

DUC THANH WOOD PROCESSING JOINT STOCK COMPANY
221/4 Phan Huy Ich Street, An Hoi Tay Ward, Ho Chi Minh City, Vietnam

COMBINED FINANCIAL STATEMENTS
FOR Q2 YEAR 2025

COMBINED BALANCE SHEET

As at 30 June 2025

Unit: VND

ASSETS	Code	Note	As at 30 June 2025	As at 01 Jan 2025
A. CURRENT ASSETS	100		203,164,652,670	198,812,365,907
I. Cash and Cash Equivalents	110		3,652,649,195	5,054,914,179
1. Tiền	111	1	3,652,649,195	5,054,914,179
II. Short-term Financial Investments	120		91,700,000,000	51,555,000,000
1. Held-to-maturity Investments	123	2	91,700,000,000	51,555,000,000
III. Short-term Receivables	130		35,395,293,917	67,984,650,339
1. Receivables from Customers	131	3	19,508,798,403	26,364,791,925
2. Advances to Suppliers	132	4	1,995,508,612	2,290,869,719
3. Short-term Loans Receivable	135	5	4,400,000,000	33,000,000,000
4. Other Short-term Receivables	136		9,998,575,156	6,836,576,948
5. Allowance for short-term doubtful debts	137		(507,588,254)	(507,588,253)
IV. Inventories	140		63,551,348,967	67,207,889,433
1. Inventories	141	6	63,551,348,967	67,207,889,433
V. Other Current Assets	150		8,865,360,591	7,009,911,956
1. Prepaid Expenses	151	7	1,485,772,128	764,828,881
2. Deductible VAT	152		7,379,588,463	6,245,083,075
B. NON-CURRENT ASSETS	200		323,342,092,513	328,672,693,957
I. Long-term Receivables	210		(169,196,082)	-
1. Provision for Doubtful Long-term Receivables	219		(169,196,082)	-
II. Fixed Assets	220		52,679,943,738	54,303,536,438
1. Tangible assets	221	8	41,766,862,241	43,211,991,511
Original Cost	222		121,552,197,929	120,205,564,763
Accumulated Depreciation	223		(79,785,335,688)	(76,993,573,252)
2. InTangible assets	227	9	10,913,081,497	11,091,544,927
Original Cost	228		16,747,464,013	16,747,464,013
Accumulated Depreciation	229		(5,834,382,516)	(5,655,919,086)
III. Investment Properties	230	10	203,393,337,138	206,337,990,980
1. Original Cost	231		218,626,000,000	218,626,000,000
2. Accumulated Depreciation	232		(15,232,662,862)	(12,288,009,020)
V. Long-term Financial Investments	250		63,000,000,000	63,000,000,000
1. Investment in Subsidiaries	251		63,000,000,000	63,000,000,000
VI. Other Long-term Assets	260		4,438,007,719	5,031,166,539
1. Long-term Prepaid Expenses	261	11	3,864,822,764	4,457,981,584
2. Deferred Income Tax Assets	262	12	573,184,955	573,184,955
TOTAL ASSETS (270 = 100 + 200)	270		526,506,745,183	527,485,059,864

Form Number B 01 - DN

COMBINED BALANCE SHEET (Following)

As at 30 June 2025

Unit: VND

OWNER'S EQUITY	Code	Note	As at 30 June 2025	As at 01 Jan 2025
C. LIABILITIES	300		205,423,888,763	224,400,171,335
I. Current Liabilities	310		119,021,403,214	141,533,158,450
1. Short-term Payables to Suppliers	311	13	11,516,274,367	15,109,334,283
2. Advances from Customers	312	14	3,202,980,087	9,889,416,776
3. Taxes and Other Payables to the State	313	15	9,528,442,202	6,573,041,673
4. Payables to Employees	314	16	17,495,661,007	20,972,076,129
5. Other Current Payables	315	17	794,085,810	3,473,612,415
6. Deferred Revenue (Current)	318		-	2,055,169,050
7. Other Short-term Payables	319	18	3,089,299,189	3,852,685,838
8. Short-term Loans and Financial Leases	320	19	69,385,901,069	76,325,768,604
9. Welfare Fund	322	20	4,008,759,483	3,282,053,682
II. Long-term Liabilities	330		86,402,485,549	82,867,012,885
1. Deferred Revenue (Long-term)	336		-	2,894,849,926
2. Other Long-term Payables	337	17	5,858,624,091	3,786,723,001
3. Long-term Loans and Financial Leases	338	21	78,615,700,000	74,205,700,000
4. Provision for Long-term Payables	342	22	1,928,161,458	1,979,739,958
D. OWNER'S EQUITY	400		321,082,856,420	303,084,888,529
I. Owner's Capital	410	23	321,082,856,420	303,084,888,529
1. Owner's Investment	411		249,575,010,000	238,835,570,000
Common Shares with Voting Rights	411a		249,575,010,000	238,835,570,000
2. Share Premium	412		9,096,117,006	9,096,117,006
3. Treasury Shares	415		(3,261,350,000)	(3,261,350,000)
4. Development Fund	418		1,001,210,514	1,001,210,514
5. Undistributed Profit After Tax	421		64,671,868,900	57,413,341,009
Undistributed Profit Accumulated to Previous	421a		32,742,450,009	23,926,740,723
Undistributed Profit for the Current Period	421b		31,929,418,891	33,486,600,286
TOTAL LIABILITIES AND OWNER'S EQUITY (440 = 300 + 400)	440		526,506,745,183	527,485,059,864



Le Hai Lieu

Chairman of the Board

Ho Chi Minh City, 30 July 2025

Bui Phuong Thao

Chief accountant

Nguyen Quoc Hiep

Preparer

Form B 02-DN

COMBINED INCOME STATEMENT

For the fiscal year ending 30 June 2025

Unit: VND

ITEMS	Code	Note	Q2/2025	Q2/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
1. Revenue from Sales	01		70,124,939,223	89,006,806,752	139,692,418,444	157,877,397,596
2. Deductions	02		159,354,830	407,555,865	812,955,026	675,187,402
3. Net Revenue from Sales and Services	10	VI.1	69,965,584,393	88,599,250,887	138,879,453,418	157,202,210,194
4. Cost of Goods Sold	11		37,868,416,814	55,128,939,496	74,507,715,519	101,967,672,586
5. Gross Profit from Sales	20		32,097,167,579	33,470,311,391	64,371,737,899	55,234,537,608
6. Financial Revenue	21	VI.2	2,654,782,101	2,218,631,515	5,184,148,573	4,578,776,768
7. Financial Expenses	22	VI.3	3,283,355,265	2,176,725,609	6,610,358,010	3,715,836,152
- Of which: Interest Expenses	23		1,835,973,308	1,201,862,107	3,725,808,644	2,020,101,100
8. Selling Expenses	24	VI.4	4,325,045,444	4,376,504,062	7,301,730,251	8,933,105,561
9. Administrative Expenses	25	VI.4	6,033,106,297	9,039,386,880	15,217,877,896	15,395,461,626
10. Profit from Business Operations	30		21,110,442,674	20,096,326,355	40,425,920,315	31,768,911,037
11. Other Income	31	VI.5	699,275,410	66,977,949	1,087,625,468	201,932,427
12. Other Expenses	32		347,603,349	300,830,282	347,621,181	300,974,275
13. Other Profit / (Loss)	40		351,672,061	(233,852,333)	740,004,287	(99,041,848)
14. Total Profit Before Tax	50		21,462,114,735	19,862,474,022	41,165,924,602	31,669,869,189
15. Current Corporate Income Tax	51	VI.6	4,307,814,424	4,466,413,765	8,248,997,910	6,827,892,742
16. Deferred Corporate Income Tax	52		-	-	-	-
17. Net Profit After Corporate Income Tax	60		17,154,300,311	15,396,060,257	32,916,926,692	24,841,976,447
18. Basic Earnings per Share	70	VI.7				

16. Deferred Corporate Income Tax

17. Net Profit After Corporate Income Tax

18. Basic Earnings per Share

Le Hai Lieu

Chairman of the Board

Ho Chi Minh City, 30 July 2025

Bui Phuong Thao

Chief accountant

Nguyen Quoc Hiep

Preparer

COMBINED CASH FLOW STATEMENT
(Indirect method)

For the financial year ended 30 June 2025

Unit: VND

ITEMS	Code	Current year	Previous year
I. Cash flows from operating activities			
1. Profit before tax	01	41,165,924,602	31,669,869,189
- Depreciation/Amortization of fixed assets and investment	02	5,914,879,708	4,845,728,677
- Provisions and allowances	03	117,617,583	(61,928,000)
- Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies	04	(649,313,913)	(214,291,124)
- Gain/ (loss) from investing activities	05	(2,752,531,103)	(2,470,752,902)
- Interest expenses	06	3,725,808,644	2,020,101,100
3. Operating profit before changes of working capital	08	47,522,385,521	35,788,726,940
- Increase/ (decrease) of receivables	09	31,199,011,081	9,257,378,384
- Increase/ (decrease) of inventories	10	3,656,540,466	1,856,165,863
- Increase/ (decrease) of payables	11	(17,430,948,440)	5,552,197,601
- Increase/ (decrease) of prepaid expenses	12	(127,784,427)	1,952,990,376
- Interests paid	14	(3,725,808,644)	(2,020,101,100)
- Corporate income tax paid	15	(5,169,550,273)	(5,888,267,683)
- Other cash outflows	17	(500,976,000)	(1,276,113,997)
Lưu chuyển tiền thuần từ hoạt động kinh doanh	20	55,422,869,284	45,222,976,384
1. Purchases and construction of fixed assets and other non-current assets	21	(1,346,633,166)	(160,754,678,857)
2. Proceeds from disposals of fixed assets and other non-current assets	22	252,727,273	118,181,819
3. Cash outflow for lending, buying debt instruments of other entities	23	(128,800,000,000)	(122,086,568,336)
4. Cash recovered from lending, selling debt instruments of other entities	24	88,655,000,000	141,386,568,336
5. Interest earned, dividends and profits received	27	2,499,803,830	2,880,020,060
Net cash flows from investing activities	30	(38,739,102,063)	(138,456,476,978)
1. Proceeds from issuing stocks and capital contributions from owners	31	10,739,440,000	
2. Repayment for capital contributions and re-purchases of stocks already issued	32	-	(268,000,000)
3. Proceeds from borrowings	33	67,479,131,974	175,788,628,249
4. Repayment for loan principal	34	(72,538,867,044)	(80,787,665,000)
5. Dividends and profit paid to the owners	36	(24,670,891,000)	(21,478,882,000)
Net cash flows from financing activities	40	(18,991,186,070)	73,254,081,249
Net cash flows during the period	50	(2,307,418,849)	(19,979,419,345)
Beginning cash and cash equivalents	60	5,054,914,179	22,722,321,742
Effects of fluctuations in foreign exchange rates	61	905,153,865	167,920,152
Ending cash and cash equivalents	70	3,652,649,195	2,910,822,549



Le Hai Lieu
Chairman of the Board
Ho Chi Minh City, 30 July 2025

Bui Phuong Thao
Chief accountant

Nguyen Quoc Hiep
Preparer

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes are an integral part of these financial statements and should be read in conjunction with them.

NATURE OF BUSINESS OPERATIONS

1. Form of Capital Ownership

Duc Thanh Wood Processing Joint Stock Company (hereinafter referred to as the "Company") was formerly known as Duc Thanh Wood Processing Limited Liability Company, established under the initial Business Registration Certificate No. 601/GP-UB dated June 01, 1993, issued by the People's Committee of Ho Chi Minh City. On August 08, 2000, the Company was converted into a joint stock company named Duc Thanh Wood Processing Joint Stock Company under Business Registration Certificate No. 4103000126, and adjusted under Business Registration Certificate No. 0301449014 issued by the Department of Planning and Investment of Ho Chi Minh City on January 13, 2012, and subsequent amended licenses, with the most recent amendment being the 33rd on January 10, 2025.

On November 17, 2009, the Company was officially listed on the Ho Chi Minh City Stock Exchange.

The investment capital according to the Business Registration Certificate is VND 238,835,570,000.

The Company's registered head office for business operations is located at 221/4 Phan Huy Ich, An Hoi Tay Ward, Ho Chi Minh City, Vietnam.

The total number of employees of the Company as of June 30, 2025, was 601 (December 31, 2024: 636).

2. Business Activities

Industrial Production

3. Business Categories

According to the Business Registration Certificate, the main business activities of the Company are:

Manufacturing other products from wood; manufacturing products from bamboo, rattan, straw, reeds, and woven materials.

Details: Manufacturing household woodwork, broom handles, flagpoles, plywood, wooden household products. Manufacturing wooden toys for children (excluding wood processing, and not trading in toys that are harmful to the education, health of children, or affecting social order and safety).

4. Typical Production and Business Cycle

The Company's typical production and business cycle is 12 months.

BASIS OF FINANCIAL STATEMENTS PREPARATION, ACCOUNTING PERIOD AND CURRENCY

1. Basis of Financial Statements Preparation

The accompanying financial statements are presented in Vietnamese Dong, based on the historical cost principle and in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and other prevailing accounting regulations in Vietnam.

The accompanying financial statements are not intended to present the financial position, business results, and cash flow situation in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2. Fiscal Year

The Company's fiscal year starts on January 01 and ends on December 31.

3. Currency Used in Accounting

The currency used in accounting records is Vietnamese Dong.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

ACCOUNTING STANDARDS AND POLICIES APPLIE

1. Accounting policies applied

The company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System.

2. Declaration of compliance with Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System

The accounting policies applied to prepare the financial statements for the fourth quarter of 2024, ending on December 31, 2024, are consistent with the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, as well as the guiding circulars issued by the Ministry of Finance for the preparation and presentation of quarterly financial statements.

KEY ACCOUNTING POLICIES

1. Foreign currency

The exchange rates applied in accounting are:

- ✓ The exchange rate applied in accounting is the rate of the Joint Stock Commercial Bank for Foreign Trade of Vietnam.
- ✓ The rate applied when recognizing and re-evaluating assets is the buying exchange rate.
- ✓ The rate applied when recognizing and re-evaluating liabilities is the selling exchange rate.
- ✓ The rates applied in other transactions are the buying exchange rates.

Transactions in foreign currencies are accounted for at the actual exchange rates at the date of the transactions. Exchange differences arising during the settlement process are recognized in the income statement for the period. Balances of monetary items, receivables, and payables in foreign currencies, except for advance payments to suppliers in foreign currencies, prepayments in foreign currencies, and deferred revenues in foreign currencies, are translated into the accounting currency at the actual exchange rates at the balance sheet date. Exchange differences arising from re-evaluating the year-end foreign currency balances, after offsetting increases and decreases, are recognized in the income statement for the period.

2. Cash

Cash includes cash on hand and bank deposits.

3. Financial investments

Held-to-maturity investments

Held-to-maturity investments include term deposits.

If there is conclusive evidence that a part or the entirety of the investment is unrecoverable, the loss is recognized in financial expenses for the year.

4. Receivables

Receivables are presented at the carrying amount, less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is done according to the following principles:

Trade receivables reflect receivables that arise from commercial transactions involving buying and selling between the company and independent buyers.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Other receivables reflect receivables that are not of a commercial nature and are not related to buying and selling transactions.

Allowances for doubtful debts are established for each doubtful debt based on the anticipated potential loss.

Increases and decreases in the allowance for doubtful debts that need to be established at the end of the accounting period are recorded in administrative expenses.

5. Inventory

Inventory is recorded at the lower of cost and net realizable value. The cost of inventory is determined as follows:

Raw materials and goods: includes purchase costs and other directly related costs incurred to bring the inventory to its current location and condition.

Work in progress: includes the cost of main raw materials, labor costs, and other directly related costs.

Finished goods: includes the cost of raw materials, direct labor, and other direct manufacturing costs allocated based on normal operating capacity.

The cost of inventory is determined using the specific identification method and accounted for using the perpetual inventory system.

Net realizable value is the estimated selling price of inventory in the ordinary course of business, less the estimated costs to complete and the estimated costs necessary to make the sale.

6. Tangible assets

Tangible assets are shown at cost less accumulated depreciation.

Recognition and initial measurement principles

The cost of Tangible assets includes the purchase price and all directly related costs incurred to bring the asset to a state of readiness for use. In the case of purchasing fixed assets with additional equipment and replacement parts, the equipment and replacement parts are separately recognized and determined at fair value and deducted from the cost of the tangible asset.

Depreciation method

The cost of Tangible assets is depreciated using the straight-line method over the estimated useful life of the asset. The estimated depreciation periods for some groups of fixed assets are as follows:

Buildings and structures: 3 - 28 years

Machinery and equipment: 3 - 15 years

Transmission and transportation means: 5 - 10 years

Management equipment and tools: 5 - 10 years

7. Intangible assets

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Intangible fixed assets are shown at cost less accumulated amortization.

Recognition and initial measurement principles

The cost includes all expenses incurred by the enterprise to acquire the intangible fixed asset up to the time the asset is ready for its intended use.

Accounting principles for intangible fixed assets

Land use rights

Land use rights are presented at cost less accumulated amortization. Land use rights are amortized using the straight-line method based on the land use term, which is 49 to 50 years. Permanent land use rights are not amortized. The company's land use rights are detailed as follows:

Address	Usage period
Plot No. 03, Map Sheet No. 201, 221/4 Phan Huy Ích, An Hoi Tay Ward, Ho Chi Minh City	Permanent
Plot No. 835, Map Sheet No. 7, Tan Hoi Quarter, Tân Hiệp Ward, Ho Chi Minh City	49 years
Plot No. 1130, Map Sheet No. 7, Tan Hoi Quarter, Tân Hiệp Ward, Ho Chi Minh City	50 years
Plot No. 831, Map Sheet No. 41, Khanh Binh Quarter, Tân Hiệp Ward,, Ho Chi Minh City	50 years

Computer software

Computer software that is not an integral part of the hardware is recognized as an intangible fixed asset and is amortized over its useful life.

8. Investment Property

Investment property consists of buildings, parts of buildings, or infrastructure owned by the company for the purpose of earning rental income. Investment property held for rental is shown at cost less accumulated depreciation. The cost of investment property includes all expenses incurred by the company or the fair value of considerations given in exchange for the investment property up to the time of purchase or construction completion.

Expenses related to investment property incurred after initial recognition are recorded as expenses, unless these expenses are likely to generate more future economic benefits from the investment property than initially assessed, in which case, they are added to the cost.

When investment property is sold, the cost and accumulated depreciation are written off, and any gain or loss arising is accounted for in the income or expense for the period.

Transfers from owner-occupied property or inventory to investment property are only made when the owner ceases using the asset and begins renting it out, or when the construction phase ends. Transfers from investment property to owner-occupied property or inventory are only made when the owner begins using the asset or starts preparing it for sale. Transfers from investment property to owner-occupied property or inventory do not change the cost or carrying amount of the property at the transfer date.

Investment property used for rental purposes is depreciated using the straight-line method over the useful life of the land use rights, which is 28-32 years; for buildings, it is 10-28 years.

9. Assets leasing

Operating leases

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Operating lease payments are recognized as production and business expenses using the straight-line method over the lease term

10. Prepaid expenses

Prepaid expenses are classified as short-term and long-term prepaid expenses based on the original term and mainly include costs related to the cost of tools, instruments, and prepaid land lease rentals. These expenses are allocated over the prepaid period or the estimated period during which economic benefits are expected to be generated.

The following types of expenses are recognized as prepaid expenses to be gradually allocated to the income statement:

Prepaid land lease rentals are allocated according to the lease term.

Tools and instruments are gradually allocated from 6 to 12 months to the income statement.

11. Liabilities

Liabilities are classified as trade payables and other payables according to the following principles: Trade payables are commercial liabilities arising from transactions involving the purchase and sale of goods, services, or assets where the seller is an independent entity from the buyer; other liabilities are classified as other payables.

Liabilities are tracked based on the original term, remaining term at the reporting date, original currency, and individual counterparty.

Liabilities are recognized at no less than the obligation to be paid.

12. Borrowing costs

Principles of capitalizing borrowing costs

Borrowing costs directly attributable to the acquisition, construction, or production of assets that take a substantial period of time to get ready for use or sale are capitalized as part of the cost of those assets until the assets are ready for their intended use or sale.

Income earned from temporary investments of borrowed funds is deducted from the cost of the related assets.

All other borrowing costs are recognized in the income statement when incurred.

13. Vốn chủ sở hữu

Owner's Equity

Owner's equity is recognized based on the actual capital contribution by the owner.

Share premium

Share premium is recognized as the difference between the issue price and the par value of the shares, as well as the difference between the repurchase price and the reissue price of treasury shares.

Treasury shares

Treasury shares are recorded at their purchase price and presented as a deduction from equity on the balance sheet.

Dividends

Dividends are recognized as a liability on the date they are declared.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Profit distribution

Net profit after corporate income tax may be distributed to shareholders after approval by the General Meeting of Shareholders and after making allocations to reserve funds in accordance with the Company's Charter and the regulations of Vietnamese law.

14. Revenues

Sales revenue

Sales revenue is determined at the fair value of the amounts received or receivable. In most cases, revenue is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer.

Service revenue

Service revenue is recognized when the outcome of the transaction can be reliably measured. In cases where the service transaction relates to multiple periods, revenue is recognized in the period based on the completion of the portion of work performed by the balance sheet date of that period.

Interest income

Interest income is recognized on an accrual basis, determined based on the balance of deposit accounts and the applicable interest rates.

15. Revenue deductions

Revenue deductions include: Trade discounts, sales returns, and allowances for sales.

Revenue deductions arising in the same period as the sale of goods and services are adjusted against the revenue of that period; revenue deductions arising in the subsequent period but before the financial statements are issued are adjusted against the revenue of the reporting period; revenue deductions arising in the subsequent period and after the issuance of financial statements are adjusted against the revenue of the period in which the deduction arises.

16. Cost of goods sold

The cost of goods sold and services rendered is the total cost incurred for the finished products, goods, and services sold during the period, in accordance with the matching principle with revenue. Costs that exceed the normal level for inventory are immediately recognized in the cost of goods sold.

17. Selling expenses and general administration expenses

Selling expenses reflect the actual costs incurred in the process of selling products, goods, and providing services, including costs of offering, product introduction, product advertising, sales commissions, storage, packaging, transportation, and more.

General administration expenses reflect the general management costs of the enterprise, including expenses for salaries of corporate management staff (wages, salaries, allowances), social insurance, health insurance, union funds, and unemployment insurance for corporate management staff; office material costs, labor tools, depreciation of fixed assets used for corporate management; land lease rentals, business license fees; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance); and other monetary expenses (customer reception, customer conferences).

18. Taxes

Corporate Income Tax (CIT)

Current Corporate Income Tax (CIT) expenses

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Corporate Income Tax (CIT) expenses

Current CIT expenses are determined based on taxable income and the current CIT rate of 20%.

Deferred CIT expenses

Deferred CIT expenses are determined based on deductible temporary differences, taxable temporary differences, and the estimated CIT rate expected to apply in the year the assets are recovered or the liabilities are settled, based on the tax rates (and tax laws) in effect at the end of the financial year.

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

Deferred income tax liabilities arising from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither accounting profit nor taxable profit (or tax loss).

Taxable temporary differences associated with investments in subsidiaries, branches, associates, and joint ventures when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, the carryforward of unused tax losses, and unused tax credits to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses, and unused tax credits can be utilized, except:

Deferred tax assets arising from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither accounting profit nor taxable profit (or tax loss).

Deferred tax assets for all deductible temporary differences arising from investments in subsidiaries, branches, associates, and joint ventures are recognized 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 utilized.

The carrying amount of deferred corporate income tax assets is reviewed at the end of each financial year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of that deferred corporate income tax asset to be utilized. Previously unrecognized deferred corporate income tax assets are re-assessed at the end of each financial year and recognized to the extent that it is probable that future taxable profit will allow the deferred corporate income tax asset to be recovered.

Current and deferred corporate income taxes are recognized as income or expense to determine profit or loss for the period, except for income tax arising from a transaction or event that is recognized directly in equity in the same or a different period.

Value-added tax (VAT)

Value-added tax on goods and services provided by the company is calculated at the following rates:

Export: 0%

Domestic: 10%; 5%

Other taxes

Applicable according to the current tax laws in Vietnam.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The company's tax reports are subject to inspection by tax authorities. Due to the application of laws and tax regulations to various types of transactions, which may be interpreted differently, the tax amounts presented in the financial statements may be changed based on the final decision of the tax authorities.

19. Basic earnings per share

Basic earnings per share are calculated by dividing the company's net profit after corporate income tax and after appropriations for reward and welfare funds by the weighted average number of ordinary shares outstanding during the period, excluding shares repurchased and held as treasury shares.

20. Diluted earnings per share

Diluted earnings per share are calculated by dividing the company's net profit after corporate income tax and after appropriations for reward and welfare funds by the weighted average number of ordinary shares outstanding during the period and the weighted average number of additional ordinary shares expected to be issued, excluding shares repurchased and held as treasury shares.

21. Financial Instruments

Initial recognition of financial assets

At initial recognition, financial assets are recorded at cost and directly attributable transaction costs incurred in the acquisition of those financial assets.

The company's financial assets include cash, short-term deposits, trade receivables, and other receivables.

Financial liabilities

At initial recognition, financial liabilities are recorded at cost less directly attributable transaction costs incurred in the issuance of those financial liabilities.

The company's financial liabilities include trade payables, other payables, debts, and loans.

Subsequent measurement

Currently, there are no regulations on the subsequent measurement of financial instruments after initial recognition..

22. Related Parties

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

In considering the relationship of related parties, the substance of the relationship is given more importance than the legal form.

23. Segment Reporting

A business segment is a distinguishable part engaged in the production or supply of products, services, and has different risks and economic benefits compared to other business segments.

A geographical segment is as distinguishable part engaged in the production or supply of products and services within a specific economic environment and has different risks and economic benefits compared to business segments in other economic environments.

Segment information is prepared and presented in accordance with the accounting policies applied for the preparation and presentation of the company's interim consolidated financial statements

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(These explanatory notes are an integral part of and should be read in conjunction with the financial statements.)

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET

Unit: VND

1. CASH AND CASH EQUIVALENTS	30/06/2025	01/01/2025
Cash on hand	39,962,179	58,994,690
Bank deposits	3,612,687,016	4,995,919,489
Total	3,652,649,195	5,054,914,179
2. SHORT-TERM FINANCIAL INVESTMENTS		
(*) Short-term financial investments consist of term deposits and bonds denominated in Vietnamese Dong at commercial banks, with original terms of 9 months and interest rates ranging from 4.3% to 6.2% per annum.		
3. SHORT-TERM TRADE RECEIVABLES	30/06/2025	01/01/2025
<i>Trade receivable from related parties</i>	<i>418,969,405</i>	<i>484,594,317</i>
Tri Phuoc Thanh Co., Ltd.	418,969,405	484,594,317
<i>Trade receivables from other customers</i>	<i>19,089,828,998</i>	<i>25,880,197,608</i>
Asung Co., LTD	6,844,349,933	9,899,165,690
Mây Việt One Member Co., Ltd.	1,691,960,842	1,691,960,842
TRIACE LIMITED	2,241,589,536	6,332,119,032
CONTINENTA IMPORTGESELLSCHAFT GMBH	682,036,529	-
Other customer receivables	7,629,892,158	7,956,952,044
Total	19,508,798,403	26,364,791,925
4. SHORT-TERM ADVANCES TO SUPPLIERS	30/06/2025	01/01/2025
BYS Joint Stock Company	696,750,000	584,630,000
Tong Jou Chemical Industrial (Viet Nam) Co., Ltd		632,760,238
TLC Vietnam Industrial Air Compressor Company Limited	404,490,000	
TIEN UY PRODUCTION TRADING SERVICE COMPANY LIMITED	325,697,150	
Other suppliers	568,571,462	1,073,479,481
Total	1,995,508,612	2,290,869,719
5. SHORT-TERM LOANS RECEIVABLE	30/06/2025	01/01/2025
<i>Loans given to related parties</i>	<i>-</i>	<i>-</i>
<i>Loans to other organizations and individuals</i>	<i>4,400,000,000</i>	<i>33,000,000,000</i>
Loan to Mrs. Nguyễn Thị Hương	-	5,000,000,000
Loan to Mrs. Hồ Thị Hường	4,400,000,000	5,500,000,000
Loan to Mr. Bùi Xuân Trường	-	6,500,000,000
Loan to Mrs. Đặng Thị Ngân	-	16,000,000,000
Total	4,400,000,000	33,000,000,000
6. INVENTORIES	30/06/2025	01/01/2025
Raw materials	32,229,519,152	35,335,203,303
Tools and instruments	796,390,918	892,184,639
Work in progress	8,198,995,583	9,803,696,806
Finished goods	22,169,472,915	21,176,196,685
Merchandise	156,970,400	608,000
Total	63,551,348,967	67,207,889,433

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(These explanatory notes are an integral part of and should be read in conjunction with the financial statements.)

7. SHORT-TERM PREPAID EXPENSES

	30/06/2025	01/01/2025
Tools		45,329,168
Repair expenses	21,900,012	76,454,565
Other short-term prepaid expenses	1,463,872,116	643,045,148
Total	1,485,772,128	764,828,881

8. TANGIBLE FIXES ASSET

Items	Building And Structure	Machinery & quipment	Vehicles	Office equipment	Total
Historical costs					
Beginning balance 01/01/2025	53,051,257,512	45,270,076,519	17,556,334,394	4,327,896,338	120,205,564,763
Acquisition during the period	694,000,000	1,078,000,000	-	896,318,182	2,668,318,182
Liquidation, disposal		(1,321,685,016)	-	-	(1,321,685,016)
Ending balance 30/06/2025	<u>53,745,257,512</u>	<u>45,026,391,503</u>	<u>17,556,334,394</u>	<u>5,224,214,520</u>	<u>121,552,197,929</u>
Depreciation					
Beginning balance 01/01/2025	32,027,657,730	34,579,901,750	7,181,506,459	3,204,507,313	76,993,573,252
Depreciated	4,110,520,112	1,088,741,558	509,681,874	144,129,876	5,853,073,420
Liquidation, disposal	(1,414,522,794)	(1,321,685,016)	(29,833,332)	(295,269,842)	(3,061,310,984)
Ending balance 30/06/2025	<u>34,723,655,048</u>	<u>34,346,958,292</u>	<u>7,661,355,001</u>	<u>3,053,367,347</u>	<u>79,785,335,688</u>
Net book values					
End Balance 30/06/2025	<u>19,021,602,464</u>	<u>10,679,433,211</u>	<u>9,894,979,393</u>	<u>2,170,847,173</u>	<u>41,766,862,241</u>
Beg Balance 01/01/2025	<u>21,023,599,782</u>	<u>10,690,174,769</u>	<u>10,374,827,935</u>	<u>1,123,389,025</u>	<u>43,211,991,511</u>

The original cost of tangible fixed assets that have been fully depreciated but are still in use as of June 30, 2025, is VND 29,931,950,984

9. Intangible fixed assets

Items	Land use right	Computer Software	Total
Initial costs			
Beginning balance 01/01/2025	14,917,549,433	1,829,914,580	16,747,464,013
Acquisition during the period	-	-	-
Liquidation, disposal	-	-	-
Ending balance 30/06/2025	<u>14,917,549,433</u>	<u>1,829,914,580</u>	<u>16,747,464,013</u>
Amortization			
Beginning balance 01/01/2025	5,216,830,450	439,088,636	5,655,919,086
Amortization during the period	126,631,410	51,832,020	178,463,430
Liquidation, disposal	-	-	-
Ending balance 30/06/2025	<u>5,343,461,860</u>	<u>490,920,656</u>	<u>5,834,382,516</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(These explanatory notes are an integral part of and should be read in conjunction with the financial statements.)

Net book values

Ending balance 30/06/2025	9,574,087,573	1,338,993,924	10,913,081,497
Ending balance 30/06/2025	9,700,718,983	1,390,825,944	11,091,544,927

The original cost of intangible fixed assets that have been fully amortized but are still in use as of June 30, 2025, is VND 275,564,580 đồng

10. Investment property for lease

Items	Land use right	Houses	Total
Historical costs			
Beginning balance 01/01/2025	154,500,000,000	64,126,000,000	218,626,000,000
Acquisition during the period	-	-	-
Ending balance 30/06/2025	154,500,000,000	64,126,000,000	218,626,000,000
Depreciation/Amortization			
Beginning balance 01/01/2025	7,612,161,212	4,675,847,800	12,288,009,012
related to tangible fixed assets transferred to real estate	2,649,384,000	295,269,850	2,944,653,850
Ending balance 30/06/2025	10,261,545,212	4,971,117,650	15,232,662,862
Net book values			
Ending balance 30/06/2025	144,238,454,788	59,154,882,350	203,393,337,138
Beginning balance 01/01/2025	146,887,838,788	59,450,152,200	206,337,990,980

11. LONG-TERM PREPAID EXPENSES

	30/06/2025	01/01/2025
Tools and instruments	509,071,124	587,201,493
Land lease rentals	1,001,309,541	1,154,986,856
Repair expenses	1,926,715,987	2,222,421,289
Other long-term prepaid expenses	427,726,111	493,371,946
Total	3,864,822,764	4,457,981,584

12. DEFERRED INCOME TAX ASSETS

30/06/2025	01/01/2025
573,184,955	573,184,955

13. SHORT-TERM TRADE PAYABLES

	30/06/2025	01/01/2025
Trade payables to related parties	39,887,456	39,471,656
Dức Tâm Export Wood Processing Co., Ltd.	38,361,211	38,361,211
Sài Gòn Pure Drinking Water Co., Ltd	1,526,245	1,110,445
Trade payables to other suppliers	11,476,386,911	15,069,862,627
Thanh Hung Wood Company Limited	506,860,871	1,320,809,957
Ms. Chau Kim Loan – land payment payable	4,000,000,000	4,000,000,000
Hoang Cam Tu Trading & Services Co., Ltd.	559,365,390	1,829,843,476
Other suppliers	6,410,160,650	7,919,209,194
Total	11,516,274,367	15,109,334,283

14. SHORT-TERM ADVANCES FROM CUSTOMERS

30/06/2025	01/01/2025
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AHQ ENVIRONMENTAL TREATMENT COMPANY LIMITED 101,742,480 -

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(These explanatory notes are an integral part of and should be read in conjunction with the financial statements.)

Cuong Quoc Phat One Member Co., Ltd.	-	977,120,240
Smathers & Branson		715,648,511
Hunet Corporation		676,310,162
Other customers	3,101,237,607	7,520,337,863
Total	3,202,980,087	9,889,416,776
15. Taxes and other obligations to the State Budget	30/06/2025	01/01/2025
Corporate income tax	8,243,670,114	5,169,092,694
Personal income tax	1,284,772,088	1,403,948,979
Total	9,528,442,202	6,573,041,673
16. Payables to employees		
This item reflects salary and bonus payable to employees		
17. SHORT-TERM ACCRUED EXPENSES	30/06/2025	01/01/2025
Salaries and leave payable	477,311,396	2,087,929,000
Other short-term accrued expenses	316,774,414	1,385,683,415
Total	794,085,810	3,473,612,415
18. OTHER PAYABLES		
<i>a) Short-term other payables</i>		
<i>Payables to related parties</i>	30/06/2025	01/01/2025
<i>Payables to other organizations and individuals</i>	-	-
Trade union's expenditure, social insurance premiums	3,089,299,189	3,852,685,838
Dividends payable	953,102,044	1,236,845,580
Receipt of short-term deposits	56,231,600	32,155,750
Other short-term payables	-	940,142,091
Total	2,079,965,545	1,643,542,417
<i>b) Long-term other payables</i>	3,089,299,189	3,852,685,838
Deposit received for factory rental		
19. SHORT-TERM LOANS AND FINANCE LEASE OBLIGATIONS		
<i>a) Short-term borrowings</i>		
Vietnam Foreign Trade Commercial Joint Stock Bank - Tan Binh Branch (i)	30/06/2025	01/01/2025
Shinhan Bank Vietnam Ltd. - North Saigon Branch (ii)	35,772,688,864	9,287,873,550
Bank for Investment and Development of Vietnam (iii)	6,671,795,672	26,116,692,537
Current portions of long-term loans	26,941,416,533	32,101,202,517
Total	-	8,820,000,000
	69,385,901,069	76,325,768,604
(i) The loan from Vietnam Foreign Trade Commercial Joint Stock Bank - Tan Binh Branch with a credit limit of VND 70,000,000,000 to supplement working capital, with a loan term of 6 months. This loan is secured by the land use rights and ownership of housing and other assets attached to the land owned by the company at plot 813, map sheet 41, Khanh Binh Ward, Tan Uyen City, Binh Duong Province		
(ii) The loan from Shinhan Bank Vietnam Ltd. - North Saigon Branch with a credit limit of USD 3,000,000 to supplement working capital, with a loan term of 12 months. This loan is secured by the savings deposits at the bank.		

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(These explanatory notes are an integral part of and should be read in conjunction with the financial statements.)

(iii) The loan from the Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch with a credit limit of VND 45,000,000,000 to supplement working capital, with a loan term of 12 months. This loan is secured by the land use rights and ownership of housing and other assets attached to the land owned by Mrs. Le Hai Lieu at plot 1333-15, map sheet 06, My Hung - H7 Quarter, Area A TT DTMNS, Tan Phong Ward, District 7, Ho Chi Minh City.

20. REWARD AND WELFARE FUND

	30/06/2025	01/01/2025
Beginning balance	3,282,053,682	3,077,100,456
Increase from profit allocation	1,232,121,801	3,004,397,226
Fund expenditures	(505,416,000)	(2,799,443,999)
Ending balance	4,008,759,483	3,282,053,682

21. LONG-TERM LOANS AND FINANCE LEASE OBLIGATIONS

	30/06/2025	01/01/2025
Bank for Investment and Development of Vietnam	78,615,700,000	74,205,700,000
Total	78,615,700,000	74,205,700,000

The loan from the Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch is to pay for the acquisition of land and factory to serve the rental business activities in Tan Hiep Ward, Tan Uyen City, Binh Duong Province with a maximum loan term of 120 months from the day following the first disbursement date. The interest rate is fixed at 6% per annum for the first 2 years from the first loan disbursement date, then varies according to market interest rates. This loan is secured by the land use rights and assets attached to the land as per the real estate mortgage contract No. 02/2024/7801028/HĐBĐ dated May 14, 2024.

Overdue loans

The company has no overdue loans that have not been paid.

22. LONG-TERM PROVISIONS

Long-term provisions are related to severance allowances. The details of the movements are as follows:

	30/06/2025	01/01/2025
Beginning balance	1,979,739,958	1,943,424,958
Utilized amount	(171,578,500)	269,500,000
Reversed amount	120,000,000	(233,185,000)
Ending balance	1,928,161,458	1,979,739,958

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(These explanatory notes are an integral part of and should be read in conjunction with the financial statements.)

23. OWNER'S EQUITY

a) CHANGING IN OWNER'S EQUITY:

	Share Capital	Share premium	Treasury Shares	Development Fund	Undistributed Profit	Total
Beginning balance 01/01/2025	238,835,570,000	9,096,117,006	(3,261,350,000)	1,001,210,514	57,413,341,009	303,084,888,529
Profit for the Period					32,916,926,692	32,916,926,692
Provision for Welfare Fund					(987,507,801)	(987,507,801)
Dividends Paid					(24,670,891,000)	(24,670,891,000)
Increase due to the issuance of ESOP 2024	10,739,440,000					10,739,440,000
Ending balance 30/06/2025	249,575,010,000	9,096,117,006	(3,261,350,000)	1,001,210,514	64,671,868,900	321,082,856,420

b) SHARES:

	30/06/2025	01/01/2025
Number of Shares Authorized for Issuance	24,957,501	23,883,557
Number of Shares Issued and Fully Contributed	24,957,501	23,883,557
- <i>Common Shares</i>		
Number of Treasury Shares Bought Back	24,957,501	23,883,557
- <i>Common Shares</i>	(286,610)	(286,610)
Number of Shares Outstanding	(286,610)	(286,610)
- <i>Common Shares</i>		
Par Value per Share (VND)	24,670,891	23,596,947
	10,000	10,000

The company only has one type of ordinary shares that do not receive fixed dividends. Shareholders holding ordinary shares are entitled to receive dividends when declared and have voting rights on a one-share-one-vote basis at the company's shareholders' meetings. All shares have equal rights to the net asset value of the company.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(These explanatory notes are an integral part of and should be read in conjunction with the financial statements)

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. Sales	01/01/2025 - 30/06/2025	01/01/2024 - 30/06/2024
Revenue from sales of goods and services	139,692,418,444	157,877,397,596
Revenue deduction	(812,965,026)	(675,187,402)
	138,879,453,418	157,202,210,194
2. Financial Income	01/01/2025 - 30/06/2025	01/01/2024 - 30/06/2024
Interest income from deposits and loans	2,499,803,830	2,355,396,849
Realized foreign exchange gains	786,611,414	758,417,267
Revaluation foreign exchange gains	7,929,849	1,459,161,692
Discounts received	1,889,803,480	5,800,960
Total	5,184,148,573	4,578,776,768
3. Financial Expenses	01/01/2025 - 30/06/2025	01/01/2024 - 30/06/2024
Interest income from deposits and loans	3,725,808,644	2,023,101,100
Realized foreign exchange gains	276,371,868	297,965,720
Revaluation foreign exchange gains	1,237,555,118	523,375,393
Discounts received	1,370,622,380	871,393,939
Total	6,610,358,010	3,715,836,152
4. Selling Expenses and General Administration Expenses	01/01/2025 - 30/06/2025	01/01/2024 - 30/06/2024
Selling expenses incurred during the period:		
- Employee costs	2,205,827,575	2,921,159,781
- Goods transportation costs	514,468,262	845,612,767
- Sales commission	597,593,948	1,253,339,132
- Sales discounts	29,097,079	78,047,842
- Other selling expenses	2,431,263,387	3,834,946,039
Total	5,778,250,251	8,933,105,561
General administration expenses incurred during the period:	01/01/2025 - 30/06/2025	01/01/2024 - 30/06/2024
- Employee costs	10,771,669,100	9,107,179,337
- Other general administration expenses	10,219,953,044	6,288,282,289
Total	20,991,622,144	15,395,461,626
5. Other Income	01/01/2025 - 30/06/2025	01/01/2024 - 30/06/2024
Income from the disposal of fixed assets	252,727,273	118,181,819
Other income	834,898,195	83,750,608
Total	1,087,625,468	201,932,427
6. Current Corporate Income Tax	01/01/2025 - 30/06/2025	01/01/2024 - 30/06/2024
Profit before tax from business activities	41,165,924,602	31,669,869,189
Adjustments to accounting profit for determining taxable income:		
- Increases	178,672,508	2,075,015,834
- Decreases	-	-
Taxable income from business activities	41,344,597,110	33,744,885,023
Tax rate	20%	20%
Corporate income tax payable	8,268,919,422	6,748,977,005
Less: Expenses for female laborers	(19,500,000)	(24,800,000)
Adjustments to corporate income tax expenses of previous years	-	103,715,737
Current corporate income tax expenses	8,249,419,422	6,827,892,742

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(These explanatory notes are an integral part of and should be read in conjunction with the financial statements)

VII. Other Information

1. Transactions and balances with related parties

Related parties with the company include key management personnel, individuals related to key management personnel, and other related parties.

1.1. Transactions and balances with key management personnel and individuals related to key management personnel

Income of key management personnel (including the Board of Directors, General Director, Supervisory Board, and Chief Accountant):

	<u>Quarter 2/2025</u>	<u>Quarter 2/2024</u>
Salary and income	1,870,785,000	2,012,341,000

1.2. Transactions and balances with other related parties

a Other related parties include:

<u>Related Party</u>	<u>Relationship with the Company</u>
- Đức Tâm Export Wood Processing Co.,	Subsidiary
- Sài Gòn Pure Drinking Water Co., Ltd	Company related to a person related to an insider
- Trí Phước Thành Co., Ltd.	Company related to a person related to an insider
- Tri Linh Trading and Service Co., Ltd.	Company related to a person related to an insider
- Business Insight Vietnam Co., Ltd.	Company related to an insider
- Kim Thinh Trading & Service Company Limited	Company related to an insider
- Hung Phuoc Trading & Service Company Limited	Company related to an insider

b Transactions with related parties:

Major transactions between the company and its subsidiary:

	<u>01/01/2025 - 30/06/2025</u>	<u>01/01/2024 - 30/06/2024</u>
Transaction with Đức Tâm Export Wood Processing Co., Ltd.		
Parent company purchases goods	-	15,267,092,573

Transactions between the company and other related parties:

Sài Gòn Pure Drinking Water Co., Ltd. (purchasing goods)	13,337,567	12,995,241
Trí Phước Thành Co., Ltd. (selling goods)	14,094,836	91,923,664
Tri Linh Trading and Service Co., Ltd. (selling goods)	1,326,150	2,862,000

Balances with other related parties have been presented in Notes V.3, V.13

2. Segment Information

The main business activity of the company is the production and trading of wood products, which do not differ in terms of risks and economic benefits. The company's products are consumed both domestically and internationally; however, these markets do not differ in terms of risks and economic benefits.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(These explanatory notes are an integral part of and should be read in conjunction with the financial statements)

3. Explanation of Profit Fluctuations

Item	Q2/2025	Q2/2024	Ratio
Revenue	69,965,584,393	88,599,250,887	79%
Net profit after tax	17,154,300,311	15,396,060,257	111%

The main reasons for fluctuations in revenue and profit after tax are:

- Revenue decreased due to weak domestic market purchasing power. In addition, the company shared difficulties with customers due to the increase in USD exchange rate.
- Profit after tax increased significantly thanks to continuously improved labor productivity, increased innovation, reduced staff while still ensuring quality, effective use of raw materials, reduced inventory, controlled input close to each order, and reduced operating and administrative costs.



Le Hai Lieu
Chairman of the Board
Ho Chi Minh City, 30 July 2025

Bui Phuong Thao
Chief accountant

Nguyen Quoc Hiep
Preparer