

**HOA SEN GROUP**

**SEPARATE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2024**



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FOR THE YEAR ENDED 30 SEPTEMBER 2024**

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## HOA SEN GROUP

### CORPORATE INFORMATION

#### Enterprise registration certificate

No. 3700381324 dated 8 August 2001 was initially issued by the Department of Planning and Investment of Binh Duong Province with the latest 44th amendment dated 21 November 2024.

#### Board of Directors

Mr. Le Phuoc Vu	Chairperson
Mr. Tran Ngoc Chu	Executive Vice Chairperson
Mr. Tran Quoc Tri	Non-Executive Member
Mr. Ly Van Xuan	Non-Executive Member
Mr. Nguyen Van Luan	Independent Member
Mr. Dinh Viet Duy	Independent Member

#### Board of Supervision

Mr. Nguyen Van Luan	Chief Supervisor
Mr. Dinh Viet Duy	Member
Mr. Ly Van Xuan	Member

#### Board of Management

Mr. Vu Van Thanh	General Director (from 12 April 2024)
	Deputy General Director (until 12 April 2024)
Mr. Tran Quoc Tri	General Director (until 12 April 2024)
Mr. Hoang Duc Huy	Deputy General Director
Mr. Nguyen Ngoc Huy	Deputy General Director
Mr. Tran Thanh Nam	Deputy General Director
Mr. Tran Quoc Pham	Deputy General Director
Mr. Nguyen Minh Phuc	Deputy General Director
Mr. Nguyen Tan Hoa	Deputy General Director (from 1 May 2024)
Mr. Nguyen Le Manh Tung	Acting Deputy General Director (from 1 May 2024)
Mr. Tran Dinh Tai	Acting Deputy General Director (from 1 May 2024)
Mr. Pham Dinh	Acting Deputy General Director (from 1 May 2024)
Mr. Nguyen Tran Dai	Acting Deputy General Director (from 3 June 2024)

#### Legal representative

Mr. Le Phuoc Vu	Chairperson
Mr. Tran Ngoc Chu	Vice Chairperson
Mr. Vu Van Thanh	General Director (from 12 April 2024)
Mr. Tran Quoc Tri	General Director (until 12 April 2024)

#### Registered office

No. 9, Thong Nhat Street, Song Than II Industrial Park, Di An Ward, Di An City, Binh Duong Province, Vietnam

#### Representative office

No. 183, Nguyen Van Troi Street, Ward 10, Phu Nhuan District, Ho Chi Minh City, Vietnam

#### Auditor

PwC (Vietnam) Limited

## HOA SEN GROUP

### STATEMENT OF THE BOARD OF MANAGEMENT

#### Statement of Responsibility of the Board of Management of the Company in respect of the Separate Financial Statements

The Board of Management of Hoa Sen Group ("the Company") is responsible for preparing the separate financial statements of the Company which give a true and fair view of the separate financial position of the Company as at 30 September 2024, and of its separate financial performance and its separate cash flows for the year then ended. In preparing these separate financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent; and
- Prepare the separate financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Company and enable separate financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the separate financial statements. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud or error.

#### Approval of the Separate Financial Statements

We hereby, approve the accompanying separate financial statements as set out on pages 5 to 59 which give a true and fair view of the separate financial position of the Company as at 30 September 2024 and of its separate financial performance and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements.

Users of these separate financial statements of the Company should read them together with the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 30 September 2024 in order to obtain full information of the consolidated financial position and consolidated results of operations and consolidated cash flows of the Group.

On behalf of the Board of Management 

Vu Van Thanh  
General Director

Ho Chi Minh City, SR Vietnam  
25 December 2024



## **INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF HOA SEN GROUP**

We have audited the accompanying separate financial statements of Hoa Sen Group ("the Company") which were prepared on 30 September 2024 and approved by the Board of Management of the Company on 25 December 2024. The separate financial statements comprise the separate balance sheet as at 30 September 2024, the separate income statement and the separate cash flow statement for the year then ended, and explanatory notes to the separate financial statements including significant accounting policies, as set out on pages 5 to 59.

### **The Board of Management's Responsibility**

The Board of Management of the Company is responsible for the preparation and the true and fair presentation of these separate financial statements of the Company in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of separate financial statements, and for such internal control which the Board of Management determines is necessary to enable the preparation and presentation of separate 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 the separate financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements and plan and perform the audit in order to obtain reasonable assurance as to whether the separate financial statements of the Company are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditor's judgment, including an assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and true and fair presentation of the separate financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the separate financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



### Auditor's Opinion

In our opinion, the separate financial statements present fairly, in all material respects, the separate financial position of the Company as at 30 September 2024, its separate financial performance and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of separate financial statements.


### Other Matters

The separate financial statements for the year ended 30 September 2023 were audited by another auditor whose independent auditor's report dated 22 December 2023, expressed an unmodified opinion.

The independent auditor's report is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

For and on behalf of PwC (Vietnam) Limited



  
Luong Thi Anh Tuyet  
Audit Practising Licence No.  
3048-2024-006-1  
Authorised signatory



Tram Tu Mai Anh  
Audit Practising Licence No.  
3546-2021-006-1

Report reference number: HCM16077  
Ho Chi Minh City, 25 December 2024

## SEPARATE BALANCE SHEET

Code	ASSETS	Note	As at	
			30.9.2024 VND	30.9.2023 VND
<b>100</b>	<b>CURRENT ASSETS</b>		<b>15,547,886,617,815</b>	<b>13,186,804,684,705</b>
<b>110</b>	<b>Cash and cash equivalents</b>	<b>3</b>	<b>427,778,817,941</b>	<b>501,386,999,566</b>
111	Cash		426,922,790,174	500,636,999,566
112	Cash equivalents		856,027,767	750,000,000
<b>120</b>	<b>Short-term investment</b>		<b>21,278,737,672</b>	<b>20,560,958,904</b>
123	Investments held to maturity	4(a)	21,278,737,672	20,560,958,904
<b>130</b>	<b>Short-term receivables</b>		<b>10,613,408,098,640</b>	<b>8,405,245,948,063</b>
131	Short-term trade accounts receivable	5	9,337,308,709,135	7,416,195,465,814
132	Short-term prepayments to suppliers	6	535,694,209,756	26,549,614,993
135	Short-term lendings	7	374,000,000,000	118,500,000,000
136	Other short-term receivables	8(a)	366,833,818,035	854,774,675,210
137	Provision for doubtful debts - short-term		(428,638,286)	(10,773,807,954)
<b>140</b>	<b>Inventories</b>	<b>9</b>	<b>3,943,145,442,782</b>	<b>3,749,491,109,277</b>
141	Inventories		4,064,994,260,176	3,876,500,070,101
149	Provision for decline in value of inventories		(121,848,817,394)	(127,008,960,824)
<b>150</b>	<b>Other current assets</b>		<b>542,275,520,780</b>	<b>510,119,668,895</b>
151	Short-term prepaid expenses	10(a)	86,974,686,528	96,483,062,965
152	Value added tax ("VAT") to be reclaimed	15(a)	326,902,155,004	285,106,020,138
153	Tax and other receivables from the State	15(b)	128,398,679,248	128,530,585,792
<b>200</b>	<b>LONG-TERM ASSETS</b>		<b>4,763,897,298,254</b>	<b>4,924,991,584,484</b>
<b>210</b>	<b>Long-term receivables</b>		<b>175,741,186,200</b>	<b>140,931,524,246</b>
216	Other long-term receivables	8(b)	175,741,186,200	140,931,524,246
<b>220</b>	<b>Fixed assets</b>		<b>844,402,354,164</b>	<b>1,016,313,002,019</b>
221	Tangible fixed assets	11(a)	666,709,132,303	848,743,235,444
222	Historical cost		3,851,460,375,484	3,888,602,489,525
223	Accumulated depreciation		(3,184,751,243,181)	(3,039,859,254,081)
227	Intangible fixed assets	11(b)	177,693,221,861	167,569,766,575
228	Historical cost		270,506,314,710	254,559,214,510
229	Accumulated amortisation		(92,813,092,849)	(86,989,447,935)
<b>240</b>	<b>Long-term assets in progress</b>		<b>9,027,013,569</b>	<b>27,180,502,737</b>
242	Construction in progress	12	9,027,013,569	27,180,502,737
<b>250</b>	<b>Long-term investments</b>		<b>3,595,595,087,671</b>	<b>3,589,850,000,000</b>
251	Investments in subsidiaries	4(b)	3,594,595,087,671	3,588,850,000,000
252	Investments in associates	4(b)	-	-
255	Investments held to maturity	4(a)	1,000,000,000	1,000,000,000
<b>260</b>	<b>Other long-term assets</b>		<b>139,131,656,650</b>	<b>150,716,555,482</b>
261	Long-term prepaid expenses	10(b)	62,373,737,291	100,428,317,304
262	Deferred income tax assets	20	76,757,919,359	50,288,238,178
<b>270</b>	<b>TOTAL ASSETS</b>		<b>20,311,783,916,069</b>	<b>18,111,796,269,189</b>

The notes on pages 9 to 59 are an integral part of these separate financial statements.

SEPARATE BALANCE SHEET  
(continued)

Code	RESOURCES	Note	As at	
			30.9.2024 VND	30.9.2023 VND
300	<b>LIABILITIES</b>		<b>8,878,813,931,686</b>	<b>6,829,845,298,714</b>
310	<b>Short-term liabilities</b>		<b>8,864,853,420,561</b>	<b>6,815,609,482,547</b>
311	Short-term trade accounts payable	13	2,853,606,214,481	3,330,483,232,614
312	Short-term advances from customers	14	179,999,887,975	129,957,335,766
313	Tax and other payables to the State	15(c)	74,417,109,924	145,505,586,644
314	Payable to employees		64,468,071,697	48,600,453,107
315	Short-term accrued expenses	16	208,807,717,032	66,684,028,030
319	Other short-term payables	17	137,451,191,503	42,122,470,287
320	Short-term borrowings	18	5,310,715,159,144	2,903,786,802,438
322	Bonus and welfare funds	19	35,388,068,805	148,469,573,661
330	<b>Long-term liabilities</b>		<b>13,960,511,125</b>	<b>14,235,816,167</b>
337	Other long-term payables		709,500,000	709,500,000
342	Provision for long-term liabilities		13,251,011,125	13,526,316,167
400	<b>OWNERS' EQUITY</b>		<b>11,432,969,984,383</b>	<b>11,281,950,970,475</b>
410	<b>Capital and reserves</b>		<b>11,432,969,984,383</b>	<b>11,281,950,970,475</b>
411	Owners' capital	21, 22	6,159,823,090,000	6,159,823,090,000
411a	- Ordinary shares with voting rights		6,159,823,090,000	6,159,823,090,000
412	Share premium	22	157,292,539,068	157,292,539,068
420	Other funds	22	50,993,213,769	77,910,496,944
421	Undistributed earnings	22	5,064,861,141,546	4,886,924,844,463
421a	- Undistributed post-tax profits of previous years		4,576,082,907,573	4,638,635,861,919
421b	- Post-tax profit of current year		488,778,233,973	248,288,982,544
440	<b>TOTAL RESOURCES</b>		<b>20,311,783,916,069</b>	<b>18,111,796,269,189</b>



Nguyen Thi Thanh Tuyen  
Preparer



Nguyen Thi Ngoc Lan  
Chief accountant



Vu Van Thanh  
General Director  
25 December 2024

The notes on pages 9 to 59 are an integral part of these separate financial statements.




## SEPARATE INCOME STATEMENT

Code		Note	Year ended	
			30.9.2024 VND	30.9.2023 VND
01	Revenue from sales of goods and rendering of services		67,051,370,845,971	52,881,019,564,133
02	Less deductions		(338,823,047,220)	(276,256,396,943)
10	Net revenue from sales of goods and rendering of services	24	66,712,547,798,751	52,604,763,167,190
11	Cost of goods sold and services rendered	25	(63,473,799,048,283)	(50,476,627,454,498)
20	Gross profit from sales of goods and rendering of services		3,238,748,750,468	2,128,135,712,692
21	Financial income	26	652,938,094,707	800,850,256,543
22	Financial expenses	27	(251,550,025,718)	(300,217,604,297)
23	- Including: Interest expense	27	(131,805,003,372)	(184,694,883,045)
25	Selling expenses	28	(2,858,708,812,560)	(2,121,829,595,199)
26	General and administration expenses	29	(308,367,699,972)	(242,553,285,595)
30	Net operating profit		473,060,306,925	264,385,484,144
31	Other income		34,684,261,898	45,338,320,487
32	Other expenses		(5,192,249,642)	(631,991,708)
40	Net other income	30	29,492,012,256	44,706,328,779
50	Accounting profit before tax		502,552,319,181	309,091,812,923
51	Corporate income tax ("CIT") - current	31	(99,693,200)	(1,536,979,754)
52	CIT - deferred	31	26,469,681,181	(59,265,850,625)
60	Profit after tax		528,922,307,162	248,288,982,544

  
 \_\_\_\_\_  
 Nguyen Thi Thanh Tuyen  
 Preparer

  
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 Nguyen Thi Ngoc Lan  
 Chief accountant




  
 \_\_\_\_\_  
 Vu Van Thanh  
 General Director  
 25 December 2024

The notes on pages 9 to 59 are an integral part of these separate financial statements.


**SEPARATE CASH FLOW STATEMENT**  
**(Indirect method)**

Code	Note	Year ended	
		30.9.2024 VND	30.9.2023 VND
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01		<b>502,552,319,181</b>	<b>309,091,812,923</b>
	Accounting profit before tax		
	Adjustments for:		
02	Depreciation and amortisation	213,396,307,446	296,698,963,838
03	Reversal of provisions	(5,435,448,472)	(54,798,528,440)
04	Unrealised foreign exchange losses/(gains)	4,859,887,308	(2,114,003,286)
05	Profits from investing activities	(325,217,103,728)	(582,268,394,623)
06	Interest expense	131,805,003,372	184,694,883,045
08	<b>Operating profit before changes in working capital</b>	<b>521,960,965,107</b>	<b>151,304,733,457</b>
09	(Increase)/decrease in receivables	(1,800,373,698,676)	455,788,862,582
10	Increase in inventories	(188,494,190,075)	(508,889,546,680)
11	Increase in payables	274,588,619,440	1,544,513,703,402
12	Decrease in prepaid expenses	55,298,002,073	23,096,871,939
14	Interest paid	(131,111,426,969)	(186,167,929,380)
15	CIT paid	-	(1,461,479,656)
17	Other payments on operating activities	(182,993,643,610)	(191,696,191,456)
20	<b>Net cash (outflows)/inflows from operating activities</b>	<b>(1,451,125,372,710)</b>	<b>1,286,489,024,208</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchases of fixed assets and other long-term assets	(560,646,561,404)	(178,762,599,745)
22	Proceeds from disposals of fixed assets	36,807,283,700	33,972,301,805
23	Loans granted and payment of term deposits placed at banks over 3 months	(288,417,778,768)	(136,060,958,904)
24	Collection of loans and term deposits placed at banks over 3 months	28,000,000,000	15,000,000,000
25	Investments in subsidiaries	(1,500,000,000)	(130,845,602,739)
27	Dividends and interest received	40,168,882,612	9,167,953,933
30	<b>Net cash outflows from investing activities</b>	<b>(745,588,173,860)</b>	<b>(387,528,905,650)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
31	Proceeds from issue of shares	22,110,000,000	-
33	Proceeds from borrowings	31,261,321,526,957	21,420,117,233,606
34	Repayments of borrowings	(28,854,393,170,251)	(22,061,887,581,884)
36	Dividends paid	(307,574,177,800)	(5,531,000)
40	<b>Net cash inflows/(outflows) from financing activities</b>	<b>2,121,464,178,906</b>	<b>(641,775,879,278)</b>
50	<b>Net (decrease)/increase in cash and cash equivalents of year</b>	<b>(75,249,367,664)</b>	<b>257,184,239,280</b>
60	Cash and cash equivalents at beginning of year	501,386,999,566	242,815,476,591
61	Effect of foreign exchange differences	1,641,186,039	1,387,283,695
70	<b>Cash and cash equivalents at end of year</b>	<b>427,778,817,941</b>	<b>501,386,999,566</b>

Additional information relating to the separate cash flow statement is presented in Note 33.

  
 Nguyen Thi Thanh Tuyen  
 Preparer

  
 Nguyen Thi Ngoc Lan  
 Chief accountant

  
 Vu Van Thanh  
 General Director  
 25 December 2024



The notes on pages 9 to 59 are an integral part of these separate financial statements.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2024****1 GENERAL INFORMATION**

Hoa Sen Group ("the Company") is a joint stock company established in SR Vietnam pursuant to Enterprise registration certificate No. 3700381324, which was issued by the Department of Planning and Development of Binh Duong Province, dated 8 August 2001 and the 44th amended Enterprise registration certificate dated 21 November 2024.

The Company's shares are listed on the Ho Chi Minh City Stock Exchange with the stock trading code "HSG" from 5 December 2008, according to Decision No. 117/QĐ-SGDHCM signed by Director of Ho Chi Minh City Stock Exchange at 5 November 2008.

The principal activities of the Company are:

- Production of roofing sheets made of galvanized steel, zinc-aluminum alloy, painted galvanized steel, and other alloy types;
- Production of steel purlins, galvanized purlins;
- Production of black steel pipes, galvanized steel pipes, steel pipes coated with other alloys;
- Production of galvanized steel mesh, galvanized steel wire, and all kinds of steel wire;
- Buy and sell construction materials, production materials and consumer goods;
- Warehouse rental and cargo transportation services;
- Industrial and civil construction; and
- Production of cold rolled steel coils and rental of machinery, equipment and other tangible items.

The normal business cycle of the Company is 12 months.

As at 30 September 2024, the Company had 5,294 employees (as at 30 September 2023: 5,195 employees).

Comparative information as at 30 September 2023 is carried over from information presented in the audited separate financial statements for the financial year ended 30 September 2023.

## 1 GENERAL INFORMATION (continued)

As at 30 September 2024, the Company had 9 subsidiaries and 2 associates as disclosed in Note 4 (b) - Investments in other entities (as at 30 September 2023: 9 subsidiaries and 1 associate). Details are as follows:

Name	Principal activities	Place of incorporation and operation	As at 30.9.2024		As at 30.9.2023	
			% of ownership	% of voting rights	% of ownership	% of voting rights
<b>Subsidiaries</b>						
Hoa Sen Nghe An One Member Limited Liabilities Company	Production and sales of metal roofing sheets and steel pipe products.	Nghe An Province	100	100	100	100
Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liability Company	Production and sales of metal roofing products.	Binh Dinh Province	100	100	100	100
Hoa Sen Steel One Member Company Limited	Producing and trading cold rolled steel products.	Binh Duong Province	100	100	100	100
Hoa Sen Phu My One Member Limited Liabilities Company	Producing and trading steel pipe products.	Ba Ria - Vung Tau Province	100	100	100	100
Hoa Sen Ha Nam One Member Limited Liabilities Company	Producing and trading steel pipe products.	Ha Nam Province	100	100	100	100
Hoa Sen Plastics Joint Stock Company	Producing and trading in plastic construction materials.	Ba Ria - Vung Tau Province	99.95	99.95	99.95	99.95
Hoa Sen Binh Dinh Sole Member Limited Company	Producing and trading steel pipe products.	Binh Dinh Province	100	100	100	100
Hoa Sen Yen Bai Joint Stock Company (i)	Hotel business, catering services and commercial centers.	Yen Bai Province	97.26	97.26	95.96	95.96
Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company	Producing and trading steel pipe products.	Yen Bai Province	100	100	100	100
<b>Associates</b>						
Hoa Sen International Port Joint Stock Company	Other support service activities related to transportation.	Ba Ria - Vung Tau Province	49	49	49	49
Hoa Sen Sai Gon Joint Stock Company (ii)	Real estate business activities.	Ho Chi Minh City	40	40	-	-

As at 30 September 2024 and 30 September 2023, the Company has 63 branches.

## 1 GENERAL INFORMATION (continued)

Significant information relating to investment in subsidiary and associate during the year ended 30 September 2024 was as follows:

- (i) According to the Resolution of the Board of Directors No. 15/NQ/HĐQT/2024 dated 7 May 2024, the Board of Directors approved to increase the charter capital of Hoa Sen Yen Bai Joint Stock Company by VND200,000,000,000 to facilitate business operations and implement the Yen Bai Hotel Project. According to the Decision of the Board of Directors No. 55A/QĐ/HĐQT/2024 dated 17 May 2024, the Company adjusted the first phase of capital contribution. Accordingly, the adjusted capital contribution amount for the first phase of 2024 is VND10,000,000,000. Specifically, the Company contributed VND1,500,000,000 in cash, converted long-term loans into equity by VND4,200,000,000 and converted of interest receivable from loans into equity by VND45,087,671. The remaining amount of the first capital contribution in 2024 will be fully contributed in the following year.
- (ii) According to the Resolution of the Board of Directors No. 46/NQ/HĐQT/2023 dated 26 December 2023, the Board of Directors approved the investment of 40% voting right to establish Hoa Sen Sai Gon Joint Stock Company. Details are presented in Note 4(b).

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### 2.1 Basis of preparation of the separate financial statements

The separate financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements. The separate financial statements have been prepared under the historical cost convention.

The accompanying separate financial statements are not intended to present the separate financial position and results of separate operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam. The accounting principles and practices utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

The separate financial statements in Vietnamese language are the official separate statutory financial statements of the Company. The separate financial statements in English language have been translated from the Vietnamese version.

Separately, the Company has also prepared consolidated financial statements of the Company and its subsidiaries (together, "the Group") in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements. In the consolidated financial statements, subsidiaries undertakings, which are those companies over which the Company has the power to govern the financial and operating policies, have been fully consolidated.

Users of these separate financial statements of the Company should read them together with the consolidated financial statements of the Group for the year ended 30 September 2024 in order to obtain full information of the consolidated financial position and consolidated results of operations and consolidated cash flows of the whole Group.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.2 Fiscal year**

The Company's fiscal year is from 1 October to 30 September.

**2.3 Currency**

The separate financial statements are measured and presented in Vietnamese Dong ("VND"), which is the Company's accounting currency.

**2.4 Exchange rates**

Transactions arising in foreign currencies are translated at exchange rates prevailing at the transaction dates. Foreign exchange differences arising from these transactions are recognised in the separate income statement.

Monetary assets and liabilities denominated in foreign currencies at the separate balance sheet date are respectively translated at the buying and selling exchange rates at the separate balance sheet date of the commercial bank(s) with which the Company regularly transacts. Foreign currencies deposited in bank(s) at the separate balance sheet date are translated at the buying exchange rate of the commercial bank(s) where the Company opens its foreign currency accounts. Foreign exchange differences arising from these translations are recognised in the separate income statement.

**2.5 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at banks, cash in transit and other short-term investments with an original maturity of three months or less.

**2.6 Receivables**

Receivables represent trade receivables from customers arising from sales of goods and rendering of services or non-trade receivables from others and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to the initial payment commitment (exclusive of the payment rescheduling between parties) or based on the estimated loss that may arise. The difference between the provision of this year and the provision of the previous year is recognised as an increase or decrease of general and administration expenses in the year. Bad debts are written off when identified as uncollectible.

Receivables are classified into short-term and long-term receivables on the separate balance sheet based on the remaining term from the separate balance sheet date to the maturity date.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.7 Inventories**

Inventories are stated at the lower of cost and net realisable value. Cost is determined by the weighted average method and includes all costs of purchase, costs of conversion and other directly-related costs incurred in bringing the inventories to their present location and condition. In the case of manufactured products, cost includes all direct expenditure and production overheads based on normal levels of operating activity. Net realisable value is the estimated selling price in the normal course of business, less the estimated costs of completion and selling expenses.

The Company applies the perpetual system for inventories.

Provision is made, where necessary, for obsolete, slow-moving and defective inventory items. The difference between the provision of this year and the provision of the previous year is recognised as an increase or decrease of cost of goods sold in the year.

**2.8 Investments****(a) Investments held to maturity**

Investments held to maturity are investments which the Company has positive intention and ability to hold until maturity.

Investments held to maturity include bank term deposits and bonds. Those investments are initially accounted for at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

Provision for diminution in value of investments held to maturity is made when there is evidence that the investment is uncollectible in whole or in part. Changes in the provision balance during the fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Investments held to maturity are classified into short-term and long-term investments held to maturity on the separate balance sheet based on the remaining term from the separate balance sheet date to the maturity date.

**(b) Investments in subsidiaries**

Subsidiaries are all entities over which the Company has the power to govern the financial and operating policies in order to gain future benefits from their activities, generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Company controls another entity.

Investments in subsidiaries are initially recorded at cost of acquisition plus other expenditures directly attributable to the investment. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.8 Investments (continued)****(c) Investments in associates**

Associates are investments that the Company has significant influence but not control over and the Company would generally have from 20% to less than 50% of the voting rights of the investee.

Investments in associates are initially recorded at cost of acquisition including purchase cost or capital contribution value plus other expenditures directly attributable to the investments. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

**(d) Provision for investments in subsidiaries and associates**

Provision for investments in subsidiaries and associates is made when there is a diminution in value of the investments at year end.

Provision for investments in subsidiaries and associates is calculated based on the loss of investees leading the irrecoverability of the investments in subsidiaries and associates or impairment due to decline in investments in subsidiaries and associates.

Changes in the provision balance during the fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

**2.9 Lendings**

Lendings are lendings granted for the earning interest under agreements among parties but not for being traded as securities.

Lendings are initially recognised at cost. Subsequently, the Board of Management reviews all outstanding amounts to determine the amount of provision to recognise at the year end. Provision for doubtful lendings is made for each lending based on overdue days in payment of principals according to the initial payment commitment (exclusive of the payment rescheduling between parties) or based on the estimated loss that may arise. Changes in the provision balance during the fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Lendings are classified into short-term and long-term lendings on the separate balance sheet based on the remaining term of the lendings as at the separate balance sheet date.



## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.10 Fixed assets

#### *Tangible and intangible fixed assets*

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes any expenditure that is directly attributable to the acquisition of the fixed assets bringing them to their suitable conditions for their intended use. Expenditure which is incurred subsequently and has resulted in an increase in the future economic benefits expected to be obtained from the use of fixed assets, can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the separate income statement when incurred in the year.

#### *Depreciation and amortisation*

Fixed assets are depreciated and amortised using the straight-line basis so as to write off the depreciable amount of the fixed assets over their estimated useful lives. Depreciable amount equals to the historical cost of fixed assets recorded in the separate financial statements minus (-) the estimated disposal value of such assets. The estimated useful lives of each asset class are as follows:

Buildings and structures	5 - 30 years
Machinery and equipment	3 - 10 years
Motor vehicles	2 - 10 years
Office equipment	3 - 10 years
Others	5 - 8 years
Land use rights	14 - 50 years
Computer software	3 - 6 years

Land use rights comprise of land use rights acquired in a legitimate transfer, and prepaid land use rights obtained under land rental contracts which are effective before the effective date of land law 2003 (ie. 1 July 2004) and which land use right certificates are granted.

Definite land use rights are stated at costs less accumulated amortisation. Costs of land use rights consists of its purchased prices and any directly attributable costs in obtaining the land use rights. Land use rights are amortised using the straight-line basis over the terms of the land use right certificates.

Indefinite land use rights are stated at costs and not amortised.

#### *Disposals*

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of the fixed assets and are recognised as income or expense in the separate income statement.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.10 Fixed assets (continued)***Construction in progress*

Construction in progress represents the cost of assets in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, which are recorded at cost and are comprised of such necessary costs to construct, repair and maintain, upgrade, renew or equip the projects with technologies as construction costs; costs of tools and equipment; project management expenditure; construction consulting expenditure; and capitalised borrowing costs for qualifying assets in accordance with the accounting policies. Depreciation of these assets, on the same basis as other fixed assets, commences when they are ready for their intended use.

**2.11 Operating leases**

Leases where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the separate income statement on a straight-line basis over the term of the lease.

**2.12 Prepaid expenses**

Prepaid expenses include short-term and long-term prepayments on the separate balance sheet. Short-term prepaid expenses represent prepayments for services; or tools that do not meet the recognition criteria for fixed assets for a year not exceeding 12 months or a business cycle from the date of prepayment. Long-term prepaid expenses represent prepayments for services; or tools, which do not meet the recognition criteria for fixed assets for a year exceeding 12 months or more than one business cycle from the date of prepayment. Prepaid expenses are recorded at historical cost and allocated using the straight-line basis over their estimated useful lives.

Prepayments for land rental contracts which are not recorded as intangible assets as described in Note 2.10 are recorded as prepaid expenses and allocated using the straight-line basis over the prepaid lease term.

**2.13 Payables**

Classifications of payables are based on their nature as follows:

- Trade accounts payable are trade payables arising from purchase of goods and services; and
- Other payables are non-trade payables and payables not relating to purchase of goods and services.

Payables are classified into short-term and long-term payables on the separate balance sheet based on remaining term from the separate balance sheet date to the maturity date.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.14 Borrowings**

Borrowings include borrowings from banks.

Borrowings are classified into short-term and long-term borrowings on the separate balance sheet based on the remaining term from the separate balance sheet date to the maturity date.

Borrowing costs are recognised in the separate income statement when incurred.

**2.15 Accrued expenses**

Accrued expenses include liabilities for goods and services received in the year but not yet paid for, due to pending invoices or insufficient records and documents. Accrued expenses are recorded as expenses in the reporting year.

**2.16 Provisions**

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provision is not recognised for future operating losses.

Provisions are measured at the level of the expenditures expected to be required to settle the obligation. If the time value of money is material, provision will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as an financial expense. Changes in the provision balance during the fiscal year are recorded as an increase or decrease in operating expenses.

**2.17 Provision for severance allowances**

In accordance with Vietnamese labour laws, employees of the Company who have worked regularly for full 12 months or longer are entitled to a severance allowance. The working year used for the calculation of severance allowance is the year during which the employee actually works for the Company less the year during which the employee participates in the unemployment insurance scheme in accordance with the labour regulations and the working year for which the employee has received severance allowance from the Company.

The severance allowance is accrued at the end of the reporting year on the basis that each employee is entitled to half of an average monthly salary for each working year. The average monthly salary used for calculating the severance allowance is the employee contract's average salary for the six-month period prior to the separate balance sheet date.

This allowance will be paid as a lump sum when employees terminate their labour contracts in accordance with current regulations.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.18 Capital and reserves**

Owners' capital is recorded according to the actual amounts contributed at par the value of the shares.

Share premium is the difference between the par value and the issue price of shares and the difference between the repurchase price and re-issuing price of treasury shares.

Undistributed earnings record the Company's results (profit or loss) after CIT at the reporting date.

**2.19 Appropriation of profit**

The Company's dividends are recognised as a liability in the Company's separate financial statements in the year on the date of the finalised list of shareholders according to the Resolution of Board of Directors, in which the dividends are approved by the Company's General Meeting of shareholders.

Net profit after CIT could be distributed to shareholders after approval at a General Meeting of shareholders, and after appropriation to funds in accordance with the Company's charter and Vietnamese regulations.

The Company's funds are as below:

**(a) Bonus and welfare fund**

The bonus and welfare fund is appropriated from the Company's profit after CIT and subject to shareholders' approval at the General Meeting of shareholders. This fund is presented as a liability on the separate balance sheet. This fund is used for the purpose of rewarding and encouragement, enhancement of the employees' benefits.

**(b) Other funds**

Other funds are appropriated from profit after tax and approved by the shareholders in the General Meeting of shareholders. This fund is used for sponsorship, charity activities, and remuneration and expenses of the Board of Directors. The use of these funds is based on the regulations on appropriation, management, and use of funds and operating expenses of the Board of Directors.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.20 Revenue recognition****(a) Revenue from sales of goods**

Revenue from sale of goods is recognised in the separate income statement when all five (5) following conditions are satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods.

Revenue is recognised in accordance with the "substance over form" principle and allocated to each sale obligation. If the Company gives promotional goods to customers associated with their purchases, the Company allocates the total considerations received between goods sold and promotional goods. The cost of promotional goods is recognised as cost of goods sold in the separate income statement.

**(b) Revenue from rendering of services**

Revenue from rendering of services is recognised in the separate income statement when the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided. Revenue from rendering of services is only recognised when all four (4) of the following conditions are satisfied:

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

**(c) Interest income**

Interest income is recognised in the separate income statement on the basis of the actual time and interest rates for each year when both (2) of the following conditions are satisfied:

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

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.20 Revenue recognition (continued)****(d) Dividends income**

Income from dividends is recognised in the separate income statement when both (2) of the following conditions are satisfied:

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

Income from distributable profits is recognised when the Company has established the receiving rights from investees.

**2.21 Sales deductions**

Sales deductions include trade discounts, sales returns and allowances. Sales deductions incurred in the same year of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that year.

Sales deductions for sales of products, goods or rendering of services which are sold in the year but are incurred after the separate balance sheet date but before the issuance of the separate financial statements are recorded as a deduction from the revenue of the year.

**2.22 Cost of goods sold and services rendered**

Cost of goods sold and services rendered are cost of finished goods, merchandise, materials sold and services rendered during the year and recorded on the basis of matching with revenue and on a prudent basis.

**2.23 Financial expenses**

Financial expenses are expenses incurred in the year for financial activities including expenses or losses relating to expenses of borrowing; losses from foreign exchange differences; and payment discounts.

**2.24 Selling expenses**

Selling expenses represent expenses that are incurred in the process of selling products, goods and providing services.

**2.25 General and administration expenses**

General and administration expenses represent expenses that are incurred for administrative purposes.

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.26 Current and deferred income tax

Income tax includes all income tax which is based on taxable profits. Income tax expense comprises current income tax expense and deferred income tax expense.

Current income tax is the amount of income tax payable or recoverable in respect of the current year taxable profits at the current year tax rates. Current and deferred income tax are recognised as an income or an expense and included in the profit or loss of the year, except to the extent that the income tax arises from a transaction or event which is recognised, in the same or a different year, directly in equity.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the separate financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of occurrence affects neither the accounting nor the taxable profit or loss. Deferred income tax is determined at the tax rates that are expected to apply to the financial year when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the separate balance sheet date.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

### 2.27 Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including the Chairperson and members of the Board of Directors, Board of Management, Board of Supervision and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering its relationships with each related party, the Company considers the substance of the relationships, not merely the legal form.

### 2.28 Segment reporting

A segment is a component which can be separated by the Company engaged in sales of goods or rendering of services ("business segment"), or sales of goods or rendering of services within a particular economic environment ("geographical segment"). Each segment is subject to risks and returns that are different from those of other segments. A reportable segment is the Company's business segment.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.29 Critical accounting estimates**

The preparation of separate financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenue and expense during the year.

The areas involving significant estimates and assumptions are as follows:

- Estimation of provision for decline in value of inventories (Note 2.7); and
- CIT expense and deferred income tax (Note 2.26).

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 Company and that are assessed by the Board of Management to be reasonable under the circumstances.

**3 CASH AND CASH EQUIVALENTS**

	30.9.2024 VND	30.9.2023 VND
Cash on hand	16,016,225,000	19,658,150,000
Cash at banks	410,506,565,174	480,959,663,566
Cash in transit	400,000,000	19,186,000
Cash equivalents (*)	856,027,767	750,000,000
	<u>427,778,817,941</u>	<u>501,386,999,566</u>

(\*) As at 30 September 2024, cash equivalents include bank term deposits with original maturity of 3 months or less and earn interest at rates ranging from 1.6% per annum to 1.9% per annum (as at 30 September 2023: 2.7% per annum).

As at 30 September 2024 and 30 September 2023, cash equivalents were used to secure for guarantee contract in Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Duong Industrial Zone Branch.



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4 INVESTMENTS

(a) Investments held to maturity

	As at 30.9.2024		As at 30.9.2023	
	Cost VND	Book value VND	Cost VND	Book value VND
i. Short-term Term deposits (*)	21,278,737,672	21,278,737,672	20,560,958,904	20,560,958,904
ii. Long-term Bonds issued by Agribank Securities Corporation (**)	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000

(\*) As at 30 September 2024, the balance represents bank term deposits with original maturity of more than 3 months and with remaining term less than 12 months and earn interest rate at 2.9% per annum (as at 30 September 2023: from 5.4% per annum to 5.7% per annum).

As at 30 September 2024 and 30 September 2023, all deposit contracts were pledged with Joint Stock Commercial Bank for Investment and Development of Vietnam as collateral assets for short-term borrowings granted to the Company (Note 18).

(\*\*) Bonds have original maturity of 7 years from the date of issuance on 24 September 2019, were issued in Vietnamese Dong and have interest rates calculated based on the average interest rate of personal saving deposits in Vietnamese Dong for the 12-month year term of four (4) banks (Vietnam Bank for Agriculture and Rural Development, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade, Joint Stock Commercial Bank for Investment and Development of Vietnam) plus a margin of 1.2%.

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## 4 INVESTMENTS (continued)

## (b) Investments in other entities

	As at 30.9.2024			As at 30.9.2023		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
<b>i. Investments in subsidiaries</b>						
Hoa Sen Nghe An One Member Limited Liabilities Company (i)	1,100,000,000,000	(*)	-	1,100,000,000,000	(*)	-
Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liability Company (ii)	770,000,000,000	(*)	-	770,000,000,000	(*)	-
Hoa Sen Steel One Member Company Limited (i)	280,000,000,000	(*)	-	280,000,000,000	(*)	-
Hoa Sen Phu My One Member Limited Liabilities Company (ii)	380,000,000,000	(*)	-	380,000,000,000	(*)	-
Hoa Sen Ha Nam One Member Limited Liabilities Company (ii)	200,000,000,000	(*)	-	200,000,000,000	(*)	-
Hoa Sen Plastics Joint Stock Company (i)	299,850,000,000	(*)	-	299,850,000,000	(*)	-
Hoa Sen Binh Dinh Sole Member Limited Company (ii)	105,000,000,000	(*)	-	105,000,000,000	(*)	-
Hoa Sen Yen Bai Joint Stock Company (ii)	409,745,087,671	(*)	-	404,000,000,000	(*)	-
Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company (ii)	50,000,000,000	(*)	-	50,000,000,000	(*)	-
<b>ii. Investments in associates</b>						
Hoa Sen International Port Joint Stock Company (ii)	-	(*)	-	-	(*)	-
Hoa Sen Sai Gon Joint Stock Company (iv)	-	(*)	-	-	(*)	-
	<u>3,594,595,087,671</u>			<u>3,588,850,000,000</u>		

**4 INVESTMENTS (continued)****(b) Investments in other entities (continued)**

- (\*) As at 30 September 2024 and 30 September 2023, the Company had not determined the fair value of these investments for disclosure in the separate financial statements because they do not have listed prices. The fair value of such investments may be different from their book value.
- (i) As at 30 September 2024, these subsidiaries were operating profitably.
- (ii) As at 30 September 2024, these subsidiaries had accumulated losses, however, the recoverable amount determined by the income approach method of these subsidiaries is higher than the book value of the investments, so the Board of Management of the Company assesses that there is no decline in the value of investments in these subsidiaries.
- (iii) Hoa Sen International Port Joint Stock Company was established pursuant to Enterprise registration certificate No. 3502399898, which was issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province, dated 5 July 2019. As at 30 September 2024, this company has not received capital contribution and has not commenced operation. Accordingly, the Company will contribute VND4.9 billion, equivalent to 49% of voting right.
- (iv) Hoa Sen International Port Joint Stock Company was established pursuant to Enterprise registration certificate No. 0318310211, which was issued by the Department of Planning and Investment of Ho Chi Minh City, dated 21 February 2024. As at 30 September 2024, this company has not received capital contribution and has not commenced operation. Accordingly, the Company will contribute VND40 billion, equivalent to 40% of voting right.

**5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE**

	30.9.2024 VND	30.9.2023 VND
Third parties	1,952,443,626,813	1,554,983,637,140
Related parties (Note 35(b))	7,384,865,082,322	5,861,211,828,674
	<u>9,337,308,709,135</u>	<u>7,416,195,465,814</u>

As at 30 September 2024 and 30 September 2023, there were no third-party customers who had a balance accounting for 10% or more of the total balance of short-term trade accounts receivable.

As at 30 September 2024 and 30 September 2023, receivables amounting to VND1,139 billion were pledged with banks as collateral assets for short-term borrowings granted to the Company (Note 18).

**6 SHORT-TERM PREPAYMENTS TO SUPPLIERS**

	30.9.2024 VND	30.9.2023 VND
Third parties		
SMC Da Nang One Member Company Limited	40,000,000,000	-
Ddecor Joint Stock Company	4,445,476,905	4,508,131,372
Nam Dinh Granite Tile Joint Stock Company	3,855,134,448	3,928,890,565
Kim Lam Trading and Services Company Limited	-	2,915,783,476
Others	36,076,746,514	15,196,809,580
Related parties (Note 35(b))	451,316,851,889	-
	<u>535,694,209,756</u>	<u>26,549,614,993</u>

**7 SHORT-TERM LENDINGS**

	<u>As at 30.9.2024</u>		<u>As at 30.9.2023</u>	
	Book value VND	Provision VND	Book value VND	Provision VND
Related party (Note 35(b)) (*)	<u>374,000,000,000</u>	<u>-</u>	<u>118,500,000,000</u>	<u>-</u>

(\*) As at 30 September 2024, short-term lendings include lendings to Hoa Sen Plastics Joint Stock Company, a subsidiary, with remaining terms less than 12 months and earn interest at rate 3% per annum (as at 30 September 2023: 3.5% per annum).

Movements of short-term lendings during the year were as follow:

	<u>For the year ended</u>	
	30.9.2024 VND	30.9.2023 VND
Opening balance of year	118,500,000,000	-
Increase	283,500,000,000	118,500,000,000
Decrease	(28,000,000,000)	-
Ending balance of year	<u>374,000,000,000</u>	<u>118,500,000,000</u>

## 8 OTHER RECEIVABLES

## (a) Short-term

	As at 30.9.2024		As at 30.9.2023	
	Book value VND	Provision VND	Book value VND	Provision VND
Receivables from profits distributed	298,441,792,270	-	569,044,918,051	-
Advance to employees	29,224,478,037	-	25,152,379,411	-
Rental deposit and short-term deposit	25,728,386,709	-	32,922,961,831	-
Interest receivable	2,131,109,589	-	-	-
Shortage of assets awaiting resolution	34,005,840	-	10,345,169,668	(10,345,169,668)
LC deposit	-	-	144,324,780,746	-
Advance payment for land purchase	-	-	58,438,165,400	-
Others	11,274,045,590	-	14,546,300,103	-
	<u>366,833,818,035</u>	<u>-</u>	<u>854,774,675,210</u>	<u>(10,345,169,668)</u>
In which,				
Third parties	63,433,551,781	-	239,257,532,159	(10,345,169,668)
Related parties (Note 35(b))	303,400,266,254	-	615,517,143,051	-
	<u>366,833,818,035</u>	<u>-</u>	<u>854,774,675,210</u>	<u>(10,345,169,668)</u>

## (b) Long-term

	As at 30.9.2024		As at 30.9.2023	
	Book value VND	Provision VND	Book value VND	Provision VND
Rental deposits	91,484,245,800	-	127,931,524,246	-
Advance payment for land purchase (*)	58,438,165,400	-	-	-
Others	25,818,775,000	-	13,000,000,000	-
	<u>175,741,186,200</u>	<u>-</u>	<u>140,931,524,246</u>	<u>-</u>
In which,				
Third parties	126,723,761,200	-	136,506,324,246	-
Related parties (Note 35(b))	49,017,425,000	-	4,425,200,000	-
	<u>175,741,186,200</u>	<u>-</u>	<u>140,931,524,246</u>	<u>-</u>

(\*) As at the date of these separate financial statements, the Company is in the process of conducting legal procedures to transfer land use rights and is expected to last for more than 12 months.

## 9 INVENTORIES

	As at 30.9.2024		As at 30.9.2023	
	Cost VND	Provision VND	Cost VND	Provision VND
Goods in transit	877,318,113,429	(17,655,353,966)	1,158,658,126,605	(15,816,167,731)
Raw materials	464,380,608,238	(12,158,845,106)	435,595,761,803	(13,737,221,633)
Tools and supplies	139,644,530,778	-	150,718,345,305	-
Finished goods	1,411,484,367,781	(68,215,161,495)	871,628,051,071	(25,238,466,823)
Merchandise	1,172,166,639,950	(23,819,456,827)	1,259,899,785,317	(72,217,104,637)
	<u>4,064,994,260,176</u>	<u>(121,848,817,394)</u>	<u>3,876,500,070,101</u>	<u>(127,008,960,824)</u>

As at 30 September 2024, inventories with the book value of VND1,811 billion (as at 30 September 2023: VND1,614 billion) were pledged with banks as collateral assets for short-term borrowings granted to the Company (Note 18).

Movements in the provision for decline in value of inventories during the year were as follows:

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Beginning of year	127,008,960,824	192,583,414,198
Reversal of provisions (Note 25)	(5,160,143,430)	(65,574,453,374)
End of year	<u>121,848,817,394</u>	<u>127,008,960,824</u>

## 10 PREPAID EXPENSES

## (a) Short-term

	30.9.2024 VND	30.9.2023 VND
Warehouse rental	58,139,926,619	64,417,050,951
Advertising	10,753,936,993	12,053,314,299
Tools and equipment	4,100,076,987	7,097,532,603
Repair and maintainance	3,185,231,368	3,277,044,736
Others	10,795,514,561	9,638,120,376
	<u>86,974,686,528</u>	<u>96,483,062,965</u>

## 10 PREPAID EXPENSES (continued)

## (b) Long-term

	30.9.2024 VND	30.9.2023 VND
Repair and maintainance	20,417,303,431	29,666,238,371
Tools and supplies	15,952,000,527	23,936,086,329
Billboard	13,151,864,066	29,506,341,258
Rental	4,218,494,843	7,087,889,100
Others	8,634,074,424	10,231,762,246
	<u>62,373,737,291</u>	<u>100,428,317,304</u>

Movements in long-term prepaid expenses during the year were as follows:

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Beginning of year	100,428,317,304	69,639,780,740
Increase	18,554,346,311	34,775,660,765
Transfers from construction in progress (Note 12)	6,398,610,083	52,200,883,683
Allocation	(63,007,536,407)	(55,043,240,550)
Disposal	-	(1,144,767,334)
End of year	<u>62,373,737,291</u>	<u>100,428,317,304</u>

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## 11 FIXED ASSETS

## (a) Tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
<b>Historical cost</b>						
As at 1 October 2023	857,057,288,549	2,587,589,173,611	323,870,381,174	89,735,166,898	30,350,479,293	3,888,602,489,525
New purchases	-	8,731,417,638	11,914,287,342	-	306,628,000	20,952,332,980
Transfers from construction in progress (Note 12)	12,813,507,522	765,307,926	9,013,439,350	-	-	22,592,254,798
Disposals	-	(74,398,246,952)	(4,097,606,631)	-	-	(78,495,853,583)
Write-off	(531,788,051)	(1,659,060,185)	-	-	-	(2,190,848,236)
As at 30 September 2024	869,339,008,020	2,521,028,592,038	340,700,501,235	89,735,166,898	30,657,107,293	3,851,460,375,484
<b>Accumulated depreciation</b>						
As at 1 October 2023	391,113,290,220	2,291,669,826,248	266,252,799,840	67,385,906,106	23,437,431,667	3,039,859,254,081
Charge for the year	78,589,179,238	98,107,038,196	21,909,969,118	7,220,973,531	1,745,502,449	207,572,662,532
Disposals	-	(56,446,945,374)	(4,079,016,054)	-	-	(60,525,961,428)
Write-off	(531,788,051)	(1,622,923,953)	-	-	-	(2,154,712,004)
As at 30 September 2024	469,170,681,407	2,331,706,995,117	284,083,752,904	74,606,879,637	25,182,934,116	3,184,751,243,181
<b>Net book value</b>						
As at 1 October 2023	465,943,998,329	295,919,347,363	57,617,581,334	22,349,260,792	6,913,047,626	848,743,235,444
As at 30 September 2024	400,168,326,613	189,321,596,921	56,616,748,331	15,128,287,261	5,474,173,177	666,709,132,303



**11 FIXED ASSETS (continued)****(a) Tangible fixed assets (continued)**

As at 30 September 2024, tangible fixed assets with a carrying value of VND99.5 billion (as at 30 September 2023: VND115 billion) were pledged with banks as collateral assets for short-term borrowings granted to the Company (Note 18).

The historical cost of tangible fixed assets which were fully depreciated but still in use as at 30 September 2024 was VND2,249 billion (as at 30 September 2023: VND1,640 billion).

**(b) Intangible fixed assets**

	Land use rights VND	Computer software VND	Total VND
<b>Historical cost</b>			
As at 1 October 2023	200,348,707,708	54,210,506,802	254,559,214,510
Transfers from construction in progress (Note 12)	-	15,947,100,200	15,947,100,200
As at 30 September 2024	<u>200,348,707,708</u>	<u>70,157,607,002</u>	<u>270,506,314,710</u>
<b>Accumulated amortisation</b>			
As at 1 October 2023	36,528,851,604	50,460,596,331	86,989,447,935
Charge for the year	2,552,716,965	3,270,927,949	5,823,644,914
As at 30 September 2024	<u>39,081,568,569</u>	<u>53,731,524,280</u>	<u>92,813,092,849</u>
<b>Net book value</b>			
As at 1 October 2023	<u>163,819,856,104</u>	<u>3,749,910,471</u>	<u>167,569,766,575</u>
As at 30 September 2024	<u>161,267,139,139</u>	<u>16,426,082,722</u>	<u>177,693,221,861</u>

As at 30 September 2024, intangible fixed assets with a carrying value of VND52 billion (as at 30 September 2023: VND65 billion) were pledged with banks as collateral assets for short-term borrowings granted to the Company (Note 18).

The historical cost of intangible fixed assets which were fully amortised but still in use as at 30 September 2024 was VND50 billion (as at 30 September 2023: VND456 million).

## 12 CONSTRUCTION IN PROGRESS

Details of construction in progress by projects were as follows:

	30.9.2024 VND	30.9.2023 VND
Construction and upgrading Hoa Sen Home	4,536,441,124	12,111,342,101
Machinery and equipment	4,062,623,889	82,250,414
Computer software	-	12,390,962,700
Others	427,948,556	2,595,947,522
	<u>9,027,013,569</u>	<u>27,180,502,737</u>

Movements in construction in progress during the year were as follows:

	<u>For the year ended</u>	
	30.9.2024 VND	30.9.2023 VND
Beginning of year	27,180,502,737	106,037,865,309
Purchases	28,120,911,453	105,729,807,473
Transfers to tangible fixed assets (Note 11(a))	(22,592,254,798)	(128,966,965,597)
Transfers to intangible fixed assets (Note 11(b))	(15,947,100,200)	-
Transfers to long-term prepaid expenses (Note 10(b))	(6,398,610,083)	(52,200,883,683)
Transfers to short-term prepaid expenses	(1,336,435,540)	(3,419,320,765)
End of year	<u>9,027,013,569</u>	<u>27,180,502,737</u>

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## 13 SHORT-TERM TRADE ACCOUNTS PAYABLE

	As at 30.9.2024		As at 30.9.2023	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties				
Kim Quoc Steel Company Limited	603,635,726,823	603,635,726,823	148,774,386,772	148,774,386,772
Hoa Phat Dung Quat Steel Joint Stock Company	382,563,821,530	382,563,821,530	29,420,508,150	29,420,508,150
Win Faith Trading Limited	-	-	1,060,712,721,850	1,060,712,721,850
Formosa Ha Tinh Steel Corporation	-	-	215,321,324,077	215,321,324,077
Others	951,854,153,757	951,854,153,757	1,150,938,868,431	1,150,938,868,431
Related parties (Note 35(b))	915,552,512,371	915,552,512,371	725,315,423,334	725,315,423,334
	<u>2,853,606,214,481</u>	<u>2,853,606,214,481</u>	<u>3,330,483,232,614</u>	<u>3,330,483,232,614</u>

## 14 SHORT-TERM ADVANCES FROM CUSTOMERS

	30.9.2024		30.9.2023	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties				
Related parties (Note 35(b))	171,998,243,571	171,998,243,571	121,002,749,172	121,002,749,172
	<u>8,001,644,404</u>	<u>8,001,644,404</u>	<u>8,954,586,594</u>	<u>8,954,586,594</u>
	<u>179,999,887,975</u>	<u>179,999,887,975</u>	<u>129,957,335,766</u>	<u>129,957,335,766</u>

As at 30 September 2024 and 30 September 2023, there were no third-party customers who had a balance accounting for 10% or more of the total balance of short-term advances from customers.

## 15 TAX AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE

Movements in tax and other receivables from/payables to the State were as follows:

	As at 1.10.2023 VND	Receivable/payable during the year VND	Payment during the year VND	Offset during the year VND	Refund during the year VND	Reclassification VND	As at 30.9.2024 VND
<b>(a) VAT to be reclaimed</b>							
VAT to be reclaimed	285,106,020,138	6,801,704,600,196	-	(5,099,550,053,183)	(1,660,358,412,147)	-	326,902,155,004
<b>(b) Tax receivables</b>							
CIT	128,498,372,448	-	-	-	-	(99,693,200)	128,398,679,248
Personal income tax	32,213,344	-	-	-	-	(32,213,344)	-
	128,530,585,792	-	-	-	-	(131,906,544)	128,398,679,248
<b>(c) Tax payables</b>							
VAT on imported goods	142,077,492,529	1,278,657,310,462	(1,362,607,672,466)	-	-	-	58,127,130,525
VAT	761,322,753	5,168,683,876,375	(56,724,284,557)	(5,099,550,053,183)	-	-	13,170,861,388
Personal income tax	1,905,541,818	49,847,375,572	(48,639,842,304)	-	-	(32,213,344)	3,080,861,742
Import and export tax	31,974,921	6,973,177,021	(6,966,895,673)	-	-	-	38,256,269
CIT	-	99,693,200	-	-	-	(99,693,200)	-
Others	729,254,623	11,899,437,427	(12,628,692,050)	-	-	-	-
	145,505,586,644	6,516,160,870,057	(1,487,567,387,050)	(5,099,550,053,183)	-	(131,906,544)	74,417,109,924

## 16 SHORT-TERM ACCRUED EXPENSES

	30.9.2024 VND	30.9.2023 VND
Transportation	74,556,296,225	2,197,954,978
Staff costs	59,891,332,191	644,609,213
Trade discounts	57,452,199,979	48,754,012,121
Electricity	10,396,478,659	7,929,241,402
Interest expense	2,362,591,524	1,669,015,121
Others	4,148,818,454	5,489,195,195
	<u>208,807,717,032</u>	<u>66,684,028,030</u>

## 17 OTHER SHORT-TERM PAYABLES

	30.9.2024 VND	30.9.2023 VND
Discounting export document (*)	101,285,719,447	28,135,471,782
Proceeds from issue of Employee Stock Ownership Plan ("ESOP") shares (**)	22,110,000,000	-
Short-term deposits	6,205,262,108	5,674,230,502
Dividend payable	3,957,992,677	3,541,015,977
Others	3,892,217,271	4,771,752,026
	<u>137,451,191,503</u>	<u>42,122,470,287</u>
In which,		
Third parties	136,997,926,817	41,937,266,307
Related parties (Note 35(b))	453,264,686	185,203,980
	<u>137,451,191,503</u>	<u>42,122,470,287</u>

(\*) As at 30 September 2024 and 30 September 2023, the balance represents the amount that the Company received related to discounting export document. Accordingly, the Company paid to bank a fee to receive payment in advance.

(\*\*) According to the Resolution of the General Meeting of Shareholders No. 01/NQ/ĐHĐCĐ/2024 dated 18 March 2024, the General Meeting of Shareholders approved the issuance of shares under the Employee Stock Ownership Plan ("ESOP") for leaders, managers, executive officers, other key personnel of the Group, and authorised the Board of Directors to decide on the implementation timeline. Accordingly, the ESOP issuance period began on 31 August 2024 and ended on 9 October 2024. The balance represents the capital contributed by the employees as at 30 September 2024. On 9 October 2024, the Company completed the shares issuance (Note 37(a)).

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18 SHORT-TERM BORROWINGS

	As at 1.10.2023		During the year		As at 30.9.2024	
	Value VND	Able-to-pay amount VND	Increase VND	Decrease VND	Value VND	Able-to-pay amount VND
Banks	2,903,786,802,438	2,903,786,802,438	31,261,321,526,957	(28,854,393,170,251)	5,310,715,159,144	5,310,715,159,144

Borrowings from banks in Vietnamese Dong are mobilised for the purpose of financing working capital. Interest rates of borrowings are determined in each drawdown. Details are as follows:

Banks	Interest %/year	Term	As at 30.9.2024 VND	As at 30.9.2023 VND
Joint Stock Commercial Bank for Foreign Trade of Vietnam - South Binh Duong Branch (i)	2.3% - 3.3%	No later than 6 months from the next day of disbursement date.	2,647,446,645,284	1,100,416,059,001
Vietnam Joint Stock Commercial Bank For Industry and Trade - Binh Duong Industrial Zone Branch (ii)	3% - 3.3%	No later than 5 months from the disbursement date.	2,271,483,187,659	1,625,599,905,996
Joint stock Commercial Bank for Investment and Development of Viet Nam - Transaction Center 2 Branch (iii)	3.6%	According to each facility agreement.	323,755,954,476	-
United Overseas Bank (Vietnam) Limited (iv)	3.1%	No later than 120 days from the disbursement date.	53,000,000,000	-
Kasikornbank Public Company Limited - Ho Chi Minh Branch (v)	3.3%	No later than 120 days from the disbursement date.	15,029,371,725	177,770,837,441
HSBC Bank (Vietnam) Ltd (vi)	(*)	No later than 120 days from the disbursement date.	-	-
Saigon Thuong Tin Commercial Joint Stock Bank (vii)	(**)	According to each facility agreement and within 12 months.	-	-
			<u>5,310,715,159,144</u>	<u>2,903,786,802,438</u>

(\*) As at 30 September 2024 and 30 September 2023, the Company have settled its borrowings with HSBC Bank (Vietnam) Ltd.

(\*\*) The Company did not incur borrowings with Saigon Thuong Tin Commercial Joint Stock Bank during the year ended 30 September 2024.

**18 SHORT-TERM BORROWINGS (continued)**

Details of collateral assets are as follow:

- (i) Loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam - South Binh Duong Branch are secured by receivables with amount of VND569 billion; a part of the inventories of the Company; land use rights and tangible fixed assets with total carrying amount of VND9 billion and VND50 billion, respectively (as at 30 September 2023: VND22 billion and VND63 billion); land use rights and tangible fixed assets of Hoa Sen Ha Nam One Member Limited Liabilities Company, Hoa Sen Phu My One Member Limited Liabilities and Hoa Sen Steel One Member Company Limited with total carrying amount of VND330 billion (as at 30 September 2023: land use rights and tangible fixed assets of Hoa Sen Ha Nam One Member Limited Liabilities Company, Hoa Sen Phu My One Member Limited Liabilities, Hoa Sen Steel One Member Company Limited and Hoa Sen Plastics Joint Stock Company with total carrying amount of VND303 billion);
- (ii) Loans from Vietnam Joint Stock Commercial Bank For Industry and Trade - Binh Duong Industrial Zone Branch are secured by land use rights and tangible fixed assets with total carrying amount of VND25 billion and VND48 billion, respectively (as at 30 September 2023: VND25 billion and VND52 billion); receivables with amount of VND570 billion; a part of the inventories of the Company; land use rights and tangible fixed assets of Hoa Sen Steel One Member Company Limited with total carrying amount of VND45 billion (as at 30 September 2023: VND71 billion);
- (iii) Loans from Joint Stock Commercial Bank for Investment and Development of Viet Nam - Transaction Center 2 Branch are secured by a term deposit with a book value of VND21.3 billion (as at 30 September 2023: VND20.6 billion) (Note 4(a)) and tangible fixed assets of the Hoa Sen Nghe An One Member Limited Liabilities Company with a carrying amount of VND42 billion (as at 30 September 2023: VND51 billion);
- (iv) Loans from United Overseas Bank (Vietnam) Limited are secured by the Company's floating inventories with the amount of USD23 million;
- (v) Loans from Kasikornbank Public Company Limited - Ho Chi Minh Branch are secured by the Company's inventories with the minimum of USD10 million (or equivalent amount in Vietnamese Dong);
- (vi) Loans from HSBC Bank (Vietnam) Ltd are secured by land use rights with total carrying amount of VND11 billion (as at 30 September 2024: VND11 billion); the inventories of the Company; and tangible fixed assets of Hoa Sen Binh Dinh One Member Limited Liabilities Company with total carrying amount of VND29 billion (as at 30 September 2023: VND31 billion); and
- (vii) The collateral assets at Saigon Thuong Tin Commercial Joint Stock Bank are land use rights and tangible fixed assets with total carrying amount of VND7 billion and VND1.5 billion, respectively (as at 30 September 2023: VND7 billion).

**19 BONUS AND WELFARE FUND**

Movements in bonus and welfare fund during the year were as follows:

	<b>For the year ended</b>	
	<b>30.9.2024</b>	<b>30.9.2023</b>
	<b>VND</b>	<b>VND</b>
Beginning of year	148,469,573,661	206,699,825,822
Appropriation (Note 22)	18,103,097,086	10,053,653,206
Utilisation	(131,184,601,942)	(68,283,905,367)
End of year	<u>35,388,068,805</u>	<u>148,469,573,661</u>

**20 DEFERRED INCOME TAX**

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income taxes relate to the same taxation authority and same taxable unit.

The details were as follows:

	<b>30.9.2024</b>	<b>30.9.2023</b>
	<b>VND</b>	<b>VND</b>
<b>Deferred tax assets:</b>		
Deferred tax assets to be recovered after more than 12 months	2,650,202,225	2,705,263,233
Deferred tax assets to be recovered within 12 months	74,107,717,134	48,065,975,328
	<u>76,757,919,359</u>	<u>50,771,238,561</u>
<b>Deferred tax liabilities:</b>		
Deferred tax liabilities to be recovered within 12 months	-	(483,000,383)
	<u>76,757,919,359</u>	<u>50,288,238,178</u>



**20 DEFERRED INCOME TAX (continued)**

The gross movements in deferred income tax, without taking into consideration the offsetting of balances within the same tax jurisdiction, were as follows:

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Beginning of year	50,288,238,178	109,554,088,803
Separate income statement credit/(charge) (Note 31)	26,469,681,181	(59,265,850,625)
End of year	<u>76,757,919,359</u>	<u>50,288,238,178</u>

**(a) Details of deferred tax assets**

Deferred tax assets related to the following temporary differences:

	30.9.2024 VND	30.9.2023 VND
Accrued expense	45,018,199,654	14,944,363,399
Allowances and provisions	27,105,693,361	30,261,816,989
Unrealised profits	4,031,414,140	5,565,058,173
Foreign exchange differences	602,612,204	-
	<u>76,757,919,359</u>	<u>50,771,238,561</u>

**(b) Details of deferred tax liabilities**

Deferred tax liabilities related to the following temporary differences:

	30.9.2024 VND	30.9.2023 VND
Foreign exchange differences	-	(483,000,383)
	<u>-</u>	<u>(483,000,383)</u>

The Company used a tax rate of 20% the year ended 30 September 2024 and the year ended 30 September 2023 to determine deferred income tax assets and deferred income tax liabilities.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

## 21 OWNERS' CAPITAL

## (a) Number of shares

	As at 30.9.2024		As at 30.9.2023	
	Ordinary shares	Preference shares	Ordinary shares	Preference shares
Number of shares registered	615,982,309	-	615,982,309	-
Number of shares issued	615,982,309	-	615,982,309	-
Number of existing shares in circulation	615,982,309	-	615,982,309	-

## (b) Details of owners' shareholding

	As at 30.9.2024		As at 30.9.2023	
	Ordinary shares	%	Ordinary shares	%
Mr. Le Phuoc Vu	104,845,945	17.02	104,845,945	17.02
Other shareholders	511,136,364	82.98	511,136,364	82.98
Number of shares	615,982,309	100.00	615,982,309	100.00

## (c) Movement of share capital

	Number of shares	Ordinary shares VND	Preference shares VND	Total VND
As at 1 October 2022	598,054,986	5,980,549,860,000	-	5,980,549,860,000
New shares issued	17,927,323	179,273,230,000	-	179,273,230,000
As at 30 September 2023	615,982,309	6,159,823,090,000	-	6,159,823,090,000
As at 30 September 2024	615,982,309	6,159,823,090,000	-	6,159,823,090,000

Par value per share: VND10,000.

## 22 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital VND	Share premium VND	Other funds undistributed VND	Post-tax undistributed earnings VND	Total VND
As at 1 October 2022	5,980,549,860,000	157,292,539,068	187,499,009,876	4,841,786,518,282	11,167,127,927,226
Net profit for the year	-	-	-	248,288,982,544	248,288,982,544
Dividends paid	179,273,230,000	-	-	(179,273,230,000)	-
Appropriation to bonus and welfare funds (Note 19)	-	-	-	(10,053,653,206)	(10,053,653,206)
Appropriation to other funds	-	-	13,823,773,157	(13,823,773,157)	-
Utilisation of other funds	-	-	(123,412,286,089)	-	(123,412,286,089)
As at 30 September 2023	6,159,823,090,000	157,292,539,068	77,910,496,944	4,886,924,844,463	11,281,950,970,475
Net profit for the year	-	-	-	528,922,307,162	528,922,307,162
Dividends paid (*)	-	-	-	(307,991,154,500)	(307,991,154,500)
Appropriation to bonus and welfare funds (*) (Note 19)	-	-	-	(18,103,097,086)	(18,103,097,086)
Appropriation to other funds (*)	-	-	24,891,758,493	(24,891,758,493)	-
Utilisation of other funds	-	-	(51,809,041,668)	-	(51,809,041,668)
As at 30 September 2024	6,159,823,090,000	157,292,539,068	50,993,213,769	5,064,861,141,546	11,432,969,984,383

(\*) According to the Resolution of Annual General Meeting of Shareholders 2022-2023 No. 01/NQ-DHDCB/2023 dated 10 March 2023 and the Resolution of Board of Directors No. 02/NQ/HĐQT/2024 dated 12 January 2024, the Company appropriated consolidated profit after tax of the financial year ("FY") 2022-2023 as follow:

- Appropriation of bonus and welfare fund is 4% from consolidated profit after tax, equivalent to VND1,200,329,428;
- Appropriation of compensation for Board of Directors and Department under the Board of Directors is 1.5% from consolidated profit after tax, equivalent to VND450,123,535; and
- Appropriation of sponsorship and charity fund 4% from consolidated profit after tax, equivalent to VND1,200,329,427.

Besides, according to the Resolution of Annual General Meeting of Shareholders 2023-2024 No. 01/NQ-DHDCB/2024 dated 18 March 2024, the General Meeting of Shareholders approved the dividend payment plan of the FY 2022-2023 and the appropriation to funds and compensation for the Board of Directors in the FY 2023-2024 as follows:

- Cash dividends declaration from the consolidated post-tax undistributed earnings as at 30 September 2023 with the payout ratio at 5% of the par value of outstanding ordinary shares. During the financial year ended 30 September 2024, the Company completed the cash dividends payment according to the Resolution of the Board of Directors No. 11/NQ/HĐQT/2024 dated 11 April 2024;
- Temporary appropriation of bonus and welfare fund is VND16,902,767,658;
- Temporary appropriation of compensation for Board of Management and Department under the Board of Directors is VND6,338,537,872; and
- Temporary appropriation of sponsorship and charity fund is VND16,902,767,659.

**23 OFF SEPARATE BALANCE SHEET ITEMS****(a) Shortage of assets awaiting resolution written off**

As at 30 September 2024, total shortage of assets awaiting resolution written off were VND10,345,169,668 (as at 30 September 2023: nil).

**(b) Foreign currency**

As at 30 September 2024, included in cash and cash equivalents were balances held in foreign currency of USD6,792,326 (as at 30 September 2023: USD2,877,534).

**24 NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES**

	<b>For the year ended</b>	
	<b>30.9.2024</b>	<b>30.9.2023</b>
	<b>VND</b>	<b>VND</b>
<b>Revenue from sales of goods and rendering of services</b>		
Revenue from sales of merchandise	49,885,357,777,105	37,197,687,706,056
Revenue from sales of finished goods	17,156,159,722,432	15,675,573,606,016
Revenue from rendering of services	8,628,416,616	7,758,252,061
Revenue from others	1,224,929,818	-
	<u>67,051,370,845,971</u>	<u>52,881,019,564,133</u>
<b>Sales deductions</b>		
Trade discounts	(305,868,861,202)	(256,227,646,279)
Sales returns	(22,670,719,345)	(10,636,844,422)
Sales allowances	(10,283,466,673)	(9,391,906,242)
	<u>(338,823,047,220)</u>	<u>(276,256,396,943)</u>
<b>Net revenue from sales of goods and rendering of services</b>		
Net revenue from sales of merchandise	49,823,396,756,535	37,185,696,310,041
Net revenue from sales of finished goods	16,879,297,695,782	15,411,323,271,755
Net revenue from rendering of services	8,628,416,616	7,743,585,394
Net revenue from others	1,224,929,818	-
	<u>66,712,547,798,751</u>	<u>52,604,763,167,190</u>

## 25 COST OF GOODS SOLD AND SERVICES RENDERED

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Cost of merchandise sold	47,709,643,687,322	36,410,957,999,503
Cost of finished goods sold	15,767,927,389,328	14,129,805,609,860
Cost of services rendered	1,388,115,063	1,438,298,509
Reversal of provision for decline in value of inventories (Note 9)	(5,160,143,430)	(65,574,453,374)
	<u>63,473,799,048,283</u>	<u>50,476,627,454,498</u>

## 26 FINANCIAL INCOME

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Realised foreign exchange gains	335,971,784,697	224,243,067,662
Dividend income (Note 35(a))	298,441,792,270	569,219,313,947
Interest income from late payments from customers	9,980,309,748	196,103,790
Interest income from deposits and loans	7,974,056,145	3,493,917,031
Payment discounts	570,151,847	507,100,827
Gains from investment	-	1,076,750,000
Net gain from foreign currency translation at year-end	-	2,114,003,286
	<u>652,938,094,707</u>	<u>800,850,256,543</u>

## 27 FINANCIAL EXPENSES

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Interest expenses	131,805,003,372	184,694,883,045
Realised foreign exchange losses	112,642,729,238	113,384,659,040
Net loss from foreign currency translation at year-end	4,859,887,308	-
Payment discounts	2,242,405,800	2,138,062,212
	<u>251,550,025,718</u>	<u>300,217,604,297</u>

## 28 SELLING EXPENSES

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Export expenses	1,307,180,299,620	734,588,143,602
Staff costs	755,370,213,131	595,641,447,118
Rental	175,025,526,450	184,212,620,724
Depreciation and amortisation expenses	161,404,676,332	178,504,610,026
Transportation	122,582,402,073	122,664,976,847
Outside services	68,640,499,559	70,115,142,722
Advertising	50,389,347,411	70,351,232,208
Others	218,115,847,984	165,751,421,952
	<u>2,858,708,812,560</u>	<u>2,121,829,595,199</u>

## 29 GENERAL AND ADMINISTRATION EXPENSES

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Staff costs	140,423,962,462	87,843,401,610
Outside services	39,716,220,954	31,977,383,698
Rental	23,467,211,958	18,953,626,090
Depreciation and amortisation expenses	16,994,995,197	30,162,020,849
Business trip	11,596,418,354	8,118,742,665
Guests expenses	10,892,997,524	10,677,349,360
Others	65,275,893,523	54,820,761,323
	<u>308,367,699,972</u>	<u>242,553,285,595</u>

## 30 NET OTHER INCOMES AND OTHER EXPENSES

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
<b>Other income</b>		
Gains on disposal of fixed assets	18,837,391,545	8,478,413,645
Compensation received	2,297,375,456	13,539,910,303
Gains on disposal of tools and supplies	2,040,903,939	6,054,573,162
Others	11,508,590,958	17,265,423,377
	<u>34,684,261,898</u>	<u>45,338,320,487</u>
<b>Other expenses</b>		
Others	(5,192,249,642)	(631,991,708)
<b>Net other income</b>	<u>29,492,012,256</u>	<u>44,706,328,779</u>

## 31 CORPORATE INCOME TAX ("CIT")

The CIT on the Company's accounting profit before tax differs from the theoretical amount that would arise using the applicable tax rate of 20% as follows:

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Net accounting profit before tax	502,552,319,181	309,091,812,923
Tax calculated at a rate of 20%	100,510,463,836	61,818,362,585
Effect of:		
Income not subject to tax	(59,688,358,454)	(113,843,862,789)
Expenses not deductible for tax purposes	23,555,799,945	13,200,629,518
Utilisation of previously unrecognised tax losses	(87,204,141,457)	-
Tax losses for which no deferred income tax asset was recognised	-	98,090,721,311
Temporary differences for which no deferred income tax was recognised	(3,643,445,051)	
Under-provision in previous years	99,693,200	1,536,979,754
CIT (credit)/charge (*)	<u>(26,369,987,981)</u>	<u>60,802,830,379</u>
Charged/(credited) to the separate income statement:		
CIT - current	99,693,200	1,536,979,754
CIT - deferred (Note 20)	(26,469,681,181)	59,265,850,625
CIT (credit)/charge	<u>(26,369,987,981)</u>	<u>60,802,830,379</u>

(\*) The current CIT charge for the year is based on estimated taxable income and is subject to review and possible adjustments by the tax authorities.

The Company's tax losses can be carried forward to offset against future taxable profits for a maximum year of no more than five consecutive years from the year right after the year in which the loss was incurred. The actual amount of tax losses that can be carried forward is subject to review and approval of the tax authorities and may be different from the figures presented in the separate financial statements. The estimated amount of tax losses available for offset against the Company's future taxable profit is:

FY of tax loss	Status of tax authorities' review	Loss incurred VND	Loss utilised VND	Loss carried forward VND
2022-2023	Outstanding	<u>490,453,606,555</u>	<u>(436,020,707,283)</u>	<u>54,432,899,272</u>

The Company did not recognise deferred income tax assets relating to the above tax losses carried forward, as the realisation of the related tax benefits through future taxable profits currently cannot be assessed as probable for the period in which the Company can utilise these losses.

## 32 COSTS OF OPERATION BY FACTOR

Costs of operation by factor represent all costs incurred during the year, excluding cost of merchandises for trading activities. The details are as follows:

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Raw materials	14,771,765,929,612	13,052,226,649,528
Outside services	1,881,703,161,240	1,223,002,874,116
Staff costs	984,900,095,440	756,748,227,290
Depreciation and amortisation expenses	213,396,307,446	296,698,963,838
Others	699,753,059,890	646,617,614,749
	<u>18,551,518,553,628</u>	<u>15,975,294,329,521</u>

## 33 ADDITIONAL INFORMATION ON CERTAIN ITEMS OF THE SEPARATE CASH FLOW STATEMENT

	30.9.2024 VND	30.9.2023 VND
Purchase of fixed assets and other long-term assets that have not yet been settled	7,487,151,911	17,171,863,456
Prepayments to suppliers for purchasing of fixed assets and other long-term assets	<u>512,194,609,706</u>	<u>10,306,004,280</u>

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
Offsetting other short-term receivable against short-term trade payable	534,673,894,324	147,742,472,417
Written-off shortage of assets awaiting resolution	10,345,169,668	-
Converting long-term loan into equity	4,200,000,000	72,700,000,000
Converting loan interest receivables into equity	<u>45,087,671</u>	<u>7,454,397,261</u>



**34 SEGMENT REPORTING**

The Board of Management of the Company determines that the decisions of the Company are based primarily on the types of products and services provided by the Company. As a result, the primary segment reporting of the Company is presented in respect of the Company's business segments.

*Business segments*

The principal business activities of the Company are production of roofing sheets made of galvanized steel, zinc-aluminum alloy, painted galvanized steel, and other alloy types; production of steel purlins, galvanized purlins; production of black steel pipes, galvanized steel pipes, steel pipes coated with other alloys; production of galvanized steel mesh, galvanized steel wire, and all kinds of steel wire; buy and sell construction materials, production materials and consumer goods; warehouse rental and cargo transportation services; industrial and civil construction; and production of cold rolled steel coils and rental of machinery, equipment and other tangible items. Other business activities are warehouse rental and freight transportation services; industrial and civil construction. During the year, other business activities account for an insignificant proportion of the total revenue and separate income statement of the Company. Accordingly, financial information presented on the separate balance sheet and separate income statement is mainly related to the main business activities of the Company.

*Geographical segments*

Segment revenue from external sales and the carrying amount of receivables from customers based on the geographical location of its customers. The total carrying amount of segment assets by geographical location of the assets. As at 30 September 2024 and 30 September 2023, all of the assets of the Company are located only in the territory of Vietnam.

HOA SEN GROUP

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34 SEGMENT REPORTING (continued)

*Geographical segments (continued)*

Segment information based on the geographical location of the Company is as follows:

	Year ended 30 September 2024		Total VND
	Domestic VND	Export VND	
Net revenue from sales of goods and rendering of services	48,044,118,276,974	18,668,429,521,777	66,712,547,798,751
Costs of goods sold and services rendered	(46,770,486,975,472)	(16,703,312,072,811)	(63,473,799,048,283)
<b>Gross profit from sales of goods and rendering of services</b>	<b>1,273,631,301,502</b>	<b>1,965,117,448,966</b>	<b>3,238,748,750,468</b>
	Year ended 30 September 2023		Total VND
	Domestic VND	Export VND	
Net revenue from sales of goods and rendering of services	39,593,660,448,682	13,011,102,718,508	52,604,763,167,190
Costs of goods sold and services rendered	(38,503,724,674,301)	(11,972,902,780,197)	(50,476,627,454,498)
<b>Gross profit from sales of goods and rendering of services</b>	<b>1,089,935,774,381</b>	<b>1,038,199,938,311</b>	<b>2,128,135,712,692</b>

**35 RELATED PARTY DISCLOSURES**

The Company is joint stock company.

Details of subsidiaries and associates are given in Note 1.

Details of the key related parties and relationship are given as below:

<b>Name</b>	<b>Relationship</b>
Hoa Sen Nghe An One Member Limited Liabilities Company	Subsidiary
Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liability Company	Subsidiary
Hoa Sen Steel One Member Company Limited	Subsidiary
Hoa Sen Phu My One Member Limited Liabilities Company	Subsidiary
Hoa Sen Ha Nam One Member Limited Liabilities Company	Subsidiary
Hoa Sen Plastics Joint Stock Company	Subsidiary
Hoa Sen Binh Dinh Sole Member Limited Company	
Hoa Sen Yen Bai Joint Stock Company	Subsidiary
Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company	Subsidiary
Hoa Sen International Port Joint Stock Company	Associate
Hoa Sen Sai Gon Joint Stock Company	Associate
Hoa Sen Holdings Group	Owned by Chairperson of the Company
Hoa Sen Nghe An Investment One Member Limited Liabilities Company	Owned by Chairperson of the Company
Hoa Sen International Art Performance and Concert Limited Liabilities Company	Owned by Chairperson of the Company
Mr. Hoang Duc Huy	Member of Board of Management
Ms. Le Thi Le Hoa	Related party of the Chairperson

## 35 RELATED PARTY DISCLOSURES (continued)

## (a) Related party transactions

The primary transactions with related parties incurred in the year are:

	<u>For the year ended</u>	
	<u>30.9.2024</u>	<u>30.9.2023</u>
	VND	VND
<b>(i) Net revenue from sales of goods and rendering of services</b>		
<b>Subsidiaries</b>		
Hoa Sen Steel One Member Company Limited	13,105,231,171,955	10,998,829,593,795
Hoa Sen Nghe An One Member Limited Liabilities Company	12,094,197,159,860	7,844,953,490,270
Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liability Company	4,947,074,319,509	2,736,546,302,739
Hoa Sen Phu My One Member Limited Liabilities Company	2,936,918,714,484	3,822,770,418,287
Hoa Sen Binh Dinh Sole Member Limited Company	3,747,446,141	12,752,428,291
Hoa Sen Plastics Joint Stock Company	2,154,777,912	7,404,989,124
Hoa Sen Ha Nam One Member Limited Liabilities Company	1,876,927,030	4,926,212,304
Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company	46,367,917	526,746,286
<b>Other related party</b>		
Hoa Sen Holdings Group	2,364,920,717,469	2,178,311,916,458
	<u>35,456,167,602,277</u>	<u>27,607,022,097,554</u>

## 35 RELATED PARTY DISCLOSURES (continued)

## (a) Related party transactions (continued)

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
<b>(ii) Purchases of goods and services</b>		
<b>Subsidiaries</b>		
Hoa Sen Steel One Member Company Limited	12,405,238,116,358	11,165,960,437,401
Hoa Sen Nghe An One Member Limited Liabilities Company	10,562,180,703,366	7,793,586,598,065
Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liability Company	3,853,646,450,028	1,916,112,040,043
Hoa Sen Phu My One Member Limited Liabilities Company	1,768,285,426,641	2,785,054,225,698
Hoa Sen Binh Dinh Sole Member Limited Company	1,189,359,711,034	1,293,271,910,688
Hoa Sen Ha Nam One Member Limited Liabilities Company	434,369,161,177	439,561,969,178
Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company	165,353,720,817	223,920,231,335
Hoa Sen Plastics Joint Stock Company	11,508,188,113	11,063,460,088
Hoa Sen Yen Bai Joint Stock Company	2,909,244,624	-
<b>Other related parties</b>		
Hoa Sen Holdings Group	240,727,530,221	54,055,696,572
Hoa Sen Nghe An Investment Company Limited	302,125,888	442,906,542
Hoa Sen International Art Performance and Concert Limited Liabilities Company	-	35,450,000,000
	<u>30,633,880,378,267</u>	<u>25,718,479,475,610</u>
<b>(iii) Sales of fixed assets, tools and supplies</b>		
<b>Subsidiaries</b>		
Hoa Sen Phu My One Member Limited Liabilities Company	242,799,000	60,033,712
Hoa Sen Nghe An One Member Limited Liabilities Company	221,157,000	48,548,688
Hoa Sen Plastics Joint Stock Company	156,762,825	97,071,400
Hoa Sen Binh Dinh Sole Member Limited Company	909,091	153,268,494
Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liability Company	-	16,535,000
Hoa Sen Steel One Member Company Limited	-	18,702,475,219
	<u>621,627,916</u>	<u>19,077,932,513</u>

## 35 RELATED PARTY DISCLOSURES (continued)

## (a) Related party transactions (continued)

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
<b>(iv) Purchases of fixed assets, constructions in progress</b>		
<b>Subsidiaries</b>		
Hoa Sen Phu My One Member Limited Liabilities Company	1,964,064,650	-
Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liability Company	1,577,729,904	805,000,002
Hoa Sen Binh Dinh Sole Member Limited Company	1,472,231,365	-
Hoa Sen Nghe An One Member Limited Liabilities Company	306,628,000	-
Hoa Sen Steel One Member Company Limited	-	254,000,000
<b>Other related party</b>		
Hoa Sen Holdings Group	-	18,000,000
	<u>5,320,653,919</u>	<u>1,077,000,002</u>
<b>(v) Investing activities</b>		
<b>Short-term lending (Note 7)</b>		
<b>Subsidiary</b>		
Hoa Sen Plastics Joint Stock Company	<u>283,500,000,000</u>	<u>118,500,000,000</u>
<b>Long-term lending</b>		
<b>Subsidiary</b>		
Hoa Sen Yen Bai Joint Stock Company	<u>4,200,000,000</u>	<u>2,000,000,000</u>
<b>Receipt of short-term lending (Note 7)</b>		
<b>Subsidiary</b>		
Hoa Sen Plastics Joint Stock Company	<u>28,000,000,000</u>	-
<b>Investments in subsidiaries</b>		
<b>Subsidiaries</b>		
Hoa Sen Phu My One Member Limited Liabilities Company	-	130,000,000,000
- In cash	-	130,000,000,000
Hoa Sen Yen Bai Joint Stock Company	5,745,087,671	81,000,000,000
- Converted from long-term loan	4,200,000,000	72,700,000,000
- Converted from loan interest receivable	45,087,671	7,454,397,261
- In cash	1,500,000,000	845,602,739
	<u>5,745,087,671</u>	<u>211,000,000,000</u>

## 35 RELATED PARTY DISCLOSURES (continued)

## (a) Related party transactions (continued)

	For the year ended	
	30.9.2024 VND	30.9.2023 VND
(vi) Interest income		
<i>Lending interest</i>		
<b>Subsidiaries</b>		
Hoa Sen Plastics Joint Stock Company	6,554,897,262	385,178,082
Hoa Sen Yen Bai Joint Stock Company	45,087,671	2,205,821,918
	<u>6,599,984,933</u>	<u>2,591,000,000</u>
<b>Interest income from late payments from customers</b>		
<b>Subsidiary</b>		
Hoa Sen Plastics Joint Stock Company	9,595,177,349	-
<b>Other related party</b>		
Hoa Sen Holdings Group	39,775,092	196,103,790
	<u>9,634,952,441</u>	<u>196,103,790</u>
(vii) Profit distributed (Note 26)		
<b>Subsidiaries</b>		
Hoa Sen Nghe An One Member Limited Liabilities Company	233,211,069,581	452,606,481,613
Hoa Sen Steel One Member Company Limited Liabilities Company	65,230,722,689	79,701,680,202
Hoa Sen Ha Nam One Member Limited Liabilities Company	-	21,967,536,471
Hoa Sen Binh Dinh Sole Member Limited Company	-	14,943,615,661
	<u>298,441,792,270</u>	<u>569,219,313,947</u>

## 35 RELATED PARTY DISCLOSURES (continued)

## (a) Related party transactions (continued)

		For the year ended	
		30.9.2024	30.9.2023
		VND	VND
<b>(viii) Compensation of key management</b>			
<b>Board of Directors</b>			
Mr. Le Phuoc Vu	Chairperson	360,000,000	360,000,000
Mr. Tran Ngoc Chu	Executive Vice Chairperson	300,000,000	300,000,000
Mr. Tran Quoc Tri	Non-Executive Member	240,000,000	240,000,000
Mr. Ly Van Xuan	Non-Executive Member	240,000,000	240,000,000
Mr. Nguyen Van Luan	Independent Member	240,000,000	240,000,000
Mr. Dinh Viet Duy	Independent Member	240,000,000	240,000,000
<b>Board of Supervision</b>			
Mr. Nguyen Van Luan	Chairperson	120,000,000	120,000,000
Mr. Dinh Viet Duy	Member	60,000,000	60,000,000
Mr. Ly Van Xuan	Member	60,000,000	60,000,000
<b>Board of Management</b>			
Mr. Vu Van Thanh	General Director (from 12 April 2024)	2,243,789,926	2,431,757,097
Mr. Tran Quoc Tri	General Director (until 12 April 2024)	1,398,954,316	2,362,752,815
Other members		13,534,908,556	12,000,123,580
		<u>19,037,652,798</u>	<u>18,654,633,492</u>



**35 RELATED PARTY DISCLOSURES (continued)****(b) Year-end balances with related parties**

	30.9.2024 VND	30.9.2023 VND
<b>(i) Short-term trade accounts receivable (Note 5)</b>		
<b>Subsidiaries</b>		
Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liability Company	2,399,988,914,358	2,215,264,273,972
Hoa Sen Steel One Member Company Limited	1,966,480,327,637	946,241,475,038
Hoa Sen Nghe An One Member Limited Liabilities Company	1,712,615,273,326	1,372,936,869,815
Hoa Sen Phu My One Member Limited Liabilities Company	1,075,264,470,688	895,604,786,299
Hoa Sen Plastics Joint Stock Company (*)	230,381,830,308	431,164,423,550
Hoa Sen Ha Nam One Member Limited Liabilities Company	134,266,005	-
	<u>7,384,865,082,322</u>	<u>5,861,211,828,674</u>

(\*) The balance represents the receivables incurred in 2023 and previously, and with an initial payment term of 365 days. In the financial year ended 30 September 2024, the Company incurred income from late payment interest at an interest rate of 3% per annum, equivalent to an amount of VND9,595,177,349 (financial year ended 30 September 2023: nil) (Note 35(a)(vi)).

**(ii) Short-term prepayments to suppliers (Note 6)**

<b>Subsidiaries</b>		
Hoa Sen Ha Nam One Member Limited Liabilities Company	1,011,643,028	-
Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company	305,208,861	-
<b>Other related party</b>		
Ms. Le Thi Le Hoa (*)	450,000,000,000	-
	<u>451,316,851,889</u>	<u>-</u>

(\*) The balance represents the prepayment according to the Transfer Agreement and Commitment No. 01/HĐHMHB/2024 dated 12 June 2024, and its appendices between the Company and Ms. Le Thi Le Hoa (Party B). Accordingly, the parties commit to transferring and receiving the transfer of land use rights for the land located in Long An Commune, Long Thanh District, Dong Nai Province. The transfer price will be agreed upon by the parties based on the actual area and market price at the time of transfer. As at 30 September 2024, the Company made a prepayment of VND450 billion to Party B, and the parties are completing the legal procedures for the transfer.

**(iii) Short-term lendings (Note 7)**

<b>Subsidiary</b>		
Hoa Sen Plastics Joint Stock Company	<u>374,000,000,000</u>	<u>118,500,000,000</u>

**35 RELATED PARTY DISCLOSURES (continued)****(b) Year-end balances with related parties**

	30.9.2024 VND	30.9.2023 VND
<b>(iv) Other short-term receivables (Note 8(a))</b>		
<i>Dividends receivable</i>		
<b>Subsidiaries</b>		
Hoa Sen Nghe An One Member Limited Liabilities Company	233,211,069,581	452,606,481,613
Hoa Sen Steel One Member Company Limited	65,230,722,689	79,701,680,202
Hoa Sen Ha Nam One Member Limited Liabilities Company	-	21,793,140,575
Hoa Sen Binh Dinh Sole Member Limited Company	-	14,943,615,661
	<u>298,441,792,270</u>	<u>569,044,918,051</u>
 <i>Interest receivables from lending and late payments</i>		
<b>Subsidiary</b>		
Hoa Sen Plastics Joint Stock Company	<u>4,188,473,984</u>	-
 <i>Rental deposit</i>		
<b>Other related party</b>		
Hoa Sen Holdings Group	<u>770,000,000</u>	<u>1,010,000,000</u>
 <i>Advance payment for land purchase</i>		
<b>Member of Board of Management</b>		
Mr. Hoang Duc Huy	-	45,462,225,000
	<u>303,400,266,254</u>	<u>615,517,143,051</u>
 <b>(v) Other long-term receivables (Note 8(b))</b>		
<i>Rental deposit</i>		
<b>Other related party</b>		
Hoa Sen Holdings Group	<u>3,555,200,000</u>	<u>4,425,200,000</u>
 <i>Advance payment for land purchase</i>		
<b>Member of Board of Management</b>		
Mr. Hoang Duc Huy	45,462,225,000	-
	<u>49,017,425,000</u>	<u>4,425,200,000</u>

**35 RELATED PARTY DISCLOSURES (continued)****(b) Year-end balances with related parties**

	30.9.2024 VND	30.9.2023 VND
<b>(vi) Short-term trade accounts payable (Note 13)</b>		
<b>Subsidiaries</b>		
Hoa Sen Binh Dinh Sole Member Limited Company	515,644,210,398	334,337,182,195
Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liability Company	279,469,923,544	253,940,389,459
Hoa Sen Ha Nam One Member Limited Liabilities Company	83,989,192,704	111,279,330,138
Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company	28,634,237,199	20,317,701,360
Hoa Sen Yen Bai Joint Stock Company	3,200,169,086	-
Hoa Sen Plastics Joint Stock Company	729,882,822	505,888,267
<b>Other related parties</b>		
Hoa Sen Holdings Group	3,836,728,618	4,927,051,994
Hoa Sen Nghe An Investment Company Limited	48,168,000	7,879,921
	<u>915,552,512,371</u>	<u>725,315,423,334</u>
<b>(vii) Short-term advances from customers (Note 14)</b>		
<b>Other related party</b>		
Hoa Sen Holdings Group	<u>8,001,644,404</u>	<u>8,954,586,594</u>
<b>(viii) Other short-term payables (Note 17)</b>		
<b>Subsidiaries</b>		
Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company	277,324,320	185,203,980
Hoa Sen Ha Nam One Member Limited Liabilities Company	175,940,366	-
	<u>453,264,686</u>	<u>185,203,980</u>
<b>(ix) Other long-term payables</b>		
<b>Other related party</b>		
Hoa Sen Holdings Group	<u>709,500,000</u>	<u>709,500,000</u>

**36 COMMITMENTS****(a) Commitments under operating leases****(i) The Company as a lessee**

The future minimum lease payments under non-cancellable operating leases were as follows:

	30.9.2024 VND	30.9.2023 VND
Within one year	162,593,415,843	184,530,335,648
Between one and five years	418,233,772,991	566,172,450,076
Over five years	280,184,903,596	322,064,111,424
Total minimum payments	<u>861,012,092,430</u>	<u>1,072,766,897,148</u>

**(ii) The Company as a lessor**

The Company signed operating lease contracts. Accordingly, the future minimum lease receipts under non-cancellable operating leases were as follows:

	30.9.2024 VND	30.9.2023 VND
Within one year	4,782,966,461	3,998,410,909
Between one and five years	11,334,610,969	13,433,280,000
Over five years	-	148,019,091
Total minimum receipts	<u>16,117,577,430</u>	<u>17,579,710,000</u>

**(b) Capital commitments**

Capital expenditure contracted for at the separate balance sheet date but not recognised in the separate financial statements was as follows:

	30.9.2024 VND	30.9.2023 VND
Buildings, stores, machinery and equipments	<u>146,354,865,660</u>	<u>11,130,299,195</u>

**(c) Guarantee commitments**

As at 30 September 2024, the Company has an irrevocable guarantee commitment with a commercial bank (referred to as "Creditor") for borrowings of its subsidiary (referred to as "Debtor"). Accordingly, the Company is responsible for repaying fully and promptly the loan principal, interest, guarantee costs and other costs to the Creditor. Details of guarantee are as follows:

	Guarantee limits	
	30.9.2024 VND	30.9.2023 VND
Hoa Sen Plastics Joint Stock Company	<u>350,000,000,000</u>	<u>250,000,000,000</u>

## 37 EVENTS AFTER THE SEPARATE BALANCE SHEET DATE

## (a) Issuance of shares under the Employee Stock Ownership Plan ("ESOP")

According to the Resolution of the General Meeting of Shareholders No. 01/NQ/ĐHĐCĐ/2024 dated 18 March 2024, the General Meeting of Shareholders approved the issuance of shares under the Employee Stock Ownership Plan ("ESOP") for leaders, managers, executive officers, other key personnel of the Group, and authorised the Board of Directors to decide implementation timeline. On 9 October 2024, the Company completed the shares issuance. Accordingly, the number of shares issued was 5,000,000. On 17 October 2024, the Company received the announcement from the State Securities Commission of Vietnam ("SSC") to acknowledge the receipt of the shares issuance result under the Employee Stock Ownership Plan.

According to Decision No. 609/QĐ-SGDHCM dated 31 October 2024, Ho Chi Minh City Stock Exchange approved to change shares listing of the Company with an increase of 5,000,000 ordinary shares. Accordingly, the number of ordinary shares listing is changed to 620,982,309 shares. The effective date is 4 November 2024.

Subsequently, the Company has been granted the 44th latest Enterprise registration certificate by the Department of Planning and Development of Binh Duong Province on 21 November 2024, to update the charter capital from VND6,159,823,090,000 to VND6,209,823,090,000.

## (b) Capital contribution of Hoa Sen Phu My One Member Limited Liabilities Company

According to Resolution of the Board of Directors No. 52/NQ/HĐQT/2024 dated 22 November 2024, the Board of Directors approved the plan to increase the charter capital of Hoa Sen Phu My One Member Limited Liabilities Company, a subsidiary, to supplement capital for expansion and operating activities. Accordingly, the charter capital of Hoa Sen Phu My One Member Limited Liabilities Company increased from VND380 billion to VND700 billion. As at the date of these separate financial statements, the Company has completed the capital contribution.


The separate financial statements were approved by the Board of Management on 25 December 2024.



Nguyen Thi Thanh Tuyen  
Preparer



Nguyen Thi Ngoc Lan  
Chief accountant

Vu Van Thanh  
General Director