	Amount Payable
Short-term trade payables	31,308,609,616	31,308,609,616	41,219,860,824	41,219,860,824
	<u>31,308,609,616</u>	<u>31,308,609,616</u>	<u>41,219,860,824</u>	<u>41,219,860,824</u>

14.2 Short-term advances from customers

Currency: VND

	30/09/2024	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>

15. STATUTORY OBLIGATIONS

Currency: VND

	30/09/2024	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	3,763,342,516	2,081,565,965
Import duties	509,306,000	-
Corporate income tax	397,359,684	3,784,864,819
Personal income tax	1,311,160,996	1,364,654,612
Other tax	125,584,712	98,339,063
	<u>6,106,753,908</u>	<u>7,329,424,459</u>

16. OTHER PAYABLES

Currency: VND

	30/09/2024	01/01/2024
Short term		
Interest payable	150,298,811	219,539,606
Trade union fee	379,996,679	178,522,088
Social insurance	14,171,459	106,948,143
Others	315,850,428	1,058,073,853
	<u>860,317,377</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 30 September and for 9 months period then ended

17. LOANS

Currency: VND

	30/09/2024		Movement		01/01/2024	
	Balance	Payable amount	Increase	Decrease	Balance	Payable amount
Short term						
Loan from Bank	134,992,691,551	134,992,691,551	230,275,098,819	223,104,387,997	127,821,980,729	127,821,980,729
Currance portion of long term loans	9,790,000,000	9,790,000,000	10,000,000	-	9,780,000,000	9,780,000,000
	144,782,691,551	144,782,691,551	230,285,098,819	223,104,387,997	137,601,980,729	137,601,980,729
Long term						
Loan from Bank	80,817,482,227	80,817,482,227	-	21,500,000,000	102,317,482,227	102,317,482,227
	80,817,482,227	80,817,482,227	-	21,500,000,000	102,317,482,227	102,317,482,227

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

17. LOANS (continued)

17.1 Loans from banks

Bank	At 30 September 2024		Principal	Interest rate	Collateral
	VND	Original Currency			
Joint Stock Commercial Bank for Foreign Trade of Viet Nam	100,381,637,335	VND 100,381,637,334	6 months	3.7%-4.4%	Plants, machineries and equipment of Hung Yen factory and right to collect receivables, the Company
Worri Bank Viet Nam Ltd	16,964,331,866	VND 16,964,331,866	6 months	3.9%-4.2%	Unsecured loan
Joint Stock Commercial Bank for Investment and Development of Viet Nam	17,646,722,350	VND 17,646,722,350	165 days	3.8%	Unsecured loan
Joint Stock Commercial Bank for Foreign Trade of Viet Nam	80,817,482,227	VND 80,817,482,227	7 years	6.6%	Land use rights and fixed assets of the Company at Giang Dien factory in Dong Nai Province, funded by the loan
KEB Hana Bank	9,790,000,000	KRW 500,000,000	FY 2025	3.6%	Everpia Korea Company Office at South Korea.
	225,600,173,778				
In which					
Short term	134,992,691,551				
Current portion	9,790,000,000				
Long term	80,817,482,227				

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

18. OWNERS' EQUITY

18.1 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	-	-	867,508,443	-	-	-	(37,748,228,969)	(36,880,720,525)
Fund distribution	-	-	-	-	891,269,772	-	(891,269,772)	-
Dividends declared	-	-	-	-	-	-	(20,984,923,225)	(20,984,923,225)
Other decreases	-	-	-	-	(1,073,343,083)	802,831,486	(3)	(270,511,611)
As at 30/09/2024	419,797,730,000	184,195,877,847	11,938,472,027	-	4,875,367,891	(2,886,835,436)	323,914,547,829	941,835,160,159

(*) In accordance with the Resolution No. 01/DHDCD2024/NQ dated 27 April 2024 of Annual Meeting of General Shareholders, the Company was approved for (i) cash dividends at 5% of par value (VND 500 per share); and (ii) appropriation of 5% profit after tax of 2023 to Other fund belonging to owners' equity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

18. OWNERS' EQUITY (continued)

18.2 *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	<u>603,993,607,847</u>	<u>603,993,607,847</u>	<u>603,993,607,847</u>	<u>603,993,607,847</u>

18.3 *Dividends*

Currency: VND

	<u>9 months/2024</u>	<u>9 months/2023</u>
Dividends declared and paid during this	20,984,923,225	46,131,788,014
Dividends on ordinary shares		
Pay by Cash	20,984,923,225	46,131,788,014

Dividends declared after the date of reporting period and not yet recognised as liability as at 30. September 2024

- -

18.4 *Shares*

	<u>30/09/2024</u>	<u>01/01/2024</u>
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
Treasudt Share	-	-
<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 (2022:10,000 VND/share).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

19. OFF BALANCE SHEET ITEMS

	<u>30/09/2024</u>	<u>1/1/2024</u>
Foreign currencies		
Đô la Mỹ (USD)	330,225.32	272,068.64
Euro (EUR)	44,308.27	184,740.10
Won Hàn Quốc (Krw)	130,150,088	20,352,582

20. REVENUE

20.1 Revenue from sale of goods

	<i>Currency: VND</i>	
	<u>9 months/2024</u>	<u>9 months/2023</u>
Bedding revenue	375,529,775,864	346,180,798,382
Padding Revenue	139,859,652,295	160,900,994,954
Cleaner Revenue	29,902,026,105	54,742,233,027
Other revenue	-	-
	<u>545,291,454,264</u>	<u>561,824,026,364</u>
Deductions	585,872,943	725,072,246
Sales return	585,872,943	725,072,246
Net Revenue	<u>544,705,581,321</u>	<u>561,098,954,118</u>

20.2 Finance income

	<i>Currency: VND</i>	
	<u>9 months/2024</u>	<u>9 months/2023</u>
Interest income	11,040,009,020	20,794,843,487
Foreign exchange rates	3,624,230,687	11,735,551,017
Gain from trading securities	4,824,656,089	9,236,318,345
Dividends income	465,406,000	440,458,740
Other	394,937,761	129,870,242
	<u>20,349,239,556</u>	<u>42,337,041,830</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

21. COST OF GOODS SOLD

Currency: VND

	<u>9 months/2024</u>	<u>9 months/2023</u>
Bedding Cost	253,181,194,003	227,765,950,688
Padding Cost	87,140,326,180	96,090,194,985
Clenner Cost	50,432,340,661	56,722,112,365
	<u>390,753,860,843</u>	<u>380,578,258,038</u>

22. FINANCE EXPENSES

Currency: VND

	<u>9 months/2024</u>	<u>9 months/2023</u>
Interest expense	8,625,362,668	11,497,714,657
Foreign exchange loss	3,561,775,634	5,430,131,162
Other	25,000,204	25,011,685
	<u>12,212,138,506</u>	<u>16,952,857,504</u>

23. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency: VND

	<u>9 months/2024</u>	<u>9 months/2023</u>
Selling expenses		
Labour Cost	56,533,268,075	60,923,384,350
Raw material	1,476,581,799	3,837,558,632
Depreciation and Amotisation	1,365,977,538	708,945,057
External sevices	47,691,279,379	43,306,211,687
Other	16,328,934,276	12,661,706,670
	<u>123,396,041,068</u>	<u>121,437,806,396</u>
General and Administrative expenses		
Labour Cost	41,156,672,667	42,782,135,723
Depreciation and Amotisation	7,690,442,616	4,776,487,995
External sevices	20,818,810,393	15,077,617,133
Other	2,910,459,231	4,472,603,619
	<u>72,576,384,907</u>	<u>67,108,844,471</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

24. PRODUCTION AND OPERATING COSTS

Currency: VND

	<u>9 months/2024</u>	<u>9 months/2023</u>
Material Cost	271,638,833,671	298,487,752,681
Labour Cost	153,158,781,735	162,706,290,032
Depreciation and Amotisation	26,069,344,943	31,810,004,001
External seivces	95,676,279,103	76,433,426,087
Other	20,808,088,009	20,983,345,928
	<u>567,351,327,460</u>	<u>590,420,818,729</u>

25. OTHER INCOME

Currency: VND

	<u>9 months/2024</u>	<u>9 months/2023</u>
Other income	1,260,591,354	2,119,270,684
	<u>1,260,591,354</u>	<u>2,119,270,684</u>
Other expense	3,792,853,017	1,424,799,665
	<u>3,792,853,017</u>	<u>1,424,799,665</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 CIT expenses

	<u>9 months/2024</u>	<u>9 months/2023</u>
Profit before tax	(36,415,866,110)	18,052,700,558
Adjustments for taxable income	38,402,664,545	775,355,987
Less: Exempted and reduced profit		
Less: Non-taxable income	532,094,159	4,346,183,589
Add back: non-deductible expenses	38,934,758,704	5,121,539,576
Assessable income	1,986,798,435	18,828,056,545
- Subject to incentive corporate income tax at 20%	1,986,798,435	18,828,056,545
Corporate income tax before adjustment	397,359,687	3,765,611,309
Corporate income tax	397,359,687	3,765,611,309

The reconciliation between CIT expenses and the accounting profit multiplied by CIT rate is presented below:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

26.2 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.

26. CORPORATE INCOME TAX (continued)

26.3 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 asset				
Provision inventory	7,714,345,863	6,422,569,094	1,291,776,769	522,005,618
Provision for doubtful debts	10,048,102,851	12,205,275,684	(2,157,172,833)	372,338,838
Restoration fees	-	-	-	(552,599,260)
Quickly depreciation	675,196,220		675,196,220	
Accrual for severance pay	2,786,415,974	2,786,415,974	-	(199,119,780)
Expense for excess of period	378,898,853	325,819,111	53,079,742	53,079,741
Unrealised profit in inventory	1,063,622,583	1,287,451,290	(223,828,707)	(28,652,031)
Total	22,666,582,345	23,027,531,153	(360,948,808)	167,053,125
Deferred tax liabilities				
Unrealised foreign exchange	(106,418,830)	(399,872,909)	293,454,084	(18,081,961)
Total	(106,418,830)	(399,872,909)	293,454,084	(18,081,961)
Net deferred tax	22,560,163,515	22,627,658,244	(67,494,724)	148,971,164

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

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

		9 months/2024	9 months/2023
Lee Jae Eun	CEO	4,340,286,193	4,129,000,139
Cho Yong Hwan	Deputy Director	2,142,877,118	1,968,276,745
Yu Sung Dae	Deputy Director	2,075,897,044	1,974,841,952
YI Seung Mok	Member of BOD	36,000,000	-
Lê Khả Tuyên	Member of BOD	64,800,000	64,800,000
Trương Tuấn Nghĩa	Head of Board	64,800,000	64,800,000
Ko Tae Yeon	Member	64,800,000	64,800,000
Nguyễn Đắc Hường	Member	64,800,000	64,800,000
		8,854,260,355	8,331,318,836

28. EARNINGS 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended

28. EARNINGS PER SHARE (continue)

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

Currency: VND

	<u>9 months/2024</u>	<u>9 months/2023</u>
Net profit/(Loss) after tax attributable to ordinary equity holders for basic earnings	(37,748,228,969)	13,850,563,733
Net profit/(Loss) attributable to ordinary equity holders adjusted for the effect of dilution	<u>(37,748,228,969)</u>	<u>13,850,563,733</u>
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	<u>41,979,773</u>	<u>41,979,773</u>
Basic earnings per share	(899)	330
Diluted earnings per share	(899)	330

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

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the consolidated financial statements of the Company and its subsidiaries.

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

Note	<u>FY 2024</u>	<u>FY 2023</u>	<u>Amount difference</u>	<u>Ratio</u>
Quarter 3 Net revenue	208,195,720,501	212,123,978,645	(3,928,258,144)	-2%
Quarter 3 Net profit	(29,484,980,365)	3,502,112,661	(32,987,093,026)	-942%

Chỉ tiêu	<u>FY 2024</u>	<u>FY 2023</u>	<u>Amount difference</u>	<u>Ratio</u>
9 months net revenue	544,705,581,321	561,098,954,118	(16,393,372,797)	-3%
9 months net profit	(37,748,228,969)	13,850,563,733	(51,598,792,702)	-373%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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According to the statistical report of the Textile Association, the total export turnover of Vietnam's textiles and garments in the first 9 months of 2024 reached 32.2 billion USD, an increase of 8.18% over the same period in 2023. However, orders from jacket and outdoor fashion brands - the main customers of the Padding industry - only reached 3.4 billion USD, down 12% compared to 2023. During the period, the Marketing department made efforts to find new customers to compensate for the shortage of orders from traditional customers, the number of new customers increased by 52%, equivalent to 128 new customers. However, these customers only placed orders in minimum quantities. Therefore, the revenue of the Padding product decreased by 1% compared to the same period in the third quarter and the accumulated revenue of the Padding industry in the first 9 months reached 140 billion, down 13% over the same period. In addition to expanding its customer portfolio, in recent times, Everpia has successfully researched 02 new Padding product lines: Water-resistant Padding and Padding that can self-destruct in the natural environment. These are completely new Padding products on the Vietnamese market and meet the technical requirements of international brands. Therefore, Everpia believes that the Padding sheet industry will be able to recover strongly in the coming time.

Revenue in the third quarter of bedding products increased by 5% and in the first 9 months, the bedding industry reached 375 billion VND, an increase of 8% over the same period thanks to the growth of domestic retail channels - B2C and export channels. In addition to traditional product lines, since this year Everpia has added to its collection of five new products such as activated carbon natural rubber mattresses, blankets made from soybean shells, a series of decorative pillows, sofa blankets, etc. These products are currently receiving quite positive feedback from customers and dealers, especially the Activated Carbon Natural Rubber Mattress products.

However, the economic is bad so this has caused the company's Q3 revenue to decrease by 2% and its 9-month sales to decrease by 3%.

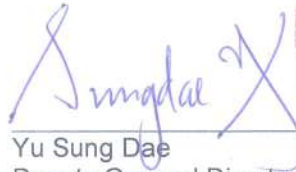
In terms of costs, the ratio of cost of goods sold to revenue in the third quarter of 2024 reached 81%, the accumulated 9 months reached 72% while the ratio in 2023 was 67% and 68% respectively. This is due to the impact of the provision for the suspension of production and business activities of the Towel industry as decided in Resolution of the Board of Directors No. 007/2024/HĐQT/NQ on reducing production and business activities of the Towel industry and at the same time developing a recovery and development plan for 2024-2025. The main objective of this decision is to preserve resources, focusing on industries with higher profits and better development potential.

In addition, high interest rates and the tense exchange rate environment have put Everpia under a lot of pressure from interest rates for the construction of a new factory in Giang Dien as well as input prices of imported raw materials. Increased shipping rates, increased regional minimum wages, increased energy costs and financial costs. These factors have negatively affected the cost of capital, financial costs and business management costs during the period. In addition, due to the impact of the decline in the Padding business, the profit of the Korean subsidiary was seriously affected. The profit of this subsidiary was negative 5 billion VND. Although the company made a profit from investing in the Open-End Fund, the profit from this Fund was not enough to compensate for the loss-making business of the subsidiary. Therefore, Q3 profit is negative 29 billion and 9-month profit is negative 37 billion compare with same last period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September and for 9 months period then ended



Nguyen Thi Bao Ngoc
Preparer
Chief Accountant



Yu Sung Dae
Deputy General Director
In charge of Finance



Lee Jae Eun
General Director

Hanoi, Vietnam

30 October 2024