

Everpia Joint Stock Company

Interim consolidated financial statements

For the six-month period ended 30 June 2023



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Everpia Joint Stock Company

GENERAL INFORMATION

THE COMPANY

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 subsequent amended investment certificates, with the latest being the 21th Amended Investment 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 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.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr Cho Yong Hwan	Chairman	
Mr Lee Jae Eun	Member	
Mr Yu Sung Dae	Member	
Mr Le Kha Tuyen	Member	
Mr Lee Bang Hyun	Member	Appointed on 27 April 2023 Resigned on 8 August 2023

BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Mr Truong Tuan Nghia	Head of Board of Supervision
Mr Ko Tae Yeon	Member
Mr Nguyen Dac Huong	Member

Everpia Joint Stock Company

GENERAL INFORMATION (continued)

MANAGEMENT

Members of the Management during the period and at the date of this report are:

Mr Lee Jae Eun	General Director
Mr Cho Yong Hwan	Deputy General Director in charge of Ho Chi Minh City Branch
Mr Yu Sung Dae	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Lee Jae Eun, General Director of the Company.

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

Everpia Joint Stock Company

REPORT OF MANAGEMENT

Management of Everpia Joint Stock Company (“the Company”) is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2023.

THE MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Company and its subsidiaries and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those interim consolidated financial statements, the management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- ▶ prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Company and its subsidiaries and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and its subsidiaries and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY THE MANAGEMENT

The management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Company and its subsidiaries as at 30 June 2023, and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim consolidated financial statements.

For and on behalf of the management:



The stamp is circular and red, containing the text 'CÔNG TY CỔ PHẦN EVERPIA' in the center and 'H. GIA LÂM, TP. HÀ NỘI' around the bottom edge. A blue ink signature is written over the stamp.

Lee Jae Eun
General Director

Hanoi, Vietnam

25 August 2023

Reference: 11453398/67061582-HN/LR

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: The Shareholders of Everpia Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Everpia Joint Stock Company ("the Company") and its subsidiary, as prepared on 25 August 2023 and set out on pages 6 to 45 which comprise the interim consolidated balance sheet as at 30 June 2023, the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

The management of the Company is responsible for the preparation and fair presentation of the interim consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements, and for such internal control as the management determines is necessary to enable the preparation and presentation of the interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of the Company and its subsidiaries as at 30 June 2023, and of its interim consolidated results of operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

Ernst & Young Vietnam Limited



Nguyen Manh Hung
Deputy General Director
Audit Practising Registration
Certificate No. 2401-2023-004-1

Hanoi, Vietnam

25 August 2023

INTERIM CONSOLIDATED BALANCE SHEET
as at 30 June 2023

Currency: VND

Code	ASSETS	Notes	30 June 2023	31 December 2022
100	A. CURRENT ASSETS		933,783,811,989	1,055,145,769,022
110	I. Cash and cash equivalents	4	27,616,452,388	54,780,353,092
111	1. Cash		20,274,793,938	37,834,469,145
112	2. Cash equivalents		7,341,658,450	16,945,883,947
120	II. Short-term investments		303,475,535,557	396,498,286,055
121	1. Held-for-trading securities		-	108,759,627,374
122	2. Provision for held-for-trading securities		-	(18,067,423,469)
123	3. Held-to-maturity investments	5	303,475,535,557	305,806,082,150
130	III. Current accounts receivables		182,418,662,333	232,722,338,012
131	1. Short-term trade receivables	6.1	156,310,927,192	183,249,582,128
132	2. Short-term advances to suppliers	6.2	31,245,464,875	42,266,149,339
136	3. Other short-term receivables	7	25,031,364,184	34,686,549,577
137	4. Provision for doubtful debts	8	(30,169,093,918)	(27,479,943,032)
140	IV. Inventories	9	390,370,999,132	364,153,052,782
141	1. Inventories		418,675,497,461	393,180,183,846
149	2. Provision for obsolete inventories		(28,304,498,329)	(29,027,131,064)
150	V. Other current assets		29,902,162,579	6,991,739,081
151	1. Short-term prepaid expenses	14	1,913,580,137	3,783,070,296
152	2. Value-added tax deductible		27,988,560,477	3,208,668,785
153	3. Tax and other receivables from the State		21,965	-

INTERIM CONSOLIDATED BALANCE SHEET (continued)
as at 30 June 2023

Currency: VND

Code	ASSETS	Notes	30 June 2023	31 December 2022
200	B. NON-CURRENT ASSETS		571,356,692,128	401,549,607,125
210	I. Long-term receivables		2,393,869,224	2,550,207,116
216	1. Other long-term receivables	7	2,393,869,224	2,550,207,116
220	II. Fixed assets		162,551,160,182	165,509,518,378
221	1. Tangible fixed assets	10	161,471,729,233	164,253,763,180
222	Cost		618,488,781,854	609,814,704,124
223	Accumulated depreciation		(457,017,052,621)	(445,560,940,944)
227	2. Intangible fixed assets	11	1,079,430,949	1,255,755,198
228	Cost		41,690,321,795	41,721,106,292
229	Accumulated amortization		(40,610,890,846)	(40,465,351,094)
240	III. Long-term assets in progress		198,272,959,056	64,280,616,346
242	1. Construction in progress	12	198,272,959,056	64,280,616,346
250	IV. Long-term investments	13	48,406,308,221	9,804,108,487
252	1. Investments in associate		11,590,390,000	11,590,390,000
253	2. Other long-term investments		10,122,200,000	10,356,200,000
254	3. Provision for long-term investments		(12,436,570,760)	(12,142,481,513)
255	4. Held-to-maturity investments		39,130,288,981	-
260	V. Other long-term assets		159,732,395,445	159,405,156,798
261	1. Long-term prepaid expenses	14	136,972,254,352	136,827,519,145
262	2. Deferred tax assets	27.3	22,760,141,093	22,577,637,653
270	TOTAL ASSETS		1,505,140,504,117	1,456,695,376,147

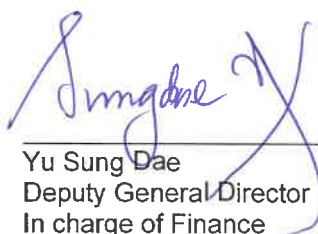
INTERIM CONSOLIDATED BALANCE SHEET (continued)
as at 30 June 2023

Currency: VND

Code	RESOURCES	Notes	30 June 2023	31 December 2022
300	C. LIABILITIES		514,561,918,934	428,854,173,261
310	I. Current liabilities		339,816,083,288	312,013,032,780
311	1. Short-term trade payables	15.1	67,167,727,130	48,905,071,795
312	2. Short-term advances from customers	15.2	18,586,589,577	18,592,271,299
313	3. Statutory obligations	16	9,212,175,213	17,868,736,240
314	4. Payables to employees		23,698,007,359	30,679,597,943
315	5. Short-term accrued expenses	17	1,889,955,311	1,673,446,511
318	6. Short-term unearned revenue		48,290,471	182,895,926
319	7. Other short-term payables	18	1,770,795,060	1,695,365,563
320	8. Short-term loans	19	217,442,543,167	192,415,647,503
330	II. Non-current liabilities		174,745,835,646	116,841,140,481
337	1. Other long-term liabilities	18	22,048,288,697	22,415,007,814
338	2. Long-term loans	19	152,697,546,949	94,426,132,667
400	D. OWNERS' EQUITY	20	990,578,585,183	1,027,841,202,886
410	I. Capital		990,578,585,183	1,027,841,202,886
411	1. Issued share capital	20.2	419,797,730,000	419,797,730,000
411a	- Ordinary shares with voting rights		419,797,730,000	419,797,730,000
412	2. Share premium		184,195,877,847	184,195,877,847
417	3. Foreign exchange differences reserve		(5,643,987,430)	(4,000,628,280)
420	4. Other funds belonging to owners' equity	20.1	5,504,043,547	1,169,532,841
421	5. Undistributed earnings		376,062,025,290	416,424,104,094
421a	- Undistributed earnings of prior years		365,713,574,218	324,849,269,506
421b	- Undistributed earnings of current period		10,348,451,072	91,574,834,588
429	6. Non-controlling interests		10,662,895,929	10,254,586,384
440	TOTAL LIABILITIES AND OWNERS' EQUITY		1,505,140,504,117	1,456,695,376,147



Nguyen Bao Ngoc
Preparer
Accounting manager



Yu Sung Dae
Deputy General Director
In charge of Finance



Lee Jae Eun
General Director

Hanoi, Vietnam

25 August 2023

INTERIM CONSOLIDATED INCOME STATEMENT
for the six-month period ended 30 June 2023

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
01	1. Revenue from sale of goods	22.1	349,681,760,295	472,473,253,047
02	2. Deductions	22.1	(706,784,822)	(387,447,153)
10	3. Net revenue from sale of goods	22.1	348,974,975,473	472,085,805,894
11	4. Cost of goods sold	23	(237,472,973,843)	(305,306,331,244)
20	5. Gross profit from sale of goods		111,502,001,630	166,779,474,650
21	6. Finance income	22.2	33,059,228,422	16,291,188,196
22	7. Finance expenses	24	(9,650,403,718)	(28,494,676,741)
23	<i>In which: Interest expenses</i>		(6,195,899,136)	(3,256,690,625)
25	8. Selling expenses	25	(79,650,357,506)	(80,405,858,182)
26	9. General and administrative expenses	25	(42,405,154,895)	(40,426,143,641)
30	10. Operating profit		12,855,313,933	33,743,984,282
31	11. Other income		697,434,448	212,089,924
32	12. Other expenses		(13,831,221)	(135,951,203)
40	13. Other profit		683,603,227	76,138,721
50	14. Accounting profit before tax		13,538,917,160	33,820,123,003
51	15. Current corporate income tax expense	27.1	(2,964,659,980)	(7,513,785,617)
52	16. Deferred tax income	27.3	182,503,437	373,014,436

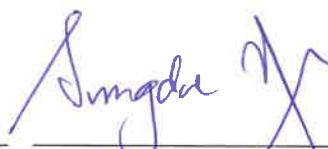
INTERIM CONSOLIDATED INCOME STATEMENT (continued)
for the six-month period ended 30 June 2023

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
60	17. Net profit after tax		10,756,760,617	26,679,351,822
61	18. Net profit after tax attributable to shareholders of the parent		10,348,451,072	26,679,351,822
62	19. Net profit after tax attributable to shareholders of non-controlling		408,309,545	-
70	20. Basic earnings per share	29	247	649
71	21. Diluted earnings per share	29	247	649



Nguyen Bao Ngoc
Preparer
Accounting manager



Yu Sung Dae
Deputy General Director
In charge of Finance



Lee Jae Eun
General Director

Hanoi, Vietnam

25 August 2023

INTERIM CONSOLIDATED CASH FLOW STATEMENT
for the six-month period ended 30 June 2023

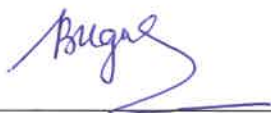
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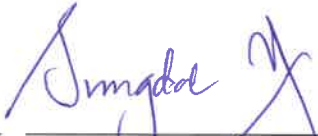
Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		13,538,917,160	33,820,123,003
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and amortisation of intangible fixed assets		13,542,625,942	20,852,485,567
03	(Reversal of provisions)/provisions		(15,806,816,071)	23,886,449,607
04	Foreign exchange (gains)/losses arisen from revaluation of monetary accounts denominated in foreign currency		(1,009,818,392)	1,971,686,367
05	Profits from investing activities		(28,751,084,560)	(9,903,955,075)
06	Interest expenses	24	6,195,899,136	3,256,690,625
08	Operating (loss)/profit before changes in working capital		(12,290,276,785)	73,883,480,094
09	Decrease/(increase) in receivables		6,495,900,463	(26,132,769,818)
10	Increase in inventories		(25,495,313,615)	(24,906,212,792)
11	Increase/(decrease) in payables		9,990,313,485	(6,453,975,181)
12	Decrease/(increase) in prepaid expenses		1,724,754,952	(428,190,953)
13	Decrease in held-for-trading securities		59,629,354,831	61,855,490,642
14	Interest paid		(6,229,673,079)	(3,596,454,192)
15	Corporate income tax paid		(11,930,718,031)	(8,396,768,130)
17	Other cash outflows for operating activities		(267,521,904)	(451,243,700)
20	Net cash flows from operating activities		21,626,820,317	65,373,355,970
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase, construction of fixed assets		(127,869,894,411)	(66,436,335,261)
22	Proceeds from disposals of fixed assets		537,272,727	843,358,284
23	Payments for short-term investments		(293,475,551,995)	(183,302,301,853)
24	Collections from short-term investments		305,806,082,150	252,715,000,000
27	Interest and dividends received		28,004,353,650	9,875,653,281
30	Net cash flows (used in)/from investing activities		(86,997,737,879)	13,695,374,451

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2023

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		319,017,361,300	235,048,765,984
34	Repayment of borrowings		(236,311,564,375)	(172,724,921,701)
36	Dividends paid to shareholders		(46,131,788,152)	(41,031,361,450)
40	Net cash flows from financing activities		36,574,008,773	21,292,482,833
50	Net (decrease)/increase in cash for the period		(28,796,908,789)	100,361,213,254
60	Cash and cash equivalents at beginning of the period		54,780,353,092	52,162,065,411
61	Impact of exchange rate fluctuation		1,633,008,085	427,817,667
70	Cash and cash equivalents at end of the period	4	27,616,452,388	152,951,096,332


Nguyen Bao Ngoc
Preparer
Accounting manager


Yu Sung Dae
Deputy General Director
In charge of Finance


Lee Jae Eun
General Director



Hanoi, Vietnam

25 August 2023

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
as at 30 June 2023 and for the six-month 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 subsequent amended investment certificates, with the latest being the 21th Amended Investment 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 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 Company’s normal course of business cycle is 12 months.

The total number of the Company’s employees as at 30 June 2023 is 1,198 (31 December 2022: 1,209).

Company structure

As at 30 June 2023, the Company has 2 subsidiaries (31 Dec 2022: 2), 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 Center, 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%	38th floor, Keangnam Landmark Hanoi Tower, Area E6, Cau Giay New Urban Area, Me Tri Ward, Nam Tu Liem District, Hanoi	Investing in stocks, bonds, and other investments.

As at 30 June 2023, the Company also has an investment in associate as disclosed in Note 13.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

The interim consolidated financial statements of the Company and its subsidiaries, which are expressed in Vietnam Dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and other 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 interim 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 interim consolidated financial position and interim consolidated results of operations and interim 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 interim consolidated financial statements are prepared in VND which is also the Company's accounting currency.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)

2.5 *Basis of consolidation*

The interim consolidated financial statements comprise the interim financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2023.

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

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

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

Non-controlling interests represent the portion of profit or loss and net assets not held by the Company and are presented separately in the interim consolidated income statement and within equity in the interim 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 costs 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, merchandises	-	cost of purchase on a weighted average basis.
Finished goods and work in progress	-	cost of finished goods, semi products on a weighted average basis.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 *Inventories* (continued)

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 interim consolidated balance sheet date.

Increases and decreases to the provision balance are recorded into the cost of goods sold and service rendered account in the interim 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 interim consolidated income statement.

3.3 *Receivables*

Receivables are presented in the interim 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 interim consolidated 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 interim consolidated income statement. When bad debts are determined as unrecoverable and written off, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim 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 recognised 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 interim 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 interim 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 interim consolidated income statement on a straight-line basis over the term of the lease.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

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.

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

3.7 *Depreciation and amortisation*

Depreciation of tangible fixed assets and amortisation 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 - 20 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 period in which they are incurred, except to the extent that they are capitalised 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 capitalised as part of the cost of the respective asset.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim consolidated balance sheet and amortised 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

The prepaid land rental represents the unamortised balance of advance payment made in accordance with lease contract signed with Sonadezi Giang Dien Joint Stock Company on 9 September 2021 for a period of 48 years. Such prepaid rental is classified as long-term prepaid expenses for allocation to the interim consolidated income statement over the remaining lease period.

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 the business combination over the Company'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 subsidiary acquired, the difference is recognized directly in the interim 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 interim consolidated income statement.

3.11 *Investments*

Investments in associates

The Company's investment in its associates is accounted for using the equity method of accounting. An associate is an entity in which the Company has significant influence that is neither subsidiary nor joint ventures. The Company 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 interim consolidated balance sheet at cost plus post acquisition changes in the Company's 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 interim 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 receivable from associates reduces the carrying amount of the investment.

The interim 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.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 *Investments* (continued)

Held-for-trading securities and investments in other entities

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

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 interim consolidated income statement and deducted against the value of such investments.

Provision for diminution in value of 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 or decreases to the provision balance are recorded as finance expense in the interim consolidated income statement.

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.

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, re-issue or cancellation of the Company'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 employees who have been worked 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 reporting 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 interim 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 subsidiaries is calculated at the rate of one month's salary for each year of service in the subsidiary up to balance sheet date in accordance with the law of the country of residence.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month 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 period, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the 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 incurred are taken to the interim consolidated income statement.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month 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 a subsidiary of the Company which maintains its 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 interim consolidated balance sheet date;
- ▶ Revenues, other income and expenses are converted into VND by using the actual transactional exchange rates; or the average exchange rates if the average exchange rates do not exceed +/- 2% the transactional exchange rates; and
- ▶ All foreign exchange differences resulting from conversion of financial statements of the subsidiary for the consolidation purpose are taken to the "foreign exchange differences reserve" on the interim consolidated balance sheet and charged to the interim consolidated income statement upon the disposal of the investment.

3.17 *Appropriation of net profits*

Net profit after tax 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 funds belonging to owners' equity

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

Interest

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Revenue recognition (continued)

Dividends

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

3.19 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods 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 interim consolidated balance sheet date.

Current income tax is charged or credited to the interim 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 intend 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 interim consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

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, associate, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled 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:

- ▶ 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, associate, 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.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Taxation* (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each interim 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 interim 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 period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the interim consolidated balance sheet date.

Deferred tax is charged or credited to the interim 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 to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.20 *Segment information*

The principal activities of the Company and its subsidiaries are manufacturing and trading of products of bedding-related product. Revenue and assets regarding to bedding-related product accounted for more than 90% of total revenue in the period and total assets as at the 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.

3.21 *Earnings per share*

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

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 period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

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 to 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 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 INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

4. CASH AND CASH EQUIVALENTS

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
Cash on hand	374,729,446	147,654,730
Cash at banks	19,900,064,492	37,686,814,415
Cash equivalents (*)	7,341,658,450	16,945,883,947
TOTAL	<u>27,616,452,388</u>	<u>54,780,353,092</u>

(*) As at 30 June 2023, cash equivalents represent bank deposits and listed bonds (with repurchase agreement) with terms ranging from 1 month to 3 months, earn interest at rates ranging from 4.3% to 7.3% per annum (31 December 2022: from 3.8% to 6.0% per annum).

5. HELD-TO-MATURITY INVESTMENTS

	<i>Currency: VND</i>			
	<i>30 June 2023</i>		<i>31 December 2022</i>	
	<i>Cost</i>	<i>Carrying value</i>	<i>Cost</i>	<i>Carrying value</i>
Time deposit (*)				
(*)	293,475,551,995	293,475,551,995	305,806,082,150	305,806,082,150
Bonds (**)	9,999,983,562	9,999,983,562	-	-
TOTAL	<u>303,475,535,557</u>	<u>303,475,535,557</u>	<u>305,806,082,150</u>	<u>305,806,082,150</u>

(*) Bank deposits with terms from 6 months to 1 year and earn interest at rates ranging from 4.7% to 10.1% per annum (31 December 2022: 3.8% to 11.5% per annum).

(**) Listed bonds issued by CMC Joint Stock Company ("CMC") with terms of 2 years, due on 10 February 2024 and earn interest at rate of 10% per annum. These bonds are secured by shares of CMC listed on the Ho Chi Minh City Stock Exchange.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

6. SHORT-TERM TRADE RECEIVABLES AND SHORT-TERM ADVANCES TO SUPPLIERS

6.1 Short-term trade receivables

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
Trade receivables	156,310,927,192	183,249,582,128
TOTAL	156,310,927,192	183,249,582,128
Provision for doubtful debts	(18,716,101,301)	(16,026,950,415)

6.2 Short-term advances to suppliers

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
Youngjin E&C Joint Stock Company	1,499,176,664	20,340,368,000
Tongxiang Huibo Import & Export Co., Ltd.	4,753,221,285	4,568,687,508
Other suppliers	24,993,066,926	17,357,093,831
TOTAL	31,245,464,875	42,266,149,339

7. OTHER RECEIVABLES

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
Short-term		
Shortage of assets awaiting solution	11,349,845,417	11,349,845,417
Interest receivable	8,352,132,021	8,142,673,839
Advances to employees	4,412,166,343	3,051,958,040
Value added tax waiting for refund	-	11,353,286,408
Other short-term receivables	917,220,403	788,785,873
TOTAL	25,031,364,184	34,686,549,577
Provision for doubtful other short-term receivables	(11,452,992,617)	(11,452,992,617)
Long-term		
Long-term deposits	2,393,869,224	2,550,207,116
TOTAL	2,393,869,224	2,550,207,116

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

8. BAD DEBTS

Currency: VND

	<i>30 June 2023</i>		<i>31 December 2022</i>	
	<i>Cost</i>	<i>Recoverable amount</i>	<i>Cost</i>	<i>Recoverable amount</i>
Trade receivables	40,718,738,870	22,002,637,569	27,138,830,869	11,111,880,454
Shortage of assets awaiting solution	11,452,992,617	-	11,452,992,617	-
TOTAL	52,171,731,487	22,002,637,569	38,591,823,486	11,111,880,454

9. INVENTORIES

Currency: VND

	<i>30 June 2023</i>		<i>31 December 2022</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Goods in transit	2,452,633,500	-	7,158,568,051	-
Raw materials	206,798,072,254	(14,320,172,867)	203,185,708,767	(14,320,172,867)
Finished goods	206,196,648,089	(13,984,325,462)	177,278,317,383	(14,706,958,197)
Merchandises	3,228,143,618	-	5,557,589,645	-
TOTAL	418,675,497,461	(28,304,498,329)	393,180,183,846	(29,027,131,064)

Movements of provision for obsolete inventories:

Currency: VND

	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Beginning balance	29,027,131,064	16,525,625,089
Add: Provision made during the period	-	15,317,423,271
Less: Utilisation and reversal of provision during the period	(722,632,735)	(2,815,917,296)
Ending balance	<u>28,304,498,329</u>	<u>29,027,131,064</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

10. TANGIBLE FIXED ASSETS

Cost:	Buildings and structures	Machinery and equipment	Office equipment	Means of transportation	Others	Total
As at 31 December 2022	213,528,101,087	317,644,179,363	14,362,286,934	43,506,145,190	20,773,991,550	609,814,704,124
- New purchase	-	1,727,370,160	581,406,364	8,927,126,364	-	11,235,902,888
- Disposal	-	-	-	(1,899,733,904)	-	(1,899,733,904)
- Reclassification	(401,281,920)	-	401,281,920	-	-	-
- Foreign exchange differences arising from conversion of financial statements of subsidiary	(634,958,103)	-	(17,447,040)	-	(9,686,111)	(662,091,254)
As at 30 June 2023	212,491,861,064	319,371,549,523	15,327,528,178	50,533,537,650	20,764,305,439	618,488,781,854
<i>In which:</i>						
<i>Fully depreciated</i>	64,285,289,561	163,807,655,739	14,362,286,934	20,071,979,412	15,113,715,383	277,640,927,029
Accumulated depreciation:						
As at 31 December 2022	119,696,339,215	260,339,904,801	14,362,286,934	32,833,259,524	18,329,150,470	445,560,940,944
- Depreciation for the period	3,041,971,274	8,431,820,730	215,879,020	1,444,241,993	263,173,173	13,397,086,190
- Disposal	-	-	-	(1,899,733,904)	-	(1,899,733,904)
- Reclassification	(377,672,736)	-	263,775,641	-	113,897,095	-
- Foreign exchange differences arising from conversion of financial statements of subsidiary	(24,820,055)	-	(11,468,506)	-	(4,952,048)	(41,240,609)
As at 30 June 2023	122,335,817,698	268,771,725,531	14,830,473,089	32,377,767,613	18,701,268,690	457,017,052,621
Net carrying amount:						
As at 31 December 2022	93,831,761,872	57,304,274,562	-	10,672,885,666	2,444,841,080	164,253,763,180
As at 30 June 2023	90,156,043,366	50,599,823,992	497,055,089	18,155,770,037	2,063,036,749	161,471,729,233

As at 30 June 2023, certain tangible fixed assets were pledged as collaterals for loans of the Company and its subsidiaries as presented in Note 19.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

11. INTANGIBLE FIXED ASSETS

	Trademark	Distribution channels	Computer software	Others	Total
Cost:					
As at 31 December 2022	24,566,385,000	7,831,500,000	7,928,284,189	1,394,937,103	41,721,106,292
Foreign exchanges differences arising from conversion of financial statements of subsidiary	-	-	-	(30,784,497)	(30,784,497)
As at 30 June 2023	24,566,385,000	7,831,500,000	7,928,284,189	1,364,152,606	41,690,321,795
<i>In which:</i>					
Fully amortised	23,494,500,000	7,831,500,000	6,866,430,149	686,893,687	38,879,323,836
Accumulated amortisation:					
As at 31 December 2022	24,443,527,166	7,831,500,000	7,503,430,241	686,893,687	40,465,351,094
Amortisation for the period	99,039,752	-	46,500,000	-	145,539,752
As at 30 June 2023	24,542,566,918	7,831,500,000	7,549,930,241	686,893,687	40,610,890,846
Net carrying amount:					
As at 31 December 2022	122,857,834	-	424,853,948	708,043,416	1,255,755,198
As at 30 June 2023	23,818,082	-	378,353,948	677,258,919	1,079,430,949

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

12. CONSTRUCTION IN PROGRESS

Currency: VND

	<i>30 June 2023</i>	<i>31 December 2022</i>
Construction cost of Giang Dien factory (*)	197,849,382,156	63,857,039,446
IT system under installation	423,576,900	423,576,900
TOTAL	<u>198,272,959,056</u>	<u>64,280,616,346</u>

(*) Construction work of Giang Dien factory was pledged as collateral for long-term loan as presented in Note 19.

13. LONG-TERM INVESTMENTS

Currency: VND

	<i>30 June 2023</i>		<i>31 December 2022</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Investment in associate (Note 13.1)	11,590,390,000	(11,590,390,000)	11,590,390,000	(11,590,390,000)
Other long-term investments (Note 13.2)	10,122,200,000	(552,091,513)	10,356,200,000	(552,091,513)
Held-to-maturity investments (Note 13.3)	39,130,288,981	(294,089,247)	-	-
TOTAL	<u>60,842,878,981</u>	<u>(12,436,570,760)</u>	<u>21,946,590,000</u>	<u>(12,142,481,513)</u>

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

13.1 Investments in associate

As at 30 June 2023 and 31 December 2022, the Company has 1 associate as follow:

<i>Name</i>	<i>Location</i>	<i>Principal activities</i>	<i>Percentage of ownership of the Company</i>	<i>Voting rights of the Company</i>
Texpia Joint Stock Company	Bien Hoa 1 Industrial Zone, An Binh Ward, Bien Hoa, Dong Nai Vietnam	Manufacture of cotton fabrics and knitwear	44%	44%

As at 30 June 2023, Texpia Joint Stock Company was in process of liquidation.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

13. LONG-TERM INVESTMENTS (continued)

13.1 Investments in associate (continued)

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

	<i>Currency: VND</i> <i>Texpia Joint Stock</i> <i>Company</i>
Cost of investment:	
As at 31 December 2022	<u>11,590,390,000</u>
As at 30 June 2023	<u>11,590,390,000</u>
Accumulated share in post-acquisition loss of the associates:	
As at 31 December 2022	<u>(11,590,390,000)</u>
As at 30 June 2023	<u>(11,590,390,000)</u>
Net carrying amount:	
As at 31 December 2022	<u>-</u>
As at 30 June 2023	<u>-</u>

13.2 Other long-term investments

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</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.	5,148,000,000	5,382,000,000
TOTAL	<u>10,122,200,000</u>	<u>10,356,200,000</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

13. LONG-TERM INVESTMENTS (continued)

13.3 Held-to-maturity investments

Currency: VND

	30 June 2023			31 December 2022		
	Cost	Fair value	Provision	Cost	Fair value	Provision
PC1 Group Joint Stock Company ("PC1 Group") (*)	29,120,254,734	(*)	-	-	-	-
Lien Viet Post Bank ("LVP") (**)	10,010,034,247	9,715,945,000	(294,089,247)	-	-	-
TOTAL	39,130,288,981	9,715,945,000	(294,089,247)	-	-	-

(*) Non-listed bonds with term of 5 years, due on 19 May 2027 and earn interest at rates of 10.7% per annum. Interest is payables on a semi-annual period. As these bonds are not listed on the stock market, the Company is unable to disclose the fair value of these investments.

(**) Listed bonds with no collaterals and term of 10 years, due on 28 February 2032 and earn interest at rates of 9.6% per annum. Interest is payables annually.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

14. PREPAID EXPENSES

Currency: VND

	<i>30 June 2023</i>	<i>31 December 2022</i>
Short-term		
Prepaid rentals	553,833,334	2,417,931,422
Insurance premium	432,199,392	467,235,377
Advertising fee	415,907,531	515,770,795
Others	511,639,880	382,132,702
TOTAL	<u>1,913,580,137</u>	<u>3,783,070,296</u>
Long-term		
Prepaid land rental (*)	116,277,895,739	117,802,409,903
Prepaid rentals	8,418,102,303	10,404,457,765
Furniture in use	4,917,826,421	4,262,881,265
Tools in use	3,616,756,090	3,030,217,512
Others	3,741,673,799	1,327,552,700
TOTAL	<u>136,972,254,352</u>	<u>136,827,519,145</u>

(*) Mainly includes prepaid land rental of the factory in Giang Dien Industrial Park, Dong Nai province, which was pledged as collateral for long-term loan as presented in Note 19.

15. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

15.1 Short-term trade payables

Currency: VND

	<i>30 June 2023</i>		<i>31 December 2022</i>	
	<i>Amount</i>	<i>Amount payable</i>	<i>Amount</i>	<i>Amount payable</i>
Short-term trade payables	<u>67,167,727,130</u>	<u>67,167,727,130</u>	<u>48,905,071,795</u>	<u>48,905,071,795</u>
TOTAL	<u>67,167,727,130</u>	<u>67,167,727,130</u>	<u>48,905,071,795</u>	<u>48,905,071,795</u>

15.2 Short-term advances from customers

Currency: VND

	<i>30 June 2023</i>	<i>31 December 2022</i>
Short-term advances from customers	<u>18,586,589,577</u>	<u>18,592,271,299</u>
TOTAL	<u>18,586,589,577</u>	<u>18,592,271,299</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

16. STATUTORY OBLIGATIONS

Currency: VND

	<i>31 December 2022</i>	<i>Payable during the period</i>	<i>Payment during the period</i>	<i>30 June 2023</i>
Value added tax	4,288,958,024	3,701,869,222	(4,326,445,211)	3,664,382,035
Import duties	-	1,311,597,534	(1,311,597,534)	-
Corporate income tax	12,185,769,522	2,964,659,980	(11,930,718,031)	3,219,711,471
Personal income tax	1,394,008,694	7,568,198,936	(7,015,066,617)	1,947,141,013
Other taxes	-	850,337,560	(469,396,866)	380,940,694
TOTAL	<u>17,868,736,240</u>	<u>16,396,663,232</u>	<u>(25,053,224,259)</u>	<u>9,212,175,213</u>

17. SHORT-TERM ACCRUED EXPENSES

Currency: VND

	<i>30 June 2023</i>	<i>31 December 2022</i>
Import and export fees	1,083,016,208	893,724,575
Others	806,939,103	779,721,936
TOTAL	<u>1,889,955,311</u>	<u>1,673,446,511</u>

18. OTHER PAYABLES

Currency: VND

	<i>30 June 2023</i>	<i>31 December 2022</i>
Short-term		
Trade union fee	445,183,330	352,227,174
Interest payables	307,854,604	341,628,547
Social insurance	96,238,060	213,069,025
Other short-term payables	921,519,066	788,440,817
TOTAL	<u>1,770,795,060</u>	<u>1,695,365,563</u>
Long-term		
Provision for severance allowances	18,668,474,383	19,535,193,500
Provision for site restoration	2,762,996,314	2,762,996,314
Other long-term payables	616,818,000	116,818,000
TOTAL	<u>22,048,288,697</u>	<u>22,415,007,814</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

19. LOANS

Currency: VND

	31 December 2022		Movement during the period			30 June 2023	
	Balance	Payable amount	Increase	Decrease	Foreign exchange difference	Balance	Payable amount
Short-term							
Loans from banks (Note 19.1)	188,737,772,170	188,737,772,170	232,774,887,073	(236,311,564,375)	1,017,513,021	186,218,607,889	186,218,607,889
Current portion of long-term loans (Note 19.2)	3,677,875,333	3,677,875,333	27,546,059,945	-	-	31,223,935,278	31,223,935,278
TOTAL	192,415,647,503	192,415,647,503	260,320,947,018	(236,311,564,375)	1,017,513,021	217,442,543,167	217,442,543,167
Long-term							
Loans from banks (Note 19.2)	94,426,132,667	94,426,132,667	86,242,474,227	(27,546,059,945)	(425,000,000)	152,697,546,949	152,697,546,949
TOTAL	94,426,132,667	94,426,132,667	86,242,474,227	(27,546,059,945)	(425,000,000)	152,697,546,949	152,697,546,949

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

19. LOANS (continued)	19.1 Short-term loans banks	Bank	30 June 2023		Principal and interest repayment term	Interest rate (per annum)	Description of collateral
			VND	Original currency			
		Joint Stock Commercial Bank for Foreign Trade of Vietnam	54,974,791,900	USD 2,314,728	6-months, due from September 2023 to December 2023. Interest is payable monthly.	4% - 4.3%	Buildings, structures and machineries of Hung Yen, Ha Noi and Dong Nai factories.
		Joint Stock Commercial Bank for Foreign Trade of Vietnam	131,243,815,989	VND 131,243,815,989	6-months, due from July 2023 to December 2023. Interest is payable monthly.	6.2% - 7.8%	Buildings, structures and machineries of Hung Yen, Ha Noi and Dong Nai factories.
		TOTAL	186,218,607,889				

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

19. LOANS (continued)	19.2 Long-term loans from bank	30 June 2023		Principal and interest repayment term	Interest rate (per annum)	Description of collateral
		VND	Original currency			
	Bank					
	Joint Stock Commercial Bank for Foreign Trade of Vietnam	174,511,482,227	VND 174,511,482,227	7 years, payable in instalments from November 2023 to November 2029. Interest is payable monthly.	9.5%	Land use rights and related fixed assets funded by the loan at Giang Dien Factory, Dong Nai Province.
	KEB Hana Bank	9,410,000,000	KRW 500,000,000	Due on 3 March 2024. Interest is payable monthly.	3.64%	Everpia Korea Company Office at A408-Hyeondae knowledge Industry Center, No. 3 Godeung Ro, Sujeong Gu, Seongdnam Si, Gyeonggi Do, Seoul City, South Korea.
	TOTAL	183,921,482,227				
	<i>In which:</i>					
	Current portion	31,223,935,278				
	Non-current portion	152,697,546,949				

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

20. OWNERS' EQUITY

20.1 Increase and decrease in owners' equity

	Issued share capital	Share premium	Treasury shares	Other fund belonging to owners' equity	Foreign exchange difference reserve	Undistributed earnings	Non-controlling interest	Total
<i>For the six-month period ended 30 June 2022</i>								
As at 31 December 2021	419,797,730,000	203,072,724,247	(76,000,000,000)	3,807,375,305	(3,801,332,966)	417,159,741,392	-	964,036,237,978
- Profit for the period	-	-	-	-	-	26,679,351,822	-	26,679,351,822
- Appropriation to Other funds belonging to owners' equity	-	-	-	2,986,033,563	-	(2,986,033,563)	-	-
- Reissuance of treasury shares	-	(10,590,472,350)	58,831,785,950	-	-	(48,241,313,600)	-	-
- Dividends declared	-	-	-	-	-	(41,031,361,450)	-	(41,031,361,450)
- Foreign exchange differences arising from conversion of financial statements of oversea subsidiary	-	-	-	34,525,318	(608,448,436)	-	-	(573,923,118)
- Other decreases	-	-	-	(451,243,700)	-	-	-	(451,243,700)
As at 30 June 2022	419,797,730,000	192,482,251,897	(17,168,214,050)	6,376,690,486	(4,409,781,402)	351,580,384,601	-	948,659,061,532
<i>For the six-month period ended 30 June 2023</i>								
As at 31 December 2022	419,797,730,000	184,195,877,847	-	1,169,532,841	(4,000,628,280)	416,424,104,094	10,254,586,384	1,027,841,202,886
- Profit for the period	-	-	-	-	-	10,348,451,072	408,309,545	10,756,760,617
- Appropriation to Other fund belonging to owners' equity (*)	-	-	-	4,578,741,724	-	(4,578,741,724)	-	-
- Dividends declared (*)	-	-	-	-	-	(46,131,788,152)	-	(46,131,788,152)
- Foreign exchange differences arising from conversion of financial statements of oversea subsidiary	-	-	-	23,290,886	(1,643,359,150)	-	-	(1,620,068,264)
- Other decreases	-	-	-	(267,521,904)	-	-	-	(267,521,904)
As at 30 June 2023	419,797,730,000	184,195,877,847	-	5,504,043,547	(5,643,987,430)	376,062,025,290	10,662,895,929	990,578,585,183

(*) In accordance with the Resolution No. 01/DHDCD2023/NQ dated 27 April 2023 of Annual Meeting of General Shareholders, the Company was approved for (i) cash dividends at 11% of par value (i.e. VND 1,100 per share); and (ii) appropriation of 5% profit after tax of 2022 to Other fund belonging to owners' equity.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

20. OWNERS' EQUITY (continued)

20.2 Share capital

	Currency: VND			
	30 June 2023		31 December 2022	
	Total	Ordinary shares	Total	Ordinary shares
Contributed 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

20.3 Dividends

	Currency: VND	
	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
	Dividends declared and paid during the period	46,131,788,152
<i>Dividends on ordinary shares</i>		
Dividends for 2022: VND 1,100 per share (2021: VND 1,000 per share)	46,131,788,152	41,031,361,450
Dividends declared after the date of reporting period and not yet recognized as liability as at 30 June 2023	-	-

20.4 Shares

	Quantity	
	30 June 2023	31 December 2022
Authorised shares	41,979,773	41,979,773
Issued shares	41,979,773	41,979,773
Ordinary shares	41,979,773	41,979,773
Treasury shares	-	-
Ordinary shares	-	-
Shares in circulation	41,979,773	41,979,773
Ordinary shares	41,979,773	41,979,773

Par value of outstanding shares is VND 10,000/share (31 December 2022: VND 10,000/share).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

21. OFF BALANCE SHEET ITEMS

	30 June 2023	31 December 2022
Written-off receivables:	32,550,474,571	32,550,474,571
- Texpia JSC (VND)	30,160,675,690	30,160,675,690
- Other customers (VND)	2,389,798,881	2,389,798,881
Foreign currencies:		
- United State dollar (USD)	305,974.06	548,756.84
- Euro (EUR)	593.53	86,856.31
- Korean Won (KRW)	80,753,391	27,557,929

22. REVENUE

22.1 Revenue from sale of goods

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Gross revenue	349,681,760,295	472,473,253,047
<i>In which:</i>		
Sales of goods	349,681,760,295	472,473,253,047
Less		
Sales returns	(706,784,822)	(387,447,153)
Net revenue	<u>348,974,975,473</u>	<u>472,085,805,894</u>

22.2 Finance income

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Interest income	14,926,745,141	9,769,974,450
Foreign exchange gains	4,715,565,270	3,316,499,351
Gain from trading securities	12,846,607,952	3,080,930,066
Dividends income	440,458,740	123,784,329
Others	129,851,319	-
TOTAL	<u>33,059,228,422</u>	<u>16,291,188,196</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

23. COST OF GOODS SOLD

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Cost of goods sold	<u>237,472,973,843</u>	<u>305,306,331,244</u>
TOTAL	<u>237,472,973,843</u>	<u>305,306,331,244</u>

24. FINANCE EXPENSES

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Interest expenses	6,195,899,136	3,256,690,625
Provision for diminution in value of trading securities	-	20,640,898,294
Foreign exchange losses	3,341,351,664	4,597,087,822
Others	<u>113,152,918</u>	<u>-</u>
TOTAL	<u>9,650,403,718</u>	<u>28,494,676,741</u>

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Selling expenses		
- Labour costs	40,399,189,803	40,384,617,169
- Expenses for external services	27,242,344,348	30,277,572,912
- Materials cost	1,847,276,991	2,404,455,480
- Depreciation and amortisation	513,438,650	1,228,078,387
- Others	<u>9,648,107,714</u>	<u>6,111,134,234</u>
TOTAL	<u>79,650,357,506</u>	<u>80,405,858,182</u>
General and administrative expenses		
- Labour costs	26,514,691,953	27,036,863,394
- Provision for doubtful debts	3,259,654,354	1,509,555,703
- Expenses for external services	6,765,356,060	6,384,434,036
- Depreciation and amortisation	2,428,429,446	2,706,103,069
- Others	<u>3,437,023,082</u>	<u>2,789,187,439</u>
TOTAL	<u>42,405,154,895</u>	<u>40,426,143,641</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

26. PRODUCTION AND OPERATING COSTS

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Materials cost	180,679,753,756	196,316,768,101
Labour costs	141,694,400,019	93,772,184,188
Expenses for external services	38,892,101,537	43,405,072,674
Depreciation and amortisation	13,542,625,942	20,852,485,568
Other expenses	13,637,935,697	10,870,061,491
TOTAL	<u>388,446,816,951</u>	<u>365,216,572,022</u>

27. CORPORATE INCOME TAX

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

Everpia Korea Co., Ltd. is subject to CIT at 9.9% of taxable income, in accordance with Korea regulations.

MAOF is not subject to 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 interim consolidated financial statements could change at a later date upon final determination by the tax authorities.

27.1 CIT expenses

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Current CIT expenses	2,964,659,980	7,513,785,617
Deferred tax income	(182,503,437)	(373,014,436)
TOTAL	<u>2,782,156,543</u>	<u>7,140,771,181</u>

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

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Profit before tax	13,538,917,160	33,820,123,003
At CIT rate of 20%	2,707,783,432	6,764,024,599
<i>Adjustments:</i>		
Expenses not eligible for CIT deduction	524,969,793	336,545,117
Other consolidation adjustment	(362,504,934)	64,929,196
Dividends income	(88,091,748)	(24,756,866)
Estimated current CIT expenses	<u>2,782,156,543</u>	<u>7,140,771,181</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended**27. CORPORATE INCOME TAX (continued)****27.2 Current CIT**

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

27.3 Deferred tax

The following are the deferred tax assets and deferred tax liabilities recognised by the Company and its subsidiaries, and the movements thereon, during the current and previous periods:

	Currency: VND			
	<i>Interim consolidated balance sheet</i>		<i>Interim consolidated income statement</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>	<i>For the six- month period ended 30 June 2023</i>	<i>For the six- month period ended 30 June 2022</i>
Deferred tax assets				
Provision for doubtful debts	12,489,695,170	11,951,864,991	537,830,179	236,301,890
Provision for obsolete inventories	5,660,899,666	5,805,426,213	(144,526,547)	422,665,439
Accrual for severance pay	2,751,964,941	2,951,084,721	(199,119,780)	(212,964,801)
Unrealised profit arising in inventories	1,471,919,942	1,272,080,092	199,839,847	(29,132)
Site restoration obligation	552,599,260	552,599,260	-	55,259,926
Others	290,432,618	255,046,121	35,386,497	35,386,498
	23,217,511,597	22,788,101,398	429,410,196	536,619,820
Deferred tax liabilities				
Unrealised foreign exchange gains of cash and trade receivables	(457,370,504)	(210,463,745)	(246,906,759)	(163,605,384)
	(457,370,504)	(210,463,745)	(246,906,759)	(163,605,384)
Net deferred tax assets	22,760,141,093	22,577,637,653		
Net deferred tax credit to interim consolidated income statement			182,503,437	373,014,436

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

28. TRANSACTIONS WITH RELATED PARTIES

Transactions with other 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.

Remuneration to members of the Board of Directors ("BOD"), the Management and Board of supervision:

		<i>Currency: VND</i>	
		<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Board of Directors/the Management			
Mr Lee Jae Eun	General Director/ Member of BOD	2,732,535,734	2,129,643,506
Mr Cho Yong Hwan	Chairman/ Ho Chi Minh City Branch Deputy General Director	1,302,564,552	1,215,888,706
Mr Yu Sung Dae	Deputy General Director/ Member of BOD	1,306,932,906	982,185,943
Mr Le Kha Tuyen	Member of BOD	43,200,000	43,200,000
Ms Nguyen Le Hoang Yen	Member of BOD (until 28 April 2022)	-	28,800,000
Board of supervision			
Mr Truong Tuan Nghia	Head of Board of Supervision	43,200,000	43,200,000
Mr Ko Tae Yeon	Member	43,200,000	43,200,000
Mr Nguyen Dac Huong	Member	43,200,000	43,200,000
		<u>5,514,833,192</u>	<u>4,529,318,155</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

29. EARNINGS PER SHARE

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

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 period 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 earnings per share computations:

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Net profit after tax attributable to ordinary equity holders for basic earnings	10,348,451,072	26,679,351,822
Weighted average number of ordinary shares for basic earnings per share	<u>41,979,773</u>	<u>41,091,589</u>
Basic earnings per share	<u>247</u>	<u>649</u>
Diluted earnings per share	<u>247</u>	<u>649</u>

There have been no other transactions involving ordinary shares or potential ordinary shares from the reporting date to the issuance date of these interim consolidated financial statements.

30. COMMITMENTS

Operating lease commitment

At the interim consolidated balance sheet date, minimum future lease payments under product showroom operating lease contracts are presented as follows:

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
Up to 1 year	11,048,021,740	10,781,651,384
From 1 to 5 years	10,532,038,143	14,447,138,741
Over 5 years	<u>5,317,325,195</u>	<u>-</u>
TOTAL	<u>26,897,385,078</u>	<u>25,228,790,125</u>

