



**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.: 28082024-02TB/EVPL

Hà Nội, ngày 28 tháng 08 năm 2024

*Ha Noi, 28<sup>th</sup> August 2024*

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

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

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

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

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

*Authorized person on Information*

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

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

Báo cáo tài chính công ty mẹ và hợp nhất soát xét giữa niên độ cho giai đoạn tài chính 06 tháng kết thúc ngày 30 tháng 06 năm 2024, và Văn bản giải trình số liệu lợi nhuận sau thuế 06 tháng năm 2024 thay đổi từ 10% trở lên so với cùng kỳ năm trước – Bản Tiếng Anh.

*The audited interim separated and consolidated financial reports for the six-month period ended 30 June 2024, and the Explanation Letter on the 10% and above difference of the net profit after tax in comparison with the same period last year – English version.*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/08/2024 tại đường dẫn: <http://www.everpia.vn/everon/ir/thong-tin-tai-chinh/bao-cao-tai-chinh.aspx>

*This information was disclosed on Company's website on 28/08/2024, as in the link: <http://www.everpia.vn/everon/ir/financial-statement.aspx>*

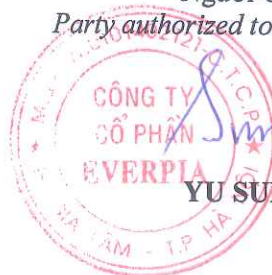
Tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

*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**

No: 01.2024/TB/BCTC

"Regarding the explanation on the 10% and above difference of the net profit after tax in comparison with the same period last year"

To: - State Securities Commission  
- Ho Chi Minh City Stock Exchange

- Pursuant to the interim separated and consolidated financial reports for the six-month period ended 30 June 2024 audited by Ernst & Young Vietnam Co., Ltd

Everpia Joint Stock Company would like to explain the data in the separated and consolidated financial reports regarding:

**Explanation on the 10% and above difference of the net profit after tax in comparison with the same period last year**

### On interim separate income statement

|   | 2024              | 2023              | Difference       | Ratio |
|---|-------------------|-------------------|------------------|-------|
| 1. Gross revenue from goods sold                  | 337,077,719,015   | 349,681,760,295   | (12,604,041,280) | -4%   |
| 2. Deductions                                     | (567,858,195)     | (706,784,822)     | 138,926,627      | -20%  |
| 3. Net revenue from goods sold                    | 336,509,860,820   | 348,974,975,473   | (12,465,114,653) | -4%   |
| 4. Cost of goods sold                             | (228,997,644,214) | (244,908,280,424) | 15,910,636,210   | -6%   |
| 5. Gross profit                                   | 107,512,216,606   | 104,066,695,049   | 3,445,521,557    | 3%    |
| 6. Financial income                               | 10,913,253,206    | 29,547,512,329    | (18,634,259,123) | -63%  |
| 7. Financial expenses                             | (7,475,173,020)   | (8,322,060,962)   | 846,887,942      | -10%  |
| 8. Selling expenses                               | (78,831,770,150)  | (75,259,750,331)  | (3,572,019,819)  | 5%    |
| 9. General and administration expenses            | (44,986,842,839)  | (37,990,407,567)  | (6,996,435,272)  | 18%   |
| 10. Operating profit                              | (12,868,316,197)  | 12,041,988,518    | (24,910,304,715) | -207% |
| 11. Other income                                  | 1,204,681,659     | 697,434,448       | 507,247,211      | 73%   |
| 12. Other expenses                                | (377,572,637)     | (13,831,222)      | (363,741,415)    | 2630% |
| 13. Other profit                                  | 827,109,022       | 683,603,226       | 143,505,796      | 21%   |
| 14. Accounting profit before tax                  | (12,041,207,175)  | 12,725,591,744    | (24,766,798,919) | -195% |
| 15. Current corporate income tax expense          |                   | (2,964,659,979)   | 2,964,659,979    | -100% |
| 16. Deferred tax expense                          | 77,103,599        | (17,336,414)      | 94,440,013       | -545% |
| 17. Net (loss)/ profit after corporate income tax | (11,964,103,576)  | 9,743,595,351     | (21,707,698,927) | -223% |

The Vietnamese economy has reached the halfway point amid many difficulties and uncertainties. Everpia is not exempt from these challenges. This is the first time the company has reported a loss in its business activities for six months. Revenue decreased by 12 billion VND, equivalent to 4%, reforms in production costs at the factory have had a significant impact, with the cost of goods sold decreasing by 6%, equivalent to 15 billion VND. The

financial market is under pressure from high interest rates and a high USD exchange rate, which has put significant pressure on loan interest for the construction of a new factory in Giang Dien, as well as the input costs of imported raw materials, affecting the cost of goods sold of EVE and increasing financial expenses. The operation of the new factory in Giang Dien has also caused the company's General and administration expenses to rise from 37 billion VND in 2023 to 44 billion VND in 2024, an increase of 6 billion VND.

2024 is also the first year EVE has changed its product portfolio. Instead of launching one bedding collection in the fall (the main season), the company has introduced two collections: SS for spring-summer and FW for autumn-winter. This change is the first step towards extending the bedding season throughout the year instead of starting only in July. This has helped increase bedding revenue by 11% compared to the same period.

However, the reduced demand of the global textile market has affected other products of Everpia. Padding product achieved only 83% of revenue compared to the same period last year (a decrease of 20 billion VND), while the first 6 months is the main season for this product. Cleaner product achieved only 60% of the revenue compared to the same period due to difficulties in the European market (the main export market for cleaners). The reason is because of the weak consumption of goods in all markets, at the same time facing fierce price competition from large competitors and many small suppliers with lower prices or orders being shifted to markets with lower production costs such as Indonesia. These factors have led to a decrease in the company's six-month profit of 223%, corresponding to a decrease of 21 billion VND compared to the same period last year.

### On interim consolidated income statement

|  | 6 months          |                   | Difference       | Ratio |
|--|-------------------|-------------------|------------------|-------|
|  | 2024              | 2023              |                  |       |
| 1. Gross revenue from goods sold                           | 337,077,719,015   | 349,681,760,295   | (12,604,041,280) | -4%   |
| 2. Deductions  | (567,858,195)     | (706,784,822)     | 138,926,627      | -20%  |
| 3. Net revenue from goods sold                             | 336,509,860,820   | 348,974,975,473   | (12,465,114,653) | -4%   |
| 4. Cost of goods sold                                      | (221,648,319,592) | (237,472,973,843) | 15,824,654,251   | -7%   |
| 5. Gross profit  | 114,861,541,228   | 111,502,001,630   | 3,359,539,598    | 3%    |
| 6. Financial income  | 15,176,886,128    | 33,059,228,422    | (17,882,342,294) | -54%  |
| 7. Financial expenses                                      | (8,339,469,931)   | (9,650,403,718)   | 1,310,933,787    | -14%  |
| 8. Selling expenses  | (80,869,234,753)  | (79,650,357,506)  | (1,218,877,247)  | 2%    |
| 9. General and administration expenses                     | (48,974,894,017)  | (42,405,154,895)  | (6,569,739,122)  | 15%   |
| 10. Operating profit                                       | (14,982,587,542)  | 12,855,313,933    | (27,837,901,475) | -217% |
| 11. Other income   | 1,204,681,659     | 697,434,448       | 507,247,211      | 73%   |
| 12. Other expenses   | (377,572,637)     | (13,831,221)      | (363,741,416)    | 2630% |
| 13. Other profit   | 827,109,022       | 683,603,227       | 143,505,795      | 21%   |
| 14. Accounting profit before tax                           | (7,318,062,323)   | 13,538,917,160    | (20,856,979,483) | -154% |
| 15. Current corporate income tax expense                   |                   | (2,964,659,980)   | 2,964,659,980    | -100% |
| 16. Deferred tax expense                                   | (308,312,090)     | 182,503,437       | (490,815,527)    | -269% |
| 17. Net (loss)/ profit after corporate income tax          | (7,626,374,413)   | 10,756,760,617    | (18,383,135,030) | -171% |
| 18. Net (loss)/profit after tax attributable to non-contro | 636,874,191       | 408,309,545       | 228,564,646      | 56%   |
| 19. Net (loss)/profit after tax attributable to shareholde | (8,263,248,604)   | 10,348,451,072    | (18,611,699,676) | -180% |
| 20. Basic (loss)/earnings per share                        | (197)             | 247               | (444)            | -180% |
| 21. Diluted (loss)/earnings per share                      | (197)             | 247               | (444)            | -180% |

- The operating results of the parent company are as explained above.
- The subsidiary in South Korea was also affected by global business operations, resulting in ineffective operations.
- The subsidiary (fund) performed well in 2024, achieving a profit of 3 billion VND. This has caused consolidated revenue to decrease by 12 billion VND, equivalent to 4% compared to the same period last year, and the six-month consolidated profit is a loss of 8 billion VND, a decrease of 18 billion VND compared to the same period, equivalent to a decrease of 180%.

**Explanation of the net profit after corporate income tax on the income statement changing by 5% or more compared to the audited report.**

**On interim consolidated income statement**

|  | FY 2024           |                   | Difference    | Ratio |
|--|-------------------|-------------------|---------------|-------|
|  | EVE               | EY                |               |       |
| 1. Gross revenue from goods sold                           | 337,077,719,015   | 337,077,719,015   | -             |       |
| 2. Deductions  | (567,858,195)     | (567,858,195)     | -             |       |
| 3. Net revenue from goods sold                             | 336,509,860,820   | 336,509,860,820   | -             |       |
| 4. Cost of goods sold                                      | (221,647,586,394) | (221,648,319,592) | 733,198       |       |
| 5. Gross profit  | 114,862,274,426   | 114,861,541,228   | 733,198       |       |
| 6. Financial income  | 15,176,987,987    | 15,176,886,128    | 101,859       |       |
| 7. Financial expenses                                      | (7,562,925,205)   | (8,339,469,931)   | 776,544,726   | -9%   |
| 8. Selling expenses  | (81,195,494,909)  | (80,869,234,753)  | (326,260,156) | 0%    |
| 9. General and administration expenses                     | (48,649,404,556)  | (48,974,894,017)  | 325,489,461   | -1%   |
| 10. Operating profit                                       | (7,368,562,256)   | (8,145,171,345)   | 776,609,089   | -10%  |
| 11. Other income   | 1,204,681,659     | 1,204,681,659     | -             |       |
| 12. Other expenses   | (377,572,637)     | (377,572,637)     | -             |       |
| 13. Other profit   | 827,109,022       | 827,109,022       | -             |       |
| 14. Accounting profit before tax                           | (6,541,453,234)   | (7,318,062,323)   | 776,609,089   | -11%  |
| 15. Current corporate income tax expense                   |                   |                   | -             |       |
| 16. Deferred tax expense                                   | (308,312,089)     | (308,312,090)     |               |       |
| 17. Net (loss)/ profit after corporate income tax          | (6,849,765,323)   | (7,626,374,413)   | 776,609,090   | -10%  |
| 18. Net (loss)/profit after tax attributable to non-contro | 636,874,191       | 636,874,191       |               |       |
| 19. Net (loss)/profit after tax attributable to shareholde | (7,486,639,514)   | (8,263,248,604)   | 776,609,090   |       |
| 20. Basic (loss)/earnings per share                        | (197)             | (197)             |               |       |
| 21. Diluted (loss)/earnings per share                      | (197)             | (197)             |               |       |

The company made an error in assessing exchange rate differences and missed a step in evaluating the consolidated data from the foreign subsidiary.

This is the company's explanation regarding some contents related to interim separated and consolidated financial reports for the six-month period ended 30 June 2024.

Sincerely!

Ha Noi, day 28 month 08 year 2024

**Deputy General Director**

  
**Yu Sung Dae**



# **Everpia Joint Stock Company**

Interim consolidated financial statements

For the six-month period ended 30 June 2024



# Everpia Joint Stock Company

Interim consolidated financial statements

For the six-month period ended 30 June 2024



# Everpia Joint Stock Company

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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 21<sup>th</sup> 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 Yi Seung Mok  | Independent member | Appointed on 24 April 2024 |

### 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 2024.

### 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 2024, 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:



  
\_\_\_\_\_  
Lee Jae Eun  
General Director

Hanoi, Vietnam

27 August 2024

Reference: 11453398/68482221-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 subsidiaries, as prepared on 27 August 2024 and set out on pages 6 to 46 which comprise the interim consolidated balance sheet as at 30 June 2024, the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period then ended and the notes thereto.

### *The 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.

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### **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 2024, 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**



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Nguyễn Mạnh Hùng  
Deputy General Director  
Audit Practising Registration  
Certificate No. 2401-2023-004-1

Hanoi, Vietnam

27 August 2024

INTERIM CONSOLIDATED BALANCE SHEET  
as at 30 June 2024

Currency: VND

| Code       | ASSETS                                   | Notes    | 30 June 2024           | 31 December 2023       |
|------------|--|----------|------------------------|------------------------|
| <b>100</b> | <b>A. CURRENT ASSETS</b>                 |          | <b>741,514,374,382</b> | <b>770,385,094,402</b> |
| <b>110</b> | <b>I. Cash and cash equivalents</b>      | <b>4</b> | <b>40,782,162,572</b>  | <b>40,858,611,052</b>  |
| 111        | 1. Cash                                  |          | 19,011,883,164         | 39,012,957,587         |
| 112        | 2. Cash equivalents                      |          | 21,770,279,408         | 1,845,653,465          |
| <b>120</b> | <b>II. Short-term investments</b>        |          | <b>236,140,369,509</b> | <b>223,235,937,241</b> |
| 123        | 1. Held-to-maturity investments          | 5        | 236,140,369,509        | 223,235,937,241        |
| <b>130</b> | <b>III. Current accounts receivables</b> |          | <b>151,516,510,646</b> | <b>182,263,347,093</b> |
| 131        | 1. Short-term trade receivables          | 6.1      | 131,195,798,628        | 167,122,003,180        |
| 132        | 2. Short-term advances to suppliers      | 6.2      | 15,918,967,620         | 9,806,656,928          |
| 136        | 3. Other short-term receivables          | 7        | 33,971,120,322         | 34,081,683,482         |
| 137        | 4. Provision for doubtful debts          | 8        | (29,569,375,924)       | (28,746,996,497)       |
| <b>140</b> | <b>IV. Inventories</b>                   | <b>9</b> | <b>307,093,888,342</b> | <b>318,859,392,606</b> |
| 141        | 1. Inventories                           |          | 337,823,530,866        | 350,972,238,074        |
| 149        | 2. Provision for obsolete inventories    |          | (30,729,642,524)       | (32,112,845,468)       |
| <b>150</b> | <b>V. Other current assets</b>           |          | <b>5,981,443,313</b>   | <b>5,167,806,410</b>   |
| 151        | 1. Short-term prepaid expenses           | 13       | 2,049,572,699          | 3,171,222,115          |
| 152        | 2. Value-added tax deductible            |          | 3,931,870,614          | 1,996,584,295          |

INTERIM CONSOLIDATED BALANCE SHEET (continued)  
as at 30 June 2024

Currency: VND

| Code       | ASSETS                                   | Notes     | 30 June 2024             | 31 December 2023         |
|------------|--|-----------|--------------------------|--------------------------|
| <b>200</b> | <b>B. NON-CURRENT ASSETS</b>             |           | <b>569,087,814,646</b>   | <b>585,485,974,868</b>   |
| <b>210</b> | <b>I. Long-term receivables</b>          |           | <b>2,626,724,659</b>     | <b>3,114,021,409</b>     |
| 216        | 1. Other long-term receivables           | 7         | 2,626,724,659            | 3,114,021,409            |
| <b>220</b> | <b>II. Fixed assets</b>                  |           | <b>335,031,336,552</b>   | <b>352,165,213,136</b>   |
| 221        | 1. Tangible fixed assets                 | 10        | 334,202,635,432          | 351,190,821,438          |
| 222        | Cost                                     |           | 769,846,380,078          | 774,106,278,847          |
| 223        | Accumulated depreciation                 |           | (435,643,744,646)        | (422,915,457,409)        |
| 227        | 2. Intangible fixed assets               | 11        | 828,701,120              | 974,391,698              |
| 228        | Cost                                     |           | 41,711,239,466           | 41,721,106,292           |
| 229        | Accumulated amortization                 |           | (40,882,538,346)         | (40,746,714,594)         |
| <b>240</b> | <b>III. Long-term assets in progress</b> |           | <b>1,019,733,800</b>     | <b>1,019,733,800</b>     |
| 242        | 1. Construction in progress              |           | 1,019,733,800            | 1,019,733,800            |
| <b>250</b> | <b>IV. Long-term investments</b>         | <b>12</b> | <b>64,374,599,521</b>    | <b>60,556,466,482</b>    |
| 252        | 1. Investments in associate              |           | 11,590,390,000           | 11,590,390,000           |
| 253        | 2. Other long-term investments           |           | 10,281,200,000           | 10,356,200,000           |
| 254        | 3. Provision for long-term investments   |           | (12,117,245,213)         | (12,985,341,499)         |
| 255        | 4. Held-to-maturity investments          |           | 54,620,254,734           | 51,595,217,981           |
| <b>260</b> | <b>V. Other long-term assets</b>         |           | <b>166,035,420,114</b>   | <b>168,630,540,041</b>   |
| 261        | 1. Long-term prepaid expenses            | 13        | 143,716,073,960          | 146,002,881,797          |
| 262        | 2. Deferred tax assets                   | 25.3      | 22,319,346,154           | 22,627,658,244           |
| <b>270</b> | <b>TOTAL ASSETS</b>                      |           | <b>1,310,602,189,028</b> | <b>1,355,871,069,270</b> |

INTERIM CONSOLIDATED BALANCE SHEET (continued)  
as at 30 June 2024

Currency: VND

| Code       | RESOURCES   | Notes     | 30 June 2024             | 31 December 2023         |
|------------|---|-----------|--------------------------|--------------------------|
| <b>300</b> | <b>C. LIABILITIES</b>                               |           | <b>340,627,542,994</b>   | <b>355,899,753,750</b>   |
| <b>310</b> | <b>I. Current liabilities</b>                       |           | <b>239,496,580,736</b>   | <b>233,682,771,214</b>   |
| 311        | 1. Short-term trade payables                        | 14.1      | 38,694,171,294           | 41,219,860,824           |
| 312        | 2. Short-term advances from customers               | 14.2      | 11,223,178,340           | 19,186,940,891           |
| 313        | 3. Statutory obligations                            | 15        | 4,880,925,852            | 7,329,424,459            |
| 314        | 4. Payables to employees                            |           | 18,538,637,058           | 25,802,587,704           |
| 315        | 5. Short-term accrued expenses                      |           | 2,055,988,095            | 978,892,917              |
| 319        | 6. Other short-term payables                        | 16        | 1,504,585,318            | 1,563,083,690            |
| 320        | 7. Short-term loans                                 | 17        | 162,599,094,779          | 137,601,980,729          |
| <b>330</b> | <b>II. Non-current liabilities</b>                  |           | <b>101,130,962,258</b>   | <b>122,216,982,536</b>   |
| 337        | 1. Other long-term liabilities                      | 16        | 20,313,480,031           | 19,899,500,309           |
| 338        | 2. Long-term loans                                  | 17        | 80,817,482,227           | 102,317,482,227          |
| <b>400</b> | <b>D. OWNERS' EQUITY</b>                            |           | <b>969,974,646,034</b>   | <b>999,971,315,520</b>   |
| <b>410</b> | <b>I. Capital</b>                                   | <b>18</b> | <b>969,974,646,034</b>   | <b>999,971,315,520</b>   |
| 411        | 1. Issued share capital                             |           | 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 difference reserve              |           | (4,051,799,267)          | (3,689,666,922)          |
| 420        | 4. Other fund belonging to owners' equity           |           | 4,893,614,185            | 5,057,441,212            |
| 421        | 5. Undistributed earnings                           |           | 353,431,385,494          | 383,538,969,799          |
| 421a       | - Undistributed earnings by end of prior year       |           | 361,694,634,098          | 365,713,574,357          |
| 421b       | - (Losses)/Undistributed earnings of current period |           | (8,263,248,604)          | 17,825,395,442           |
| 429        | 6. Non-controlling interests                        |           | 11,707,837,775           | 11,070,963,584           |
| <b>440</b> | <b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>         |           | <b>1,310,602,189,028</b> | <b>1,355,871,069,270</b> |

Nguyen Thi Bao Ngoc  
Preparer

Nguyen Thi Bao Ngoc  
Chief Accountant

Yu Sung Dae  
Deputy General Director  
In charge of FinanceLee Jae Eun  
General Director

Hanoi, Vietnam

27 August 2024



INTERIM CONSOLIDATED INCOME STATEMENT  
for the six-month period ended 30 June 2024

Currency: VND

| Code | ITEMS                                       | Notes | For the six-month<br>period ended 30<br>June 2024 | For the six-month<br>period ended 30<br>June 2023 |
|------|---|-------|---|---|
| 01   | 1. Revenue from sale of goods               | 20.1  | 337,077,719,015                                   | 349,681,760,295                                   |
| 02   | 2. Deductions                               | 20.1  | (567,858,195)                                     | (706,784,822)                                     |
| 10   | 3. Net revenue from sale of goods           | 20.1  | 336,509,860,820                                   | 348,974,975,473                                   |
| 11   | 4. Cost of goods sold                       | 21    | (221,648,319,592)                                 | (237,472,973,843)                                 |
| 20   | 5. Gross profit from sale of goods          |       | 114,861,541,228                                   | 111,502,001,630                                   |
| 21   | 6. Finance income                           | 20.2  | 15,176,886,128                                    | 33,059,228,422                                    |
| 22   | 7. Finance expenses                         | 22    | (8,339,469,931)                                   | (9,650,403,718)                                   |
| 23   | <i>In which: Interest expenses</i>          |       | (6,016,824,039)                                   | (6,195,899,136)                                   |
| 25   | 8. Selling expenses                         | 23    | (80,869,234,753)                                  | (79,650,357,506)                                  |
| 26   | 9. General and administrative<br>expenses   | 23    | (48,974,894,017)                                  | (42,405,154,895)                                  |
| 30   | 10. Operating (loss)/profit                 |       | (8,145,171,345)                                   | 12,855,313,933                                    |
| 31   | 11. Other income                            |       | 1,204,681,659                                     | 697,434,448                                       |
| 32   | 12. Other expenses                          |       | (377,572,637)                                     | (13,831,221)                                      |
| 40   | 13. Other profit                            |       | 827,109,022                                       | 683,603,227                                       |
| 50   | 14. Accounting (loss)/profit before<br>tax  |       | (7,318,062,323)                                   | 13,538,917,160                                    |
| 51   | 15. Current corporate income tax<br>expense | 25.1  | -   | (2,964,659,980)                                   |
| 52   | 16. Deferred tax (expense)/income           | 25.3  | (308,312,090)                                     | 182,503,437                                       |

INTERIM CONSOLIDATED INCOME STATEMENT (continued)  
for the six-month period ended 30 June 2024

Currency: VND

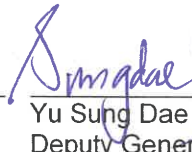
| Code | ITEMS  | Notes | For the six-month<br>period ended 30<br>June 2024 | For the six-month<br>period ended 30<br>June 2023 |
|------|--|-------|---|---|
| 60   | 17. Net (loss)/profit after tax  |       | (7,626,374,413)                                   | 10,756,760,617                                    |
| 61   | 18. Net (loss)/profit after tax<br>attributable to shareholders of<br>the parent |       | (8,263,248,604)                                   | 10,348,451,072                                    |
| 62   | 19. Net profit after tax attributable to<br>non-controlling interests            |       | 636,874,191                                       | 408,309,545                                       |
| 70   | 20. Basic (loss)/earnings per share  | 27    | (197)   | 247   |
| 71   | 21. Diluted (loss)/earnings per share  | 27    | (197)   | 247   |



Nguyen Thi Bao Ngoc  
Preparer



Nguyen Thi Bao Ngoc  
Chief Accountant



Yu Sung Dae  
Deputy General Director  
In charge of Finance




Lee Jae Eun  
General Director

Hanoi, Vietnam

27 August 2024

INTERIM CONSOLIDATED CASH FLOW STATEMENT  
for the six-month period ended 30 June 2024

Currency: VND

| Code | ITEMS   | Notes | For the six-month<br>period ended 30<br>June 2024 | For the six-month<br>period ended 30<br>June 2023 |
|------|---|-------|---|---|
|      | <b>I. CASH FLOWS FROM<br/>OPERATING ACTIVITIES</b>  |       |   |   |
| 01   | <b>(Loss)/profit before tax</b>   |       | <b>(7,318,062,323)</b>                            | <b>13,538,917,160</b>                             |
|      | <i>Adjustments for:</i>   |       |   |   |
| 02   | Depreciation of tangible fixed<br>assets and amortisation of<br>intangible fixed assets                   |       | 17,693,754,592                                    | 13,542,625,942                                    |
| 03   | Reversal of provisions  |       | (1,428,919,803)                                   | (15,806,816,071)                                  |
| 04   | Foreign exchange gains arisen from<br>revaluation of monetary accounts<br>denominated in foreign currency |       | (847,266,365)                                     | (1,009,818,392)                                   |
| 05   | Profits from investing activities   |       | (12,156,159,221)                                  | (28,751,084,560)                                  |
| 06   | Interest expenses   | 22    | 6,016,824,039                                     | 6,195,899,136                                     |
| 08   | <b>Operating profit/(loss) before<br/>changes in working capital</b>                                      |       | <b>1,960,170,919</b>                              | <b>(12,290,276,785)</b>                           |
| 09   | Decrease in receivables   |       | 25,355,177,474                                    | 6,495,900,463                                     |
| 10   | Decrease/(increase) in inventories  |       | 13,148,707,209                                    | (25,495,313,615)                                  |
| 11   | (Decrease)/increase in payables   |       | (15,585,266,538)                                  | 9,990,313,485                                     |
| 12   | Decrease in prepaid expenses  |       | 3,408,457,253                                     | 1,724,754,952                                     |
| 13   | Decrease in held-for-trading<br>securities  |       | -   | 59,629,354,831                                    |
| 14   | Interest paid   |       | (6,140,748,938)                                   | (6,229,673,079)                                   |
| 15   | Corporate income tax paid   |       | (3,530,278,435)                                   | (11,930,718,031)                                  |
| 17   | Other cash outflows for operating<br>activities   |       | (1,062,221,072)                                   | (267,521,904)                                     |
| 20   | <b>Net cash flows from operating<br/>activities</b>   |       | <b>17,553,997,872</b>                             | <b>21,626,820,317</b>                             |
|      | <b>II. CASH FLOWS FROM<br/>INVESTING ACTIVITIES</b>   |       |   |   |
| 21   | Purchase, construction of fixed<br>assets   |       | (1,111,355,540)                                   | (127,869,894,411)                                 |
| 22   | Proceeds from disposals of fixed<br>assets  |       | 1,265,089,898                                     | 537,272,727                                       |
| 23   | Payments for short-term<br>investments  |       | (149,939,025,647)                                 | (293,475,551,995)                                 |
| 24   | Collections from short-term<br>investments  |       | 134,009,556,626                                   | 305,806,082,150                                   |
| 27   | Interest and dividends received   |       | 14,522,632,407                                    | 28,004,353,650                                    |
| 30   | <b>Net cash flows used in investing<br/>activities</b>  |       | <b>(1,253,102,256)</b>                            | <b>(86,997,737,879)</b>                           |

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)  
for the six-month period ended 30 June 2024

Currency: VND

| Code      | ITEMS   | Notes    | For the six-month<br>period ended 30<br>June 2024 | For the six-month<br>period ended 30<br>June 2023 |
|-----------|---|----------|---|---|
|           | <b>III. CASH FLOWS FROM<br/>FINANCING ACTIVITIES</b>            |          |   |   |
| 33        | Drawdown of borrowings  |          | 159,363,311,900                                   | 319,017,361,300                                   |
| 34        | Repayment of borrowings   |          | (155,855,780,272)                                 | (236,311,564,375)                                 |
| 36        | Dividends paid to shareholders                                  |          | (20,953,065,928)                                  | (46,131,788,152)                                  |
| <b>40</b> | <b>Net cash flows (used in)/from<br/>financing activities</b>   |          | <b>(17,445,534,300)</b>                           | <b>36,574,008,773</b>                             |
| <b>50</b> | <b>Net decrease in cash for the period</b>                      |          | <b>(1,144,638,684)</b>                            | <b>(28,796,908,789)</b>                           |
| <b>60</b> | <b>Cash and cash equivalents at<br/>beginning of the period</b> |          | <b>40,858,611,052</b>                             | <b>54,780,353,092</b>                             |
| 61        | Impact of exchange rate fluctuation                             |          | 1,068,190,204                                     | 1,633,008,085                                     |
| <b>70</b> | <b>Cash and cash equivalents at end of<br/>the period</b>       | <b>4</b> | <b>40,782,162,572</b>                             | <b>27,616,452,388</b>                             |



Nguyen Thi Bao Ngoc  
Preparer



Nguyen Thi Bao Ngoc  
Chief Accountant



Yu Sung Dae  
Deputy General Director  
In charge of Finance



Lee Jae Eun  
General Director

Hanoi, Vietnam

27 August 2024

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS  
as at 30 June 2024 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 21<sup>st</sup> 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 2024 is 1,094 (31 December 2023: 1,205).

### *Company structure*

As at 30 June 2024, the Company has 2 subsidiaries (31 December 2023: 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 securities and investment management.          |

As at 30 June 2024, the Company also has an investment in associate as disclosed in Note 12.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 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 Vietnamese Accounting Standards No. 27 - Interim Financial Reporting 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 2024 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 2024.

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.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable 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 2024 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.

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 2024 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         | 10 - 30 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 2024 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*

Prepaid land 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 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 investment in associates 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 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 and its subsidiaries.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 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 Group's own equity instruments.

#### 3.14 *Accrual for severance pay*

##### *The Company*

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. 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 2024 and for the six-month period then ended

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

#### 3.15 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; 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.

#### ***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.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

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

#### 3.16 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 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 business activities in order to maximize the Company and its subsidiaries's operating results.

#### 3.17 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.

##### *Dividends*

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

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

#### 3.18 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 2024 and for the six-month period then ended

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

#### 3.18 *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.

#### 3.19 *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.

#### 3.20 *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.

#### 3.21 *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 2024 and for the six-month period then ended

#### 4. CASH AND CASH EQUIVALENTS

|                      | <i>Currency: VND</i>         |                              |
|----------------------|------------------------------|------------------------------|
|                      | <i>30 June 2024</i>          | <i>31 December 2023</i>      |
| Cash on hand         | 142,514,936                  | 152,408,091                  |
| Cash at banks        | 18,869,368,228               | 38,860,549,496               |
| Cash equivalents (*) | 21,770,279,408               | 1,845,653,465                |
| <b>TOTAL</b>         | <b><u>40,782,162,572</u></b> | <b><u>40,858,611,052</u></b> |

(\*) As at 30 June 2024, cash equivalents represent investments in security company with terms of 3 months, which earn interest at rate 5% per annum.

#### 5. HELD-TO-MATURITY INVESTMENTS

|                  | <i>Currency: VND</i>          |                               |                               |                               |
|------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
|                  | <i>30 June 2024</i>           |                               | <i>31 December 2023</i>       |                               |
|                  | <i>Cost</i>                   | <i>Carrying value</i>         | <i>Cost</i>                   | <i>Carrying value</i>         |
| Term deposit (*) | 236,140,369,509               | 236,140,369,509               | 210,235,937,241               | 210,235,937,241               |
| Bonds            | -                             | -                             | 13,000,000,000                | 13,000,000,000                |
| <b>TOTAL</b>     | <b><u>236,140,369,509</u></b> | <b><u>236,140,369,509</u></b> | <b><u>223,235,937,241</u></b> | <b><u>223,235,937,241</u></b> |

(\*) Bank deposits with remaining terms from 1 month to 12 months and earn interest at rates ranging from 3.8% to 7.8% per annum (31 December 2023: from 5.2% to 10.5% per annum).

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

##### 6.1 Short-term trade receivables

|                              | <i>Currency: VND</i>          |                               |
|------------------------------|-------------------------------|-------------------------------|
|                              | <i>30 June 2024</i>           | <i>31 December 2023</i>       |
| Ha Hae Corporation           | 5,751,728,759                 | 303,774,307                   |
| Thanh Thuy Hot Spring JSC    | 4,140,491,212                 | 1,719,952,443                 |
| Welcron Global Vietnam JSC   | 2,532,398,432                 | 4,098,926,010                 |
| Essenlue Co., Ltd.           | 1,324,815,280                 | 4,085,420,563                 |
| Other customers              | 117,446,364,945               | 156,913,929,857               |
| <b>TOTAL</b>                 | <b><u>131,195,798,628</u></b> | <b><u>167,122,003,180</u></b> |
| Provision for doubtful debts | (18,116,383,307)              | (17,294,003,880)              |

##### 6.2 Short-term advances to suppliers

|  | <i>Currency: VND</i>         |                             |
|--|------------------------------|-----------------------------|
|  | <i>30 June 2024</i>          | <i>31 December 2023</i>     |
| Tongxiang Huibo Import and Export Co., Ltd | 3,265,147,999                | 2,879,637,673               |
| Osun Co., Ltd.                             | 1,740,679,094                | 1,576,701,899               |
| Other suppliers                            | 10,913,140,527               | 5,350,317,356               |
| <b>TOTAL</b>                               | <b><u>15,918,967,620</u></b> | <b><u>9,806,656,928</u></b> |



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 7. OTHER RECEIVABLES

Currency: VND

|   | 30 June 2024          | 31 December 2023      |
|---|-----------------------|-----------------------|
| <b>Short-term</b>                                   |                       |                       |
| Shortage of assets awaiting resolution              | 11,452,992,617        | 11,452,992,617        |
| Value added tax waiting for refund/deduct           | 10,672,683,336        | 10,672,683,336        |
| Interest receivables                                | 6,217,639,591         | 9,500,694,874         |
| Advance to employees                                | 4,606,946,425         | 2,017,353,944         |
| Other short-term receivables                        | 1,020,858,353         | 437,958,711           |
| <b>TOTAL</b>  | <b>33,971,120,322</b> | <b>34,081,683,482</b> |
| Provision for doubtful other short-term receivables | (11,452,992,617)      | (11,452,992,617)      |
| <b>Long-term</b>                                    |                       |                       |
| Long-term deposits                                  | 2,605,726,629         | 3,114,021,409         |
| Other long-term receivables                         | 20,998,030            | -                     |
| <b>TOTAL</b>  | <b>2,626,724,659</b>  | <b>3,114,021,409</b>  |

## 8. BAD DEBTS

Currency: VND

|                                      | 30 June 2024          |                      | 31 December 2023      |                      |
|--------------------------------------|-----------------------|----------------------|-----------------------|----------------------|
|                                      | Cost                  | Recoverable amount   | Cost                  | Recoverable amount   |
| Trade receivables                    | 27,176,481,085        | 9,060,097,778        | 26,477,342,223        | 9,183,338,343        |
| Shortage of assets awaiting solution | 11,452,992,617        | -                    | 11,452,992,617        | -                    |
| <b>TOTAL</b>                         | <b>38,629,473,702</b> | <b>9,060,097,778</b> | <b>37,930,334,840</b> | <b>9,183,338,343</b> |

## 9. INVENTORIES

Currency: VND

|                  | 30 June 2024           |                         | 31 December 2023       |                         |
|------------------|------------------------|-------------------------|------------------------|-------------------------|
|                  | Cost                   | Provision               | Cost                   | Provision               |
| Goods in transit | 1,146,222,105          | -                       | 5,666,521,174          | -                       |
| Raw materials    | 159,727,896,001        | (19,011,394,539)        | 167,162,003,830        | (19,011,394,539)        |
| Finished goods   | 172,510,572,561        | (11,718,247,985)        | 174,852,749,155        | (13,101,450,929)        |
| Merchandises     | 4,438,840,199          | -                       | 3,290,963,915          | -                       |
| <b>TOTAL</b>     | <b>337,823,530,866</b> | <b>(30,729,642,524)</b> | <b>350,972,238,074</b> | <b>(32,112,845,468)</b> |

### Movements of provision for obsolete inventories:

Currency: VND

|   | For the six-month period ended 30 June 2024 | For the six-month period ended 30 June 2023 |
|---|---|---|
| Beginning balance   | 32,112,845,468                              | 29,027,131,064                              |
| Less: Utilisation and reversal of provision during the period | (1,383,202,944)                             | (722,632,735)                               |
| Ending balance  | <b>30,729,642,524</b>                       | <b>28,304,498,329</b>                       |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 10. TANGIBLE FIXED ASSETS

Currency: VND

|  | <i>Buildings and structures</i> | <i>Machinery and equipment</i> | <i>Means of transportation</i> | <i>Office equipment</i> | <i>Others</i>  | <i>Total</i>    |
|--|---------------------------------|--------------------------------|--------------------------------|-------------------------|----------------|-----------------|
| <b>Cost:</b>   |                                 |                                |                                |                         |                |                 |
| As at 31 December 2023   | 370,179,987,802                 | 322,264,009,773                | 44,805,271,238                 | 16,736,058,676          | 20,120,951,358 | 774,106,278,847 |
| - New purchase   | -                               | 1,055,765,540                  | -                              | 55,590,000              | -              | 1,111,355,540   |
| - Disposal   | -                               | (869,585,714)                  | (2,996,295,279)                | (1,293,164,580)         | -              | (5,159,045,573) |
| - Foreign exchange differences arising from conversion of financial statements of subsidiary | (203,512,213)                   | -                              | -                              | (5,592,000)             | (3,104,523)    | (212,208,736)   |
| As at 30 June 2024   | 369,976,475,589                 | 322,450,189,599                | 41,808,975,959                 | 15,492,892,096          | 20,117,846,835 | 769,846,380,078 |
| <i>In which:</i>   |                                 |                                |                                |                         |                |                 |
| <i>Fully depreciated</i>   | 26,678,392,925                  | 191,283,461,056                | 10,903,633,617                 | 10,726,657,671          | 14,460,675,191 | 254,052,820,460 |
| <b>Accumulated depreciation:</b>   |                                 |                                |                                |                         |                |                 |
| As at 31 December 2023   | 89,978,661,602                  | 273,238,413,848                | 26,312,336,475                 | 15,111,067,411          | 18,274,978,073 | 422,915,457,409 |
| - Depreciation for the period  | 8,149,309,236                   | 7,087,068,240                  | 1,755,879,897                  | 356,204,870             | 209,468,597    | 17,557,930,840  |
| - Disposal   | -                               | (662,189,286)                  | (2,855,183,903)                | (1,293,164,580)         | -              | (4,810,537,769) |
| - Foreign exchange differences arising from conversion of financial statements of subsidiary | (12,294,300)                    | -                              | -                              | (4,540,008)             | (2,271,526)    | (19,105,834)    |
| As at 30 June 2024   | 98,115,676,538                  | 279,663,292,802                | 25,213,032,469                 | 14,169,567,693          | 18,482,175,144 | 435,643,744,646 |
| <b>Net carrying amount:</b>  |                                 |                                |                                |                         |                |                 |
| As at 31 December 2023   | 280,201,326,200                 | 49,025,595,925                 | 18,492,934,763                 | 1,624,991,265           | 1,845,973,285  | 351,190,821,438 |
| As at 30 June 2024   | 271,860,799,051                 | 42,786,896,797                 | 16,595,943,490                 | 1,323,324,403           | 1,635,671,691  | 334,202,635,432 |

As at 30 June 2024, certain tangible fixed assets were pledged as collaterals for loans of the Company and its subsidiaries as presented in Note 17.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 11. INTANGIBLE FIXED ASSETS

|   | <i>Currency: VND</i> |                              |                          |               |                |
|---|----------------------|------------------------------|--------------------------|---------------|----------------|
|   | <i>Trademark</i>     | <i>Distribution channels</i> | <i>Computer software</i> | <i>Others</i> | <i>Total</i>   |
| <b>Cost:</b>  |                      |                              |                          |               |                |
| As at 31 December 2023  | 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 | -                    | -                            | -                        | (9,866,826)   | (9,866,826)    |
| As at 30 June 2024  | 24,566,385,000       | 7,831,500,000                | 7,928,284,189            | 1,385,070,277 | 41,711,239,466 |
| <i>In which:</i>  |                      |                              |                          |               |                |
| <i>Fully amortised</i>  | 24,566,385,000       | 7,831,500,000                | 6,866,430,149            | 686,893,687   | 39,951,208,836 |
| <b>Accumulated amortisation:</b>  |                      |                              |                          |               |                |
| As at 31 December 2023  | 24,566,385,000       | 7,831,500,000                | 7,661,935,907            | 686,893,687   | 40,746,714,594 |
| - Amortisation for the period   | -                    | -                            | 135,823,752              | -             | 135,823,752    |
| As at 30 June 2024  | 24,566,385,000       | 7,831,500,000                | 7,797,759,659            | 686,893,687   | 40,882,538,346 |
| <b>Net carrying amount:</b>   |                      |                              |                          |               |                |
| As at 31 December 2023  | -                    | -                            | 266,348,282              | 708,043,416   | 974,391,698    |
| As at 30 June 2024  | -                    | -                            | 130,524,530              | 698,176,590   | 828,701,120    |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 12. LONG-TERM INVESTMENTS

*Currency: VND*

|  | <u>30 June 2024</u>          |                                | <u>31 December 2023</u>      |                                |
|--|------------------------------|--------------------------------|------------------------------|--------------------------------|
|  | <i>Cost</i>                  | <i>Provision</i>               | <i>Cost</i>                  | <i>Provision</i>               |
| Investment in associate<br>( <i>Note 12.1</i> )      | 11,590,390,000               | (11,590,390,000)               | 11,590,390,000               | (11,590,390,000)               |
| Other long-term<br>investments ( <i>Note 12.2</i> )  | 10,281,200,000               | (552,091,513)                  | 10,356,200,000               | (552,091,513)                  |
| Held-to-maturity<br>investments ( <i>Note 12.3</i> ) | 54,620,254,734               | 25,236,300                     | 51,595,217,981               | (842,859,986)                  |
| <b>TOTAL</b>   | <b><u>76,491,844,734</u></b> | <b><u>(12,117,245,213)</u></b> | <b><u>73,541,807,981</u></b> | <b><u>(12,985,341,499)</u></b> |

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

### 12.1 *Investments in associate*

As at 30 June 2024 and 31 December 2023, 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 JSC  | 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 2024, Texpia Joint Stock Company was in process of liquidation.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 12. LONG-TERM INVESTMENTS (continued)

### 12.1 Investments in associate (continued)

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

|  | <i>Currency: VND</i>              |
|--|-----------------------------------|
|  | <i>Texpia Joint Stock Company</i> |
| <b>Cost of investment:</b>   |                                   |
| As at 31 December 2023   | <u>11,590,390,000</u>             |
| As at 30 June 2024   | <u>11,590,390,000</u>             |
| <b>Accumulated share in post-acquisition loss of the associates:</b> |                                   |
| As at 31 December 2023   | <u>(11,590,390,000)</u>           |
| As at 30 June 2024   | <u>(11,590,390,000)</u>           |
| <b>Net carrying amount:</b>  |                                   |
| As at 31 December 2023   | <u>-</u>                          |
| As at 30 June 2024   | <u>-</u>                          |

### 12.2 Other long-term investments

|                                  | <i>Currency: VND</i>         |                              |
|----------------------------------|------------------------------|------------------------------|
|                                  | <i>30 June 2024</i>          | <i>31 December 2023</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. | <u>5,307,000,000</u>         | <u>5,382,000,000</u>         |
| <b>TOTAL</b>                     | <b><u>10,281,200,000</u></b> | <b><u>10,356,200,000</u></b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 12. LONG-TERM INVESTMENTS (continued)

### 12.3 Held-to-maturity investments

Currency: VND

|  | Ending balance        |                       |                       | Beginning balance     |                       |                       |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|  | Cost                  | Carrying amount       | Fair value            | Cost                  | Carrying amount       | Fair value            |
| PC1 Group JSC bonds (i)                                  | 29,120,254,734        | 29,120,254,734        | (i)                   | 29,120,254,734        | 29,120,254,734        | (i)                   |
| Masan Group JSC bonds (ii)                               | 16,500,000,000        | 16,500,000,000        | 16,569,501,300        | -                     | -                     | -                     |
| Vingroup bonds (iii)                                     | 5,000,000,000         | 5,000,000,000         | 4,955,735,000         | 5,000,000,000         | 5,000,000,000         | 5,000,000,000         |
| Lien Viet Post Bank bonds (iv)                           | 4,000,000,000         | 4,000,000,000         | (iv)                  | 4,000,000,000         | 4,000,000,000         | (iv)                  |
| Lien Viet Post Bank bonds                                | -                     | -                     | -                     | 10,010,034,247        | 9,208,329,000         | 9,208,329,000         |
| Vietnam Bank for Agriculture and Rural Development bonds | -                     | -                     | -                     | 3,464,929,000         | 3,423,774,261         | 3,423,774,261         |
| <b>TOTAL</b>   | <b>54,620,254,734</b> | <b>54,620,254,734</b> | <b>21,525,236,300</b> | <b>51,595,217,981</b> | <b>50,752,357,995</b> | <b>17,632,103,261</b> |

- (i) Bonds with term of 5 years, due on 19 May 2027 and earn interest at rates of 10.7% per annum. Interest is payable on a semi-annual period. The bonds are secured by some ordinary shares of PC1 Group which is listed on Ho Chi Minh City Stock Exchange. The bonds are not listed on the stock market and therefore, the management is unable to determine their fair value for disclosure.
- (ii) Listed bonds with collaterals, term of 5 years, due on 20 February 2028 and earn interest at rates of 9.5% for the 1<sup>st</sup> and 2<sup>nd</sup> period, 8.85% for the 3<sup>rd</sup> period. Interest is payable annually.
- (iii) Listed bonds with no collaterals, term of 2 years, due on 31 August 2025 and earn interest at rates of 14.5% for the 1<sup>st</sup> and 2<sup>nd</sup> period. Interest is payable annually.
- (iv) Bonds with term of 7 years, due on 15 September 2030 and earn interest at rates of 9.1% for this period. Interest is payable annually. The bonds are not listed on the stock market and therefore, the management is unable to determine their fair value for disclosure.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

### 13. PREPAID EXPENSES

|                         | <i>Currency: VND</i>          |                               |
|-------------------------|-------------------------------|-------------------------------|
|                         | <i>30 June 2024</i>           | <i>31 December 2023</i>       |
| <b>Short-term</b>       |                               |                               |
| Prepaid rental          | 852,166,667                   | 1,329,222,027                 |
| Insurance premium       | 488,744,514                   | -                             |
| Advertisement fee       | 282,299,093                   | 1,429,052,621                 |
| Others                  | 426,362,425                   | 412,947,467                   |
| <b>TOTAL</b>            | <b><u>2,049,572,699</u></b>   | <b><u>3,171,222,115</u></b>   |
| <b>Long-term</b>        |                               |                               |
| Prepaid land rental (*) | 113,577,691,992               | 116,148,113,508               |
| Prepaid rental          | 9,596,950,226                 | 8,211,669,244                 |
| Furniture in use        | 4,341,971,004                 | 3,938,749,652                 |
| Tools and supplies      | 8,613,919,757                 | 7,470,557,862                 |
| Office renovation cost  | 6,317,705,633                 | 7,537,998,071                 |
| Others                  | 1,267,835,348                 | 2,695,793,460                 |
| <b>TOTAL</b>            | <b><u>143,716,073,960</u></b> | <b><u>146,002,881,797</u></b> |

(\*) 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 17.

### 14. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

#### 14.1 Short-term trade payables

|   | <i>Currency: VND</i>         |                              |                              |                              |
|---|------------------------------|------------------------------|------------------------------|------------------------------|
|   | <i>30 June 2024</i>          |                              | <i>31 December 2023</i>      |                              |
|   | <i>Amount</i>                | <i>Amount payable</i>        | <i>Amount</i>                | <i>Amount payable</i>        |
| Tongxiang Huibo Import and Export Co., Ltd. | 2,065,888,646                | 2,065,888,646                | 2,983,616,136                | 2,983,616,136                |
| Osun Co., Ltd.                              | 939,275,367                  | 939,275,367                  | 2,675,327,372                | 2,675,327,372                |
| Other suppliers                             | 35,689,007,281               | 35,689,007,281               | 35,560,917,316               | 35,560,917,316               |
| <b>TOTAL</b>                                | <b><u>38,694,171,294</u></b> | <b><u>38,694,171,294</u></b> | <b><u>41,219,860,824</u></b> | <b><u>41,219,860,824</u></b> |

#### 14.2 Short-term advances from customers

|                           | <i>Currency: VND</i>         |                              |
|---------------------------|------------------------------|------------------------------|
|                           | <i>30 June 2024</i>          | <i>31 December 2023</i>      |
| KTD Vina Co., Ltd         | 1,100,003,000                | 1,100,003,000                |
| Thanh Thuy Hot Spring JSC | 776,030,965                  | 2,484,512,816                |
| Petit Elin Co., Ltd       | 812,988,640                  | 473,033,617                  |
| Other customers           | 8,534,155,735                | 15,129,391,458               |
| <b>TOTAL</b>              | <b><u>11,223,178,340</u></b> | <b><u>19,186,940,891</u></b> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

**15. STATUTORY OBLIGATIONS**

*Currency: VND*

|                      | <i>31 December 2023</i>     | <i>Payable during<br/>the period</i> | <i>Payment during<br/>the period</i> | <i>30 June 2024</i>         |
|----------------------|-----------------------------|--------------------------------------|--------------------------------------|-----------------------------|
| Value added tax      | 2,081,565,965               | 4,937,682,877                        | (3,619,423,888)                      | 3,399,824,954               |
| Import duties        | -                           | 1,121,128,800                        | (1,121,128,800)                      | -                           |
| Corporate income tax | 3,530,278,435               | -                                    | (3,530,278,435)                      | -                           |
| Personal income tax  | 1,619,240,996               | 6,491,601,753                        | (6,789,518,070)                      | 1,321,324,679               |
| Other taxes          | 98,339,063                  | 782,247,250                          | (720,810,094)                        | 159,776,219                 |
| <b>TOTAL</b>         | <b><u>7,329,424,459</u></b> | <b><u>13,332,660,680</u></b>         | <b><u>(15,781,159,287)</u></b>       | <b><u>4,880,925,852</u></b> |

**16. OTHER PAYABLES**

*Currency: VND*

|                                    | <i>30 June 2024</i>          | <i>31 December 2023</i>      |
|------------------------------------|------------------------------|------------------------------|
| <b>Short-term</b>                  |                              |                              |
| Interest payable                   | 95,614,707                   | 219,539,606                  |
| Trade union fee                    | 490,406,844                  | 178,522,088                  |
| Social insurance                   | 99,201,588                   | 106,948,143                  |
| Others                             | 819,362,179                  | 1,058,073,853                |
| <b>TOTAL</b>                       | <b><u>1,504,585,318</u></b>  | <b><u>1,563,083,690</u></b>  |
| <b>Long-term</b>                   |                              |                              |
| Provision for severance allowances | 19,803,480,031               | 19,389,500,309               |
| Other                              | 510,000,000                  | 510,000,000                  |
| <b>TOTAL</b>                       | <b><u>20,313,480,031</u></b> | <b><u>19,899,500,309</u></b> |



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

**17. LOANS**

Currency: VND

|  | 31 December 2023       |                        | Movement during the period |                          | Foreign exchange difference | 30 June 2024           |                        |
|--|------------------------|------------------------|----------------------------|--------------------------|-----------------------------|------------------------|------------------------|
|  | Balance                | Payable amount         | Increase                   | Decrease                 |                             | Balance                | Payable amount         |
| <b>Short-term</b>                                    |                        |                        |                            |                          |                             |                        |                        |
| Loans from banks<br>(Note 17.1)                      | 127,821,980,729        | 127,821,980,729        | 159,363,311,900            | (134,355,780,272)        | 119,582,422                 | 152,949,094,779        | 152,949,094,779        |
| Current portion of<br>long-term loans<br>(Note 17.2) | 9,780,000,000          | 9,780,000,000          | -                          | -                        | (130,000,000)               | 9,650,000,000          | 9,650,000,000          |
|  | <b>137,601,980,729</b> | <b>137,601,980,729</b> | <b>159,363,311,900</b>     | <b>(134,355,780,272)</b> | <b>(10,417,578)</b>         | <b>162,599,094,779</b> | <b>162,599,094,779</b> |
| <b>Long-term</b>                                     |                        |                        |                            |                          |                             |                        |                        |
| Loans from banks<br>(Note 17.2)                      | 102,317,482,227        | 102,317,482,227        | -                          | (21,500,000,000)         | -                           | 80,817,482,227         | 80,817,482,227         |
|  | <b>102,317,482,227</b> | <b>102,317,482,227</b> | <b>-</b>                   | <b>(21,500,000,000)</b>  | <b>-</b>                    | <b>80,817,482,227</b>  | <b>80,817,482,227</b>  |
| <b>TOTAL</b>   | <b>239,919,462,956</b> | <b>239,919,462,956</b> | <b>159,363,311,900</b>     | <b>(155,855,780,272)</b> | <b>(10,417,578)</b>         | <b>243,416,577,006</b> | <b>243,416,577,006</b> |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

**17. LOANS** (continued)

**17.1 Short-term loans banks**

| <i>Bank</i>   | <i>30 June 2024</i>    |                          | <i>Principal and interest payment term</i>                             | <i>Interest rate per annum</i> | <i>Description of collaterals</i>  |
|---|------------------------|--------------------------|--|--------------------------------|--|
|   | <i>VND</i>             | <i>Original currency</i> |  |                                |  |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam              | 96,109,143,890         | VND 96,109,143,890       | 179 days, due from July to December 2024. Interest is payable monthly. | 3.8% - 4.3%                    | Plants, machineries and equipment of Hung Yen factory and right to collect receivables of the Company. |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam              | 3,418,448,580          | USD 134,199              | 6-month, due in September 2024. Interest is payable monthly.           | 4%                             | Plants, machineries and equipment of Hung Yen factory and right to collect receivables of the Company. |
| Woori Bank Vietnam Limited  | 8,870,571,918          | VND 8,870,571,918        | 6-month, due in December 2024. Interest is payable monthly.            | 3.9%                           | Unsecured  |
| Joint Stock Commercial Bank for Investment and Development of Vietnam | 44,550,930,391         | VND 44,550,930,391       | 165 days, due from July to November 2024. Interest is payable monthly. | 3.8%                           | Unsecured  |
| <b>TOTAL</b>  | <b>152,949,094,779</b> |                          |  |                                |  |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

17. **LOANS** (continued)

17.2 **Long-term loans from bank**

| Bank  | 30 June 2024          |                    | Principal and interest<br>repayment term  | Interest rate<br>(per annum) | Description of collateral   |
|---|-----------------------|--------------------|---|------------------------------|---|
|   | VND                   | Original currency  |   |                              |   |
| Joint Stock<br>Commercial Bank for<br>Foreign Trade of<br>Vietnam | 80,817,482,227        | VND 80,817,482,227 | 7-year, payable in<br>instalments from<br>November 2027 to<br>November 2029.<br>Interest is payable<br>monthly. | 6.6%                         | Land use rights and related fixed assets<br>funded by the loan at Giang Dien<br>Factory, Dong Nai Province.   |
| KEB Hana Bank   | 9,650,000,000         | KRW 500,000,000    | Due on March 2025.<br>Interest is payable<br>monthly.   | 3.64%                        | Everpia Korea Company Office at<br>A408-Hyeondae knowledge Industry<br>Center, No. 3 Godeung Ro, Sujeong<br>Gu, Seongnam Si, Gyeonggi Do,<br>Seoul City, South Korea. |
| <b>TOTAL</b>  | <b>90,467,482,227</b> |                    |   |                              |   |
| <i>In which:</i>  |                       |                    |   |                              |   |
| <i>Current portion</i>  | 9,650,000,000         |                    |   |                              |   |
| <i>Non-current portion</i>  | 80,817,482,227        |                    |   |                              |   |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 18. OWNERS' EQUITY

### 18.1 Increase and decrease in owners' equity

Currency: VND

|  | Issued share capital   | Share premium          | Other fund belonging to owners' equity | Foreign exchange reserve | Undistributed earnings | Non-controlling interest | Total                  |
|--|------------------------|------------------------|--|--------------------------|------------------------|--------------------------|------------------------|
| <b>For the six-month period ended 30 June 2023</b>   |                        |                        |  |                          |                        |                          |                        |
| 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 funds 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   | <u>419,797,730,000</u> | <u>184,195,877,847</u> | <u>5,504,043,547</u>                   | <u>(5,643,987,430)</u>   | <u>376,062,025,290</u> | <u>10,662,895,929</u>    | <u>990,578,585,183</u> |
| <b>For the six-month period ended 30 June 2024</b>   |                        |                        |  |                          |                        |                          |                        |
| As at 31 December 2023   | 419,797,730,000        | 184,195,877,847        | 5,057,441,212                          | (3,689,666,922)          | 383,538,969,799        | 11,070,963,584           | 999,971,315,520        |
| - Profit/(loss) for the period   | -                      | -                      | -                                      | -                        | (8,263,248,604)        | 636,874,191              | (7,626,374,413)        |
| - Appropriation to other fund belonging to owners' equity (*)  | -                      | -                      | 891,269,772                            | -                        | (891,269,772)          | -                        | -                      |
| - Dividends declared (*)   | -                      | -                      | -                                      | -                        | (20,953,065,929)       | -                        | (20,953,065,929)       |
| - Foreign exchange differences arising from conversion of financial statements of oversea subsidiary | -                      | -                      | 7,124,273                              | (362,132,345)            | -                      | -                        | (355,008,072)          |
| - Other decreases  | -                      | -                      | (1,062,221,072)                        | -                        | -                      | -                        | (1,062,221,072)        |
| As at 30 June 2024   | <u>419,797,730,000</u> | <u>184,195,877,847</u> | <u>4,893,614,185</u>                   | <u>(4,051,799,267)</u>   | <u>353,431,385,494</u> | <u>11,707,837,775</u>    | <u>969,974,646,034</u> |

(\*) In accordance with the Resolution No. 03/DHDCD2024/NQ dated 24 April 2024 of Annual Meeting of General Shareholders, the Company was approved for (i) cash dividends at 5% of par value of shares (i.e. VND 500 per share); and (ii) appropriation of 5% profit after tax of 2023 to Other fund belonging to owners' equity.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

**18. OWNERS' EQUITY (continued)**

**18.2 Share capital**

*Currency: VND*

|                           | 30 June 2024           |                        | 31 December 2023       |                        |
|---------------------------|------------------------|------------------------|------------------------|------------------------|
|                           | 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        |
| <b>TOTAL</b>              | <b>603,993,607,847</b> | <b>603,993,607,847</b> | <b>603,993,607,847</b> | <b>603,993,607,847</b> |

**18.3 Dividends**

*Currency: VND*

|   | For the six-month period ended 30 June 2024 | For the six-month period ended 30 June 2023 |
|---|---|---|
| <b>Dividends declared and paid during the period</b>  | <b>20,953,065,929</b>                       | <b>46,131,788,152</b>                       |
| <i>Dividends on ordinary shares</i>   |   |   |
| Dividends for 2023: VND 500 per share (2022: VND 1,100 per share)   | 20,953,065,929                              | 46,131,788,152                              |
| <b>Dividends declared after the date of reporting period and not yet recognized as liability as at 30 June 2024</b> | -   | -   |

**18.4 Shares**

|                              | Quantity          |                   |
|------------------------------|-------------------|-------------------|
|                              | 30 June 2024      | 31 December 2023  |
| <b>Authorised shares</b>     | <b>41,979,773</b> | <b>41,979,773</b> |
| <b>Issued shares</b>         | <b>41,979,773</b> | <b>41,979,773</b> |
| Ordinary shares              | 41,979,773        | 41,979,773        |
| <b>Treasury shares</b>       | -                 | -                 |
| Ordinary shares              | -                 | -                 |
| <b>Shares in circulation</b> | <b>41,979,773</b> | <b>41,979,773</b> |
| Ordinary shares              | 41,979,773        | 41,979,773        |

Par value of outstanding shares is VND 10,000/share (31 December 2023: VND 10,000/share).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 19. OFF BALANCE SHEET ITEMS

|                             | 30 June 2024 | 31 December 2023 |
|-----------------------------|--------------|------------------|
| <b>Foreign currencies</b>   |              |                  |
| - United State dollar (USD) | 377,463.95   | 272,068.64       |
| - Euro (EUR)                | 2,816.33     | 184,740.10       |
| - Korean Won (KRW)          | 16,474,402   | 20,352,582       |

## 20. REVENUE

### 20.1 Revenue from sale of goods

|                      | <i>Currency: VND</i>                                       |  |
|----------------------|--|--|
|                      | <i>For the six-month<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| <b>Gross revenue</b> | <b>337,077,719,015</b>                                     | <b>349,681,760,295</b>                                     |
| <i>In which:</i>     |  |  |
| Sales of goods       | 337,077,719,015  | 349,681,760,295  |
| <b>Less</b>          |  |  |
| Sales returns        | (567,858,195)  | (706,784,822)  |
| <b>Net revenue</b>   | <b><u>336,509,860,820</u></b>                              | <b><u>348,974,975,473</u></b>                              |

### 20.2 Finance income

|                              | <i>Currency: VND</i>                                       |  |
|------------------------------|--|--|
|                              | <i>For the six-month<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| Interest income              | 11,084,275,124   | 14,926,745,141   |
| Foreign exchange gains       | 3,316,699,681  | 4,715,565,270  |
| Gain from trading securities | -  | 12,846,607,952   |
| Dividends income             | 155,302,000  | 440,458,740  |
| Others                       | 620,609,323  | 129,851,319  |
| <b>TOTAL</b>                 | <b><u>15,176,886,128</u></b>                               | <b><u>33,059,228,422</u></b>                               |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

**21. COST OF GOODS SOLD**

|                    | <i>Currency: VND</i>                                       |  |
|--------------------|--|--|
|                    | <i>For the six-month<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| Cost of goods sold | 221,648,319,592  | 237,472,973,843  |
| <b>TOTAL</b>       | <b><u>221,648,319,592</u></b>                              | <b><u>237,472,973,843</u></b>                              |

**22. FINANCE EXPENSES**

|                         | <i>Currency: VND</i>                                       |  |
|-------------------------|--|--|
|                         | <i>For the six-month<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| Interest expenses       | 6,016,824,039  | 6,195,899,136  |
| Foreign exchange losses | 2,297,645,707  | 3,341,351,664  |
| Others                  | 25,000,185   | 113,152,918  |
| <b>TOTAL</b>            | <b><u>8,339,469,931</u></b>                                | <b><u>9,650,403,718</u></b>                                |

**23. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

|  | <i>Currency: VND</i>                                       |  |
|--|--|--|
|  | <i>For the six-month<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| <b>Selling expenses</b>                    |  |  |
| - Labour costs                             | 37,379,549,654   | 40,399,189,803   |
| - Expenses for external services           | 31,160,276,717   | 27,242,344,348   |
| - Materials cost                           | 747,828,955  | 1,847,276,991  |
| - Depreciation and amortisation            | 483,663,462  | 513,438,650  |
| - Others                                   | 11,097,915,965   | 9,648,107,714  |
| <b>TOTAL</b>                               | <b><u>80,869,234,753</u></b>                               | <b><u>79,650,357,506</u></b>                               |
| <b>General and administrative expenses</b> |  |  |
| - Labour costs                             | 28,386,656,954   | 26,514,691,953   |
| - Provision                                | 1,288,440,729  | 3,259,654,354  |
| - Expenses for external services           | 9,428,170,776  | 6,765,356,060  |
| - Depreciation and amortisation            | 5,062,327,392  | 2,428,429,446  |
| - Others                                   | 4,809,298,166  | 3,437,023,082  |
| <b>TOTAL</b>                               | <b><u>48,974,894,017</u></b>                               | <b><u>42,405,154,895</u></b>                               |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 24. PRODUCTION AND OPERATING COSTS

|                                | <i>Currency: VND</i>                                       |  |
|--------------------------------|--|--|
|                                | <i>For the six-month<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| Materials cost                 | 148,766,757,702  | 180,679,753,756  |
| Labour costs                   | 125,581,427,932  | 141,694,400,019  |
| Expenses for external services | 40,588,447,493   | 38,892,101,537   |
| Depreciation and amortisation  | 17,693,754,592   | 13,542,625,942   |
| Other expenses                 | 16,519,884,049   | 13,637,935,697   |
| <b>TOTAL</b>                   | <b><u>349,150,271,768</u></b>                              | <b><u>388,446,816,951</u></b>                              |

## 25. 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 liable to pay CIT. Any subsequent dividend payment to investors is subject to deduction tax rate of 20%.

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.

### 25.1 CIT expenses

|                               | <i>Currency: VND</i>                                       |  |
|-------------------------------|--|--|
|                               | <i>For the six-month<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| Current CIT expenses          | -  | 2,964,659,980  |
| Deferred tax expense/(income) | 308,312,090  | (182,503,437)  |
| <b>TOTAL</b>                  | <b><u>308,312,090</u></b>                                  | <b><u>2,782,156,543</u></b>                                |



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

**25. CORPORATE INCOME TAX** (continued)

**25.1 CIT expenses** (continued)

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<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| Profit before tax  | (7,318,062,323)  | 13,538,917,160   |
| At CIT rate of 20%   | (1,463,612,465)  | 2,707,783,432  |
| <i>Adjustments:</i>  |  |  |
| Expenses not eligible for CIT deduction                                    | 380,276,020  | 524,969,793  |
| Other consolidation adjustment   | (559,213,280)  | (362,504,934)  |
| Dividends income   | -  | (88,091,748)   |
| Unrecognized deferred tax assets relating<br>to carried forward tax losses | 1,950,861,815  | -  |
| <b>Estimated current CIT expenses</b>                                      | <b><u>308,312,090</u></b>                                  | <b><u>2,782,156,543</u></b>                                |

**25.2 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.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 25. CORPORATE INCOME TAX (continued)

### 25.3 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<br/>balance sheet</i> |                         | <i>Interim consolidated<br/>income statement</i>           |  |
|---|---|-------------------------|--|--|
|   | <i>30 June 2024</i>                           | <i>31 December 2023</i> | <i>For the six-month<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| <b>Deferred tax assets</b>  |   |                         |  |  |
| Provision for doubtful debts  | 12,369,751,569                                | 12,205,275,684          | 164,475,885  | 537,830,179  |
| Provision for obsolete inventories  | 6,145,928,505                                 | 6,422,569,094           | (276,640,590)  | (144,526,547)  |
| Accrual for severance pay   | 2,786,415,973                                 | 2,786,415,974           | -  | (199,119,780)  |
| Unrealised profit arising in inventories  | 902,035,601                                   | 1,287,451,290           | (385,415,691)  | 199,839,847  |
| Expense for excess of allocation period   | 361,205,602                                   | 325,819,111             | 35,386,491   | 35,386,497   |
|   | <b>22,565,337,250</b>                         | <b>23,027,531,153</b>   | <b>(462,193,905)</b>                                       | <b>429,410,196</b>   |
| <b>Deferred tax liabilities</b>   |   |                         |  |  |
| Unrealised foreign exchange of cash and trade receivables                         | 245,991,096                                   | 399,872,909             | (153,881,815)  | 246,906,759  |
|   | <b>245,991,096</b>                            | <b>399,872,909</b>      | <b>(153,881,815)</b>                                       | <b>246,906,759</b>   |
| <b>Net deferred tax assets</b>  | <b>22,319,346,154</b>                         | <b>22,627,658,244</b>   |  |  |
| <b>Net deferred tax (charged)/credit to interim consolidated income statement</b> |   |                         | <b>(308,312,090)</b>                                       | <b>182,503,437</b>   |

### 25.4 Tax loss carried forward

The Company is entitled to carry tax loss forward to offset against taxable income arising within five years subsequent to the year in which the loss was incurred. At the balance sheet date, the Company had aggregated accumulated tax losses available for offset against future taxable income. Details are as follows:

Currency: VND

| <i>Originating year</i> | <i>Can be utilized up to</i> | <i>Tax loss amount</i> | <i>Utilized up to 30 June 2024</i> | <i>Forfeited</i> | <i>Unutilized at 30 June 2024</i> |
|-------------------------|------------------------------|------------------------|------------------------------------|------------------|-----------------------------------|
| 2024                    | 2029                         | 9,754,309,080          | -                                  | -                | 9,754,309,080                     |
| <b>TOTAL</b>            |                              | <b>9,754,309,080</b>   | <b>-</b>                           | <b>-</b>         | <b>9,754,309,080</b>              |

Estimated tax loss as per the Company's corporate income tax declaration for the period ended 30 June 2024 has not been audited by the local tax authorities as of the date of these interim separate financial statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 26. 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.

Significant transactions with related parties for the six-month period ended 30 June 2024 and 30 June 2023 were as follows:

| <i>Related parties</i>                  | <i>Relationship</i>            | <i>Transactions</i> | <i>Currency: VND</i>                               |  |
|---|--------------------------------|---------------------|--|--|
|   |                                |                     | <i>For the six-month period ended 30 June 2024</i> | <i>For the six-month period ended 30 June 2023</i> |
| Mr. Lee Jae Eun                         | Member of BOD/General Director | Dividend payable    | 3,783,672,000                                      | 8,324,078,400                                      |
|   |                                | Dividend paid       | 3,783,672,000                                      | 8,324,078,400                                      |
| AFC VF Limited                          | Major shareholder              | Dividend payable    | 2,071,800,000                                      | 4,437,840,000                                      |
|   |                                | Dividend paid       | 2,071,800,000                                      | 4,437,840,000                                      |
| NH Investment & Securities Ltd., Co.    | Major shareholder              | Dividend payable    | 1,445,205,000                                      | 3,425,301,000                                      |
|   |                                | Dividend paid       | 1,445,205,000                                      | 3,425,301,000                                      |
| Korea Investment & Securities Ltd., Co. | Major shareholder              | Dividend payable    | 1,079,932,500                                      | 2,666,924,700                                      |
|   |                                | Dividend paid       | 1,079,932,500                                      | 2,666,924,700                                      |
| Mr. Trinh Xuan Giao                     | Major shareholder              | Dividend payable    | 1,091,053,500                                      | 2,400,317,700                                      |
|   |                                | Dividend paid       | 1,091,053,500                                      | 2,400,317,700                                      |

### *The terms and conditions of transactions with related parties*

The sales, purchases and service transactions with related parties shall perform on the basis of contractual agreement.

Outstanding balances at 30 June 2024 are unsecured, interest free and will be settled in cash. For the six-month period ended 30 June 2024, the Company has not made any provision for doubtful debts relating to amounts owed by related parties (31 December 2023: nil). This assessment is undertaken each financial year through the examination of the financial position of the related party and the market in which the related party operates.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

**26. TRANSACTIONS WITH RELATED PARTIES (continued)**

*Transactions with other related parties (continued)*

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

|  |  | <i>Currency: VND</i>                                       |  |
|--|--|--|--|
|  |  | <i>For the six-month<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| <b>Board of Directors/the Management</b> |  |  |  |
| Mr Cho Yong Hwan                         | Chairman/<br>Ho Chi Minh City Branch                         | 1,380,813,884  | 1,302,564,552  |
| Mr Lee Jae Eun                           | Deputy General Director<br>Member of BOD/General<br>Director | 2,896,291,136  | 2,732,535,734  |
| Mr Yu Sung Dae                           | Member of BOD/Deputy<br>General Director                     | 1,385,254,766  | 1,306,932,906  |
| Mr Le Kha Tuyen                          | Member of BOD  | 43,200,000   | 43,200,000   |
| Mr Yi Seung Mok                          | Member of BOD (from<br>24 April 2024)                        | 14,400,000   | -  |
| <b>Board of Supervision</b>              |  |  |  |
| Mr Truong Tuan Nghia                     | Head of Board of<br>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   |
|  |  | <b><u>5,849,559,786</u></b>                                | <b><u>5,514,833,192</u></b>                                |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

## 27. EARNINGS PER SHARE

Basic earnings per share amounts are calculated by dividing net profit/(loss) 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/(loss) 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<br/>period ended 30<br/>June 2024</i> | <i>For the six-month<br/>period ended 30<br/>June 2023</i> |
| Net (loss)/profit after tax attributable to ordinary equity holders for basic earnings | (8,263,248,604)  | 10,348,451,072   |
| Weighted average number of ordinary shares for basic earnings per share                | <u>41,979,773</u>  | <u>41,979,773</u>  |
| Basic (loss)/earnings per share  | <u>(197)</u>   | <u>247</u>   |
| Diluted (loss)/earnings per share  | <u>(197)</u>   | <u>247</u>   |

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

## 28. COMMITMENTS

### *Operating lease commitment*





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

|                   | <i>Currency: VND</i>         |                              |
|-------------------|------------------------------|------------------------------|
|                   | <i>30 June 2024</i>          | <i>31 December 2023</i>      |
| Up to 1 year      | 14,413,330,773               | 11,487,183,432               |
| From 1 to 5 years | 31,306,859,958               | 15,583,038,145               |
| Over 5 years      | <u>5,471,732,325</u>         | <u>6,397,028,760</u>         |
| <b>TOTAL</b>      | <b><u>51,191,923,056</u></b> | <b><u>33,467,250,337</u></b> |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2024 and for the six-month period then ended

**29. EVENTS AFTER THE INTERIM CONSOLIDATED BALANCE SHEET DATE**

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

|  |  |   |   |
|--|--|---|---|
| <br><hr/> Nguyen Thi Bao Ngoc<br>Preparer | <br><hr/> Nguyen Thi Bao Ngoc<br>Chief Accountant | <br><hr/> Yu Sung Dae<br>Deputy General Director<br>In charge of Finance | <br><hr/> Lee Jae Eun<br>General Director |
|--|--|---|---|

Hanoi, Vietnam

27 August 2024

