

**MDF VRG – QUANG TRI WOOD JOINT STOCK
COMPANY**

Reviewed interim financial statements
for the six-month period ended 30 June 2025



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THE BOARD OF MANAGEMENT'S REPORT

The Board of Management of MDF VRG – Quang Tri Wood Joint Stock Company (the "Company") has the pleasure in presenting this report and The Interim Financial Statements for the six-month period ended 30 June 2025.

1. General information

MDF VRG – Quang Tri Wood Joint Stock Company (the "Company") was established and operates under the Business Registration Certificate No. 3200228141 issued by the Department of Planning and Investment of Quang Tri province for the first time on 28 October 2005, amended for the 10th time on 12 November 2024.

The Company's head office: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province.

The Company's charter capital according to the 10th amended Business Registration Certificate is VND 551,135,950,000, equivalent to 55,113,595 shares, with a par value of VND 10,000/share.

The Company's shares are traded on the unlisted public company stock exchange (UpCom) with the stock code: MDF.

2. The members of the Board of Directors, Supervisory Board and Board of Management

The members of the Board of Directors, Board of Management and Supervisory Board during the period and until the issuing date of this report are:

The Board of Directors

Full name	Position	Appointment Date	Resignation Date
Mr. Ho Trong Minh Thao	Chairman	17/4/2024	
Mr. Duong Tan Thanh	Member	17/4/2024	
Mr. Nguyen Chon Bien	Member	27/6/2020	
Mr. Huynh Duy Hien	Member	27/6/2020	

Supervisory Board

Full name	Position	Appointment Date	Resignation Date
Mr. Le Chien Sy	Head of the supervisory board	27/6/2020	
Mr. Nguyen Hong Minh	Member	27/6/2020	
Mr. Nguyen Huu Trung	Member	27/6/2020	

The Board of Management

Full name	Position	Appointment Date	Resignation Date
Mr. Duong Tan Thanh	Chief Executive Officer ("CEO")	26/3/2024	
Mr. Nguyen Van Cong	Deputy CEO	08/9/2009	01/6/2025
Mr. Ho Nghia An	Deputy CEO	12/5/2022	
Mr. Nguyen Tang Vu	Deputy CEO	26/3/2024	

Legal Representative

The legal representatives of the Company during the period and up to the date of this report include:

- Mr. Ho Trong Minh Thao - Chairman of the Board of Directors (born 12 November 1974; Kinh ethnicity, Vietnamese nationality;
- Mr. Duong Tan Thanh - CEO (born 8 October 1973; Kinh ethnicity, Vietnamese nationality).

THE BOARD OF MANAGEMENT'S REPORT

3. The Company's Financial position and operating results

The Company's results of operations for the six-month period ended 30 June 2025 and its financial position as at the same date are set out in the attached Financial Statements.

4. Events subsequent to the balance sheet date

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the interim financial statements.

5. Auditors

AFC Vietnam Auditing Co., Ltd has been appointed to review the interim financial statements for the six-month period ended 30 June 2025.

6. Statement of the Board of Management's responsibility in respect of the interim financial statements

The Board of Management is responsible for the interim financial statements for the six-month period ended 30 June 2025 which gives a true and fair view of the state of affair of the Company and of its results and cash flows for the fiscal year ended same day. In preparing those interim financial statements, The Board of 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 financial statements;
- Prepare the interim financial statements on the going concern basic unless it is inappropriate to presume that the Company will continue in business; and
- Design, implement and maintain the Company's internal control for prevention and detection of fraud and error

The Board of Directors is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position and performance of the Company and that the accounting records comply with the applicable accounting system. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing the interim financial statements.

7. Approval of the interim financial statements

The Board of Management hereby approve the accompanying interim financial statements which give a true and fair view of the financial position of Company as at 30 June 2025 and the results of its operations and cash flows of the Company for the six-month period ended 30 June 2025 in accordance with the Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial statements.

On behalf of the Board of Management



Duong Tan Thanh
Chief Executive Officer

Quang Tri, 29 July 2025



No.: 128/2025/BCSX-PB.00369

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

**To: The Shareholders, Board of Directors, Supervisory Board and Board of Management -
MDF VRG – Quang Tri Wood Joint Stock Company**

We have reviewed the accompanying interim financial statements for the six-month period ended 30 June 2025 of MDF VRG – Quang Tri Wood Joint Stock Company (hereinafter referred to as "the Company"), prepared on 29 July 2025, from pages 05 to 37, which comprise the separate balance sheet as at 30 June 2025, and the separate interim income statement, the separate interim cash flow statement for the six-month period ended same day and the Notes to the interim financial statements.

Board of Management's responsibility

The Board of Management is responsible for the preparation and fair presentation of these financial statements of company in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as management determines is necessary to enable the preparation of 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 accompanying interim financial statements. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2400 - Review of Historical Financial Statements. This Standard requires us to conclude whether anything has come to our attention that causes us to believe that the interim financial statements, taken as a whole, do not present fairly, in all material respects, in accordance with the applicable interim financial reporting framework. This Standard also requires us to comply with relevant ethical requirements and standards.

A review of interim financial statements in accordance with this Standard is a limited assurance engagement. The auditor performs procedures, which consist primarily of inquiries of management and other personnel within the entity and, where appropriate, analytical procedures and evaluation of the evidence obtained.

The procedures performed in a review engagement are significantly less than those performed in an audit conducted in accordance with Vietnamese Auditing Standards. Accordingly, we will not express an audit opinion on the interim financial statements.

Basis for Qualified conclusion

As presented in notes 5.7 and 5.18 of the Notes to the Interim Financial Statements, as of the date of this report, the difference between the shortage and surplus of inventories according to the inventory results at 15/8/2023 and 31/12/2023 with the amounts of VND 16,634,930,694 and VND 6,354,171,074 respectively has not been approved and processed by the Company's Board of Directors, therefore we cannot estimate the impact of the above issue on the financial situation and business performance of the Company's Financial Statements for the six-month period ended 30 June 2025.

Qualified Conclusion

Based on our review, except for the effects (if any) of the matter described in the "Basis for Qualified Conclusion" paragraph, nothing has come to our attention that causes us to believe that the accompanying financial statements do not present fairly, in all material respects, the financial position of MDF VRG – Quang Tri Wood Joint Stock Company as at 30 June 2025, and its financial performance and its cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese (corporate) accounting system and the relevant statutory requirements applicable to interim financial reporting.



NGUYEN XUAN HUNG

Deputy Director

Audit Practicing Registration Certificate

No. 5701-2023-009-1

AFC VIETNAM AUDITING COMPANY LIMITED

– NORTH BRANCH

Hanoi, 29 July 2025

INTERIM BALANCE SHEET

As at 30 June 2025

ASSETS	Code	Note	30/06/2025 VND	01/01/2025 VND
A/ SHORT-TERM ASSETS	100		390,840,095,499	319,735,313,259
I/ Cash and cash equivalents	110	5.1	28,290,892,959	38,328,640,508
1. Cash	111		28,290,892,959	38,328,640,508
II/ Short-term financial investments	120	5.2	3,075,890,411	10,000,000,000
1. Investments held to maturity	123		3,075,890,411	10,000,000,000
III/ Short-term receivables	130		128,534,876,727	106,917,446,884
1. Receivable from customers	131	5.3	109,039,520,170	82,068,955,032
2. Advances to suppliers	132	5.4	2,957,604,279	8,608,180,628
3. Other short-term receivables	136	5.5	1,728,402,716	1,524,485,662
4. Provisions for short-term doubtful debts	137	5.6	(1,825,581,132)	(1,919,105,132)
5. Shortage of assets awaiting resolution	139	5.7	16,634,930,694	16,634,930,694
IV/ Inventories	140	5.8	219,586,311,636	156,680,388,830
1. Inventories	141		223,598,823,255	159,646,407,717
2. Provision for devaluation of inventories	149		(4,012,511,619)	(2,966,018,887)
V/ VI/ Other short-term assets	150		11,352,123,766	7,808,837,037
1. Short-term prepaid expenses	151	5.9	11,352,123,766	7,808,837,037
B/ LONG -TERM ASSETS	200		701,910,772,710	715,628,767,471
I/ Long-term receivables	210		-	-
II/ Fixed assets	220		655,624,920,968	670,599,928,448
1. Tangible fixed assets	221	5.10	655,275,945,810	670,245,646,782
- Cost	222		1,808,550,877,465	1,795,531,768,223
- Accumulated depreciation	223		(1,153,274,931,655)	(1,125,286,121,441)
2. Intangible fixed assets	227	5.11	348,975,158	354,281,666
- Cost	228		4,296,355,380	4,296,355,380
- Accumulated depreciation	229		(3,947,380,222)	(3,942,073,714)
III/ Investment property	230		-	-
IV/ Long term assets in progress	240	5.12	65,416,515	426,439,936
1. Capital construction in progress	242		65,416,515	426,439,936
VI/ Long-term financial investments	250	5.2	3,000,000,000	3,000,000,000
1. Investments in other companies	253		3,000,000,000	3,000,000,000
VII/ Other long-term assets	260		43,220,435,227	41,602,399,087
1. Long-term prepaid expenses	261	5.9	20,373,771,278	12,775,596,312
2. Long-term equipment, materials, and spare parts	263	5.8	22,846,663,949	28,826,802,775
TOTAL ASSETS	270		1,092,750,868,209	1,035,364,080,730

INTERIM BALANCE SHEET

As at 30 June 2025

RESOURCES	Code	Note	30/06/2025 VND	01/01/2025 VND
C/ LIABILITIES	300		445,625,492,298	390,346,950,861
I/ Current liabilities	310		445,625,492,298	390,346,950,861
1. Payable to suppliers	311	5.13	47,147,997,582	43,395,909,702
2. Advances from customers	312	5.14	15,530,798,982	2,961,896,631
3. Taxes and amounts payable to the State budget	313	5.15	6,169,955,113	3,557,931,794
4. Payable to employees	314		5,313,248,888	3,979,870,224
5. Accrued expenses	315	5.16	7,348,688,554	6,322,418,993
6. Other current payables	319	5.17	15,559,941,827	18,648,290,095
7. Short-term loans and finance lease liabilities	320	5.18	348,277,512,623	311,139,422,973
8. Bonus and welfare funds	322		277,348,729	341,210,449
II/ Long-term liabilities	330		-	-
D/ OWNERS' EQUITY	400		647,125,375,911	645,017,129,869
I/ Owners' equity	410	5.19	647,125,375,911	645,017,129,869
1. Owners' invested capital	411		551,135,950,000	551,135,950,000
- Ordinary shares with voting rights	411a		551,135,950,000	551,135,950,000
- Preference shares	411b		-	-
2. Share premium	412		11,999,994,000	11,999,994,000
3. Investment and development fund	418		100,837,039,040	100,837,039,040
4. Retained earnings (Accumulated losses)	421		(16,847,607,129)	(18,955,853,171)
- Accumulated retained earnings of previous year	421a		(18,955,853,171)	(22,346,075,270)
- Retained earnings of this year	421b		2,108,246,042	3,390,222,099
II/ Other sources and funds	430		-	-
TOTAL RESOURCES	440		1,092,750,868,209	1,035,364,080,730



Duong Tan Thanh
Chief Executive Officer
Quang Tri, 29 July 2025

Cao Duy Hai
Chief Accountant

Ho Thi My Hanh
Preparer

INTERIM INCOME STATEMENT

For the six-month period ended 30 June 2025

Items	Code	Note	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
1. Gross sales of goods and services	01	6.1	424,209,472,101	454,979,897,333
2. Deductions	02	6.2	41,472,101	379,122,481
3. Net sales of goods and services	10		424,168,000,000	454,600,774,852
4. Cost of goods sold	11	6.3	384,022,605,293	412,441,910,477
5. Gross profit from sales of goods and services	20		40,145,394,707	42,158,864,375
6. Financial income	21	6.4	1,815,556,096	2,852,216,756
7. Financial expenses	22	6.5	8,630,416,429	13,629,215,685
<i>In which: Interest expense</i>	23		8,404,723,775	13,449,709,361
8. Selling expenses	25	6.6	24,031,083,785	35,267,456,124
9. General and administration expenses	26	6.7	7,244,102,430	7,875,844,230
10. Net operating profit	30		2,055,348,159	(11,761,434,908)
11. Other income	31	6.8	53,801,333	5,406,196,572
12. Other expenses	32	6.9	903,450	255,455,737
13. Profit from other activities	40		52,897,883	5,150,740,835
14. Total accounting profit before tax	50		2,108,246,042	(6,610,694,073)
15. Current corporate income tax expense	51	6.10	-	-
16. Deferred corporate income tax expense	52		-	-
17. Net profit after corporate income tax	60		2,108,246,042	(6,610,694,073)
18. Basic earning per share	70	6.11	38	(120)
19. Diluted earning per share	71	6.11	38	(120)



Duong Tan Thanh
Chief Executive Officer
Quang Tri, 29 July 2025

Cao Duy Hai
Chief Accountant

Ho Thi My Hanh
Preparer

INTERIM CASH FLOWS STATEMENT

(Direct method)

For the six-month period ended 30 June 2025

ITEMS	Code	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
I/ Cash flows from operating activities			
1. Proceeds from sales of goods and service provisions and other sales	01	408,713,309,720	476,302,150,231
2. Payments for suppliers of goods and services	02	(405,055,444,686)	(405,377,710,735)
3. Payments for employees	03	(19,204,961,883)	(20,885,773,839)
4. Interest paid	04	(8,285,919,935)	(14,924,394,868)
5. Other receipts from operating activities	06	47,290,782,168	42,444,140,820
6. Other payments for operating activities	07	(72,201,586,491)	(25,406,867,654)
Net cash flows from operating activities	20	(48,743,821,107)	52,151,543,955
II/ Cash flows from investing activities			
1. Purchases and construction of fixed assets and other long-term assets	21	(5,632,603,400)	(1,274,927,778)
2. Proceeds from disposals of fixed assets and other long-term assets	22	-	1,235,454,545
3. Loans given and purchases of debt instruments of other entities	23	(5,075,890,411)	-
4. Recovery of loan given and disposals of debt instruments of other entities	24	12,000,000,000	-
5. Interest, dividends and profits received	27	257,304,607	7,039,031
Net cash flows from investing activities	30	1,548,810,796	(32,434,202)
III/ Cash flows from financing activities			
1. Proceeds from borrowings	33	414,679,013,343	379,821,185,356
2. Repayments of borrowings	34	(377,540,923,693)	(421,747,814,465)
Net cash flows from financing activities	40	37,138,089,650	(41,926,629,109)
Net cash flows in the period	50	(10,056,920,661)	10,192,480,644
Cash and cash equivalents at the beginning of the period	60	38,328,640,508	16,016,340,272
Effects of fluctuations in foreign exchange rates	61	19,173,112	251,356
Cash and cash equivalents at the end of the period	70	28,290,892,959	26,209,072,272



Duong Tan Thanh
Chief Executive Officer
Quang Tri, 29 July 2025

Cao Duy Hai
Chief Accountant

Ho Thi My Hanh
Preparer

These notes form an integral part of and should be read along with the accompanying interim financial statements.

1. CHARACTERISTICS

1.1 Ownership

MDF VRG – Quang Tri Wood Joint Stock Company (the "Company") was established and operates under the Business Registration Certificate No. 3200228141 issued by the Department of Planning and Investment of Quang Tri province for the first time on 28 October 2005, amended for the 10th time on 12 November 2024.

The Company's head office: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province. The Company's charter capital according to the 10th amended Business Registration Certificate is VND 551,135,950,000, equivalent to 55,113,595 shares, with a par value of VND 10,000/share. The Company's shares are traded on the unlisted public company stock exchange (UpCom) with the stock code: MDF.

The total number of employees of the Company as of 30 June 2025 is 366 (As of 31 December 2024 is 386).

1.2 Business field

The Company's business field are: production and trading of wood products.

1.3 Business sector

According to the 10th amended Business Registration Certificate, the Company's Business sector include:

- Production of plywood, veneer, plywood and other thin boards. Details: Production of artificial wood panels (MDF ...;
- Production and trading of wood products;
- Production of plastic and synthetic rubber in primary form. Details: Production of all kinds of plastic;
- Forest planting and forest care. Details: Planting and exploiting wood materials to produce MDF, paper and other industrial trees;
- Timber exploitation. Details: Production of all kinds of wood.

1.4 Normal production and business cycle

The normal production and business cycle of the Company does not exceed 12 months.

1.5 Characteristics of the Company's operations during the period that affect the financial statements

During the six-month period ended 30 June 2025, there were no activities that had a significant impact on the interim financial statements

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal year

The fiscal year of the Company begins on January 01 and ends on December 31.

2.2 Accounting currency

The Company maintains its accounting record in Vietnamese Dong (VND) because revenue and expenditure are mainly made in VND currency.

3. APPLICABLE ACCOUNTING STANDARDS AND REGIME

3.1 Applicable Accounting Standards and Regime

The Company applies the corporate accounting system promulgated in accordance with the Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the corporate accounting regime; Circular 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and supplementing a number of articles of Circular 200/2014/TT-BTC.

3.2 Comply with the Vietnamese Accounting Standards and Vietnamese Accounting Regime

The Board of Management ensures that it has complied with the requirements of accounting standards, the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 as well as the circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing the Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Basis of preparation the financial statements

The financial statements are prepared on the basis of accrual accounting and the historical cost principle (except for information related to cash flows).

4.2 Transactions in foreign currencies

Transactions arising in foreign currencies are converted by the exchange rate at the date of the transaction. The balances of monetary items denominated in foreign currencies at the fiscal year end date are converted by the exchange rate at that date.

Exchange differences arising from transactions in foreign currencies are recognized in the financial income or financial expense. Exchange differences arising from revaluation of monetary items denominated in foreign currencies at the balance sheet date after off-setting the differences is recognized in the financial income or financial expense.

4.3 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits in bank, short-term investment with an original maturity of not over than three months with high liquidity, that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

4.4 Receivables

Recognition principle: Receivables are presented at book value minus provisions for doubtful debts. Receivables from customers, prepayments to suppliers, internal receivables, receivables according to construction contract progress (if any), and other receivables at the reporting date, if:

- Having a collection or payment period of less than 1 year (or within a business production cycle) are classified as Current Assets;
- Having a collection or payment period of more than 1 year (or within a business production cycle) are classified as Long-term Assets.

Establishing provisions for doubtful debts: Provision for doubtful debts represents the estimated loss value of receivables that are likely to be unpaid by customers for receivables at the time of preparing the financial statements.

Provision for doubtful debts is established for each doubtful debt based on the age of the debt or the expected level of loss that may occur specifically as follows:

For overdue receivables, follow the instructions in Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance, specifically as follows:

- 30% of the value for receivables overdue from more than 6 months to less than 1 year.
- 50% of the value for receivables overdue from 1 year to less than 2 years.
- 70% of the value for receivables overdue from 2 years to less than 3 years.
- 100% of the value for receivables over 3 years or more.

For receivables that are not overdue but are unlikely to be recovered: Based on the expected level of loss to establish the provision.

4.5 Inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories comprises the purchase price, direct materials, direct labour and those overheads or other costs incurred in bringing the inventories to their present location and condition. The cost of inventories is determined by the weighted average method and accounted for using the perpetual inventory method.

The Company's inventory provision is created for the estimated loss arising due to the impairment of value (through obsolescence, damage, deterioration, etc.) of inventories owned by the Company, based on evidence of impairment available at the balance sheet date.

Increases or decreases in the inventories allowance are recognized in the cost of goods sold during the year.

4.6 Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the business performance of many fiscal years. The Company's prepaid expenses include the following expenses:

Tools and equipment

Tools and equipment that have been put into use are allocated to expenses using the straight-line method with an allocation period of no more than 03 years.

4.7 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The historical cost of tangible fixed assets includes all costs incurred by the Company to acquire the fixed asset up to the time of bringing that asset to the ready-for-use state. Expenses incurred after initial recognition are only recorded as an increase in cost of fixed assets if these costs are certain to increase future economic benefits from the use of such assets. Expenses incurred that do not satisfy the above conditions are recorded as production and business expenses in the period.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are written off and any gain or loss resulting from the disposal is recognized in income or expenses for the year.

For fixed assets such as buildings, structures, and means of transport serving management: The Company applies the straight-line method. The depreciation period is applied according to Circular 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance guiding the management, use and depreciation of fixed assets.

For fixed assets such as machinery and equipment: The Company applies the depreciation method according to production output, based on estimated useful life.

The number of years of tangible fixed assets is as follows:

<u>Type of fixed asset</u>	<u>Years</u>
Buildings	05 - 25
Machinery and equipment	05 - 20
Means of transport, transmission	06 - 10
Equipment and tools for management	03 - 05
Other tangible fixed assets	05

4.8 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated depreciation. The cost of intangible fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the assets are ready for use.

Intangible fixed assets are software programs, copyrights, patents are amortized on a straight-line basis from 05 years to 08 years. Land use rights with a definite term are amortized on a straight-line basis based on the effective period of the Land Use Rights Certificate.

4.9 Financial Investments

Investments held to maturity

Investments are classified as held to maturity when the Company has the intention and ability to hold them to maturity. Held to maturity investments include: term deposits with the purpose of earning periodic interest and other investments held to maturity.

Held to maturity investments are initially recorded at cost, which includes the purchase price and costs related to the purchase of the investments. After initial recognition, these investments are recorded at their recoverable amount. Interest income from investments held to maturity after the acquisition date is recognized in the Statement of Business Performance on an accrual basis. Interest earned before the Company holds is deducted from the cost at the acquisition date.

When there is significant evidence that part or all of an investment may not be recovered and the amount of the loss can be reliably determined, the loss is recognized in financial expenses in the year and the investment value is directly deducted.

4.10 Liabilities and accrued expenses

Payables to suppliers, internal payables, other payables, loans at the reporting time, if:

- Have a payment term of less than 1 year or within a production and business cycle are classified as short-term debt.
- Have a payment term of more than 1 year or over a production and business cycle are classified as long-term debt.

Accrued expenses include actual expenses that have not yet arisen but are deducted in advance from production and business expenses in the period to ensure that when actual expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When such expenses arise, if there is a difference with the amount deducted, the accountant will record additional expenses or reduce the expenses corresponding to the difference.

4.11 Capital

Owners' equity

Capital is recorded according to the amount actually invested by shareholders.

Share premium is recorded at the difference between the issuance price and the par value upon the initial issuance, additional issuance or the difference between re-issuance price and the net book value of treasury shares.

Undistributed profit after tax

Undistributed profit after tax reflects the Company's remaining accumulated post-tax business results after profit distribution at the reporting date.

4.12 Profit distribution

Profits after tax are distributed to shareholders after setting funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is taken into account the non-monetary items included in the undistributed profit after tax that may affect the cash flow and the ability to pay dividends such as interest due to revaluation of assets, capital contribution, profit from revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders and a notice of dividend payment is issued.

4.13 Revenue and income recognition

Revenue from sales of goods and finished goods

Sales revenue is recognized when the following conditions are simultaneously satisfied:

- The enterprise has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The enterprise no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover has been determined with relative certainty;
- The enterprise has gained or will gain economic benefits from the good sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

Revenue from sales of service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. In case that a transaction involves the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the interim balance sheet date of that period. The outcome of a transaction can be measured reliably when all four following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the company;
- The percentage of completion of the transaction at the interim balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Rental Revenue

Revenue from leasing assets is recognised in the Statement of Income on a straight-line basis over the term of the lease. Rental payments received in advance for multiple periods are allocated to revenue in accordance with the lease term.

Interest

Revenue from interest, dividends, shared profits and other financial income is recognized when the following two conditions are satisfied:

- It is possible to obtain economic benefits from the transaction;
- Revenue is determined relatively reliably.

4.14 Borrowing costs

Borrowing costs include interest and other costs incurred directly related to the borrowings.

Borrowing costs are recognized as expenses when incurred. Where borrowing costs are directly related to the investment in construction or production of unfinished assets that require a sufficiently long period (more than 12 months) before they can be put into use for the intended purpose or sold. This borrowing cost is capitalized. For separate loans for the construction of fixed assets, investment real estate, interest is capitalized even if the construction period is less than 12 months. Gains arising from the temporary investment of loans are written down to the cost of the related assets.

4.15 Cost of goods sold

Cost of goods sold and services provided is the total cost incurred for goods and services. Costs incurred above the normal level of inventories are recorded immediately in cost of goods sold during the year.

4.16 Corporate income tax

Corporate income tax includes current corporate income tax and deferred corporate income tax.

Current corporate income tax

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses as well as adjustments for non-taxable income and losses carried forward.

Deferred corporate income tax

Deferred income tax is calculated on the differences between the book value and the tax base of assets or liabilities in the Balance Sheet. Deferred tax liabilities are recognised for all temporary differences while deferred tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

Deferred tax is measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled. Deferred tax is recognised in profit or loss, except when it relates to items recognised directly to equity, in which case the deferred tax is also recognised in equity.

The Company's tax reports will be examined by the tax authorities. Due to the application of tax laws to each type of business and the interpretation, understanding and acceptance in many different ways, the figures in the financial statements may differ from the figures of the tax authorities.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

4.17 Segment reporting

A business segment is a distinguishable component that is engaged in providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of segments operating in other economic environments.

4.18 Financial Instruments

Financial Assets

The classification of financial assets depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. The Company's financial assets include cash and cash equivalents, trade receivables, other receivables, loans, quoted and unquoted financial instruments.

At the time of initial recognition, financial assets are recorded at cost plus transaction costs that are directly attributable to the acquisition of the financial assets.

Financial Liabilities

The classification of financial liabilities depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition. The Company's financial liabilities include trade payables, borrowings and loans, other payables and derivative financial instruments.

At the time of initial recognition, except for liabilities related to financial leases and convertible bonds which are recorded at amortized cost, other financial liabilities are initially recorded at cost less transaction costs directly related to such financial liabilities.

4.19 Related Parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering a related party relationship, attention is paid to the substance of the relationship rather than the legal form.

The following are considered related parties: key management members, individuals related to key management members and other related parties.

5. ADDITIONAL INFORMATION TO ITEMS IN INTERIM BALANCE SHEET

5.1 Cash and cash equivalents

	30/06/2025	01/01/2025
	VND	VND
Cash on hand	48,341,650	42,488,062
Cash at bank	28,242,551,309	38,286,152,446
Total	28,290,892,959	38,328,640,508

5.2 Financial investments

5.2.1 Short-term financial investments

	30/06/2025		01/01/2025	
Investments held to maturity	Historical cost VND	Book value VND	Historical cost VND	Book value VND
Short-term	3,075,890,411	3,075,890,411	10,000,000,000	10,000,000,000
Term deposits (i)	3,075,890,411	3,075,890,411	10,000,000,000	10,000,000,000
Total	3,075,890,411	3,075,890,411	10,000,000,000	10,000,000,000

- (i) These are six-month term deposit contracts at Vietnam International Commercial Joint Stock Bank - Vinh Branch, interest rate 5.8%/year, interest received at the end of the term. Of which, as of 30 June 2025, the deposit worth 1 billion VND is being mortgaged at the local bank to secure the Company's credit limit contract.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

5.2.2 Long-term financial investments

	30/06/2025			01/01/2025	
	Book value VND	Provision VND	Fair value VND	Book value VND	Fair value VND
<i>Investments in other companies</i>	3,000,000,000	-	-	3,000,000,000	-
Tuan Loc Investment Joint Stock Company	3,000,000,000	-	(i)	3,000,000,000	(i)
Total	3,000,000,000	-	-	3,000,000,000	-

(i) As of the date of this financial statement, the Company has not determined the fair value of long-term financial investments for disclosure in the financial statements because there is no listed price on the market for these financial investments and the Vietnamese Accounting Standards and Vietnamese Accounting Regime currently do not provide specific guidance on how to calculate fair value using valuation techniques. The fair value of financial instruments may differ from their carrying value.

As of 30 June 2025, the Company has not received the Financial Statements of Tuan Loc Quang Tri Joint Stock Company and the shares of Tuan Loc Quang Tri Joint Stock Company have not been traded on the stock exchanges, so this investment is recorded at original cost and no provision for investment losses is made. In 2022, the Company received the transfer of the above investment with an amount of VND 3,000,000,000 (Note in section 5.18 Other payables) but has not completed the transfer procedures.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

5.3 Short-term receivable from customers

	30/06/2025		01/01/2025	
	Amount VND	Provision VND	Amount VND	Provision VND
Receivables from related parties	-	-	-	-
Receivables from other customers	109,039,520,170	(1,518,950,443)	82,068,955,032	(1,612,474,443)
SWISSTON Building Material Trading LLC	8,184,389,519	-	1,865,816,591	-
An Cuong Wood JSC	8,050,788,720	-	13,589,962,920	-
Moc Phat Trading and Service Co.,Ltd	2,048,378,596	-	6,233,666,059	-
Diep Duong General Trading Co.,Ltd	19,762,953,998	-	4,644,376,600	-
Bao Lam Trading and Service and Import Export Co.,Ltd	-	-	9,235,073,900	-
Thuan An Wood Board Co.,Ltd	6,555,949,050	-	2,890,050,673	-
KL ABDUL SATHAR General Trading LLC	15,391,386,230	-	5,423,381,246	-
KUNNATHAN CHIP BOARDS PVT LTD	-	-	5,663,691,478	-
Son Kim Import Export Co.,Ltd	11,130,529,300	-	-	-
Others	37,915,144,757	(1,518,950,443)	32,522,935,565	(1,612,474,443)
Total	109,039,520,170	(1,518,950,443)	82,068,955,032	(1,612,474,443)

5.4 Advances to sellers in short-term

	30/06/2025		01/01/2025	
	Amount VND	Provision VND	Amount VND	Provision VND
Advances to suppliers are related parties	-	-	-	-
Advances to other suppliers	2,957,604,279	(306,630,689)	8,608,180,628	(306,630,689)
Hoang Duc Construction Design and Trading Co., Ltd.	202,100,000	(202,100,000)	202,100,000	(202,100,000)
Thanh Nam Fire Protection Technology JSC	-	-	4,500,000,000	-
Truong Gia Thanh Co., Ltd.	43,200,000	-	1,113,200,000	-
Saigon Dong Ha Tourism JSC	287,000,000	-	-	-
Others	2,425,304,279	(104,530,689)	2,792,880,628	(104,530,689)
Total	2,957,604,279	(306,630,689)	8,608,180,628	(306,630,689)

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

5.5 Other short-term receivables

	30/06/2025		01/01/2025	
	Amount VND	Provision VND	Amount VND	Provision VND
Other receivables are related parties	-	-	-	-
Other receivables are not related parties	1,728,402,716	-	1,524,485,662	-
Advances to employees	853,717,323	-	736,463,812	-
Other receivables	874,685,393	-	788,021,850	-
- Cooperation for Forest Plantation	362,000,000	-	362,000,000	-
- Salary receivables	-	-	411,158,787	-
- Others	512,685,393	-	14,863,063	-
Total	1,728,402,716	-	1,524,485,662	-

5.6 Doubtful debt

	Overdue time	30/06/2025		01/01/2025	
		Principal balance VND	Recoverable value VND	Principal balance VND	Recoverable value VND
Bad short-term receivables					
Accounts receivable from customers		2,073,898,443	554,948,000	2,227,422,443	614,948,000
Hoang Binh Co.,Ltd	>3 years	141,716,191	-	141,716,191	-
Van Thinh Phat	>3 years	222,540,999	-	222,540,999	-
Production and Trading JSC					
Lam Trieu Trading JSC	>3 years	233,483,537	-	233,483,537	-
Yen Lam Co.,Ltd	>3 years	100,000,000	-	133,524,000	-
Tran Hong Phuc Trading and Service Co.,Ltd	1 - 2 years	950,000,000	475,000,000	970,000,000	485,000,000
Viet Duc International Production and Trading Investment JSC	1 - 2 years	159,896,000	79,948,000	259,896,000	129,948,000
Others	>3 years	266,261,716	-	266,261,716	-
Advances to sellers in short-term		306,630,689	-	306,630,689	-
Hoang Vy Nhan Co.,Ltd	>3 years	61,927,800	-	61,927,800	-
Hoang Duc Construction Design and Trading Co.,Ltd	>3 years	202,100,000	-	202,100,000	-
Others	>3 years	42,602,889	-	42,602,889	-
Total		2,380,529,132	554,948,000	2,534,053,132	614,948,000

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

5.7 Shortage of assets awaiting resolution

Shortage of assets awaiting resolution at 1 January 2025 and 30 June 2025 are the inventory values detected as missing compared to the books at 15 August 2023 and 31 December 2023 with a value of VND 16,634,930,694 awaiting approval from the Company's Board of Directors.

5.8 Inventories

	30/06/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Inventories	223,598,823,255	(4,012,511,619)	159,646,407,717	(2,966,018,887)
Raw materials	42,878,347,412	-	37,081,414,064	-
Instruments and tools	59,567,839,648	-	59,298,447,966	-
Cost for work in process	5,777,908,691	-	4,086,619,143	-
Finished goods	115,374,727,504	(4,012,511,619)	59,179,926,544	(2,966,018,887)
Long-term equipment, materials, and spare parts	22,846,663,949	-	28,826,802,775	-
Instruments and tools	22,846,663,949	-	28,826,802,775	-
Total	246,445,487,204	(4,012,511,619)	188,473,210,492	(2,966,018,887)

5.9 Prepaid expenses**5.9.1 Short-term prepaid expenses**

	30/06/2025	01/01/2025
	VND	VND
Tools, instruments	8,361,320,788	6,340,381,708
Insurance expenses	1,463,375,325	523,109,666
Others	1,527,427,653	945,345,663
Total	11,352,123,766	7,808,837,037

5.9.2 Long-term prepaid expenses

	30/06/2025	01/01/2025
	VND	VND
Tools, instruments	18,520,994,211	10,810,664,381
Repairs and maintenance expense	1,161,924,545	1,246,409,107
Others	690,852,522	718,522,824
Total	20,373,771,278	12,775,596,312

5.10 Tangible fixed assets

	Buildings and structures	Machinery and equipments	Transportation and transmission vehicles	Equipment management	Other fixed assets	Total
	VND	VND	VND	VND	VND	VND
Cost						
As at 01/01/2025	273,322,513,847	1,478,671,423,549	42,071,570,319	995,829,557	470,430,951	1,795,531,768,223
Purchasing	-	2,576,851,852	2,356,481,481	-	-	4,933,333,333
Capital construction in progress	8,085,775,909	-	-	-	-	8,085,775,909
As at 30/06/2025	281,408,289,756	1,481,248,275,401	44,428,051,800	995,829,557	470,430,951	1,808,550,877,465
Accumulated depreciation						
As at 01/01/2025	141,097,440,762	942,260,228,948	40,556,571,166	948,492,709	423,387,856	1,125,286,121,441
Depreciation	6,760,946,685	20,750,838,133	466,661,758	10,363,638	-	27,988,810,214
As at 30/06/2025	147,858,387,447	963,011,067,081	41,023,232,924	958,856,347	423,387,856	1,153,274,931,655
Residual value						
As at 01/01/2025	132,225,073,085	536,411,194,601	1,514,999,153	47,336,848	47,043,095	670,245,646,782
As at 30/06/2025	133,549,902,309	518,237,208,320	3,404,818,876	36,973,210	47,043,095	655,275,945,810

The residual value of tangible fixed assets used as collateral for loans as of 30 June 2025 is: VND 639,183,922,502 (as of 1 January 2025, VND 572,801,136,047).

The original cost of tangible fixed assets that have been fully depreciated but are still in use as of 30 June 2025 is: VND 534,555,354,904 (as of 1 January 2025, VND 528,854,454,070).

5.11 Intangible fixed assets

	Land use rights	Copyright, Patent	Software program	Total
	VND	VND	VND	VND
Cost				
As at 01/01/2025	410,000,000	247,990,000	3,638,365,380	4,296,355,380
As at 30/06/2025	410,000,000	247,990,000	3,638,365,380	4,296,355,380
Accumulated depreciation				
As at 01/01/2025	55,718,334	247,990,000	3,638,365,380	3,942,073,714
Depreciation	5,306,508	-	-	5,306,508
As at 30/06/2025	61,024,842	247,990,000	3,638,365,380	3,947,380,222
Residual value				
As at 01/01/2025	354,281,666	-	-	354,281,666
As at 30/06/2025	348,975,158	-	-	348,975,158

The original cost of fully depreciated intangible fixed assets still in use as of 30 June 2025 is VND 3,886,355,380 (as of January 1, 2025 is VND 3,886,355,380).

5.12 Long-term unfinished assets

	30/06/2025	01/01/2025
	VND	VND
Capital Construction in Progress	65,416,515	426,439,936
Joint venture for afforestation	65,416,515	65,416,515
Wastewater Treatment plant 2	-	93,947,512
Renovating Fire Protection System	-	267,075,909
Total	65,416,515	426,439,936

5.13 Short-term supplier payables

	30/06/2025		01/01/2025	
	Amount	Repayment capacity	Amount	Repayment capacity
	VND	VND	VND	VND
Payable to related parties	-	-	-	-
Payable to other suppliers	47,147,997,582	47,147,997,582	43,395,909,702	43,395,909,702
ACME INTER (VIETNAM) Co., Ltd.	2,663,100,000	2,663,100,000	2,343,000,000	2,343,000,000
Hong Thang Trading Service JSC	4,493,440,000	4,493,440,000	4,508,925,000	4,508,925,000
Bee Logistics JSC	-	-	4,091,441,558	4,091,441,558
Truong Hai International Transport and Logistics Co., Ltd.	-	-	1,676,498,800	1,676,498,800
Hong Lam Investment Co., Ltd.	9,411,705,000	9,411,705,000	7,741,116,000	7,741,116,000
Tuyen Quang Import-Export Production and Trading Co., Ltd.	-	-	1,781,500,000	1,781,500,000
Northern Industrial Chemical JSC	9,704,321,100	9,704,321,100	4,632,431,580	4,632,431,580
Sam Sung Chemical Technology VINA LLC	-	-	1,734,016,350	1,734,016,350
Others	20,875,431,482	20,875,431,482	14,886,980,414	14,886,980,414
Total	47,147,997,582	47,147,997,582	43,395,909,702	43,395,909,702

5.14 Advance from customers

	30/06/2025		01/01/2025	
	Amount	Repayment capacity	Amount	Repayment capacity
	VND	VND	VND	VND
Advance from related parties	-	-	-	-
Advance from other customers	15,530,798,982	15,530,798,982	2,961,896,631	2,961,896,631
XYLO INTERNATIONAL TIMBER TRADING SILK ROAD COMPLEX TRADING LLC	2,596,473,052	2,596,473,052	363,455,207	363,455,207
Tuan Anh International JSC	12,630,024,374	12,630,024,374	1,001,789,424	1,001,789,424
Others	-	-	937,671,000	937,671,000
	304,301,556	304,301,556	658,981,000	658,981,000
Total	15,530,798,982	15,530,798,982	2,961,896,631	2,961,896,631

5.15 Taxes and other payables to State Budget

	Amounts receivable 01/01/2025	Payable 01/01/2025	Payable	Paid	Amounts receivable 30/06/2025	Payable 30/06/2025
	VND	VND	VND	VND	VND	VND
Value added tax	-	3,405,625,007	13,677,335,465	11,001,284,456	-	6,081,676,016
Export and Import taxes	-	-	13,243,377	13,243,377	-	-
Personal income tax	-	152,306,787	861,860,967	935,236,593	-	78,931,161
Other taxes	-	-	12,347,936	3,000,000	-	9,347,936
Fees, charges and other charges	-	-	153,450	153,450	-	-
Total	-	3,557,931,794	14,564,941,195	11,952,917,876	-	6,169,955,113

5.16 Short-term accrued expenses

	30/06/2025	01/01/2025
	VND	VND
Interest payable	634,152,247	505,963,407
Transportation costs, electricity and water costs, appraisal costs	4,705,221,786	5,134,450,245
Insurance costs	1,168,904,761	228,654,054
Others	840,409,760	453,351,287
Total	7,348,688,554	6,322,418,993

5.17 Other short-term payables

	30/06/2025		01/01/2025	
	Amount	Repayment capacity	Amount	Repayment capacity
	VND	VND	VND	VND
Payable to related parties	4,439,330,800	4,439,330,800	4,379,330,800	4,379,330,800
Board of Directors & Supervisory Board Remuneration	60,000,000	60,000,000	-	-
Dividends payable Tan Bien Rubber JSC	4,379,330,800	4,379,330,800	4,379,330,800	4,379,330,800
Payable to other entities	11,120,611,027	11,120,611,027	14,268,959,295	14,268,959,295
Surplus assets awaiting resolution (i)	6,354,171,074	6,354,171,074	6,354,171,074	6,354,171,074
Tuan Loc Quang Tri JSC (ii)	3,000,000,000	3,000,000,000	3,000,000,000	3,000,000,000
Union funds	503,730,695	503,730,695	250,622,245	250,622,245
Social insurance	694,793,631	694,793,631	-	-
Health insurance	124,193,128	124,193,128	-	-
Unemployment insurance	54,493,618	54,493,618	-	-
Dividends payable to other entities	275,199,812	275,199,812	275,199,812	275,199,812
Others	114,029,069	114,029,069	4,388,966,164	4,388,966,164
Total	15,559,941,827	15,559,941,827	18,648,290,095	18,648,290,095

(i) The inventory was in excess of the books at 15/8/2023 and 31/12/2023 and is awaiting the Board of Directors' decision on settlement.

(ii) The payable to Tuan Loc Quang Tri Joint Stock Company is awaiting settlement and recovery of the capital contribution investment as explained in Note 5.2.2 of the Notes to the Interim Financial Statements.

5.18 Short-term loans and finance lease liabilities

	30/06/2025			Fluctuations during the period			01/01/2025	
	Amount	Repayment capacity	VND	Increase	Decrease	Amount	Repayment capacity	VND
	VND	VND		VND	VND	VND	VND	
1> Short-term loans	348,277,512,623	348,277,512,623		414,679,013,343	377,540,923,693	311,139,422,973	311,139,422,973	
Vietnam International Commercial Joint Stock Bank - Vinh Branch	-	-		-	17,775,676,428	17,775,676,428	17,775,676,428	
Vietinbank Joint Stock Commercial Bank - Quang Tri Branch (i)	135,555,258,915	135,555,258,915		169,356,759,635	130,246,285,639	96,444,784,919	96,444,784,919	
Vietcombank Joint Stock Commercial Bank - Quang Tri Branch (ii)	212,722,253,708	212,722,253,708		245,322,253,708	229,518,961,626	196,918,961,626	196,918,961,626	
Total	348,277,512,623	348,277,512,623		414,679,013,343	377,540,923,693	311,139,422,973	311,139,422,973	

(i) Borrow from Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Tri Branch under Loan Agreement No. 1306/2024-HDCVHM/NHCT450-CTMDFQUANGTRI dated 13 June 2024 to supplement working capital (not paying for tools, equipment as spare parts, replacement equipment in the borrower's production line) to serve the production and business activities of MDF artificial wood panels. The maximum loan limit at any time is 170 billion VND, the limit maintenance period is 12 months. In which, the loan term of each debt does not exceed 6 months, loan interest rate: is the adjusted interest rate, specifically stated on the debt receipt. The loan is secured by assets specified in the mortgage contracts of assets attached to land No. 1510/2024/HDBĐ/NHCT450 dated 15 October 2024 and the mortgage contract of real estate No. 0910/2024/HDBĐ/NHCT450 dated 16 October 2024.

(ii) Borrowed from the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Quang Tri Branch under the loan contract according to the limit No. 28BB/HDHM/2025 dated 22 May 2025. The limit maintenance period is 12 months, the credit limit is VND 270 billion. The purpose of the loan is to finance working capital for production and business activities, the loan interest rate is according to each debt acknowledgment contract. The loan is secured by assets and debt collection rights stipulated in the following mortgage contracts: Mortgage contract No. 01/2014/HBTC/CB-MDF.VRG dated 26 April 2014, contract No. 03/2014/HBTC/CB-MDF.VRG dated 26 April 2014, contract No. 02/2014/HBTC/CB-MDF.VRG dated 11 April 2014, contract No. 04/2014/HBTC/CB-MDF.VRG dated 11 April 2014, contract No. 496A/HBTC/2017 dated 27 September 2017, contract No. 496B/HBTC/2017 dated 27 September 2017.

5.19 Owner's equity

5.19.1 The table of equity fluctuation

	Capital	Surplus capital	Development investment fund	Undistributed profit after tax	Total
	VND	VND	VND	VND	VND
As at 01/01/2024	551,135,950,000	11,999,994,000	100,837,039,040	(22,346,075,270)	641,626,907,770
Profit in previous year	-	-	-	3,390,222,099	3,390,222,099
As at 31/12/2024	551,135,950,000	11,999,994,000	100,837,039,040	(18,955,853,171)	645,017,129,869
As at 01/01/2025	551,135,950,000	11,999,994,000	100,837,039,040	(18,955,853,171)	645,017,129,869
Profit in this period	-	-	-	2,108,246,042	2,108,246,042
As at 30/06/2025	551,135,950,000	11,999,994,000	100,837,039,040	(16,847,607,129)	647,125,375,911

5.19.2 Detailed owner's investment

	30/06/2025		01/01/2025	
	Amount VND	Ratio %	Amount VND	Ratio %
Vietnam Rubber Group - JSC	467,617,480,000	84.85%	467,617,480,000	84.85%
Tan Bien Rubber JSC	33,671,550,000	6.11%	33,671,550,000	6.11%
Quang Tri Rubber Co., Ltd	35,555,000,000	6.45%	35,555,000,000	6.45%
Other Shareholders	14,291,920,000	2.59%	14,291,920,000	2.59%
Total	551,135,950,000	100%	551,135,950,000	100%

5.19.3 Shares

	30/06/2025 <i>Number of shares</i>	01/01/2025 <i>Number of shares</i>
Number of share registered	55,113,595	55,113,595
Number of share public sold	55,113,595	55,113,595
Common shares	55,113,595	55,113,595
Preferred stock	-	-
Number of share repurchase	-	-
Common shares	-	-
Preferred shares	-	-
Number of shares in circulation	55,113,595	55,113,595
Common shares	55,113,595	55,113,595
Preferred shares	-	-
<i>Par value (VND/Share)</i>	<i>10,000</i>	<i>10,000</i>

5.20 Interim off-balance sheet items

Foreign currencies	30/06/2025	01/01/2025
USD	474,650.14	403,095.70
EUR	258.60	263.68

6. ADDITIONAL INFORMATION FOR THE ITEMS IN THE INTERIM INCOME STATEMENT

6.1 Gross sales of goods and services

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Sales of finished goods	424,209,472,101	454,979,897,333
Total	424,209,472,101	454,979,897,333

6.2 Revenue deductions

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Devaluations of sale	23,010,000	5,625,000
Sale returns	18,462,101	373,497,481
Total	41,472,101	379,122,481

6.3 Cost of goods sold

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Cost of finished goods sold	382,976,112,561	411,365,308,953
Provision for devaluation of inventories	1,046,492,732	1,076,601,524
Total	384,022,605,293	412,441,910,477

6.4 Financial income

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Interest on deposits	333,159,916	7,039,031
Realized exchange rate gains	1,406,063,726	2,454,095,399
Unrealized exchange rate gains	76,332,454	391,082,326
Total	1,815,556,096	2,852,216,756

6.5 Financial expenses

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Interest Expense	8,404,723,775	13,449,709,361
Realized Exchange Losses	225,692,654	179,506,324
Total	8,630,416,429	13,629,215,685

6.6 Selling expenses

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Staff costs	537,373,324	532,162,125
Cost of materials, instruments	291,544,028	2,224,998
Outside service expenses	21,887,854,125	34,667,944,188
Others	1,314,312,308	65,124,813
Total	24,031,083,785	35,267,456,124

6.7 General and administration expenses

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Staff costs	3,671,906,251	2,946,165,694
Cost of materials	87,348,599	219,902,382
Depreciation expenses	538,770,216	688,458,970
Taxes, fees, charges	395,655,073	632,553,384
Contingency costs	(93,524,000)	699,619,996
Outside service expenses	2,555,164,291	2,376,516,804
Others	88,782,000	312,627,000
Total	7,244,102,430	7,875,844,230

6.8 Other income

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Income from liquidation and sale of fixed assets	-	1,235,454,545
Compensation	-	3,527,196,559
Others	53,801,333	643,545,468
Total	53,801,333	5,406,196,572

6.9 Other expenses

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Costs of liquidation and sale of fixed assets	-	170,564,745
Administrative fines	-	3,893,619
Others	903,450	80,997,373
Total	903,450	255,455,737

6.10 Current corporate income tax expenses

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Profits before tax	2,108,246,042	(6,610,694,073)
Adjustments to accounting profit to determine taxable income	903,450	3,911,855
Incremental adjustments	903,450	3,911,855
Non-deductible expenses	903,450	3,911,855
Reductions	-	-
Losses carried forward	(2,109,149,492)	-
Total taxable income	-	(6,606,782,218)
CIT Rate	20%	20%
Corporate income tax expense	-	-

6.11 Basic earnings per share

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Accounting profit after CIT	2,108,246,042	(6,610,694,073)
Adjustments to increase or decrease accounting profit to determine the profit or loss attributable to common stock holders	-	-
Profit or (loss) distributed to common shareholders (VND)	2,108,246,042	(6,610,694,073)
Deducting bonus and welfare fund	-	-
Weighted average number of common shares in the period (share)	55,113,595	55,113,595
Basic earnings per share (VND/share)	38	(120)

6.10 Cost of production by factor

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Cost of materials, instruments	328,593,497,339	261,187,958,937
Staff costs	26,976,662,453	21,951,852,542
Depreciation expenses	27,994,116,722	25,433,376,716
Outside service expenses	91,730,539,460	92,129,081,828
Others	(4,742,000)	1,012,246,996
Total	475,290,073,974	401,714,517,019

7. FINANCIAL INSTRUMENTS

The Company has financial assets such as loans, trade and other receivables, cash and short-term deposits arising directly from the Company's operations. The Company's financial liabilities mainly consist of loans, trade payables and other payables. The main purpose of these financial liabilities is to mobilize financial resources to serve the Company's operations. The Company's financial instruments:

Commodity price risk

The company purchases raw materials and goods from domestic suppliers to serve production and business activities. Therefore, the Company will bear the risk from changes in the selling price of raw materials and goods. This risk will be managed by the Company by purchasing from a large number of different suppliers, as well as being flexible in negotiation.

ii. Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or transaction contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

	Less than 1 year VND	From 1-5 years VND	More than 5 year VND	Total VND
Financial assets				
As at 30/06/2025				
Cash and cash equivalents	28,290,892,959	-	-	28,290,892,959
Trade receivables and Other receivables	108,942,341,754	-	-	108,942,341,754
Financial investment	3,075,890,411	-	3,000,000,000	6,075,890,411
Total	140,309,125,124	-	3,000,000,000	143,309,125,124
As at 01/01/2025				
Cash and cash equivalents	38,328,640,508	-	-	38,328,640,508
Trade receivables and Other receivables	81,674,335,562	-	-	81,674,335,562
Financial investment	10,000,000,000	-	3,000,000,000	13,000,000,000
Total	130,002,976,070	-	3,000,000,000	133,002,976,070

iii. Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting its financial obligations due to lack of funds. The Company's liquidity risk arises primarily from the fact that its financial assets and financial liabilities have different maturities.

The Company mitigates liquidity risk by maintaining a level of cash and cash equivalents and borrowings that the Board of Directors believes is adequate to finance the Company's operations and to mitigate the risk of fluctuations in cash flows.

The table below summarizes the maturity of the Company's financial liabilities based on expected payments under undiscounted contracts:

	Less than 1 year VND	From 1-5 years VND	More than 5 year VND	Total VND
Financial liabilities				
As at 30/06/2025				
Loans and debts	348,277,512,623	-	-	348,277,512,623
Trade payables and	62,707,939,409	-	-	62,707,939,409
Other payables				
Accrued expenses	7,348,688,554	-	-	7,348,688,554
Total	418,334,140,586	-	-	418,334,140,586
As at 01/01/2025				
Loans and debts	311,139,422,973	-	-	311,139,422,973
Trade payables and	62,044,199,797	-	-	62,044,199,797
Other payables				
Accrued expenses	6,322,418,993	-	-	6,322,418,993
Total	379,506,041,763	-	-	379,506,041,763

The Board of Management believes that the Company can generate sufficient sources of money to meet financial obligations when it falls due.

8. OTHER INFORMATION

8.1 Transactions and balances with related parties

Related parties with the Company include: key management members, individuals related to key management members and other related parties.

8.1.1 Transactions and balances with key management members and individuals related to key management members

Key management members include members of the Board of Directors, the Board of Supervisors, and the Board of Management. Individuals related to key management members are close family members of key management members.

Income of key management members:

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

Related parties	Relationship	Content	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
Board of Managements' income			724,281,594	592,039,254
Duong Tan Thanh	CEO	Income	198,881,280	88,456,749
Ho Nghia An	Deputy CEO	Income	175,933,438	147,535,002
Nguyen Van Cong	Deputy CEO	Income	148,333,438	147,535,002
Nguyen Tang Vu	Deputy CEO	Income	175,933,438	73,467,501
Cao Duy Hai	Chief Accountant (Appointed from June 2025)	Income	25,200,000	-
Nguyen Manh Cuong	Chief Accountant (resigned on 8 November 2024)	Income	-	135,045,000
Income, Remuneration of the Board of Directors			250,179,838	87,000,000
Ho Trong Minh Thao	Chairman	Income, Remuneration	214,179,838	9,000,000
Do Huu Phuoc	Chairman (resigned on 17 April 2024)	Remuneration	-	9,000,000
Duong Tan Thanh	Member	Remuneration	-	9,000,000
Huynh Duy Hien	Member	Remuneration	18,000,000	18,000,000
Pham Van Hoi Em	Member (resigned on 8 November 2024)	Remuneration	-	18,000,000
Nguyen Chon Bien	Member	Remuneration	18,000,000	18,000,000
Nguyen Minh Duc	Secretary of the Board of Directors	Remuneration	-	6,000,000
Board of Supervisors' income and remuneration			184,634,878	165,045,000
Le Chien Sy	Head of Supervisory Board	Income, Remuneration	160,634,878	135,045,000
Nguyen Hong Minh	Member	Remuneration	12,000,000	12,000,000
Nguyen Huu Trung	Member	Remuneration	12,000,000	18,000,000

Other transactions with key management members and close family members of key management members:

The Company has no sales and service transactions or other transactions with key management members and close family members of key management members.

Balances with key management members:

In addition to the information disclosed in the above sections, as at 30 June 2025, the Company has no outstanding amounts with key management members.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

8.1.2 Transactions and balances with other related parties

Other related parties to the Company include companies, jointly controlled entities, individuals with direct or indirect voting power in the Company and close members of their families, enterprises managed by key management personnel and individuals with direct or indirect voting power in the Company and close members of their families.

Transactions with other related parties

During the period, the Company did not have any sales and service transactions or other transactions with other related parties.

8.2 Department's report

The Company does not prepare segment reports because it does not satisfy one of the three conditions for preparing segment reports by business sector or geographical area as prescribed in Circular No. 20/2006/TT-BTC dated March 20, 2006 of the Ministry of Finance on guiding the implementation of 06 Accounting Standards issued under Decision No. 12/2005/QĐ-BTC dated 15 February 2005 of the Minister of Finance.

9.1 Contingent Liabilities

There are no contingent liabilities arising from past events that may affect the information presented in the Financial Statements that the Company does not control or has not recorded.

8.3 Số liệu so sánh

The beginning of year figures on the Balance Sheet are taken from the figures on the Financial Statement for the fiscal year ended on 31 December 2024 of the Company audited by CPA Vietnam Auditing Company Limited. The comparative figures on the Income Statement and Cash Flow Statement are taken from the figures on the Financial Statement for the six-month period ended 30 June 2024 of the Company reviewed by CPA Vietnam Auditing Company Limited.

8.4 Continuity Information

There have not been any events that have cast great doubt on the Company's ability to continue as a going concern and the Company has neither intention nor compulsion to cease operations or significantly reduce the size of its operations.

8.5 Events occurring after the balance sheet date

There have been no events occurring after the balance sheet date that require adjustment of amounts or disclosure in the Interim Combined Financial Statements.



Duong Tan Thanh
Chief Executive Officer
Quang Tri, 29 July 2025


Cao Duy Hai
Chief Accountant


Ho Thi My Hanh
Preparer