

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

PHU TAI JOINT STOCK COMPANY

For the accounting period from 01/01/2024 to 30/06/2024

(Reviewed)



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REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Phu Tai Joint Stock Company ("the Company") presents its report and the Company's Interim Consolidated Financial Statements of the Company and its subsidiaries ("The Group") for the accounting period from 01/01/2024 to 30/06/2024.

THE COMPANY

Phu Tai Joint Stock Company was established under Decision No.150/QD-BQP dated 10 November 2004 by the Ministry of Defence on changing Phu Tai Company under Military Region 5 into Phu Tai Joint Stock Company.

The Company operates under the Business Registration Certificate and Tax Registration Certificate No. 4100259236, issued by Binh Dinh Department of Planning and Investment for the first time on 30 December 2004 and the latest amendment (the 28th time) was on 16 August 2023.

The Company's head office is located at No. 278, Nguyen Thi Dinh Street, Nguyen Van Cu Ward, Quy Nhon City, Binh Dinh Province.

BOARD OF MANAGEMENT, BOARD OF GENERAL DIRECTORS AND BOARD OF SUPERVISION

The members of the Board of Management during the period and to the reporting date are:

Mr. Le Vy	Chairman
Mr. Le Van Thao	Vice Chairman
Mr. Tran Thanh Cung	Member
Mr. Phan Quoc Hoai	Member
Mr. Nguyen Sy Hoe	Member
Mr. Le Van Loc	Member
Mr. Do Xuan Lap	Independent Member
Mr. Doan Minh Son	Independent Member

The members of the Board of General Directors during the period and to the reporting date are:

Mr. Le Van Thao	General Director	
Mr. Tran Thanh Cung	Deputy General Director	
Mr. Phan Quoc Hoai	Deputy General Director	
Mr. Nguyen Sy Hoe	Deputy General Director	
Mr. Le Van Loc	Deputy General Director	(Appointed on 01 May 2024)
Mr. Le Van Luan	Deputy General Director	(Appointed on 01 May 2024)

The legal representatives of the Company during the period and at the date of this report are Mr. Le Vy (Chairman of the Board of Management) and Mr. Le Van Thao (General Director).

Members of the Audit Committee of the Company are:

Mr. Doan Minh Son	Chairman
Mr. Do Xuan Lap	Member

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken the audit of Interim Consolidated Financial Statements for the Group.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Board of General Directors is responsible for the preparation of the Interim Consolidated Financial Statements which give a true and fair view of the Interim Financial position of the Group, its operating results and its cash flows for the period. In preparing those Interim Consolidated Financial Statements, the Board of General Directors is required to:

Phu Tai Joint Stock Company

No. 278 Nguyen Thi Dinh, Quy Nhon City, Binh Dinh Province

- Establish and maintain an internal control system which is determined necessary by the Board of General Directors and Board of Management to ensure the preparation and presentation of Interim Consolidated Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Board of General Directors is responsible for ensuring that accounting records are kept to reflect the financial position of the Group, with reasonable accuracy at any time and to ensure that the Interim Consolidated Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of General Directors confirms that the Interim Consolidated Financial Statements give a true and fair view of the financial position at 30 June 2024, its operation results and cash flows for the six-month accounting period from 01/01/2024 to 30/06/2024 of the Group in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Interim Consolidated Financial Statements.

Other commitments

The Board of General Directors pledges that the Company complies with Decree No. 155/2020/ND-CP dated 31 December 2020 on detailing and guiding the implementation of a number of articles of the Law on Securities and the Company does not violate the obligations of information disclosure in accordance with the regulations of the Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance guiding the disclosure of information on Securities Market.

Binh Dinh, 22 August 2024

On behalf of the Board of General Directors
General Director



PHÓ TỔNG GIÁM ĐỐC

PHAN QUỐC HOÀI

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

**To: Shareholders, Board of Management and Board of General Directors
Phu Tai Joint Stock Company**

We have reviewed the report on Interim Consolidated Financial Statements of Phu Tai Joint Stock Company and its subsidiaries ("The Group") prepared on 22 August 2024, as set out on pages 06 to 50, including: Interim Consolidated Statement of Financial position as at 30 June 2024, Interim Consolidated Statement of comprehensive Income, Interim Consolidated Statement of Cash flows and Notes to the Interim Consolidated Financial Statements for the period from 01/01/2024 to 30/06/2024.

Board of General Directors' Responsibility

The Board of General Directors of Phu Tai Joint Stock Company is responsible for the preparation and presentation of Interim Consolidated Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Interim Consolidated Financial Statements and for such internal control as Board of General Directors determines is necessary to enable the preparation and presentation of Interim Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these Interim Consolidated Financial statements based on our audit. We conduct our audit in accordance with Vietnamese Standards on Auditing on audit engagements No.2410 - Interim financial review performed by the entity's independent auditor.

A review of the interim financial information includes conducting interviews, primarily those responsible for financial and accounting matters, and performing analytical and other review procedures. A review is substantially narrower in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and therefore does not allow us to achieve assurance that we will be aware of all material matter may be discovered during an audit. Accordingly, we do not express an audit opinion.

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements does not give a true and fair view, in all material respects, of the financial position of Phu Tai Joint Stock Company as at 30 June 2024, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Interim Consolidated Financial Statements.

Emphasis of Matter

We would like to draw the attention of readers to Note 05 of Notes to the Interim Consolidated Financial Statements, which describes Noble House Home Furnishings LLC ("Noble House"), a customer who purchases the exported wood products of the Company, has filed for bankruptcy at the South Texas Court - United States. The Group is still working with the Law Firm representing members of the Unsecured Creditors' Committee to work with the parties involved in the lawsuit to collect this receivable.

Our conclusion is not modified in respect of this matter.



AASC Auditing Firm Company Limited

Pham Anh Tuan

Deputy General Director

Registered Auditor No.: 0777-2023-002-1

Hanoi, 22 August 2024

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2024

Code	ASSETS	Note	30/06/2024 VND	01/01/2024 VND
100	A. CURRENT ASSETS		2,851,069,566,588	2,941,135,680,146
110	I. Cash and cash equivalents	3	341,791,123,467	428,337,603,384
111	1. Cash		250,192,502,518	277,919,515,821
112	2. Cash equivalents		91,598,620,949	150,418,087,563
120	II. Short-term investments	4	29,353,015,978	19,642,998,519
121	1. Trading securities		30,230,452,066	19,642,998,519
122	2. Provision for diminution in value of trading securities		(877,436,088)	-
130	III. Short-term receivables		963,388,229,727	881,106,546,565
131	1. Short-term trade receivables	5	774,851,263,441	801,306,343,454
132	2. Short-term prepayments to suppliers	6	48,628,326,908	36,387,325,176
135	3. Short-term loan receivables	7	110,003,900,000	50,000,000,000
136	4. Other short-term receivables	8	87,056,446,331	47,546,810,854
137	5. Provision for short-term doubtful debts		(57,151,706,953)	(54,133,932,919)
140	IV. Inventories	10	1,338,235,027,984	1,466,264,339,417
141	1. Inventories		1,340,138,738,817	1,471,566,806,749
149	2. Provision for devaluation of inventories		(1,903,710,833)	(5,302,467,332)
150	V. Other short-term assets		178,302,169,432	145,784,192,261
151	1. Short-term prepaid expenses	11	33,720,924,215	32,598,455,201
152	2. Deductible VAT		144,027,774,792	112,539,172,175
153	3. Taxes and other receivables from State budget	18	553,470,425	646,564,885

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2024
(Continued)

Code	ASSETS	Note	30/06/2024 VND	01/01/2024 VND
200	B. NON-CURRENT ASSETS		2,245,125,634,111	2,322,640,631,269
210	I. Long-term receivables		32,058,232,543	26,986,388,966
216	1. Other long-term receivables	8	32,058,232,543	26,986,388,966
220	II. Fixed assets		1,664,797,106,725	1,740,613,476,366
221	1. Tangible fixed assets	12	1,644,691,832,336	1,719,487,677,944
222	- Historical cost		3,388,212,900,219	3,364,384,661,721
223	- Accumulated depreciation		(1,743,521,067,883)	(1,644,896,983,777)
227	2. Intangible fixed assets	13	20,105,274,389	21,125,798,422
228	- Historical cost		46,771,252,085	46,771,252,085
229	- Accumulated amortization		(26,665,977,696)	(25,645,453,663)
230	III. Investment properties	14	5,266,160,185	5,379,818,317
231	- Historical cost		5,682,906,669	5,682,906,669
232	- Accumulated depreciation		(416,746,484)	(303,088,352)
240	IV. Long-term assets in progress		17,135,642,694	13,913,537,284
242	1. Construction in progress	15	17,135,642,694	13,913,537,284
250	V. Long-term investments	4	256,935,427,840	255,768,271,464
252	1. Investments in joint ventures and associates		256,335,427,840	255,168,271,464
253	2. Equity investments in other entities		600,000,000	600,000,000
260	VI. Other long-term assets		268,933,064,124	279,979,138,872
261	1. Long-term prepaid expenses	11	255,433,817,268	264,924,456,609
262	2. Deferred income tax assets	36	3,096,833,220	3,089,950,913
269	3. Goodwill	16	10,402,413,636	11,964,731,350
270	TOTAL ASSETS		5,096,195,200,699	5,263,776,311,415

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2024
(Continued)

Code	CAPITAL	Note	30/06/2024 VND	01/01/2024 VND
300	C. LIABILITIES		2,156,322,032,478	2,487,058,359,709
310	I. Current Liabilities		2,029,028,539,128	2,352,427,924,624
311	1. Short-term trade payables	17	456,766,013,464	499,008,561,005
312	2. Short-term prepayments from customers	19	35,556,394,627	45,771,192,387
313	3. Taxes and other payables to State budget	18	41,609,853,056	46,354,295,700
314	4. Payables to employees		91,876,911,846	94,950,389,026
315	5. Short-term accrued expenses	20	24,687,783,375	19,823,250,083
319	6. Other short-term payables	21	29,844,589,526	27,636,221,167
320	7. Short-term borrowings and finance lease liabilities	22	1,282,383,767,648	1,553,449,538,124
321	8. Provisions for short-term payables	23	2,164,791,226	2,206,231,131
322	9. Bonus and welfare fund		64,138,434,360	63,228,246,001
330	II. Non-current liabilities		127,293,493,350	134,630,435,085
337	1. Other long-term payables	21	416,989,200	427,789,200
338	2. Long-term borrowings and finance lease liabilities	22	106,442,701,118	115,510,775,343
341	3. Deferred income tax liabilities	36	4,461,843,207	3,749,401,376
342	4. Provisions for long-term payables	23	15,971,959,825	14,942,469,166
400	D. OWNER'S EQUITY		2,939,873,168,221	2,776,717,951,706
410	I. Owner's equity	24	2,939,873,168,221	2,776,717,951,706
411	1. Contributed capital		669,384,030,000	669,384,030,000
411a	- Ordinary shares with voting rights		669,384,030,000	669,384,030,000
414	2. Other capital		1,674,196,678,179	1,635,896,772,394
421	3. Retained earnings		467,303,222,740	418,222,554,667
421a	- Retained earnings accumulated till the end of the previous period		267,682,799,772	160,459,824,844
421b	- Retained earnings of the current period		199,620,422,968	257,762,729,823
429	4. Non - Controlling Interests		128,989,237,302	53,214,594,645
440	TOTAL CAPITAL		5,096,195,200,699	5,263,776,311,415

Preparer

Vo Phuong Thao

Chief Accountant

Nguyen Thi My Loan

Binh Dinh, 22 August 2024
General Director

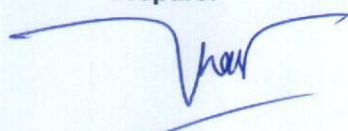


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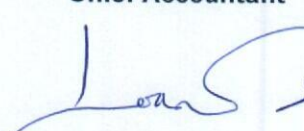
INTERIM CONSOLIDATED STATEMENT OF INCOME
For accounting period from 01/01/2024 to 30/06/2024

Code	ITEMS	Note	First six months of 2024 VND	First six months of 2023 VND
01	1. Revenue from sales of goods and rendering of services	26	3,045,156,399,943	2,883,876,190,438
02	2. Revenue deductions	27	118,125,000	111,254,026
10	3. Net revenue from sales of goods and rendering of services		3,045,038,274,943	2,883,764,936,412
11	4. Cost of goods sold and services rendered	28	2,417,543,251,230	2,284,554,650,386
20	5. Gross profit from sales of goods and rending of services		627,495,023,713	599,210,286,026
21	6. Financial income	29	37,677,673,740	9,657,168,099
22	7. Financial expense	30	47,277,551,100	68,787,322,421
23	In which : Interest expense		41,896,400,907	62,179,122,481
24	8. Share of joint ventures and associates' profit or loss		1,167,156,376	(135,082,280)
25	9. Selling expense	31	242,506,605,750	227,279,559,997
26	10. General and administrative expense	32	120,571,838,694	109,001,705,760
30	11. Net profit from operating activities		255,983,858,285	203,663,783,667
31	12. Other income	33	7,656,182,332	7,114,251,124
32	13. Other expense	34	16,550,158,595	10,256,564,207
40	14. Other profit		(8,893,976,263)	(3,142,313,083)
50	15. Total net profit before tax		247,089,882,022	200,521,470,584
51	16. Current corporate income tax expense	35	42,900,092,924	34,121,956,284
52	17. Deferred corporate income tax expense	36	705,559,524	1,937,745,008
60	18. Profit after corporate income tax		<u>203,484,229,574</u>	<u>164,461,769,292</u>
61	19. Profit after tax attributable to owners of the parent Company		199,620,422,968	164,063,240,062
62	20. Profit after tax attributable to non-controlling interest		3,863,806,606	398,529,230
70	21. Basic earnings per share	37	2,982	2,411

Preparer


Vo Phuong Thao

Chief Accountant


Nguyen Thi My Loan

Binh Dinh, 22 August 2024
General Director



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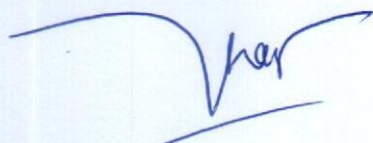
INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
For the accounting period from 01/01/2024 to 30/06/2024
(Indirect method)

Code	ITEMS	Note	First six months of 2024 VND	First six months of 2023 VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		247,089,882,022	200,521,470,584
	2. Adjustments for			
02	- Depreciation and amortisation of fixed assets and investment properties		124,226,709,400	119,684,592,045
03	- Provisions		1,484,504,377	(2,617,486,857)
04	- Exchange gains/ losses from retranslation of monetary items denominated in foreign currency		(4,473,012,181)	1,501,300,847
05	- Gains/ losses from investment		(6,527,465,563)	(6,353,040,088)
06	- Interest expenses		41,896,400,907	62,179,122,481
08	3. Operating profit before changes in working capital		403,697,018,962	374,915,959,012
09	- Increase or decrease in receivables		(45,324,185,077)	(30,702,455,754)
10	- Increase or decrease in inventories		131,428,067,932	142,953,106,367
11	- Increase or decrease in payables		(39,301,004,473)	(66,678,684,141)
12	- Increase or decrease in prepaid expenses		7,950,936,753	21,765,094,930
13	- Increase or decrease in trading securities		(10,587,453,547)	1,638,607,614
14	- Interest paid		(42,129,797,143)	(62,494,469,056)
15	- Corporate income tax paid		(47,006,443,464)	(84,825,373,020)
17	- Other payments on operating activities		(10,991,952,247)	(11,967,582,023)
20	Net cash flows from operating activities		347,735,187,696	284,604,203,929
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(89,106,286,610)	(115,793,847,964)
22	2. Proceeds from disposals of fixed assets and other long-term assets		14,853,908,128	9,109,187,784
23	3. Loans and purchase of debt instruments from other entities		(60,003,900,000)	(63,355,558,838)
24	4. Collection of loans and resale of debt instrument of other entities		-	11,405,558,838
25	5. Equity investments in other entities		-	(42,500,000,000)
26	6. Proceeds from equity investment in other entities		-	2,102,146,311
27	7. Interest and dividend received		4,333,172,083	1,751,967,607
30	Net cash flow from investing activities		(129,923,106,399)	(197,280,546,262)

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
For the accounting period from 01/01/2024 to 30/06/2024
(Indirect method)
(Continued)

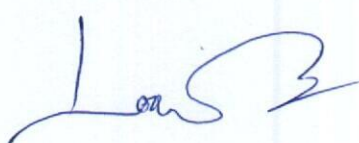
Code	ITEMS	Note	First six months of 2024 VND	First six months of 2023 VND
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	1. Proceeds from issuance of shares and receipt of contributed capital		72,000,000,000	-
33	2. Proceeds from borrowings		2,122,343,703,857	2,111,148,502,517
34	3. Repayment of principal		(2,402,477,548,558)	(2,029,889,514,520)
36	4. Dividends or profits paid to owners		(100,261,927,000)	(203,327,914,500)
40	Net cash flow from financing activities		(308,395,771,701)	(122,068,926,503)
50	Net cash flows in the period		(90,583,690,404)	(34,745,268,836)
60	Cash and cash equivalents at the beginning of the period		428,337,603,384	272,074,930,811
61	Effect of exchange rate fluctuations		4,037,210,487	(1,501,300,847)
70	Cash and cash equivalents at the end of the period	3	341,791,123,467	235,828,361,128

Preparer



Vo Phuong Thao

Chief Accountant



Nguyen Thi My Loan

Binh Dinh, 22 August 2024
General Director



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the accounting period from 01/01/2024 to 30/06/2024

1 GENERAL INFORMATION OF THE COMPANY

Form of ownership

Phu Tai Joint Stock Company was established under Decision No. 150/QĐ-BQP dated 10 November 2004 by the Ministry of Defence on changing Phu Tai Company under Military Region 5 into Phu Tai Joint Stock Company.

The Company operates under the Business Registration Certificate and Tax Registration Certificate No. 4100259236, issued by Binh Dinh Department of Planning and Investment for the first time on 30 December 2004 and the latest amendment (the 28th time) was on 16 August 2023.

The Company's charter capital as at 30 June 2024 is VND 669,384,030,000, equivalent to 68,038,403 shares with the par value of VND 10,000.

The number of employees of the Group as at 30 June 2024 is 6,315 people (It was 6,249 people as at 01 January 2024).

Business field: Industrial manufacturing, trading and services business.

Business activities: Main activities of the Group include:

- Cutting, shaping and finishing granite, basalt, and marble;
- Exploiting granite, basalt; exploiting stone, sand, and gravel for use as construction materials;
- Manufacturing beds, wardrobes, tables, chairs, and other products of wood;
- Producing crushed stone, lime and similar products;
- Office leasing;
- Purchasing and selling products from granite, basalt, and marble;
- Wholesaling automobiles and other motor vehicles;
- Trading cars and spare parts and maintenance and repair of cars and other motor vehicles;
- Investment and trading in real estate.

Normal production and Business Cycle

For real estate business and construction activities, the timeline follows the duration of project execution and investment, which depends on the scale and technical characteristics of the project. Typically, the production and business cycle for these activities of the Group exceeds 12 months.

For other activities, the normal production and business cycle is 12 months.

The Group's operation in the period that affects the Interim Consolidated Financial Statements

In the first six months of 2024, the global economy still faced many risks and uncertainties. However, global economic growth showed a positive trend due to the resurgence in demand for goods, easing inflationary pressures, and a decrease in the average prices of goods as supply improved. These factors provided favorable conditions for the Group's wood product exports compared to the same period last year. Additionally, fluctuations in the exchange rate during the period also contributed to the improvement of the Group's financial performance. The key factors mentioned above resulted in increased sales revenue and consolidated business results for the Group compared to the same period last year.

Group structure

The Group's subsidiaries consolidated in the Interim Consolidated Financial Statements as at 30 June 2024 include:

Name of Company	Head office	Proportion of ownership and voting rights	Principal activities
Tuan Dat Minerals One -member Company Limited	Quy Nhon, Binh Dinh	100%	Mining and processing of stone
Universal Stone Joint Stock Company	Phu Nhuan, Ho Chi Minh	60%	Trading and processing of stone
Vina G7 Joint Stock Company	Bien Hoa, Dong Nai	75%	Trading and processing of wood products
Toyota Binh Dinh One -member Company Limited	Quy Nhon, Binh Dinh	100%	Trading and repairing of cars
Toyota Da Nang One -member Company Limited	Thành phố Đà Nẵng	100%	Trading and repairing of cars
Phu Tai Dong Nai One - member Company Limited	Bien Hoa, Dong Nai	100%	Trading and processing of wood products
Granite Manufacturing Company Limited	Ho Chi Minh city	70%	Mining and processing of stone
Phu Tai Real Estate One Member Limited Company	Quy Nhon, Binh Dinh	100%	Real estate business
Thanh Chau Phu Yen Granite Company Limited	Dong Xuan, Phu Yen	100%	Mining and processing of stone
Son Phat Production and Trading Company Limited	Van Ninh, Khanh Hoa	99%	Mining and processing of stone
Phu Tai Ninh Thuan Stone Joint Stock Company	Phan Rang City - Thap Cham, Ninh Thuan	98%	Stone production and processing
Phu Tai Quartz Stone One Member Company Limited	Nhon Trach, Dong Nai	100%	Stone production and processing
Phu Tai Binh Dinh Wood Company Limited	Phu Cat, Binh Dinh	100%	Manufacturing of beds, cabinets, tables, and chairs
Phu Tai Binh Dinh Quartz Company Limited	Quy Nhon, Binh Dinh	100%	Production and processing of stone and stone powder
Phu Tai Yen Bai Stone Company Limited	Luc Yen, Yen Bai	100%	Mining and processing of stone
Phu Tai Khanh Hoa Stone One Member Company Limited (i)	Van Ninh, Khanh Hoa	100%	Mining and processing of stone
Phu Tai Dong Nai Stone Company Limited	Nhon Trach, Dong Nai	100%	Mining and processing of stone
Phu Tai Home Company Limited	Go Vap, Ho Chi Minh	100%	Trading of wood and stone products
Phu Tai Dieu Tri Investment Company Limited (i)	Quy Nhon, Binh Dinh	60%	Real estate business

(i) Phu Tai Dieu Tri Investment Co., Ltd. ("Phu Tai Dieu Tri") was established based on a joint venture agreement between the Company and An Phat Land Investment JSC, signed on October 31, 2023, to undertake the procedures for bidding and implementing the Residential Area combined with Urban Renovation Project in the southern and northern areas of Tang Bat Ho Street, Dieu Tri Town, Tuy Phuoc District. On January 8, 2024, the Binh Dinh Provincial People's Committee issued Decision No. 74/QĐ-UBND, approving the joint venture as the investor for the aforementioned project. On January 25, 2024, the Company's Board of Management issued Decision No. 21/NQ-HDQT, approving the capital contribution to establish Phu Tai Dieu Tri with a total charter capital of VND 180 billion, of which the Company's contribution is VND 108 billion, equivalent to 60%. Phu Tai Dieu Tri was granted its initial Business Registration Certificate by the Department of Planning and Investment of Binh Dinh Province on January 30, 2024, with business registration number 4101637716. Phu Tai Dieu Tri's headquarters is located at No. 278

Nguyen Thi Dinh Street, Quy Nhon City, Binh Dinh Province, Vietnam. It's main business activities are real estate business.

2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Group maintains its accounting records in Vietnamese Dong (VND).

2.2 Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Group applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance, and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC, and the Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements.

Declaration of compliance with Accounting Standards and Accounting System

The Group applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Interim Consolidated Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary documents as well as with current Accounting Standards and Accounting System.

2.3 Basis for preparation of the Interim Consolidated Financial Statements

The Interim Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control for the period from 01/01/2024 to 30/06/2024. Control right is achieved when the Group has power to govern the financial and operating policies of invested Companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Group. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Group and its subsidiaries.

The operating results of subsidiaries acquired or disposed during the period are included in the Interim Consolidated Financial Statements from the effective date of acquisition or up to the effective date of disposal.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated Financial Statements.

Non - controlling interests

Non - controlling interest represents the portion of profit or loss and net assets of subsidiaries not held by owners.

Profit and loss when there is a change in the Group's ownership in subsidiaries:

In case the Parent Company reduces their investment in subsidiaries and loses control over the subsidiaries, the subsidiaries become associates: Profit/loss recorded in the Consolidated Financial Statements is the difference between the receipt from divestment and the total value of net assets transferred and remaining goodwill.

2.4 Accounting estimates

The preparation of Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Interim Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Consolidated Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated useful life of fixed assets and investment properties;
- Allocation of prepaid expenses and goodwill;
- Classification and provision of financial investments;
- Estimated provision for payables;
- Estimated corporate income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Interim Consolidated Financial Statements of the Group and that are assessed by the Board of General Directors to be reasonable under the circumstances.

2.5 Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnamese Dong using the actual rate at the transaction date.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Interim Consolidated Financial Statements is determined under the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Group regularly conducts transactions;
- For cash deposited in the bank, applying the bid rate of the commercial bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Group regularly conducts transactions.

All actual exchange rate differences arising during the period and differences due to revaluation of balances of foreign currency items at the end of the period are recorded in the business results of the accounting period.

2.6 Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7 Goodwill

The goodwill or interest from a cheap purchase is defined as the difference between the cost of the business combination and the acquirer's interest in the net fair value of the identifiable subsidiary assets at the acquisition date held by the Parent. Cheap purchase interest (if any) will be recognized in the consolidated income statement. Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically the Group will assess goodwill

losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the period of arising.

2.8 Financial investments

Trading securities are initially recognized at the original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. Upon liquidation or transfer, the cost of trading securities is determined using weighted average method.

Equity Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at the original cost. After initial recognition, these investments are measured at the original cost minus the provision for devaluation of investments.

In the Consolidated Financial Statements, investments in joint ventures and associates are accounted for using the equity method. Under this method, the investments are initially recognized at cost and adjusted thereafter for the post acquisition change in the Group's share in net assets of the associate after the acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Group will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

For the adjustment of the value of investments in joint ventures and associates from the date of investment to the beginning of the reporting period, the Group shall:

- For the adjustment to the income statement of previous periods: make an adjustment to the undistributed profit after tax according to the net adjusted accumulated amount to the beginning of the reporting period.
- For the adjustment due to the difference in revaluation of assets and the difference in foreign exchange rates, recorded in the balance sheet of the previous periods: determine the adjustment to the corresponding items on the balance sheet of the previous period: determine the adjustment to the corresponding items on the statement of financial position according to net accumulated adjusted amount.

For the adjustment of the value of investments in joint ventures and associates arising in the period, the Company shall exclude the preferred dividends of other shareholders (if preferred shares are classified as Owner's capital); expected number of deductions for bonus and welfare funds of joint ventures and associates; share of profits related to transactions of joint ventures, associates contributing capital or selling assets to the Company before determining the Company's share in the profit or loss of the joint venture or associated company during the reporting period. The Company then adjusts the value of the investment in proportion to its share in profits and losses of joint ventures and associates and immediately recognizes it in the Interim Consolidated Income Statement.

Financial Statements of associates are prepared in the same period with the Group's consolidated financial statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

Provision for devaluation of investments is made at the end of the period as follows:

Investments in trading securities: provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.

Long-term investments (other than trading securities) without significant influence on the investee, provision shall be made based on the Financial Statements at the provision date of the investee.

2.9 Receivables

The receivables shall be recorded in detail in terms of maturity date, entities receivable, types of currency and other factors according to requirements for management of the Group. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Consolidated Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

2.10 Inventories

Inventories are initially recognized at the original cost including purchase price, processing cost, and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs of completion and the estimated costs of selling the product.

The cost of inventory is calculated using the weighted average method.

Inventory is recorded by the perpetual method.

Method for valuation of work in process at the end of the period: The value of work in progress is recorded based on the actual cost incurred for each unfinished product.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.11 Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs increase the future economic benefits expected to be derived from the use of tangible fixed assets in excess of the initially assessed standard of performance, these costs are capitalized as an incremental cost of tangible fixed assets.

Other costs incurred after fixed assets have been put into operation, such as repair, maintenance and overhaul costs, are recognized in the Statement of Income consolidated in the period in which the costs are incurred.

Fixed assets are depreciated using the straight - line method over their estimated useful lives as follows:

- Buildings and structures	06 - 30 years
- Machinery, equipment	04 - 10 years
- Vehicles, transportation equipment	06 - 12 years
- Office machinery, equipment	03 - 08 years
- Other tangible fixed assets	03 - 12 years
- Compensation and levelling	10 - 25 years
- Land use rights	25 - 49 years
- Quarry mining rights	10 - 25 years

- | | |
|---------------------------------|---------------|
| - Computer software | 05 years |
| - Other intangible fixed assets | 02 - 20 years |

2.12 Investment Properties

Investment properties are initially recognized at historical cost.

Investment properties held for operating leases are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- | | |
|----------------------------|----------|
| - Buildings and structures | 25 years |
|----------------------------|----------|

2.13 Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.14 Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

2.15 Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

The Group's prepaid expenses include:

Prepaid land costs are prepaid land and infrastructure rentals, including those related to leased land associated with infrastructure for which the Company has received the land use rights certificate but not eligible to recognize as intangible fixed assets according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding regulation on management, use and depreciation of fixed assets and other expenses related to ensure for the use of leased land. These costs are recognized in the Interim Consolidated Statement of Income on the straight-line basis over the term of the lease contract.

Tools and supplies include assets which are possessed by the Group in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed assets under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 01 to 03 years.

Mining service costs are recorded at historical cost and are allocated using the straight-line method over their useful life from 03 to 60 months.

Major repair costs for machinery, equipment, factories and offices are allocated using the straight-line method over a period of 01 to 03 years.

Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis over their useful life from 01 to 03 years.

2.16 Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Group. The payables shall be classified into short-term payables or long-term payables on the Interim Consolidated Financial Statements according to their remaining terms at the reporting date.

2.17 Borrowings

Borrowings shall be recorded in details in terms of lending entities, loan agreements and terms of borrowings. In case of borrowings denominated in foreign currency, they shall be recorded in detail in terms of types of currency.

2.18 Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.19 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expenses, land rental, transportation expenses etc. which are recorded as operating expenses of the reporting period.

The recording of accrued expenses as operating expenses during the period shall be carried out under the matching principle between revenues and expenses during the period. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.20 Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Group has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Provisions for payables are recorded as operating expenses of the accounting period. In case provision made for the previous accounting period but not used up exceeds the one made for the current accounting period, the difference is recorded as a decrease in production and business expenses in the period.

Environmental Restoration Costs for Mining Sites are accrued based on the total estimated costs for environmental rehabilitation and the duration of mining operations approved by the relevant authorities.

The accrual ensures the principle of matching revenues and expenses, thereby avoiding significant fluctuations in costs during the fiscal year in which the environmental restoration is carried out.

2.21 Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Other capital is the operating capital formed from the operating results.

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Group.

Dividends to be paid to shareholders are recognized as payable in the Statement of Financial Position after the announcement of a dividend payment from the Board of Management and the announcement of the cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.22 Revenue

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Group no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

Revenue from rendering of services

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Financial income

Financial incomes including income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- It is probable that economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

Dividends and distributed profits are recognized when the Group is entitled to receive dividends or receive profits from capital contribution.

2.23 Revenue deductions

Revenue deductions from sales of goods and rendering of services arising in the period are sales returns.

Trade discount, sales discount and sales return incurred in the same period of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Group records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue

on the Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.24 Cost of goods sold and serviced rendered

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the period, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period.

2.25 Financial expenses

Items recorded into financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.26 Selling expenses

Selling expenses reflect the actual costs incurred during the process of selling products, goods, and providing services. These expenses primarily include: costs of materials and packaging for sales; employee-related costs such as salaries, social insurance, health insurance, unemployment insurance, and union fees for sales staff; transportation costs; customs fees, logistics costs; and other related expenses.

2.27 General and administrative expense

General and administrative expenses reflect the Company's overall management costs, mainly including: costs for employee salaries, social insurance, health insurance, union fees, and unemployment insurance for management staff; costs of materials and office tools; depreciation of fixed assets used for business management; conference and summary costs; travel and vacation expenses for employees; and other costs.

2.28 Corporate income tax

Deferred income tax asset and Deferred income tax liability

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits. Deferred income tax liability is recognized for taxable temporary differences.

Deferred income tax asset and Deferred income tax liability are determined based on prevailing corporate income tax rate, tax rates and tax laws enacted at the end of accounting period.

Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the accounting period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary difference, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses cannot be offset against deferred corporate income tax expenses.

Tax incentives

Project	Document	Corporate income tax incentives	Offers currently available
Wood furniture processing factory at Lot B10C, B11, B12 Cat Nhon Industrial Park, Cat Nhon Commune, Phu Cat District, Binh Dinh Province	Investment Registration certificate No. 2720780240 dated September 4, 2020, issued by the Department of Planning and Investment of Binh Dinh province	Enjoy a preferential tax rate of 10% corporate income tax for 15 years from the first year of revenue from the project and tax exemption for 4 years, a 50% reduction of tax payable for the next 9 years from the first year of taxable income from the project.	Currently enjoying a preferential tax rate of 10% and being exempted from corporate income tax
Phu Cat Wood Processing Factory at Lot B1-B7 Cat Nhon Industrial Park, Cat Nhon Commune, Phu Cat District, Binh Dinh Province.	Investment registration certificate No. 4421721746 dated January 23, 2017, issued by the Department of Planning and Investment of Binh Dinh province	Exemption from corporate income tax for 4 years from the time of taxable income and a 50% reduction in corporate income tax for the next 9 years for taxable income arising from the project	Currently enjoying a 50% corporate income tax reduction
High-grade Quartz Stone Processing Factory in Nhon Trach Textile Industrial Park, Hiep Phuoc Town, Nhon Trach District, Dong Nai Province	Investment registration certificate No. 7675111413 dated July 30, 2019, issued by Dong Nai Industrial Parks Management Board	Exemption from corporate income tax for 2 years and 50% reduction of tax payable for the next 4 years from the first year that the project has taxable income	Currently enjoying a 50% corporate income tax reduction

Current corporate income tax rate

The Group is entitled to apply the CIT rate of 20% for production and business activities with taxable income for the six-month accounting period ended 30 June 2024.

2.29 Earnings per share

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

2.30 Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Group or being under the control of the Group, or being under common control with the Group, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Group that have a significant influence on the Group, key management personnel including directors and employees of the Group, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence over the Company.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Consolidated Financial Statements, the Group should consider the nature of the relationship rather than the legal form of the relationship.

2.31 Segment information

A segment is a distinguishable component of the Group that is engaged in providing an individual or group of related products or services (business segment) or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Group in order to help users of consolidated financial statements better understand and make more informed judgements about the Group as a whole.

3 CASH AND CASH EQUIVALENTS

	30/06/2024	01/01/2024
	VND	VND
Cash on hand	18,046,806,742	17,078,030,596
Demand deposits	230,496,695,776	260,841,485,225
Cash in transit	1,649,000,000	-
Cash equivalents (i)	91,598,620,949	150,418,087,563
	<u><u>341,791,123,467</u></u>	<u><u>428,337,603,384</u></u>

- (i) As at 30 June 2024, the cash equivalent are term deposit from 01 to 02 months with a value of VND 91,598,620,949 deposited at Vietnam Asia Commercial Joint Stock Bank - Quy Nhon Branch and Military Commercial Joint Stock Bank - Binh Dinh Branch at the interest rates from 2.8% to 3.8%/year.

4 FINANCIAL INVESTMENTS

a) Trading securities

	Code	30/06/2024			01/01/2024		
		Original cost VND	Fair value VND	Provision VND	Original cost VND	Fair value VND	Provision VND
SSI Securities Corporation	SSI	3,862,284,750	3,734,500,000	(127,784,750)	2,653,830,724	2,788,000,000	-
PC1 Group Joint Stock Company	PC1	1,355,000,703	1,437,500,000	-	3,248,114,875	3,643,200,000	-
Sai Gon Thuong Tin Commercial Joint Stock Bank	STB	3,528,220,250	3,456,000,000	(72,220,250)	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade	CTG	3,204,744,917	2,979,100,000	(225,644,917)	-	-	-
Vinh Hoan Corporation	VHC	3,056,778,300	2,944,200,000	(112,578,300)	-	-	-
Mbland Holdings Joint Stock Company (i)		450,000,000	-	-	450,000,000	-	-
Securities and other financial instruments		14,773,423,146	14,801,715,978	(339,207,871)	13,291,052,920	13,598,737,100	-
		30,230,452,066	29,353,015,978	(877,436,088)	19,642,998,519	20,029,937,100	-

The fair value of trading securities is determined at the closing price listed on the stock exchanges on HOSE as of 29 December 2023 and 38 June 2024.

- (i) The Company has not determined the fair value of financial investments in MBlend Holdings Joint Stock Company since Vietnam Accounting Standards and Vietnam Corporate Accounting System have not had any detailed guidance on the determination of the fair value.

b) Equity investments in associates and joint - ventures

	Address	30/06/2024		01/01/2024	
		Proportion of ownership and voting rights	Book value under the equity method	Proportion of ownership and voting rights	Book value under the equity method
		%	VND	%	VND
Phu Yen Construction Materials Joint Stock Company	Phu Yen	49.01%	16,547,050,003	49.01%	15,454,911,694
Phu Tai Van Ha Investment Joint Stock Company	Binh Dinh	50.00%	239,788,377,837	50.00%	239,713,359,770
			<u>256,335,427,840</u>		<u>255,168,271,464</u>

c) Equity investments in other entities

	30/06/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Lao Cai Chemical Industry Joint Stock Company	600,000,000	-	600,000,000	-
	<u>600,000,000</u>	<u>-</u>	<u>600,000,000</u>	<u>-</u>

The Group has not determined the fair value of these financial investments because the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System have not yet provided any detailed guidance on determining the fair value.

Details of other long-term investment Companies of the Group as of 30 June 2024 are as follows:

Name of Companies	Place of establishment and	Interest rate and voting	Principal activities
Lao Cai Chemical Industry JSC	Lao Cai City, Lao Cai Province	4.00%	Mining of non-ferrous metal ores

5 SHORT-TERM TRADE RECEIVABLES

	30/06/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Masterbrand Cabinets INC	133,096,913,118	-	94,491,336,153	-
Yaraghi LLC	53,380,156,558	-	2,000,746,278	-
Carrefour Imports SAS	263,843,344	-	41,879,685,809	-
Home Goods Inc	5,383,214,839	-	24,094,357,700	-
Forest Products Distributors Inc.	19,480,326,105	-	6,056,048,964	-
B and Q Plc	15,845,084,498	-	8,032,846,237	-
Noble House Home Furnishings LLC (i)	60,938,466,176	(42,656,926,323)	60,938,466,176	(42,656,926,323)
TJX Australia Pty Limited	4,862,563,132	-	15,829,348,237	-
Fabuwood	57,938,294,522	-	19,437,093,782	-
Others	423,662,401,149	(12,992,959,930)	528,546,414,118	(9,975,185,896)
	774,851,263,441	(55,649,886,253)	801,306,343,454	(52,632,112,219)

(i) On September 11, 2023, Noble House Home Furnishings LLC ("Noble House"), a customer purchasing exported wooden products of the Company, applied for bankruptcy in the Southern District of Texas - United States under Chapter 11 of the United States Bankruptcy Code. As a result, the Company has been unable to recover receivables from Noble House related to a number of orders of wooden products sold to Noble House in 2023. Through the Law Firm representing the members of the Unsecured Creditors Committee, the Company has submitted claims to the Court to force Noble House to pay full debts, including a payment request dated June 21, 2024, for USD 446,138.17 for goods received by Noble House from the Company after filing for the bankruptcy and within 20 days before the filing date under Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code. However, up to now, all claims made by the Company remain unfulfilled. The Company is continuing to work with the Law Firm to clarify outstanding issues and proceed with the necessary steps to recover the debt. According to document No. 453 submitted to the Court on July 22, 2024, regarding Noble House's monthly operational report for the accounting period ending June 30, 2024, and the provisions of Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code, the Company has assessed the provisions as at June 30, 2024 at 70% of the value of receivables.

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/06/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Sudima International PTE LTD	-	-	1,281,732,284	-
Vitecons Construction Investment JSC	16,076,214,750	-	-	-
Others	32,552,112,158	(1,501,820,700)	35,105,592,892	(1,501,820,700)
	48,628,326,908	(1,501,820,700)	36,387,325,176	(1,501,820,700)

7 SHORT-TERM LOAN RECEIVABLES

Short-term loans receivable as of June 30, 2024, consist of loans to Ms. Dao Thi Lien for VND 25 billion, Ms. Le Thi Trang for VND 25 billion, and An Phat Land Investment Joint Stock Company for VND 60.004 billion, according to agreements between the Group and the individuals and organizations. The loan currency is VND, with a floating interest rate based on commercial bank rates. The purpose of the loans is to earn periodic interest. The loan terms are up to 12 months, and the loans are unsecured.

8 OTHER RECEIVABLES

	30/06/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
Dividends and profits receivables	4,380,931,450	-	2,491,564,081	-
Advances to employees	22,133,370,608	-	20,921,808,578	-
Collateral, deposits	3,976,752,283	-	3,247,678,475	-
Receivables from sale of securities	-	-	8,349,990,000	-
Receivables from social insurance, health insurance, unemployment insurance	918,447,296	-	1,278,585,414	-
Maintenance fee receivables (i)	8,763,763,574	-	9,396,721,494	-
Receivable advance payments for site clearance compensation (ii)	45,634,302,000	-	-	-
Others	1,248,879,120	-	1,860,462,812	-
	87,056,446,331	-	47,546,810,854	-
b) Long-term				
Receivables from employees	5,760,117,230	-	5,284,117,230	-
Receivables from site clearance which are offset against land rental at Thang Loi Enterprise (iii)	2,579,104,219	-	2,579,104,219	-
Environmental restoration deposit (iv)	22,865,311,094	-	18,310,467,517	-
Contract deposits	853,700,000	-	812,700,000	-
	32,058,232,543	-	26,986,388,966	-

(i) The 2% maintenance fee for unsold apartments in the Project of Dong Da Lagoon Eco Lake High-Rise Apartments (Phu Tai Residence), which the Group has determined in accordance with current regulations and paid to the apartment management Board. These maintenance fees will be recovered from buyers when the remaining apartments are sold.

(ii) This is an advance payment for compensation and land clearance made by Phu Tai Dieu Tri Investment Co., Ltd. (a subsidiary) to implement the Residential and Urban Renovation Project at the Southern and Northern areas of Tang Bat Ho Street, Dieu Tri Town, Tuy Phuoc District,

under Decision No. 3114/QĐ-UBND dated May 21, 2024, issued by the People's Committee of Tuy Phuoc District, Binh Dinh Province.

(iii) Compensation for land clearance at Thang Loi Enterprise will continue to be offset against the annual land rental payment as per the land rental notifications.

(iv) These are environmental restoration deposits for the Group's stone mining activities, paid in accordance with notifications from the relevant authorities.

9 DOUBTFUL DEBTS

Total value of receivables and debts that are overdue or not due but difficult to be recovered:

	30/06/2024		01/01/2024	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Noble House Home Furnishings LLC	60,938,466,176	18,281,539,853	60,938,466,176	18,281,539,853
Tan Cuong Company Limited	1,175,007,342	-	1,175,007,342	-
Made.com Design Ltd	4,048,090,020	1,543,540,461	4,048,090,020	3,087,080,919
Ha Binh Company Limited	668,552,930	-	668,552,930	-
Binh Dinh Granite Company Limited	507,015,869	-	507,015,869	-
Others	21,317,130,842	11,677,475,912	12,453,852,993	4,288,431,639
	88,654,263,179	31,502,556,226	79,790,985,330	25,657,052,411

10 INVENTORIES

	30/06/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	1,266,667,404	-	-	-
Raw materials	329,384,852,112	-	385,642,163,182	(3,179,522,643)
Tools, supplies	569,225,184	-	164,510,574	-
Work in process	545,354,272,771	(1,112,313,673)	613,260,525,491	(1,154,217,494)
- Stone and wood products	367,433,559,941	(1,112,313,673)	453,030,055,717	(1,154,217,494)
- Real estate (i)	177,398,379,163	-	159,782,786,185	-
- Repair services	522,333,667	-	447,683,589	-
Finished goods	383,439,014,476	-	418,133,067,913	-
- Real estate (ii)	212,446,265,756	-	227,264,868,633	-
- Stone and wood products	170,992,748,720	-	190,868,199,280	-
Goods	80,124,706,870	(791,397,160)	54,366,539,589	(968,727,195)
	1,340,138,738,817	(1,903,710,833)	1,471,566,806,749	(5,302,467,332)

(i) This refers to the construction investment costs for the Phu Tai Central Life High-rise Apartment Project, executed under Decision No. 43/QĐ-HĐQT dated May 25, 2022, issued by the Company's Board of Management, with the following key details:

- Project Name: Project at the former Viet Rang Warehouse site (remaining part), Quang Trung Ward, Quy Nhon City;
- Commercial Name: Phu Tai Central Life High-Rise Apartment;
- Investor: Phu Tai Real Estate One-Member LLC (a subsidiary);
- Investment Location: Hoang Van Thu Street, Quang Trung Ward, Quy Nhon City, Binh Dinh Province;
- Investment Objective: To build a commercial apartment building;
- Project Scale: Land area of 2,920 m²; total construction area of 1,271.15 m²; 25 above - ground floors (excluding basement, technical floor, and roof); a total of 380 apartments (including 12 commercial apartments and 368 residential apartments);
- Total Investment: 614,961,486,209 VND;
- Investment Source: Equity, loans, and working capital;
- Project Timeline: From November 2021, expected completion by June 2025.

The project was granted Construction Permit No. 17/GPXD by the Binh Dinh Provincial Department of Construction on December 30, 2022. As of June 30, 2024, the project is in the stage of constructing the apartment building's main structure.

- (ii) Completed real estates consist of completed apartments awaiting sale or handover at the Phu Tai Residence High-end apartment project, located at Le Duc Tho Street, Hai Cang Ward, Quy Nhon City, Binh Dinh Province. The project includes 634 apartments, of which 477 have been handed over as of June 30, 2024. The remaining balance represents the value of 157 apartments.

11 PREPAID EXPENSES

	30/06/2024	01/01/2024
	VND	VND
a) Short-term		
Mining expenses	2,053,634,073	2,160,952,059
Tools and supplies awaiting for allocation	11,737,203,874	11,100,660,152
Expenditure on fixing machinery, equipment, factories	6,058,760,142	6,646,299,568
Insurance expenses	2,202,077,005	6,302,845,426
Other short-term prepaid expenses	11,669,249,121	6,387,697,996
	33,720,924,215	32,598,455,201
b) Long-term		
Land and infrastructure rental expenses (i)	152,499,763,223	155,091,136,664
The land transfer of Son Phat Factory and Da Loc quarry	46,317,648,565	46,942,564,565
Mining service costs	26,095,011,674	26,481,965,811
Tools and supplies awaiting for allocation	7,133,585,685	11,530,535,816
Expenditure on overhaul of machinery, equipment, factories	15,093,240,328	14,333,573,339
Other prepaid expenses	8,294,567,793	10,544,680,414
	255,433,817,268	264,924,456,609

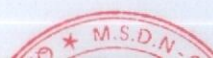
- (i) The Group has signed land and infrastructure lease agreements for locations of wood and stone manufacturing plants in the provinces of Binh Dinh, Dong Nai, Phu Yen, Khanh Hoa, and Dong Nai, with lease terms ranging from 3 to 50 years. The Group has made prepayments for the lease periods and allocates these payments into annual expenses over the duration of the lease.

12 TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Office equipment	Other tangibles fixed assets	Total
	VND	VND	VND	VND	VND	VND
Original cost						
Beginning balance	1,282,348,248,285	1,722,755,779,062	354,114,755,499	4,393,131,138	772,747,737	3,364,384,661,721
Purchase in the period	-	43,263,161,098	5,191,697,589	-	-	48,454,858,687
Completed construction investment	11,689,042,676	-	-	-	-	11,689,042,676
Liquidation, disposal	-	(25,279,216,552)	(11,036,446,313)	-	-	(36,315,662,865)
Ending balance of the period	1,294,037,290,961	1,740,739,723,608	348,270,006,775	4,393,131,138	772,747,737	3,388,212,900,219
Accumulated depreciation						
Opening balance	553,037,407,990	906,841,979,842	180,739,058,416	4,046,578,583	231,958,946	1,644,896,983,777
Depreciation for the period	33,656,207,063	72,608,987,630	14,780,516,166	41,609,016	25,656,072	121,112,975,947
Liquidation, disposal	-	(14,741,905,828)	(7,746,986,013)	-	-	(22,488,891,841)
Ending balance of the period	586,693,615,053	964,709,061,644	187,772,588,569	4,088,187,599	257,615,018	1,743,521,067,883
Net carrying amount						
Opening balance	729,310,840,295	815,913,799,220	173,375,697,083	346,552,555	540,788,791	1,719,487,677,944
Ending balance of the period	707,343,675,908	776,030,661,964	160,497,418,206	304,943,539	515,132,719	1,644,691,832,336

The carrying amount of tangible fixed assets pledged as collaterals for borrowings as at 30 June is VND 832,800,612,374 (As at 01 January 2024, it was VND 867,799,056,452).

Cost of fully depreciated tangible fixed assets but still in use as at 30 June 2024 is VND 537,891,862,357 (As at 01 January 2024, it was VND 512,427,746,422).



13 INTANGIBLE FIXED ASSETS

	Site preparation expenses	Land use rights	Mining rights	Softwares	Other intangible fixed assets	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Opening balance	11,705,395,393	12,303,892,946	21,944,021,828	86,416,000	731,525,918	46,771,252,085
Ending balance of the period	11,705,395,393	12,303,892,946	21,944,021,828	86,416,000	731,525,918	46,771,252,085
Accumulated depreciation						
Opening balance	10,490,306,821	4,842,150,897	9,495,054,027	86,416,000	731,525,918	25,645,453,663
Depreciation for the period	315,282,444	122,402,519	515,157,669	-	67,681,401	1,020,524,033
Ending balance of the period	10,805,589,265	4,964,553,416	10,010,211,696	86,416,000	799,207,319	26,665,977,696
Net carrying amount						
Opening balance	1,215,088,572	7,461,742,049	12,448,967,801	-	-	21,125,798,422
Ending balance of the period	899,806,128	7,339,339,530	11,933,810,132	-	(67,681,401)	20,105,274,389

Cost of fully amortized intangible fixed assets but still in use as at 30 June 2024 is VND 1,890,482,414 (As at 01 January 2024, it was VND 1,453,035,065).

14 INVESTMENT PROPERTIES

The investment property as of June 30, 2024, consists of a floor area of 411.03 m² on the 1st and 2nd floors of the Phu Tai Residence project, currently leased to a partner. The original cost of the investment property is VND 5,682,906,669; the accumulated depreciation is VND 416,746,484; and the depreciation expense for the period is VND 113,658,132.

The fair value of the investment property has not been formally assessed or determined as of June 30, 2024. However, based on the leasing situation and market prices of these assets, the Company's Board of General Director believes that the fair value of the investment property is greater than its remaining book value at the end of the accounting period.

15 CONSTRUCTION IN PROGRESS

	30/06/2024 VND	01/01/2024 VND
Purchase	3,612,741,128	4,752,681,389
- Machinery and equipment for stone exploitation	3,612,741,128	4,752,681,389
Construction in progress	13,522,901,566	9,160,855,895
- Quartz stone processing factory project	5,042,228,751	2,116,324,554
- Construction cost of Song Hinh quarry	1,643,823,243	1,039,964,500
- Other projects	6,836,849,572	6,004,566,841
	<u>17,135,642,694</u>	<u>13,913,537,284</u>

16 GOODWILL

	First six months of 2024 VND	First six months of 2023 VND
Beginning balance	11,964,731,350	15,145,622,631
Goodwill amortized during the period	1,562,317,714	1,599,821,621
Ending balance of the period	<u>10,402,413,636</u>	<u>13,545,801,010</u>

17 SHORT-TERM TRADE PAYABLES

	30/06/2024		01/01/2024	
	Outstanding balance VND	Amount can be paid VND	Outstanding balance VND	Amount can be paid VND
Related Parties	456,025,556	456,025,556	2,766,082,548	2,766,082,548
Phu Yen Construction Materials Joint Stock Company	456,025,556	456,025,556	2,766,082,548	2,766,082,548
Others	456,309,987,908	456,309,987,908	496,242,478,457	496,242,478,457
Hoang Giang Co., Ltd	29,696,750,488	29,696,750,488	40,986,664,578	40,986,664,578
Vu Tin Co., Ltd	14,699,360,470	14,699,360,470	7,259,333,460	7,259,333,460
Giang Dat Thanh Production and Trade Co., Ltd	12,489,722,280	12,489,722,280	9,691,701,600	9,691,701,600
Binh Thanh Acacia Chemical Production and Trade Co., Ltd	3,951,584,450	3,951,584,450	8,000,669,050	8,000,669,050
Hoang Thong Wood One Member	28,921,422,735	28,921,422,735	27,672,282,070	27,672,282,070
Others	366,551,147,485	366,551,147,485	402,631,827,699	402,631,827,699
	<u>456,766,013,464</u>	<u>456,766,013,464</u>	<u>499,008,561,005</u>	<u>499,008,561,005</u>

18 TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivable at the beginning of year	Tax payable at the beginning of the year	Tax payable in the period	Tax paid in the period	Tax receivable at the end of period	Tax payable at the end of period
	VND	VND	VND	VND	VND	VND
Value-added tax	288,484,373	6,273,579,646	27,154,047,016	29,156,167,962	288,484,373	4,271,458,700
Export, import duties	161,358,600	-	982,117,927	820,759,327	-	-
Corporate income tax	189,766,751	28,406,312,402	42,919,360,877	47,006,443,464	110,632,394	24,240,095,458
Personal income tax	6,955,161	240,667,980	6,287,691,412	6,059,739,297	8,857,246	470,522,180
Natural resource tax	-	3,065,501,999	18,784,673,507	18,452,330,678	-	3,397,844,828
Land tax and land rental	-	-	2,123,748,872	2,192,114,384	145,496,412	77,130,900
Other taxes	-	617,532,962	933,349,325	977,817,032	-	-
Fees, charges and other payables	-	7,750,700,711	9,542,375,051	8,713,340,027	-	9,152,800,990
	646,564,885	46,354,295,700	108,727,363,987	113,378,712,171	553,470,425	41,609,853,056

The Group's tax settlement will be subject to inspection by tax authorities. Because the application of tax laws and regulations to many different types of transactions can be interpreted in different ways, the tax amounts presented in the Interim Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

19 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	30/06/2024	01/01/2024
	VND	VND
Customers pay in advance to buy House of real estate project (i)	10,299,617,360	9,045,902,843
Others	25,256,777,267	36,725,289,544
	<u>35,556,394,627</u>	<u>45,771,192,387</u>

(i) This is amount of prepayment made by customers for the purchase of apartments in the Dong Da High-rise Eco-Lake Residential Project (Phu Tai Residence) implemented by Phu Tai Real Estate Company Limited (Subsidiary).

20 SHORT-TERM ACCRUED EXPENSES

	30/06/2024	01/01/2024
	VND	VND
Accrued interest expenses	1,202,719,581	387,884,097
Accrued land rental	4,670,440,460	1,197,604,345
Accrued electricity expenses	6,254,560,864	5,153,657,348
Accrued commission expenses	585,784,416	4,627,824,653
Accrued transportation expenses	1,829,452,877	2,291,185,999
Accrued design and material expenses	3,531,031,568	1,217,917,600
Others	6,613,793,609	4,947,176,041
	<u>24,687,783,375</u>	<u>19,823,250,083</u>

21 OTHER PAYABLES

	30/06/2024	01/01/2024
	VND	VND
a) Short-term		
Trade union fee	7,916,458,572	6,787,744,431
Social insurance	2,220,740,722	143,053,325
Short-term deposits, collateral received	250,000,000	583,133,775
Dividends payable to Owners	481,433,300	335,755,800
Interest of Vinacam Joint Stock Company	200,000,000	200,000,000
Interest of personal loans	450,282,416	1,498,514,136
Land rent must be paid to the Finance Department - Ministry of Defense	13,076,066,054	12,791,999,054
Party fee, union fee	3,178,161,077	3,284,264,860
Others	2,071,447,385	2,011,755,786
	<u>29,844,589,526</u>	<u>27,636,221,167</u>
b) Long-term		
Long-term deposits, collateral received	416,989,200	427,789,200
	<u>416,989,200</u>	<u>427,789,200</u>

22 BORROWINGS

	01/01/2024		During the period		30/06/2024	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
Short-term borrowings (i)	1,467,626,337,956	1,467,626,337,956	2,095,624,284,212	2,334,366,854,520	1,228,883,767,648	1,228,883,767,648
Current portion of long-term borrowings	85,823,200,168	85,823,200,168	-	32,323,200,168	53,500,000,000	53,500,000,000
	<u>1,553,449,538,124</u>	<u>1,553,449,538,124</u>	<u>2,095,624,284,212</u>	<u>2,366,690,054,688</u>	<u>1,282,383,767,648</u>	<u>1,282,383,767,648</u>
b) Long-term borrowings						
Long-term borrowings (ii)	153,633,975,511	153,633,975,511	26,719,419,645	43,910,694,038	136,442,701,118	136,442,701,118
Common bonds	47,700,000,000	47,700,000,000	-	24,200,000,000	23,500,000,000	23,500,000,000
	<u>201,333,975,511</u>	<u>201,333,975,511</u>	<u>26,719,419,645</u>	<u>68,110,694,038</u>	<u>159,942,701,118</u>	<u>159,942,701,118</u>
Amount due for settlement within 12 months	(85,823,200,168)	(85,823,200,168)	-	(32,323,200,168)	(53,500,000,000)	(53,500,000,000)
Amount due for settlement after 12 months	<u>115,510,775,343</u>	<u>115,510,775,343</u>			<u>106,442,701,118</u>	<u>106,442,701,118</u>

(i) Detailed information on short-term borrowings and long-term debt due as follows:

	Interest rate/year	Loan purpose	Guarantee	30/06/2024		01/01/2024	
				USD	VND	USD	VND
Short-term borrowings(VND)				1,175,201,955,730		1,213,025,266,131	
Joint Stock Commercial Bank for Investment and Development of Vietnam	Floating rate	Serving business activities	Collateral asset (*)	102,689,625,252		213,512,367,862	
Joint Stock Commercial Bank for Foreign Trade of Vietnam	Floating rate	Serving business activities	Collateral asset (*)	378,198,487,031		377,749,395,319	
Military Commercial Joint Stock Bank	Floating rate	Serving business activities	Collateral asset (*)	199,623,427,583		190,026,177,242	
Vietnam Technological and Commercial Joint Stock Bank	Floating rate	Serving business activities	Collateral asset (*)	186,210,138,755		35,732,480,543	
HSBC Bank (Viet Nam) Ltd	Specified in each loan	Serving business activities	Unsecured loan	66,593,435,109		70,652,393,772	
Vietnam Bank for Agriculture and Rural Development	Specified in each loan	Serving business activities	Collateral asset (*)	-		44,622,888,519	
Phu Tai Van Ha Investment Joint Stock Company	Specified in each loan	Serving business activities	Unsecured loan	234,910,000,000		237,500,000,000	
Short-term Personal loans	Specified in each loan	Serving business activities	Unsecured loan	6,976,842,000		43,229,562,874	
Short-term borrowings (USD)				53,681,811,918		254,601,071,825	
Joint Stock Commercial Bank for Investment and Development of Vietnam	Floating rate	Serving business activities	Collateral asset (*)	-	1,043,309.52	25,467,185,383	
Military Commercial Joint Stock Bank	Floating rate	Serving business activities	Unsecured loan and Collateral asset (*)	194,489.08	4,954,220,335	47,224.84	1,154,175,090
Joint Stock Commercial Bank for Foreign Trade of Vietnam	Floating rate	Serving business activities	Collateral asset (*)	800,991.38	20,403,653,423	1,076,371.98	142,289,649,652
Vietnam Technological and Commercial Joint Stock Bank	each loan agreement	Serving business activities	Unsecured loan	1,111,920.00	28,323,938,160	3,504,706.00	85,690,061,700
				1,228,883,767,648		1,467,626,337,956	

(*) Collateral asset: Loans are secured, mortgaged by assets according to mortgage contracts and have been fully registered for secured transactions.

(ii) Detailed information on long-term borrowings:

	Currency	Interest rate/ year	Year of maturity	Loan purpose	Loan guarantee	30/06/2024	01/01/2024
						VND	VND
Long-term borrowings (VND)							
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	Floating rate	Year 2025	Serving business activities	Collateral asset (*)	89,650,000,000	90,000,000,000
Military Commercial Joint Stock Bank	VND	Floating rate	Year 2025	Serve the project	Collateral asset (*)	46,442,701,118	63,633,975,511
Bonds issued (**)		Floating rate				23,850,000,000	47,700,000,000
						159,942,701,118	201,333,975,511
Amount due for settlement within 12 months						(53,500,000,000)	(85,823,200,168)
Amount due for settlement after 12 months						106,442,701,118	115,510,775,343

(*) Collateral asset: Loans are secured, mortgaged by assets according to mortgage contracts and have been fully registered for secured transactions.

(**) The Group's issued bonds as of June 30, 2024, are individual bonds issued in 2019 and 2020 through issuing agents to less than 100 investors in the following issuances:

- Privately issued 1,500 bonds with a par value of 100 million VND/bond according to Resolution 105/NQ-HĐQT dated 22 October 2019, with the purpose of paying costs to implement the Artificial Quartz Factory project at Textile and Garment Industrial Park - Nhon Trach, Dong Nai. The issuance was carried out in 4 tranches: the first tranche on 12 November 2019 with a number of 204 bonds, the second tranche on 17 December 2019 with an amount of 256 bonds, the third tranche on 16 January 2020 with the amount of 600 bonds and the fourth tranche on 21 August 2020 with the amount of 440 bonds to 01 investor is Military Commercial Joint Stock Bank - Binh Dinh Branch. The issuance price was set at 100% of the face value; the bond is in certificate form; the bond term is 60 months from the date of issuance; the bond interest rate for the first four interest calculation periods is 9%/year, with subsequent periods adjusted according to the mid-to the long-term interest rate of Military Commercial Joint Stock Bank - Binh Dinh Branch for a 24-month term. The collateral consists of the rights arising from the land lease contract between Phu Tai Premium Quartz Stone Company Limited and Vinatex Tan Tao Joint Stock Company under land lease Contract No. 43/HDTLQSDD-VNT/KD-2019 dated August 8, 2019; all factories, offices, and other assets attached to land formed in the future under the Artificial Quartz Factory Project in Nhon Trach Textile Industrial Park - Dong Nai and all machinery, equipment and production lines under the Artificial Quartz Factory Project in Nhon Trach Textile Industrial Park - Dong Nai. By June 30, 2024, the Group has used 100% of the funds raised from this bond issuance for the intended purpose.

- Privately issued 348 bonds with a par value of 100 million VND/bond according to Resolution 108/NQ-HĐQT dated 18 November 2020, with the purpose of paying costs to implement the Artificial Quartz Factory project in Textile and Garment Industrial Park - Nhon Trach, Dong Nai; This issuance was carried out on 30 November 2020 for 01 investor is Military Commercial Joint Stock Bank - Binh Dinh Branch. The issuance price was set at 100% of the face value; the bonds are in certificate form; the term is 1,443 days from the date of issuance; the bond interest rate is calculated as 2.7%/year plus the reference interest rate, in which the reference interest rate for each interest calculation period is 2.7% plus the flexible mid- to long-term savings interest rate for 24-month term at the Military Commercial Joint Stock Bank. The collateral includes the rights arising from land lease contract between Phu Tai Premium Quartz Stone Company Limited and Vinatex Tan Tao Joint Stock Company according to land lease Contract No. 42/HDTLQSDD-VNT/KD-2019 dated 08 August 2019; All factories, offices and other assets attached to land formed in the future under the Artificial Quartz Factory Project in Nhon Trach Textile Industrial Park - Dong Nai and all machinery, equipment and production lines under the Artificial Quartz Stone Factory Project in Nhon Trach Textile Industrial Park - Dong Nai. By 30 June 2024, the Group has used 100% of the funds raised from this bond issuance for the intended purpose.

The Group has agreed by contract with Military Commercial Joint Stock Bank - Binh Dinh Branch on the repurchase schedule of the bonds at a repurchase price equal to the par value plus accumulated interest up to the repurchase date. From 2019 to the present, the Company has repurchased 1,185 bonds, corresponding to an amount of VND 118,500,000,000. As of 30 June 2024, the outstanding principal balance of the bonds is VND 23,500,000,000 equivalent to 235 bonds; the bonds to be repurchased within the next 12 months amount to 235 bonds, corresponding to a principal debt of VND 23,500,000,000 which is classified by the Group as short-term debt.

c) Borrowings to related parties:

Relationship	30/06/2024		01/01/2024	
	Value	Interest	Value	Interest
	VND	VND	VND	VND
Phu Tai Van Ha Investment Joint Stock Company	234,910,000,000	588,028,630	237,500,000,000	-
	234,910,000,000	588,028,630	237,500,000,000	-

23 PROVISIONS FOR PAYABLES

	30/06/2024	01/01/2024
	VND	VND
a) Short-term		
Construction project warranty reserve	2,164,791,226	2,206,231,131
	2,164,791,226	2,206,231,131
b) Long-term		
Cost of environmental restoration (i)	10,679,959,825	10,003,269,166
Land rental without contract (ii)	5,292,000,000	4,939,200,000
	15,971,959,825	14,942,469,166

- (i) The environmental restoration cost provision for mining sites is accrued based on the total estimated costs for environmental recovery and the approved mining duration by the relevant authorities.
- (ii) The land rental costs for several mining sites in Binh Dinh province. Since the lease agreements have not yet been signed and there is no notification from the Binh Dinh Tax Department regarding land rental payments, the Group is temporarily recognizing these costs in the current production and business expenses based on the land rental rates published by the Binh Dinh provincial People's Committee.

24 OWNERS' EQUITY

a) Changes in owners' equity

	Contributed capital	Share premium	Other capital	Development and investment funds	Retained earnings	Non-controlling Interest	Total
	VND	VND	VND	VND	VND	VND	VND
Beginning balance of previous year	680,384,030,000	23,564,526,968	1,488,034,236,063	2,398,764,475	492,859,984,324	74,019,019,295	2,761,260,561,125
Profit for previous period	-	-	-	-	164,063,240,062	398,529,230	164,461,769,292
Dividend distribution in cash	-	-	-	-	(136,076,806,000)	-	(136,076,806,000)
Other capital	-	-	183,245,201,982	-	(183,245,201,982)	-	-
Bonus and welfare fund	-	-	-	-	(25,158,959,314)	(186,716,855)	(25,345,676,169)
Due to divestment of subsidiaries	-	(504,260,980)	(12,376,397,922)	(2,398,764,475)	15,279,423,377	(22,270,769,577)	(22,270,769,577)
Ending balance of previous period	<u>680,384,030,000</u>	<u>23,060,265,988</u>	<u>1,658,903,040,123</u>	<u>-</u>	<u>327,721,680,467</u>	<u>51,960,062,093</u>	<u>2,742,029,078,671</u>
Beginning balance of current year	669,384,030,000	-	1,635,896,772,394	-	418,222,554,667	53,214,594,645	2,776,717,951,706
Profit for this period	-	-	-	-	199,620,422,968	3,863,806,606	203,484,229,574
Advance dividend for the first phase of 2023 (i)	-	-	-	-	(100,407,604,500)	-	(100,407,604,500)
Bonus and welfare fund	-	-	-	-	(11,832,244,610)	(89,163,949)	(11,921,408,559)
Other capital	-	-	38,299,905,785	-	(38,299,905,785)	-	-
Increase due to subsidiary increasing capital	-	-	-	-	-	72,000,000,000	72,000,000,000
Ending balance of this period	<u>669,384,030,000</u>	<u>-</u>	<u>1,674,196,678,179</u>	<u>-</u>	<u>467,303,222,740</u>	<u>128,989,237,302</u>	<u>2,939,873,168,221</u>

(i) On 15 December 2023, the Board of Management of the Company issued Resolution 168/NQ-HĐQT approving the advance of the first dividend in 2023 in cash at a rate of 15%/share, the last registration date to finalize the list of shareholders to receive dividends is January 4, 2024, the payment date is January 26, 2024.

The profit distribution during the period was carried out by the Group as follows:

	Parent company (1)	Distributed in subsidiaries		Total (3)=(2)+(1)
		Total (2)	Parent company	Non - controlling interests
	VND	VND	VND	VND
Bonus and welfare fund	10,823,469,120	1,097,939,439	1,008,775,490	89,163,949
Additional capital of the owner	38,299,905,785	-	-	-
Dividend payment (ii)	100,407,604,500	-	-	-
				11,921,408,559
				38,299,905,785
				100,407,604,500

In which, the distribution of profit in 2023 at the Parent Company according to Resolution No. 02/NQ- DHDCD dated 20 April 2024 issued by the 2024 Annual Shareholders General Meeting.

(ii) On June 26, 2024, the Board of Management of the Company issued Resolution 75/NQ-HDQT approving the payment of the second dividend in 2023 in cash at a rate of 10%/share, the last registration date to finalize the list of dividend recipients is July 15, 2024, the payment date is July 30, 2024.

b) Details of contributed capital

	30/06/2024 VND	Tỷ lệ %	01/01/2024 VND	Tỷ lệ %
Mr. Le Vy	88,828,230,000	13.27	89,804,230,000	13.42
Mr. Le Van Thao	58,148,600,000	8.69	58,148,600,000	8.69
Mr. Nguyen Sy Hoe	41,878,290,000	6.26	41,878,290,000	6.26
Mr. Le Van Loc	40,881,050,000	6.11	40,881,050,000	6.11
Others	439,647,860,000	65.67	438,671,860,000	65.52
Total	669,384,030,000	100	669,384,030,000	100

c) Capital transactions with owners and distribution of dividends and profit

	First six months of 2024 VND	First six months of 2023 VND
Owners' contributed capital		
- At the beginning of the year	669,384,030,000	680,384,030,000
- At the end of the period	669,384,030,000	680,384,030,000
Distributed dividends and profits		
- Dividends, profit payable at the beginning of the year	335,755,800	69,752,086,800
- Dividends, profit payable in the period	100,407,604,500	136,076,806,000
+ Dividends and profits distributed from the previous year profit	100,407,604,500	136,076,806,000
- Dividends distributed in form of cash	100,261,927,000	203,327,914,500
+ Dividends and profits distributed from the previous year profit	100,261,927,000	67,142,860,500
+ Temporary dividends, profits on this period's profits	-	136,185,054,000
- Ending balance of the period	481,433,300	2,500,978,300

d) Shares

	30/06/2024	01/01/2024
	VND	VND
Quantity of Authorized issuing shares	66,938,403	66,938,403
Quantity of issued shares and fully contributed	66,938,403	66,938,403
- Common shares	66,938,403	66,938,403
Quantity of outstanding shares in circulation	66,938,403	66,938,403
- Common shares	66,938,403	66,938,403
Par value per share: VND 10,000		

25 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING ASSETS

a) Operating assets for leasing

The Company is the lessor under operating lease contracts. As at 30 June 2024, total future minimum lease income under operating lease contracts are presented as follows:

	30/06/2024	01/01/2024
	VND	VND
Under 1 year	1,401,907,828	1,401,907,828
From 1 year to 5 years	2,967,615,656	2,967,615,656

b) Operating leased assets

The Group has land lease contracts signed with the People's Committees of various provinces and the Ministry of National Defense to support its production and business activities in these localities. According to these contracts, the Group is required to pay annual land rent until the expiration date of the contracts as stipulated.

Additionally, the Group has lease agreements for land with developed infrastructure in industrial zones (details in Note 11) aimed at supporting its production and business activities. The Group has made a one-time payment for the infrastructure lease covering the entire lease term.

c) Foreign currencies

	30/06/2024	01/01/2024
USD	1,166,525.42	1,113,952.00
EUR	12,290.13	29.10

d) Doubtful debts written-off

	30/06/2024	01/01/2024
	VND	VND
Doubtful debts written-off	5,848,978,892	4,670,980,892

26 TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	First six months of 2024 VND	First six months of 2023 VND
Revenue from sale of goods	2,998,208,674,369	2,823,982,534,987
- Stone products	855,816,694,928	875,432,124,387
- Wood products	1,792,809,717,257	1,469,022,276,883
- Toyota Car	326,652,133,229	444,010,528,189
- Real estate	22,855,672,000	32,393,540,000
- Others	74,456,955	3,124,065,528
Revenue from rendering of services	46,947,725,574	59,893,655,451
- Car repair service	46,146,595,369	58,964,462,954
- Others	801,130,205	929,192,497
	3,045,156,399,943	2,883,876,190,438

In which: Revenue from related parties
(As detailed in Note No. 42) - 1,467,684,452

27 REVENUE DEDUCTIONS

	First six months of 2024 VND	First six months of 2023 VND
Sale discounts	118,125,000	111,254,026
	118,125,000	111,254,026

28 COST OF GOODS SOLD AND SERVICES RENDERED

	First six months of 2024 VND	First six months of 2023 VND
Cost of goods sold	2,384,797,630,011	2,239,155,547,670
- Stone products	627,113,886,405	620,142,327,640
- Wood products	1,425,583,875,352	1,164,885,756,398
- Toyota Car	317,121,662,676	433,867,515,356
- Real estate	14,932,261,009	19,204,884,477
- Others	45,944,569	1,055,063,799
Cost of services rendered	36,144,377,718	45,399,102,716
- Car repair service	36,144,377,718	45,383,892,716
- Office rental cost	-	15,210,000
Reversal of provisions for inventory devaluation	(3,398,756,499)	-
	2,417,543,251,230	2,284,554,650,386

In which: Purchase from related parties
Total purchase value:
(Detailed as in Note 42)

1,637,501,587 -

29 FINANCIAL INCOME

	First six months of 2024	First six months of 2023
	VND	VND
Interest income	2,708,671,083	1,212,559,334
Interest from selling trading securities	3,254,689,757	2,182,280,581
Dividends or profits received	1,624,501,000	1,152,000,000
Realised exchange gain	25,610,957,953	4,498,282,241
Unrealised exchange gain	4,478,853,947	529,280,461
Deferred sales interest, discount payment	-	82,765,482
	37,677,673,740	9,657,168,099
In which: Revenue from related parties (As detailed in Note No. 42)	1,507,001,000	-

30 FINANCIAL EXPENSES

	First six months of 2024	First six months of 2023
	VND	VND
Interest expenses	41,896,400,907	62,179,122,481
Realised exchange loss	3,787,798,099	6,668,987,826
Unrealised exchange loss	5,841,766	2,030,581,308
Provision for diminution in value of trading securities and impairment loss from investment	877,436,088	(2,333,255,656)
Loss of divestment activities at subsidiaries	-	4,952,576
Other financial expenses	710,074,240	236,933,886
	47,277,551,100	68,787,322,421
In which: Financial expenses paid to related parties (As detailed in Note No. 42)	588,028,630	-

31 SELLING EXPENSES

	First six months of 2024	First six months of 2023
	VND	VND
Raw materials	99,986,031,729	91,182,567,744
Labour expenses	8,249,422,790	6,124,883,414
Tools and supplies	2,309,240,132	2,723,981,411
Depreciation expenses	1,181,359,932	1,079,250,000
Tax, Charge, Fee	9,268,319,544	8,797,664,708
Expenses of outsourcing services	115,320,508,025	112,098,152,700
Other expenses in cash	6,191,723,598	5,273,060,020
	242,506,605,750	227,279,559,997

32 GENERAL AND ADMINISTRATIVE EXPENSES

	First six months of 2024	First six months of 2023
	VND	VND
Raw materials	211,830,691	217,446,091
Labour expenses	73,582,216,144	66,878,010,467
Tools and supplies	6,919,552,894	7,069,846,220
Depreciation expenses	4,949,795,920	5,446,069,712
Tax, Charge, Fee	2,512,677,968	2,247,900,050
Reversal of provision expenses	3,426,749,798	(948,957,797)
Expenses of outsourcing services	17,684,935,590	12,209,129,285
Other expenses in cash	9,721,761,975	14,282,440,111
Goodwill	1,562,317,714	1,599,821,621
	120,571,838,694	109,001,705,760

33 OTHER INCOME

	First six months of 2024	First six months of 2023
	VND	VND
Gain from liquidation, disposal of fixed assets	1,192,818,891	3,102,771,152
Gain from Toyota car sale promotion	1,861,338,582	1,247,801,977
Gain from support from customers	1,290,719,984	627,501,041
Gain from debt collection	335,496,604	969,495,479
Land rental reduction	709,779,960	690,216,630
Other incomes	2,266,028,311	476,464,845
	7,656,182,332	7,114,251,124

34 OTHER EXPENSES

	First six months of 2024	First six months of 2023
	VND	VND
Carrying amount and expenses from liquidation, disposal of fixed assets	165,681,787	24,255,542
Penalty due to late delivery	2,512,590,872	1,709,146,640
Contract penalties	2,512,615,441	-
Amounts fined, late payment interest	554,901,810	120,309,875
Debt handling	933,426,710	758,999,342
Costs incurred for the temporarily suspended stone quarry	4,290,258,655	3,927,524,327
Other expenses	5,580,683,320	3,716,328,481
	16,550,158,595	10,256,564,207

35 CURRENT CORPORATE INCOME TAX EXPENSES

	First six months of 2024 VND	First six months of 2023 VND
Current corporate income tax expense in parent company	17,465,312,449	20,692,889,106
Current corporate income tax expense in subsidiary	25,434,780,475	13,429,067,178
- Phu Yen Construction Materials JSC	-	715,007,926
- Tuan Dat Minerals One-member Co., Ltd	686,346,988	323,128,796
- Vina G7 JSC	3,940,887,338	5,740,408
- Toyota Binh Dinh One-member Co., Ltd	850,476,544	330,625,796
- Toyota Da Nang One-member Co., Ltd	343,920,359	760,869,231
- Phu Tai Dong Nai One-member Co., Ltd	7,722,116,117	825,072,523
- Granite Production Co., Ltd	-	2,208,797
- Phu Tai Real Estate One Member Company Limited	-	9,796,824
- Thanh Chau Phu Yen Granite Co., Ltd	14,690,757	-
- Son Phat Production and Trading Co., Ltd	1,500,174,104	1,657,490,648
- Phu Tai Quartz Stone Co., Ltd	2,665,727,329	3,324,663,112
- Phu Tai Binh Dinh Wood Co., Ltd	1,314,608,168	1,239,987,053
- Phu Tai Binh Dinh Quartz Co., Ltd	441,367,606	1,629,667,552
- Phu Tai Dong Nai Stone Co., Ltd	1,914,904,636	821,434,716
- Phu Tai Khanh Hoa Stone One-member Co., Ltd	3,182,238,866	1,783,373,796
- Phu Tai Home Company Limited	857,321,663	-
Total current corporate income tax expense	42,900,092,924	34,121,956,284

36 DEFERRED INCOME TAX

a) Deferred income tax assets

	30/06/2024 VND	01/01/2024 VND
The CIT tax rate is used to determine the value of deferred tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	2,105,031,964	2,133,055,480
Deferred income tax assets related to unused tax losses	991,801,256	956,895,433
	3,096,833,220	3,089,950,913

b) Deferred income tax liabilities

	30/06/2024 VND	01/01/2024 VND
The CIT tax rate is used to determine the value of deferred income tax payable	20%	20%
Deferred income tax liabilities arising from deductible temporary difference	4,461,843,207	3,749,401,376
	4,461,843,207	3,749,401,376

c) Deferred corporate income tax expense

	First six months of 2024	First six months of 2023
	VND	VND
Deferred CIT expense relating to taxable temporary difference	712,441,831	884,722,706
Deferred CIT expense relating to reversal of deferred income tax assets	125,495,884	1,072,483,424
Deferred CIT income arising from deductible temporary difference	(132,378,191)	(19,461,122)
	705,559,524	1,937,745,008

37 BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Group are calculated as

	First six months of 2024	First six months of 2023
	VND	VND
Net profit after tax	199,620,422,968	164,063,240,062
Profit distributed for common shares	199,620,422,968	164,063,240,062
Average number of outstanding common shares in circulation in the period	66,938,403	68,038,403
Basic earnings per share	2,982	2,411

The Group has not yet planned to make any distribution to Bonus and Welfare Fund, Bonus for the Board of Management from the net profit after tax at the date of preparing the Interim Consolidated Financial Statements.

As at 30 June 2024, the Group does not have shares with dilutive potential for earnings per share.

38 BUSINESS AND PRODUCTIONS COST BY ITEMS

	First six months of 2024	First six months of 2023
	VND	VND
Raw materials	1,354,283,507,201	983,803,708,726
Labour expenses	397,060,187,721	331,727,513,827
Tools and supplies	45,895,177,231	67,981,601,863
Depreciation expenses	123,809,475,826	115,694,456,965
Tax, Charge, Fee	25,213,614,774	24,264,012,939
Provision expenses/ Reversal of provision expenses	3,017,774,034	(948,957,797)
Expenses from outsourcing services	347,556,892,156	307,434,640,775
Other expenses in cash	33,085,581,469	28,088,559,057
Goodwill	1,562,317,714	1,599,821,621
	2,331,484,528,126	1,859,645,357,976

39 ADDITIONAL INFORMATION FOR THE ITEMS OF THE CONSOLIDATED STATEMENT OF CASH FLOWS

	First six months of 2024	First six months of 2023
	VND	VND
Proceeds from borrowings during the period		
Proceeds from ordinary contracts	2,123,322,508,669	2,107,207,008,174
	(978,804,812)	3,941,494,343
Exchange rate difference due to assessment of		
Actual repayment on principal during the period		
Repayment of Principal under a regular contract	2,378,277,548,558	2,005,689,514,520
Repayment of Principal Regular bond	24,200,000,000	24,200,000,000

40 EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Interim Consolidated Financial Statements.

41 SEGMENT REPORTING

a) Under geographical field

	Stone business VND	Wood business VND	Real estate VND	Trade and VND	Elimination VND	Total VND
Net revenue from sales to external customers	855,816,694,928	1,792,703,588,225	22,855,672,000	374,464,551,581	(802,231,791)	3,045,038,274,943
- Domestic	456,590,674,625	102,369,260,221	22,855,672,000	374,464,551,581	(802,231,791)	955,477,926,636
- Export	399,226,020,303	1,690,334,328,004	-	-	-	2,089,560,348,307
Cost of goods sold	623,715,129,906	1,425,583,875,352	14,932,261,009	354,114,216,754	(802,231,791)	2,417,543,251,230
Profit from business activities	232,101,565,022	367,119,712,873	7,923,410,991	20,350,334,827	-	627,495,023,713
The total cost of acquisition of fixed assets	44,028,273,218	18,213,451,571	-	1,124,281,984	-	63,366,006,773
Segment assets	1,599,357,217,817	1,942,110,096,283	655,090,249,726	1,018,413,908,025	(155,662,665,081)	5,059,308,806,770
Unallocated assets						36,886,393,929
Total assets	1,599,357,217,817	1,942,110,096,283	655,090,249,726	1,018,413,908,025	(155,662,665,081)	5,096,195,200,699
Segment liabilities	455,205,884,028	1,180,785,645,248	147,209,179,443	439,189,093,861	(155,662,665,081)	2,066,727,137,499
Unallocated liabilities						89,594,894,979
Total liabilities	455,205,884,028	1,180,785,645,248	147,209,179,443	439,189,093,861	(155,662,665,081)	2,156,322,032,478

b) Under geographical area

	Binh Dinh VND	Dong Nai VND	Ho Chi Minh City VND	Others	Elimination	Total VND
Net revenue from sales to external customers	1,722,216,706,175	968,178,665,842	217,337,923,468	153,585,825,063	(16,280,845,605)	3,045,038,274,943
- Domestic	492,959,154,451	107,875,869,259	217,337,923,468	153,585,825,063	(16,280,845,605)	955,477,926,636
- Export	1,229,257,551,724	860,302,796,583	-	-	-	2,089,560,348,307
Segment assets	3,783,970,018,731	1,163,312,764,878	83,548,327,325	221,026,754,846	(155,662,665,081)	5,096,195,200,699
Total cost of acquisition of fixed assets	23,284,099,189	16,961,525,226	795,690,909	22,324,691,449	-	63,366,006,773

42 TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

<u>Related parties</u>	<u>Relation</u>
Phu Yen Construction Materials Joint Stock Company	Associate Company
Phu Tai Van Ha Investment Joint Stock Company	Joint venture

In addition to the information with related parties presented in the above Note, during the period, the Group has the transactions and balances with related parties as follows:

	<u>First six months of 2024</u>	<u>First six months of 2023</u>
	<u>VND</u>	<u>VND</u>
Revenue from sale of goods	-	1,467,684,452
Phu Yen Construction Materials Joint Stock Company	-	1,445,346,668
Phu Tai Van Ha Investment Joint Stock Company	-	22,337,784
Buy goods and services	1,637,501,587	-
Phu Yen Construction Materials Joint Stock Company	1,637,501,587	-
Loan interest expenses	588,028,630	-
Phu Tai Van Ha Investment Joint Stock Company	588,028,630	-
Dividends and profits are distributed	1,507,001,000	-
Phu Yen Construction Materials Joint Stock Company	1,507,001,000	-

Remuneration, salaries and other income of the members of the Board of Management, General Director and other managers:

	<u>Position</u>	<u>First six months of 2024</u>	<u>First six months of 2023</u>
		<u>VND</u>	<u>VND</u>
Mr. Le Vy	Chairman of the Board of Management	813,630,000	734,380,000
Mr. Le Van Thao	Vice Chairman of the Board of Management cum General Director	824,870,000	727,110,000
Mr. Phan Quoc Hoai	Member of the Board of Management cum Deputy General Director	652,580,000	465,420,000
Mr. Tran Thanh Cung	Member of the Board of Management cum Deputy General Director	507,870,000	443,500,000
Mr. Nguyen Sy Hoe	Member of the Board of Management cum Deputy General Director	504,197,154	420,735,288
Mr. Le Van Loc	Member of the Board of Management	775,487,172	407,245,735
Mr. Doan Minh Son	Independent Member of the Board of Management and Chairman of the Audit Committee	81,300,000	46,800,000

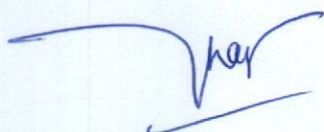
	Position	First six months of 2024 VND	First six months of 2023 VND
Mr. Do Xuan Lap	Member of the Board of Management	81,300,000	85,100,000
Mr. Tran Huu Duc	Member of the Board of Directors (resigned on April 16, 2023)	-	38,300,000
Mr. Le Van Luan	Deputy General Manager (appointed on May 1, 2024)	337,441,825	-
Mrs. Nguyen Thi My Loan	Chief Accountant	329,100,000	263,870,000

In addition to the above related parties transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Group.

43 COMPARATIVE FIGURES

The comparative figures on the Interim Consolidated Statement of Financial Position and Notes are taken from the Consolidated Financial Statements for the fiscal year ended as at 31 December 2023, which was audited by the AASC Auditing Firm Company Limited. The comparative figures on the Interim Consolidated Statement of Income, Interim Consolidated Statement of Cash flows and Notes are taken from the Interim Consolidated Financial Statements which have been reviewed for the period from 01/01/2023 to 30/06/2023.

Preparer



Vo Phuong Thao

Chief Accountant



Nguyen Thi My Loan

Binh Dinh, 22 August 2024
General Director



PHAN QUỐC HOÀI
TỔNG GIÁM ĐỐC

