

HOA SEN GROUP

INTERIM CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 31 MARCH 2025

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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 and 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
Mr. Nguyen Ngoc Huy	Deputy General Director
Mr. Hoang Duc Huy	Deputy General Director
Mr. Tran Quoc Pham	Deputy General Director
Mr. Nguyen Tan Hoa	Deputy General Director
Mr. Nguyen Minh Phuc	Deputy General Director
Mr. Tran Thanh Nam	Deputy General Director
Mr. Tran Dinh Tai	Acting Deputy General Director
Mr. Nguyen Le Manh Tung	Acting Deputy General Director
Mr. Nguyen Tran Dai	Acting Deputy General Director
Mr. Cao Quang Sang	Acting Deputy General Director (from 24 February 2025)
Mr. Pham Dinh	Acting Deputy General Director (to 15 April 2025)

Legal representative

Mr. Le Phuoc Vu	Chairperson
Mr. Tran Ngoc Chu	Executive Vice Chairperson
Mr. Vu Van Thanh	General Director

Registered office

No. 9, Thong Nhat Street, Song Than II Industrial Park, Di An Ward, Di An City, Binh Duong, 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 Interim Consolidated Financial Statements

The Board of Management of Hoa Sen Group ("the Company") is responsible for preparing the interim consolidated financial statements of the Company and its subsidiaries (together, "the Group") which give a true and fair view of the interim consolidated financial position of the Group as at 31 March 2025, and of its interim consolidated financial performance and its interim consolidated cash flows for the six-month period then ended. In preparing these interim consolidated 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 interim consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Group 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 interim consolidated financial position of the Group and enable interim consolidated financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the interim consolidated financial statements. The Board of Management is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud or error.

Approval of the Interim Consolidated Financial Statements

We hereby, approve the accompanying interim consolidated financial statements as set out on pages 5 to 54 which give a true and fair view of the interim consolidated financial position of the Group as at 31 March 2025 and of its interim consolidated financial performance and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of interim consolidated financial statements.

On behalf of the Board of Management



Vu Van Thanh
General Director

Ho Chi Minh City, SR Vietnam
29 May 2025

REPORT ON THE REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION TO THE SHAREHOLDERS OF HOA SEN GROUP

We have reviewed the accompanying interim consolidated financial statements of Hoa Sen Group ("the Company") and its subsidiaries (together, "the Group") which were prepared on 31 March 2025 and approved by the Board of Management of the Company on 29 May 2025. The interim consolidated financial statements comprise the interim consolidated balance sheet as at 31 March 2025, the interim consolidated income statement, the interim consolidated cash flow statement for the six-month period then ended, and explanatory notes to the interim consolidated financial statements including significant accounting policies, as set out on pages 5 to 54.

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 interim consolidated financial statements of the Group in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of interim consolidated financial statements, and for such internal control which the Board of Management determines is necessary to enable the preparation and presentation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the interim consolidated financial position of the Group as at 31 March 2025, its interim consolidated financial performance and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of interim consolidated financial statements.

Other Matter

The report on the review of interim consolidated financial statements 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

Report reference number: HCM17150
Ho Chi Minh City, 29 May 2025

INTERIM CONSOLIDATED BALANCE SHEET

Code	ASSETS	Note	As at	
			31.3.2025 VND	30.9.2024 VND
100	CURRENT ASSETS		11,589,062,364,492	14,174,354,519,923
110	Cash and cash equivalents	3	391,355,746,715	602,071,799,277
111	Cash		378,253,991,775	597,436,771,510
112	Cash equivalents		13,101,754,940	4,635,027,767
120	Short-term investment		57,010,323,523	30,636,010,069
123	Investments held to maturity	4(a)	57,010,323,523	30,636,010,069
130	Short-term receivables		2,400,507,704,146	2,985,396,517,329
131	Short-term trade accounts receivable	5	2,073,479,809,143	2,272,400,526,277
132	Short-term prepayments to suppliers	6(a)	236,745,906,965	626,072,378,471
136	Other short-term receivables	7(a)	90,881,775,524	87,496,782,857
137	Provision for doubtful debts – short term		(599,787,486)	(573,170,276)
140	Inventories	8	8,029,205,842,042	9,712,417,100,426
141	Inventories		8,199,988,025,227	10,028,722,114,986
149	Provision for decline in value of inventories		(170,782,183,185)	(316,305,014,560)
150	Other current assets		710,982,748,066	843,833,092,822
151	Short-term prepaid expenses	9(a)	182,237,591,673	154,842,917,113
152	Value added tax ("VAT") to be reclaimed	14(a)	399,578,059,321	560,536,071,430
153	Tax and other receivables from the State	14(b)	129,167,097,072	128,454,104,279
200	LONG-TERM ASSETS		5,959,201,881,882	5,391,266,415,234
210	Long-term receivables		826,455,383,200	214,837,184,200
212	Long-term prepayments to suppliers	6(b)	450,000,000,000	-
216	Other long-term receivables	7(b)	376,455,383,200	214,837,184,200
220	Fixed assets		4,017,739,290,163	4,110,740,000,399
221	Tangible fixed assets	10(a)	3,824,627,443,590	3,914,578,436,382
222	Historical cost		14,435,558,209,442	14,184,242,725,156
223	Accumulated depreciation		(10,610,930,765,852)	(10,269,664,288,774)
227	Intangible fixed assets	10(b)	193,111,846,573	196,161,564,017
228	Historical cost		306,028,359,310	305,035,244,710
229	Accumulated amortisation		(112,916,512,737)	(108,873,680,693)
240	Long-term assets in progress		693,046,841,752	663,598,828,419
242	Construction in progress	11	693,046,841,752	663,598,828,419
250	Long-term investment		7,000,000,000	1,000,000,000
255	Investments held to maturity	4(a)	7,000,000,000	1,000,000,000
260	Other long-term assets		414,960,366,767	401,090,402,216
261	Long-term prepaid expenses	9(b)	272,572,568,607	261,145,045,760
262	Deferred income tax assets	20	142,387,798,160	139,945,356,456
270	TOTAL ASSETS		17,548,264,246,374	19,565,620,935,157

The notes on pages 9 to 54 are an integral part of these interim consolidated financial statements.

INTERIM CONSOLIDATED BALANCE SHEET
(continued)

Code	RESOURCES	Note	As at	
			31.3.2025 VND	30.9.2024 VND
300	LIABILITIES		6,235,085,277,759	8,648,683,879,620
310	Short-term liabilities		6,218,231,816,442	8,632,413,967,195
311	Short-term trade accounts payable	12	1,742,504,787,716	2,328,013,444,688
312	Short-term advances from customers	13	239,231,800,281	198,890,754,513
313	Tax and other payables to the State	14(c)	130,173,560,218	106,354,354,489
314	Payable to employees	15	81,093,493,972	94,523,557,443
315	Short-term accrued expenses	16	435,761,666,213	351,221,219,526
319	Other short-term payables	17	43,124,873,504	153,938,114,587
320	Short-term borrowings	18	3,532,354,575,392	5,364,084,453,144
322	Bonus and welfare funds	19	13,987,059,146	35,388,068,805
330	Long-term liabilities		16,853,461,317	16,269,912,425
337	Other long-term payables		709,500,000	709,500,000
342	Provision for long-term liabilities		16,143,961,317	15,560,412,425
400	OWNERS' EQUITY		11,313,178,968,615	10,916,937,055,537
410	Capital and reserves		11,313,178,968,615	10,916,937,055,537
411	Owners' capital	21, 22	6,209,823,090,000	6,159,823,090,000
411a	- Ordinary shares with voting rights		6,209,823,090,000	6,159,823,090,000
412	Share premium	22	157,292,539,068	157,292,539,068
420	Other funds	22	32,919,141,858	50,993,213,769
421	Undistributed earnings	22	4,896,984,450,327	4,532,690,018,176
421a	- Undistributed post-tax profits of previous years		4,523,943,784,570	4,058,199,282,997
421b	- Post-tax profits of current period/year		373,040,665,757	474,490,735,179
429	Non-controlling interests	22	16,159,747,362	16,138,194,524
440	TOTAL RESOURCES		17,548,264,246,374	19,565,620,935,157


Nguyen Thi Thanh Tuyen
Preparer



Nguyen Thi Ngoc Lan
Chief Accountant


Vu Van Thanh
General Director
29 May 2025




INTERIM CONSOLIDATED INCOME STATEMENT

Code		Note	For the six-month period ended	
			31.3.2025 VND	31.3.2024 VND
01	Revenue from sales of goods and rendering of services		19,068,744,603,978	18,673,285,022,777
02	Less deductions		(396,729,277,046)	(350,476,322,629)
10	Net revenue from sales of goods and rendering of services	26	18,672,015,326,932	18,322,808,700,148
11	Cost of goods sold and services rendered	27	(16,390,039,419,278)	(16,254,870,840,141)
20	Gross profit from sales of goods and rendering of services		2,281,975,907,654	2,067,937,860,007
21	Financial income	28	163,750,503,163	182,326,648,064
22	Financial expenses	29	(143,927,926,280)	(92,198,098,646)
23	- Including: Interest expense	29	(95,432,649,050)	(54,071,510,070)
25	Selling expenses	30	(1,585,992,280,197)	(1,534,882,751,393)
26	General and administration expenses	31	(312,987,872,738)	(217,523,904,430)
30	Net operating profit		402,818,331,602	405,659,753,402
31	Other income		16,695,250,990	27,816,064,313
32	Other expenses		(943,946,342)	(3,779,707,165)
40	Net other income	32	15,751,304,648	24,036,357,148
50	Accounting profit before tax		418,569,636,250	429,696,110,550
51	Corporate income tax ("CIT") - current	33	(47,949,859,359)	(47,628,549,480)
52	CIT - deferred	33	2,442,441,704	40,527,979,157
60	Profit after tax		373,062,218,595	422,595,540,227
	Attributable to:			
61	Owners of the parent company		373,040,665,757	422,569,191,468
62	Non-controlling interests		21,552,838	26,348,759
70	Basic earnings per share	24	577	659
71	Diluted earnings per share	24	577	659


 Nguyen Thi Thanh Tuyen
 Preparer


 Nguyen Thi Ngoc Lan
 Chief Accountant


 Vu Van Thanh
 General Director
 29 May 2025



The notes on pages 9 to 54 are an integral part of these interim consolidated financial statements.

INTERIM CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)

		For the six-month period ended	
Code	Note	31.3.2025 VND	31.3.2024 VND
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax	418,569,636,250	429,696,110,550
	Adjustments for:		
02	Depreciation and amortisation	450,593,737,160	516,758,306,593
03	(Reversal of provisions)/provisions	(144,912,665,273)	94,945,948,073
04	Unrealised foreign exchange gains	(985,488,542)	(4,055,459,553)
05	Profits from investing activities	(11,866,524,415)	(13,623,778,339)
06	Interest expense	95,432,649,050	54,071,510,070
08	Operating profit before changes in working capital	806,809,344,230	1,077,792,637,394
09	Decrease/(increase) in receivables	185,571,497,462	(997,069,543,736)
10	Decrease/(increase) in inventories	1,828,734,089,759	(4,366,008,580,657)
11	(Decrease)/increase in payables	(548,622,099,777)	1,091,870,196,537
12	(Increase)/decrease in prepaid expenses	(28,417,711,147)	29,257,404,021
14	Interest paid	(95,386,674,473)	(53,276,128,635)
15	CIT paid	(42,784,633,820)	(36,508,351,252)
17	Other payments on operating activities	(48,221,315,176)	(138,238,937,089)
20	Net cash inflows/(outflows) from operating activities	2,057,682,497,058	(3,412,181,303,397)
CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets and other long-term assets	(447,656,979,067)	(72,925,458,586)
22	Proceeds from disposals of fixed assets	13,225,904,319	26,458,454,290
23	Payment of investments held to maturity	(38,498,420,386)	(203,362,814)
24	Proceeds from investments held to maturity	6,124,106,932	2,020,000,000
27	Dividends and interest received	1,249,211,710	891,918,665
30	Net cash outflows from investing activities	(465,556,176,492)	(43,758,448,445)
CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares	27,890,000,000	-
33	Proceeds from short-term borrowings	14,895,048,585,791	16,595,934,039,263
34	Repayments of borrowings	(16,726,778,463,543)	(13,368,052,105,486)
36	Dividends paid	(31,830,000)	(66,184,200)
40	Net cash (outflows)/inflows from financing activities	(1,803,871,707,752)	3,227,815,749,577
50	Net decrease in cash and cash equivalents	(211,745,387,186)	(228,124,002,265)
60	Cash and cash equivalents at beginning of period	3	602,071,799,277
61	Effect of foreign exchange differences		596,862,912,861
		1,029,334,624	860,091,970
70	Cash and cash equivalents at end of period	3	391,355,746,715
			369,599,002,566

Additional information relating to the interim consolidated cash flow statement is presented in Note 35.



 Nguyen Thi Thanh Tuyen
 Preparer



 Nguyen Thi Ngoc Lan
 Chief Accountant





 Vu Van Thanh
 General Director
 29 May 2025

The notes on pages 9 to 54 are an integral part of these interim consolidated financial statements.

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 31 March 2025****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, 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 General Director of Ho Chi Minh City Stock Exchange at 5 November 2008.

The registered principal business activities of the Group 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 leasing and cargo transportation services;
- Industrial and civil construction;
- Production of cold rolled steel coils;
- Machinery, equipment and other tangible items leasing;
- Real estate business, including land use rights held by owners, users, or leased;
- Buying and selling of hardware, paint, glass, other construction installation equipment, carpets, mattresses, wall covering materials, household electrical appliances, tiles, and other household goods;
- Production and sales of construction materials including plastic pipes and plastic pipe accessories and
- Hotel business, catering services and commercial centers.

The normal business cycle of the Group is 12 months.

As at 31 March 2025, the Company had 7,691 employees (as at 30 September 2024: 7,975 employees).

Comparative information as at 30 September 2024 and the six-month period ended 31 March 2024 are carried forward from information presented in the audited consolidated financial statements for the fiscal year ended 30 September 2024 and the reviewed interim consolidated financial statements for the six-month period ended 31 March 2024.

HOA SEN GROUP

Form B 09a – DN/HN

1 GENERAL INFORMATION (continued)

As at 31 March 2025 and as at 30 September 2024, the Company had 9 subsidiaries and 2 associates. Details are as follows:

Name	Principal activities	Place of incorporation and operation	31.3.2025		30.9.2024	
			% of ownership	% of voting rights	% of ownership	% of voting rights
Subsidiaries						
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 (i)	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 (ii)	Hotel business, catering services and commercial centers.	Yen Bai Province	97.26	97.26	97.26	97.26
Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company	Producing and trading steel pipe products.	Yen Bai Province	100	100	100	100
Associates						
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	Real estate business activities.	Ho Chi Minh City	40	40	40	40

As at 31 March 2025, the Company has 70 branches (30 September 2024: 63 branches).

1 GENERAL INFORMATION (continued)

Significant information relating to investments in subsidiaries and associates during the six-month period ended 31 March 2025 were as follows:

- (i) According to the Resolution No. 52/NQ/HĐQT/2024 dated 22 November 2024 of the Board of Directors, the Company has approved to increase the charter capital of Hoa Sen Phu My One Member Limited Liabilities Company by VND320,000,000,000 to facilitate business expansion and production activities. According to the Decision No. 114/QĐ/HĐQT dated 26 November 2024, the Company has contributed charter capital to this subsidiary the amount of VND320,000,000,000.
- (ii) According to the Resolution 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. During the six-month period ended 31 March 2025, the Company has contributed charter capital to this subsidiary VND35,254,912,329. During the fiscal year ended 30 September 2024, 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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**2.1 Basis of preparation of the interim consolidated financial statements**

The interim consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of interim consolidated financial statements. The interim consolidated financial statements have been prepared under the historical cost convention, except for investments in associates and business combinations as presented in Note 2.5.

The accompanying interim consolidated financial statements are not intended to present the interim consolidated financial position and results of interim consolidated operations and interim consolidated 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 interim consolidated financial statements in Vietnamese language are the official statutory interim consolidated financial statements of the Group. The interim consolidated financial statements in English language have been translated from the Vietnamese interim consolidated financial statements version.

2.2 Fiscal year

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

The interim consolidated financial statements are prepared for the six-month period from 1 October to 31 March.

2.3 Currency

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**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 interim consolidated income statement.

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

2.5 Basis of consolidation**Subsidiaries**

Subsidiaries are all entities over which the Group 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 Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The purchase method of accounting is used to account for the acquisition of subsidiaries by the Group. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any non-controlling interest. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement.

In a multi-phase acquisition, when determining goodwill or bargain purchase, the consideration is the sum of the total consideration on the date of acquiring control and previous considerations remeasured to fair value on the date of control acquisition.

Inter-company transactions, balances and unrealised gains and losses on transactions between group companies are eliminated.

Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The financial statements of the subsidiaries are prepared for the same accounting period of the Group for the consolidation purpose. If there are differences in end dates, the gap must not exceed 3 months. Adjustments are made to reflect impacts of significant transactions and events occurring between the end dates of the subsidiaries' accounting period and that of the Group's. The length of the reporting period and differences in reporting date must be consistent between periods.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.5 Basis of consolidation (continued)****Non-controlling transactions and interests**

The Group applies a policy for transactions with non-controlling interests as transactions with external parties to the Group.

Non-controlling interests ("NCI") are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

Transactions leading to the change in the Group's ownership interest that does not result in a loss of control is accounted for as a transaction with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received from divestment of the Group's interest in the subsidiary is recorded directly in the undistributed earnings under equity.

Transactions leading to the change in the Group's ownership interest that results in a loss of control, the difference between the Group's share in the net assets of the subsidiary and the net proceeds from divestment is recognised in the consolidated income statement. The retained interest in the entity will be accounted for as either an investment in another entity or an investment to be accounted for as equity since the divestment date.

Associates

Associates are investments that the Group has significant influence but not control over and the Group would generally have from 20% to less than 50% of the voting rights of the investee. Investments in associates are accounted for using the equity method of accounting and are initially recognised at cost. The Group's investment in associates includes goodwill identified on acquisition, net of any accumulated impairment loss.

Subsequently, the Group's share of the post-acquisition profits or losses of its associates is recognised in the consolidated income statement with a corresponding increase or decrease the carrying amount of the investment. Dividends or profits distributed from the joint ventures and associates must be accounted for as a reduction in the carrying value of the investment. Additionally, adjustments to the carrying value of the investment must also be made when the Group's interest changes due to changes in the equity of the investee that are not reflected in the investee's profit or loss for the accounting period/financial year. If the Group's share of losses in a associate equals or exceeds the carrying amount of the investment, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

Unrealised gains and losses on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.6 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.

2.7 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 period and the provision of the previous period is recognised as an increase or decrease of general and administration expenses in the period. Bad debts are written off when identified as uncollectible.

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

2.8 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 Group 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 period and the provision of the previous year is recognised as an increase or decrease of cost of goods sold in the period.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.9 Investments****(a) Investments held to maturity**

Investments held to maturity are investments which the Group has a 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 period 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 accounting period 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 interim consolidated balance sheet based on the remaining period from the interim consolidated balance sheet date to the maturity date.

(b) Investments in associates

Investments in associates are accounted for using the equity method when preparing the interim consolidated financial statements (Note 2.5).

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 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 interim consolidated income statement when incurred in the period.

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 interim consolidated 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 - 50 years
Machinery and equipment	2 - 25 years
Motor vehicles	2 - 10 years
Office equipment	3 - 10 years
Others	3 - 20 years
Land use rights	14 - 50 years
Software	3 - 6 years

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

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 interim consolidated income statement.

Construction in progress

Construction in progress represents the cost of assets in the course of installation or 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 Group's 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 interim consolidated 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 interim consolidated balance sheet. Short-term prepaid expenses reflect prepayments for services; or tools that do not meet the recognition criteria for fixed assets for a period not exceeding 12 months or a business cycle from the date of prepayment. Long-term prepaid expenses reflect prepayments for services; or tools, which do not meet the recognition criteria for fixed assets for a period 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 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.13 Payables**

Classifications of payables are based on their nature as follows:

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

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

2.14 Borrowings

Borrowings include borrowings from banks.

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

Borrowing costs are recognised in the interim consolidated income statement when incurred.

2.15 Accrued expenses

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

2.16 Provisions

Provisions are recognised when the Group 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 a financial expense. Changes in the provision balance during the accounting period are recorded as an increase or decrease in operating expenses.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.17 Provision for severance allowances**

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

The severance allowance is accrued at the end of the reporting period 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 interim balance sheet date.

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

2.18 Capital and reserves

Owners' capital is recorded according to the actual amounts contributed at the par 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 Group's dividends are recognised as a liability in the interim consolidated financial statements on the final registration date for closing the 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 the General Meeting of shareholders, and after appropriation to funds in accordance with the Group's charter and Vietnamese regulations.

The Group's funds are as below:

(a) Bonus and welfare fund

The bonus and welfare fund is appropriated from the Group's profit after CIT and subject to shareholders approval at the General Meeting of shareholders. This fund is presented as a liability on the interim consolidated 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 interim consolidated income statement when all five (5) following conditions are satisfied:

- The Group has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Group 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 Group; 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 sales obligation. If the Group gives promotional goods to customers associated with their purchases, the Group 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 interim consolidated income statement.

(b) Revenue from rendering of services

Revenue from rendering of services is recognised in the interim consolidated 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;
- It is probable that the economic benefits associated with the transaction will flow to the Group;
- The percentage of completion of the transaction at the interim consolidated 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 interim consolidated income statement on the basis of the actual time and interest rates for each period when both (2) of the following conditions are satisfied:

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

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.20 Revenue recognition (continued)****(d) Distributable profits income**

Income from distributable profits is recognised in the interim consolidated income statements when both (2) of the following conditions are satisfied:

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

Income from distributable profits is recognised when the Group 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 period of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that period.

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

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 period 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 period 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 tax expense and deferred tax expense.

Current income tax is the amount of income taxes payable or recoverable in respect of the current period taxable profits at the current period tax rates. Current and deferred income tax are recognised as an income or an expense and included in the profit or loss of the period, except to the extent that the income tax arises from a transaction or event which is recognised, in the same or a different period, 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 interim consolidated 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 period when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the interim consolidated 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 Group, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Group. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, key management personnel, including the Chairperson and members of the Board of Directors, the Board of Management, the 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 Group 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 Group 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. The Board of Management of the Group has determined that the business's risk and profitability are primarily influenced by differences in the types of products and services the Group provides. As a result, the primary segment reporting of the Group is presented in respect of the Group's business segments.

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

The preparation of interim consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of interim consolidated 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 interim consolidated financial statements and the reported amounts of revenue and expenses during the period.

The areas involving significant estimates and assumptions are as follows:

- Provision for decline in value of inventories (Notes 2.8); and
- CIT expense and deferred income tax (Notes 2.26).

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

3 CASH AND CASH EQUIVALENTS

	31.3.2025 VND	30.9.2024 VND
Cash on hand	13,572,766,775	16,558,134,500
Cash at banks	364,872,725,000	580,478,637,010
Cash in transit	8,500,000	400,000,000
Cash equivalents (*)	13,101,754,940	4,635,027,767
	<u>391,355,746,715</u>	<u>602,071,799,277</u>

(*) As at 31 March 2025, 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 4.1% per annum (as at 30 September 2024: from 1.6% per annum to 3% per annum).

As at 31 March 2025, total cash equivalents of VND13.101 billion were used to secure for guarantee contracts granted by commercial banks (as at 30 September 2024: VND4.635 billion).

4 INVESTMENTS

(a) Investments held to maturity

	As at 31.3.2025		As at 30.9.2024	
	Cost VND	Book value VND	Cost VND	Book value VND
i. Short-term Term deposits (*)	57,010,323,523	57,010,323,523	30,636,010,069	30,636,010,069
ii. Long-term Term deposits (*) Bonds issued by Agribank Securities Corporation	7,000,000,000	7,000,000,000	1,000,000,000	1,000,000,000
	7,000,000,000	7,000,000,000	1,000,000,000	1,000,000,000

(*) As at 31 March 2025, the balance represents short-term bank term deposits with original maturity of more than 3 months and earn interest at rates ranging from 2.8% per annum to 4.7% per annum (as at 30 September 2024: from 2.8% per annum to 4.5% per annum).

As at 31 March 2025 and 30 September 2024, deposit contracts amounting to VND28.5 billion were pledged with Joint Stock Commercial Bank for Investment and Development of Vietnam as collateral assets for short-term borrowings granted to the Group (as at 30 September 2024: VND21.3 billion) (Note 18).

As at 31 March 2025, total term deposit contracts of VND35.495 billion are used to secure the guarantee contracts granted by commercial banks (as at 30 September 2024: VND9.356 billion).

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4. INVESTMENTS (continued)

(b) Investments in other entities

	As at 31.3.2025			As at 30.9.2024		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Investments associates						
Hoa Sen International Port Joint Stock Company (i)	-	(*)	-	-	(*)	-
Hoa Sen Sai Gon Joint Stock Company (ii)	-	(*)	-	-	(*)	-
	-	-	-	-	-	-

(*) As at 31 March 2025 and 30 September 2024, the Group has not determined the fair value of these investments for disclosure in the consolidated financial statement because they do not have listed prices. The fair value of such investments may be different from their book value.

(i) 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 31 March 2025, 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 rights.

(ii) Hoa Sen Sai Gon 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 31 March 2025, this company has not received capital contribution and has not commenced operations. Accordingly, the Company will contribute VND40 billion, equivalent to 40% of the voting rights.

5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	31.3.2025 VND	30.9.2024 VND
Third parties	1,760,686,681,956	2,272,400,526,277
Related parties (Note 37(b))	312,793,127,187	-
	<u>2,073,479,809,143</u>	<u>2,272,400,526,277</u>

As at 31 March 2025 and 30 September 2024, 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 31 March 2025 and 30 September 2024, receivables amounting to VND1,139 billion were pledged with banks as collateral assets for short-term borrowings granted to the Group (Note 18).

6 PREPAYMENTS TO SUPPLIERS**(a) Short-term**

	31.3.2025 VND	30.9.2024 VND
Third parties		
Epias Company Limited	37,299,592,000	10,963,920,000
Others	199,446,314,965	165,108,458,471
Related parties (Note 37(b))	-	450,000,000,000
	<u>236,745,906,965</u>	<u>626,072,378,471</u>

(b) Short-term

	31.3.2025 VND	30.9.2024 VND
Related parties (Note 37(b))	<u>450,000,000,000</u>	<u>-</u>

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7 OTHER RECEIVABLES

(a) Short-term

	As at 31.3.2025		As at 30.9.2024	
	Book value VND	Provision VND	Book value VND	Provision VND
Advance to employees	35,937,892,894	-	29,772,893,989	-
Rental deposits	22,161,000,000	-	24,118,490,000	-
Compensation for site clearance (*)	18,525,540,584	-	20,000,000,000	-
Others	14,257,342,046	-	13,605,398,868	-
	<u>90,881,775,524</u>	<u>-</u>	<u>87,496,782,857</u>	<u>-</u>
In which:				
Third parties	89,686,575,524	-	86,726,782,857	-
Related parties (Note 37(b))	<u>1,195,200,000</u>	<u>-</u>	<u>770,000,000</u>	<u>-</u>
	<u>90,881,775,524</u>	<u>-</u>	<u>87,496,782,857</u>	<u>-</u>

(*) Compensation for site clearance mainly represents the amount that the Group has advanced to conduct the site clearance of Hoa Sen Factory Construction Project at Thanh Liem Industrial Park and at the IC12 intersection, Noi Bai - Lao Cai Expressway in Tran Yen District, Yen Bai Province ("Yen Bai project"), will be refunded or deducted from the land rental.

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7 OTHER RECEIVABLES (continued)

(b) Long-term

	As at 31.3.2025		As at 30.9.2024	
	Book value VND	Provision VND	Book value VND	Provision VND
Advance for land purchases (*)	226,512,824,400	-	58,438,165,400	-
Rental deposit	84,527,785,800	-	91,484,245,800	-
Compensation for site clearance (**)	36,943,998,000	-	36,943,998,000	-
Others	28,470,775,000	-	27,970,775,000	-
	<u>376,455,383,200</u>	<u>-</u>	<u>214,837,184,200</u>	<u>-</u>
In which:				
Third parties	328,523,158,200	-	165,819,759,200	-
Related parties (Note 37(b))	<u>47,932,225,000</u>	<u>-</u>	<u>49,017,425,000</u>	<u>-</u>
	<u>376,455,383,200</u>	<u>-</u>	<u>214,837,184,200</u>	<u>-</u>

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

(**) Compensation for site clearance represents the amount that the Group advanced to conduct the site clearance of Hoa Sen Ha Nam Factory Construction Project at Thanh Liem Industrial Park in Kien Khe town, Thanh Liem district, Ha Nam Province, these advances will be refunded or deducted from the land rental fee in the future.

8 INVENTORIES

	As at 31.3.2025		As at 30.9.2024	
	Cost VND	Provision VND	Cost VND	Provision VND
Goods in transit	404,511,177,667	(10,086,658,100)	942,722,610,814	(17,655,353,966)
Raw materials	3,266,144,601,850	(52,610,611,421)	4,459,710,785,556	(130,315,936,372)
Tools and supplies	479,032,642,156	-	502,241,747,192	-
Work in progress	3,999,459	-	110,419,404	-
Finished goods	2,526,458,086,046	(77,254,246,053)	2,958,375,031,111	(129,434,015,952)
Merchandise	1,523,637,518,049	(30,830,667,611)	1,165,561,520,909	(36,899,709,270)
	<u>8,199,988,025,227</u>	<u>(170,782,183,185)</u>	<u>10,026,722,114,986</u>	<u>(316,305,014,560)</u>

As at 31 March 2025, inventories with a book value of VND4,117 billion (as at 30 September 2024: VND4,169 billion), were pledged with banks as collateral assets for short-term borrowings granted to the Group (Note 18).

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

	For the six-month period ended 31.3.2025 VND	For the year ended 30.9.2024 VND
Beginning of period/year (Reversal)/Provision	316,305,014,560 (145,522,831,375)	117,438,503,082 198,866,511,478
End of period/year	<u>170,782,183,185</u>	<u>316,305,014,560</u>

9 PREPAID EXPENSES**(a) Short-term**

	31.3.2025 VND	30.9.2024 VND
Rental expenses	78,634,030,383	60,239,652,472
Tools and supplies	43,144,318,355	36,345,390,198
Prepaid advertising expenses	27,137,585,593	26,800,138,075
Others	33,321,657,342	31,457,736,368
	<u>182,237,591,673</u>	<u>154,842,917,113</u>

(b) Long-term

	31.3.2025 VND	30.9.2024 VND
Rental expenses	75,961,473,716	44,326,573,507
Site clearance expenses	75,571,501,473	76,489,373,121
Tools and supplies	70,416,605,747	73,707,927,750
Repair and maintainance	27,356,295,896	36,732,986,153
Billboard	6,616,326,478	13,254,815,891
Others	16,650,365,297	16,633,369,338
	<u>272,572,568,607</u>	<u>261,145,045,760</u>

Movement in long-term prepaid expenses during the period/year were as follows:

	For the six-month period ended 31.3.2025 VND	For the year ended 30.9.2024 VND
Beginning of period/year	261,145,045,760	303,516,349,039
Increase	61,714,579,211	66,571,996,663
Transfer from consturction in progress (Note 11)	9,820,463,070	24,308,508,113
Allocation	(60,094,867,834)	(131,322,083,270)
Disposal	(12,651,600)	(1,929,724,785)
End of period/year	<u>272,572,568,607</u>	<u>261,145,045,760</u>

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10 FIXED ASSETS

(a) Tangible fixed assets

	Plant and buildings VND	Machinery VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Historical cost						
As at 1 October 2024	2,936,140,943,156	10,578,995,329,276	527,540,969,470	101,182,540,089	40,382,943,165	14,184,242,725,156
New purchases	43,950,795,285	46,232,786,066	16,366,353,677	-	1,982,052,178	108,531,987,206
Transfers from construction						
In progress (Note 11)	174,578,930,962	73,866,618,102	1,278,335,267	240,342,831	690,289,570	250,654,516,732
Disposals	-	(89,989,368,924)	(14,468,948,622)	(1,032,034,505)	(427,272,727)	(105,917,624,778)
Write-off	(1,207,961,874)	(364,769,000)	-	(380,664,000)	-	(1,953,394,874)
As at 31 March 2025	3,153,462,707,529	10,608,740,595,520	530,716,709,792	100,010,184,415	42,628,012,186	14,435,558,209,442
Accumulated depreciation						
As at 1 October 2024	1,294,821,054,184	8,413,738,740,451	442,992,794,458	88,405,989,693	29,705,709,988	10,269,664,288,774
Charge for the period	90,627,054,731	336,641,491,651	15,051,031,529	2,838,437,416	1,392,889,789	446,550,905,116
Disposals	-	(88,046,050,297)	(13,948,626,474)	(1,032,034,505)	(427,272,727)	(103,453,984,003)
Write-off	(1,085,011,035)	(364,769,000)	-	(380,664,000)	-	(1,830,444,035)
As at 31 March 2025	1,384,363,097,880	8,661,969,412,805	444,095,199,513	89,831,728,604	30,671,327,050	10,610,930,765,852
Net book value						
As at 1 October 2024	1,641,319,888,972	2,165,256,588,825	84,548,175,012	12,776,550,396	10,677,233,177	3,914,578,436,382
As at 31 March 2025	1,769,099,609,649	1,946,771,182,715	86,621,510,279	10,178,455,811	11,956,685,136	3,824,627,443,590

As at 31 March 2025, the historical cost of tangible fixed assets which were fully depreciated but still in use was VND4,486 billion (as at 30 September 2024: VND4,352 billion).

As at 31 March 2025, tangible fixed assets with carrying amount of VND2,303.2 billion (as at 30 September 2024: VND2,582 billion), were pledged with banks as collateral assets for short-term borrowings granted to the Group (Note 18).

10 FIXED ASSETS (continued)**(b) Intangible fixed assets**

	Land use rights VND	Software VND	Total VND
Historical cost			
As at 1 October 2024	234,582,707,708	70,452,537,002	305,035,244,710
New purchases	-	701,025,000	701,025,000
Transfers from construction in progress (Note 11)	-	292,089,600	292,089,600
As at 31 March 2025	234,582,707,708	71,445,651,602	306,028,359,310
Accumulated amortisation			
As at 1 October 2024	54,847,226,413	54,026,454,280	108,873,680,693
Charge for the period	1,716,177,103	2,326,654,941	4,042,832,044
As at 31 March 2025	56,563,403,516	56,353,109,221	112,916,512,737
Net book value			
As at 1 October 2024	179,735,481,295	16,426,082,722	196,161,564,017
As at 31 March 2025	178,019,304,192	15,092,542,381	193,111,846,573

As at 31 March 2025 and 30 September 2024, the historical cost of intangible fixed assets which were fully amortised but still in use was VND51 billion.

As at 31 March 2025, intangible fixed assets with carrying amount of VND66.9 billion (as at 30 September 2024: VND70 billion), were pledged with banks as collateral assets for short-term borrowings granted to the Group (Note 18).

11 CONSTRUCTION IN PROGRESS

Details of construction in progress by projects are as follows:

	31.3.2025 VND	30.9.2024 VND
Yen Bai Hotel project	400,048,690,700	389,403,528,626
Machinery installation	114,416,216,866	63,061,367,294
Hoa Sen Binh Dinh project	60,707,272,762	49,145,775,188
Hoa Sen Ha Nam project	37,967,880,631	37,967,880,631
Constructions at subsidiaries	32,000,059,650	22,974,738,533
Hoa Sen Phu My project	282,719,647	88,841,901,839
Others	47,624,001,496	12,203,636,308
	<u>693,046,841,752</u>	<u>663,598,828,419</u>

Movements in construction in progress during the period/year are as follows:

	For the six-month period ended 31.3.2025 VND	For the year ended 30.9.2024 VND
Beginning of period/year	663,598,828,419	530,451,510,027
Increase	290,799,105,925	230,238,617,998
Transfers to tangible fixed assets (Note 10(a))	(250,654,516,732)	(55,050,580,483)
Transfers to intangible fixed assets (Note 10(b))	(292,089,600)	(15,947,100,200)
Transfers to long-term prepaid expenses (Note 9(b))	(9,820,463,070)	(24,308,508,113)
Transfers to short-term prepaid expenses	(584,023,190)	(1,667,833,565)
Disposal	-	(117,277,245)
End of period/year	<u>693,046,841,752</u>	<u>663,598,828,419</u>

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12 SHORT-TERM TRADE ACCOUNTS PAYABLE

	As at 31.3.2025		As at 30.9.2024	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third-parties				
Hoa Phat Dung Quat Steel Joint Stock Company	517,997,887,979	517,997,887,979	382,563,821,530	382,563,821,530
Fomosa Ha Tinh Steel Corporation	241,111,852,531	241,111,852,531	-	-
Others	978,489,572,939	978,489,572,939	1,936,407,728,470	1,936,407,728,470
Related parties (Note 37(b))	4,905,474,267	4,905,474,267	9,041,894,688	9,041,894,688
	<u>1,742,504,787,716</u>	<u>1,742,504,787,716</u>	<u>2,328,013,444,688</u>	<u>2,328,013,444,688</u>

13 SHORT-TERM ADVANCES FROM CUSTOMERS

	31.3.2025		30.9.2024	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties				
Martin Muñoz Molina	28,425,242,796		2,297,127,400	
Others	197,882,698,688		181,046,382,786	
Related parties (Note 37(b))	12,923,858,797		15,547,244,327	
	<u>239,231,800,281</u>		<u>198,890,754,513</u>	

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14 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 1.10.2024 VND	Receivable/payable during the period VND	Payment during the period VND	Offset during the period VND	Refund during the period VND	Reclassification VND	As at 31.3.2025 VND
(a) VAT to be reclaimed. VAT to be reclaimed	560,536,071,430	4,556,832,615,325	-	(4,053,190,627,434)	(664,600,000,000)	-	399,578,059,321
(b) Tax receivables CIT	128,398,679,248	-	-	-	-	-	128,398,679,248
Personal income tax	55,425,031	114,557,589	-	-	-	598,435,204	768,417,824
	128,454,104,279	114,557,589	-	-	-	598,435,204	129,167,097,072
(c) Tax payables VAT import	58,127,130,525	363,954,096,952	(366,063,535,077)	-	-	-	56,017,692,400
VAT	31,172,301,831	4,198,266,387,581	(122,192,910,485)	(4,053,190,627,434)	-	-	54,055,151,493
CIT	13,532,163,678	47,949,859,359	(42,784,633,820)	-	-	-	18,997,389,217
Personal income tax	3,464,458,531	25,467,334,138	(28,276,210,436)	-	-	598,435,204	1,252,017,435
Export and import tax	38,268,269	11,286,941,508	(11,258,316,721)	-	-	-	66,881,056
Others	20,043,655	8,174,935,857	(8,110,550,895)	-	-	-	84,428,617
	106,354,354,489	4,655,099,555,395	(578,688,157,436)	(4,053,190,627,434)	-	598,435,204	130,173,560,216

15 PAYABLE TO EMPLOYEES

Payable to employees represents salary payable to employees.

16 SHORT-TERM ACCRUED EXPENSES

	31.3.2025	30.9.2024
	VND	VND
Trade discounts	238,084,778,230	136,181,782,296
Bonus and welfare	90,632,675,761	79,451,673,446
Transportation	22,502,951,751	75,477,811,588
Electricity	21,262,054,800	13,324,591,438
Rental fee	22,277,043,396	20,239,199,753
Interest expense	2,427,784,454	2,381,809,877
Others	38,574,377,821	24,164,351,128
	<u>435,761,666,213</u>	<u>351,221,219,526</u>

17 OTHER SHORT-TERM PAYABLES

	31.3.2025	30.9.2024
	VND	VND
Short-term deposits	26,377,572,387	18,836,602,528
Dividend payable	3,926,162,677	3,957,992,677
Social insurance, health insurance, unemployment insurance and union fees	2,569,926,610	1,376,083,575
Non-recourse discounting letter of credit	-	101,285,719,447
Proceeds from issue of Employee Stock Ownership Plan ("ESOP") shares	-	22,110,000,000
Others	10,251,211,830	6,371,716,360
	<u>43,124,873,504</u>	<u>153,938,114,587</u>

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18 SHORT-TERM BORROWINGS

	As at 1.10.2024		During the period		As at 31.3.2025	
	Value VND	Able-to-pay amount VND	Increase VND	Decrease VND	Value VND	Able-to-pay amount VND
Banks	5,364,084,453,144	5,364,084,453,144	14,895,048,585,791	(16,726,778,463,543)	3,532,354,575,392	3,532,354,575,392
Borrowings from banks are financed for the purpose of financing working capital. Interest rates of borrowings are determined in each drawdown. Details are as follows:						
Banks	Interest per annum	Term	As at 31.3.2025		As at 30.9.2024	
			VND		VND	
Vietnam Joint Stock Commercial Bank For Industry and Trade - Binh Duong Industrial Zone Branch (i)	3.5% - 4.1%	No later than 5 months from the disbursement date.	1,483,845,094,986	2,271,483,187,659		
Joint Stock Commercial Bank for Foreign Trade of Vietnam - South Binh Duong Branch (ii)	3.8% - 4%	No later than 6 months from the next day of disbursement date.	1,070,416,338,141	2,647,446,645,284		
Joint Stock Commercial Bank for Investment and Development of Viet Nam - Headquarter 2 Branch (iii)	3.5% - 4%	According to each facility agreement.	471,629,041,362	323,755,954,476		
HSBC Bank (Vietnam) Ltd (iv)	3.6% - 4.1%	No later than 120 days from the disbursement date.	297,790,652,915	-		
Kasikornbank Public Company Limited - Ho Chi Minh Branch (v)	3.3% - 3.9%	No later than 120 days from the disbursement date.	125,832,545,188	15,029,371,725		
Vietnam Joint Stock Commercial Bank For Industry and Trade - Ba Ria - Vung Tau Branch (vi)	3.9%	No exceed 3 month from the disbursement date.	82,840,902,800	53,369,294,000		
United Overseas Bank (Vietnam) Limited (vii)		No later than 120 days from the disbursement date.	-	53,000,000,000		
Saigon Thuong Tin Commercial Joint Stock Bank (viii)	(*)	According to each disbursement date and within 12 months from the disbursement date.	-	-		
			3,532,354,575,392	5,364,084,453,144		

(*) The Group did not incurred borrowings with Saigon Thuong Tin Commercial Joint Stock Bank during the period six-month period ended 31 March 2025.

18 SHORT-TERM BORROWINGS (continued)

Details of collateral assets are as follow:

- (i) 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 VND33.5 billion and VND1,830 billion respectively (as at 30 September 2024: VND34 billion and VND2,072 billion); a part of the inventories of the Group; and receivables with amount of VND570 billion;
- (ii) Loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam - South Binh Duong Branch are secured by land use rights and tangible fixed assets with carrying amount of VND17.7 billion and VND349 billion respectively (as at 30 September 2024: VND18 billion and VND370 billion); a part of the inventories of the Group; and receivables with amount of VND569 billion.
- (iii) Loans from Bank for Investment and Development of Vietnam – Headquarter 2 Branch are secured by a term deposit with a book value of VND28.5 billion and tangible fixed assets has a carrying amount of VND37 billion (as at 30 September 2024: VND21.3 billion and VND42 billion);
- (iv) Loans from HSBC Bank (Vietnam) Ltd are secured by land use rights and tangible assets with carrying amount of VND11 billion and VND28 billion respectively (as at 30 September 2024: VND11 billion and VND28.5 billion); and inventories;
- (v) Loans from Kasikombank 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 Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Ria - Vung Tau Branch are secured by inventory and tangible assets with carrying amount of VND350 billion and VND58 billion respectively (as at 30 September 2024: VND350 billion and VND68 billion);
- (vii) Loans from United Overseas Bank (Vietnam) Limited are secured by the floating inventories with the amount of USD23 million; and
- (viii) The collateral assets at Saigon Thuong Tin Commercial Joint Stock Bank are land use rights and tangible fixed assets with a carrying amount of VND4.7 billion VND1.2 billion (as of 30 September 2024: VND7 billion and VND1.5 billion).

19 BONUS AND WELFARE FUNDS

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

	For the six-month period ended 31.3.2025 VND	For the year ended 30.9.2024 VND
Beginning of period/year	35,388,068,805	148,469,573,661
Appropriation (Note 22)	3,682,624,676	18,103,097,086
Utilisation	(25,083,634,335)	(131,184,601,942)
End of period/year	<u>13,987,059,146</u>	<u>35,388,068,805</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:

	31.3.2025 VND	30.9.2024 VND
Deferred tax assets:		
Deferred tax assets to be recovered after more than 12 months	7,074,147,972	3,979,571,784
Deferred tax assets to be recovered within 12 months	<u>135,593,649,779</u>	<u>135,965,784,672</u>
	<u>142,667,797,751</u>	<u>139,945,356,456</u>
Deferred tax liabilities:		
Deferred tax liabilities to be recovered within 12 months	<u>(279,999,591)</u>	<u>-</u>
	<u>142,387,798,160</u>	<u>139,945,356,456</u>

20 DEFERRED INCOME TAX (continued)

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

	For the six-month period ended 31.3.2025 VND	For the year ended 30.9.2024 VND
Beginning of period/year	139,945,356,456	92,832,852,292
Consolidated income statement (charge)/credit	2,442,441,704	47,112,504,164
End of period/year	142,387,798,160	139,945,356,456

(a) Details of deferred tax assets

Deferred tax assets related to the following temporary differences:

	31.3.2025 VND	30.9.2024 VND
Accrued expenses	74,644,153,143	67,016,921,237
Unrealised profits	39,271,133,795	34,179,987,085
Provisions	28,752,510,813	38,145,835,930
Foreign exchange differences	-	602,612,204
	142,667,797,751	139,945,356,456

(b) Details of deferred tax liabilities

Deferred tax liabilities related to the following temporary differences:

	31.3.2025 VND	30.9.2024 VND
Foreign exchange differences	279,999,591	-

The Group used tax rates of 5%, 8.5% and 20% for the six-month period ended 31 March 2025 and the year ended 30 September 2024 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 31.3.2025		As at 30.9.2024	
	Ordinary shares	Preference shares	Ordinary shares	Preference shares
Number of shares registered	620,982,309	-	615,982,309	-
Number of shares issued	620,982,309	-	615,982,309	-
Number of existing shares in circulation	620,982,309	-	615,982,309	-

(b) Details of owners' shareholding

	As at 31.3.2025		As at 30.9.2024	
	Ordinary shares	%	Ordinary shares	%
Mr. Le Phuoc Vu	105,345,945	16.96	104,845,945	17.02
Other shareholders	515,636,364	83.04	511,136,364	82.98
Number of shares	620,982,309	100.00	615,982,309	100.00

(c) Movement of share capital

	Number of shares	Ordinary shares VND	Total VND
As at 1 October 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
New shares issued	5,000,000	50,000,000,000	50,000,000,000
As at 31 March 2025	620,982,309	6,209,823,090,000	6,209,823,090,000

Par value per share: VND10,000.

The Company does not have preference shares.

22 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital VND	Share premium VND	Other funds VND	Post-tax undistributed earnings VND	Non-controlling shareholder interests VND	Total VND
As at 1 October 2023	6,159,823,090,000	157,292,539,068	77,910,496,944	4,369,041,219,887	16,099,026,522	10,780,166,372,421
Net profit for the year	-	-	-	514,634,808,368	39,168,002	514,673,976,370
Dividends declaration	-	-	-	(307,991,154,500)	-	(307,991,154,500)
Appropriation to bonus and welfare funds	-	-	-	(18,103,097,086)	-	(18,103,097,086)
Appropriation of 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	4,532,590,018,175	16,138,194,524	10,916,937,055,537
Net profit for the period	-	-	-	373,040,665,757	21,552,838	373,062,218,595
Issuing shares under Employee Stock Ownership Plan ("ESOP") (*)	50,000,000,000	-	-	-	-	50,000,000,000
Appropriation to bonus and welfare funds (**)	-	-	-	-	-	-
(Note 19)	-	-	-	(3,682,624,676)	-	(3,682,624,676)
Appropriation to other funds (**)	-	-	5,063,608,930	(5,063,608,930)	-	-
Utilisation of other funds	-	-	(23,137,680,841)	-	-	(23,137,680,841)
As at 31 March 2025	6,209,823,090,000	157,292,539,068	32,919,141,858	4,896,984,450,327	16,159,747,362	11,313,178,968,615

(*) According to the Resolution of the Annual General Meeting of Shareholders No. 01/NQ-DHĐCĐ/2024 dated 18 March 2024, the Annual General Meeting of Shareholders approved the issuance of shares under the Employee Stock Ownership Plan ("ESOP") for management, 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. On 9 October 2024, the Company completed the issuance.

(**) According to the Resolution of Annual General Meeting of Shareholders 2023-2024 No. 01/NQ-DHĐCĐ/2024 dated 18 March 2024, the Company has appropriated consolidated profit after tax of the fiscal year ("FY") 2023-2024 as follows:

- Appropriation of bonus and welfare funds is 4% from consolidated profit after tax. Therefore, the Group appropriated VND3,682,624,676 additionally.
- Appropriation of compensation for Board of Directors and Department under the Board of Directors is 1.5% from consolidated profit after tax. Therefore, the Group appropriated VND1,380,964,254 additionally; and
- Appropriation of sponsorship and charity fund 4% from consolidated profit after tax. Therefore, the Group has appropriated VND3,682,624,676 additionally.

23 DIVIDENDS

	For the six-month period ended 31.3.2025 VND	For the year ended 30.9.2024 VND
Beginning of period/year	3,957,992,677	3,541,015,977
Dividends payable during the period/year	-	307,991,154,500
Dividends paid in cash	(31,830,000)	(307,574,177,800)
End of period/year	<u>3,926,162,677</u>	<u>3,957,992,677</u>

24 EARNINGS PER SHARE**(a) Basic earnings per share**

Basic earnings per share is calculated by dividing the net profit attributable to shareholders after deducting the bonus and welfare funds by the weighted average number of ordinary shares outstanding during the period. The details were as follows:

	For the six-month period ended	
	31.3.2025	31.3.2024
Net profit attributable to shareholders (VND)	373,040,665,757	422,569,191,468
Less amount allocated to bonus and welfare funds (VND) (*)	(14,921,626,630)	(16,902,767,659)
	<u>358,119,039,127</u>	<u>405,666,423,809</u>
Weighted average number of ordinary shares in issue (shares)	620,515,276	615,982,309
Basic earnings per share (VND)	<u>577</u>	<u>659</u>

(*) The amount appropriated to bonus and welfare fund for the six-month period ended 31 March 2025 is estimated at a rate of 4% of consolidated net income according to the Resolution of Annual General Meeting of Shareholders 2024-2025 No. 01/NQ-DHĐCĐ/2025 dated 18 March 2025.

(b) Diluted earnings per share

The Group did not have any ordinary shares potentially diluted during the period and up to the date of this consolidated financial statements. Therefore, the diluted earnings per share is equal to the basic earnings per share.

25 OFF INTERIM CONSOLIDATED BALANCE SHEET ITEMS**(a) Bad debts written off**

During the six-month period ended 31 March 2025, doubtful debts written off were nil (during the six-month period ended 31 March 2024: VND10,345,169,668).

(b) Foreign currency

As at 31 March 2025, included in cash and cash equivalents were balances held in foreign currency of USD2,426,953 (as at 30 September 2024: USD6,905,824).

26 NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	For the six-month period ended	
	31.3.2025 VND	31.3.2024 VND
Revenue		
Revenue from sales of finished goods	9,924,568,291,819	9,328,369,721,521
Revenue from sales of merchandise	9,136,771,016,662	9,336,313,801,070
Revenue from rendering of services	5,184,100,731	5,677,581,878
Revenue from sales of others	2,221,194,766	2,923,918,308
	<u>19,068,744,603,978</u>	<u>18,673,285,022,777</u>
Sales deductions		
Trade discounts	(366,878,677,608)	(334,285,136,361)
Sales returns	(18,713,734,599)	(11,389,577,356)
Sales allowances	(11,136,864,839)	(4,801,608,912)
	<u>(396,729,277,046)</u>	<u>(350,476,322,629)</u>
Net revenue from sales of goods and rendering of services		
Net revenue from sales of finished goods	9,634,443,357,974	9,030,617,595,810
Net revenue from sales of merchandises	9,030,166,673,461	9,283,589,604,152
Net revenue from rendering of services	5,184,100,731	5,677,581,878
Net revenue from sales of others	2,221,194,766	2,923,918,308
	<u>18,672,015,326,932</u>	<u>18,322,808,700,148</u>

27 COST OF GOODS SOLD AND SERVICES RENDERED

	For the six-month period ended	
	31.3.2025 VND	31.3.2024 VND
Cost of finished goods sold	8,414,134,315,583	7,801,857,639,943
Cost of merchandise sold	8,107,948,738,705	8,333,923,632,839
Others	13,479,196,365	24,368,576,225
(Reversal of provision)/provision for decline in value of inventories	(145,522,831,375)	94,720,991,134
	<u>16,390,039,419,278</u>	<u>16,254,870,840,141</u>

28 FINANCIAL INCOME

	For the six-month period ended	
	31.3.2025 VND	31.3.2024 VND
Realised foreign exchange gains	161,005,714,927	176,944,146,239
Interest income	1,180,711,710	891,918,665
Net gain from foreign currency translation at period-end	985,488,542	4,055,459,553
Payment discounts granted	276,769,666	435,123,607
Late payment granted	233,318,318	-
Income from investments	68,500,000	-
	<u>163,750,503,163</u>	<u>182,326,648,064</u>

29 FINANCIAL EXPENSES

	For the six-month period ended	
	31.3.2025 VND	31.3.2024 VND
Interest expense	95,432,649,050	54,071,510,070
Realised foreign exchange losses	48,492,600,458	37,489,946,814
Payment discounts	2,676,772	636,641,962
	<u>143,927,926,280</u>	<u>92,198,098,846</u>

30 SELLING EXPENSES

	For the six-month period ended	
	31.3.2025	31.3.2024
	VND	VND
Export expenses	492,294,177,616	575,415,082,476
Staff costs	475,603,206,086	433,945,582,438
Transportation	153,803,968,441	117,036,254,205
Rental expenses	102,061,083,037	97,490,762,275
Depreciation and amortisation	82,898,929,057	92,642,663,161
Advertising expenses	66,025,237,765	33,522,614,032
Outside services	46,232,588,594	39,488,103,289
Others	167,073,089,601	145,341,689,517
	<u>1,585,992,280,197</u>	<u>1,534,882,751,393</u>

31 GENERAL AND ADMINISTRATION EXPENSES

	For the six-month period ended	
	31.3.2025	31.3.2024
	VND	VND
Staff costs	138,589,537,546	97,534,954,721
Outside services	52,995,531,632	32,448,843,444
Depreciation and amortisation	22,894,433,219	23,201,640,900
Rental expenses and equipment	11,662,404,500	17,206,558,692
Others	86,845,965,841	47,131,906,673
	<u>312,987,872,738</u>	<u>217,523,904,430</u>

32 NET OTHER INCOME AND OTHER EXPENSES

	For the six-month period ended	
	31.3.2025	31.3.2024
	VND	VND
Other income		
Gains on disposal of fixed assets	10,762,263,544	12,731,859,674
Compensation received	1,775,123,850	4,431,182,980
Others	4,157,863,596	10,653,021,659
	<u>16,695,250,990</u>	<u>27,816,064,313</u>
Other expenses		
Others	(943,946,342)	(3,779,707,165)
	<u>(943,946,342)</u>	<u>(3,779,707,165)</u>
Net other income	<u>15,751,304,648</u>	<u>24,036,357,148</u>

33 CORPORATE INCOME TAX ("CIT")

The Company is obliged to pay the State CIT at the tax rate of 20%. Subsidiaries are obliged to pay the State CIT at the following tax rates:

Hoa Sen Nghe An One Member Limited Liabilities Company is eligible to pay the CIT at the tax rate of 10% within 15 years from the first year of operation of Nam Cam Factory (FY 2015-2016 to FY 2029-2030), Dong Hoi Factory (FY 2016-2017 to FY 2030-2031), and to the normal tax rate in the following years. Nam Cam Factory and Dong Hoi Factory are exempted from CIT for the first 4 years generating taxable income (FY 2015-2016 to FY 2018-2019 and FY 2016-2017 to FY 2019-2020) and are eligible for 50% reduction of CIT in the 9 following years (FY 2019-2020 to FY 2027-2028 and FY 2020-2021 to FY 2028-2029).

Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liabilities Company is eligible to pay the CIT at the tax rate of 10% within 15 years from the date this subsidiary generating revenue (FY 2016-2017 to FY 2030-2031) and at normal tax rates in the following years. This subsidiary is exempted from CIT for 4 years from the first year generating taxable income (FY 2019-2020 to FY 2022-2023) and is eligible for a 50% reduction of CIT in the 9 following years (FY 2023-2024 to FY 2031-2032).

Hoa Sen Ha Nam One Member Limited Liabilities Company is eligible to pay the CIT at the tax rate of 17% within 10 years from the first year this subsidiary has taxable income (FY 2016- 2017 to FY 2025-2026) for production activities and at normal tax rates for trading and other activities. This subsidiary is exempted from CIT for production activities for 2 years from the first year generating taxable income (FY 2019-2020 to FY 2020-2021) and is eligible for 50% reduction of CIT in the 4 following years (FY 2021-2022 to FY 2024-2025).

Hoa Sen Phu My One Member Limited Liabilities Company is eligible to pay the CIT at the tax rate of 17% within 10 years from the first year that the investment project of this subsidiary had revenue (FY 2017-2018 to FY 2026-2027) and at normal tax rates in the following years. This subsidiary is exempted from CIT for 2 years from the first year generating taxable income (FY 2020-2021 to FY 2021-2022) and is eligible for 50% reduction of CIT in the next 4 following years (FY 2022-2023 to FY 2025-2026).

Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company is eligible to pay the CIT at the tax rate of 17% within 10 years from the first year of operation (FY 2017-2018 to FY 2026-2027) for production activities and at normal tax rates for trading and other activities. This subsidiary is exempted from CIT for production activities for 2 years from the first year generating taxable income (FY 2020-2021 to FY 2021-2022) and is eligible 50% reduction of CIT for the next 4 following years (FY 2022-2023 to FY 2025-2026).

Other subsidiaries are using the applicable tax rate of 20%.

33 CORPORATE INCOME TAX ("CIT") (continued)

The CIT amount on the accounting profit before tax of the Group is different from the tax amount when calculated at the applicable tax rate of 20% as follows:

	For the six-month period ended	
	31.3.2025 VND	31.3.2024 VND
Accounting profit before tax	418,569,636,250	429,696,110,550
Tax calculated at a rate of 10%	42,137,658,955	26,723,783,951
Tax calculated at a rate of 17%	3,161,996,908	(3,204,413,919)
Tax calculated at a rate of 20%	(4,281,387,025)	36,261,552,937
Effect of:		
Expenses not deductible for tax purposes	17,201,722,156	11,554,085,717
Utilisation of previously unrecognised tax losses	(7,848,892,741)	(64,330,328,033)
Tax losses for which no deferred income tax asset was recognised	16,310,869,448	7,842,325,662
Temporary differences for which no deferred income tax asset was recognised	(4,266,157,401)	6,950,411,471
Tax exemption	(16,908,392,645)	(14,662,845,245)
Over-provision in previous period	-	(34,202,218)
CIT charged (*)	<u>45,507,417,655</u>	<u>7,100,570,323</u>
Charged to the interim consolidated income statement:		
CIT - current	47,949,859,359	47,628,549,480
CIT - deferred	(2,442,441,704)	(40,527,979,157)
	<u>45,507,417,655</u>	<u>7,100,570,323</u>

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

33 CORPORATE INCOME TAX ("CIT") (continued)

The Group'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 interim consolidated financial statements. The estimated amount of tax losses available for offset against the Group's future taxable profit is:

Year/period of tax loss	Status of tax authorities' review	Loss incurred VND	Loss utilised in previous financial years	Loss utilised in current period VND	Loss carried forward VND
2019-2020	Finalised	2,955,947,345	-	(2,955,947,345)	-
2021-2022	Outstanding	12,376,991,481	-	(7,829,178,825)	4,547,782,656
2022-2023	Outstanding	929,259,872,533	(480,791,665,517)	(60,154,212,924)	388,313,994,092
2023-2024	Outstanding	96,661,234,277	-	-	96,661,234,277
Six-month period ended 31 March 2025	Outstanding	<u>82,753,791,629</u>	<u>-</u>	<u>-</u>	<u>82,753,791,629</u>

The Group 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 and its subsidiaries can utilise these losses.

34 COSTS OF OPERATION BY FACTORS

Costs of operation by factors represent all costs incurred during the period, excluding cost of merchandises for trading activities. Details are as follows:

	For the six-month period ended	
	31.3.2025 VND	31.3.2024 VND
Raw materials	14,656,224,157,758	16,085,446,245,871
Outside services	1,336,847,966,448	1,360,051,324,277
Staff costs	793,392,092,477	683,508,712,113
Depreciation and amortisation	450,593,737,160	516,758,306,593
Others	641,714,778,072	510,940,322,160
	<u>17,878,772,731,915</u>	<u>19,156,704,911,014</u>

35 ADDITIONAL INFORMATION ON CERTAIN ITEMS OF THE INTERIM CONSOLIDATED CASH FLOW STATEMENT

	31.3.2025 VND	30.9.2024 VND
Purchase of fixed assets and other long-term assets that have not yet been settled	54,599,231,313	50,669,136,824
Prepayments to suppliers for purchasing of fixed assets and other long-term assets	<u>644,390,161,263</u>	<u>592,835,205,838</u>

36 SEGMENT REPORTING

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

Business segments

The principal business activities of the Group are production of roofing sheets made of galvanised steel, zinc-aluminum alloy, painted galvanised steel, and other alloy types; production of steel purlins, galvanised purlins; production of black steel pipes, galvanised steel pipes, steel pipes coated with other alloys; production of galvanised steel mesh, galvanised 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; production of cold rolled steel coils; rental of machinery, equipment and other tangible items; production and sales of construction materials including plastic pipes and plastic pipe accessories; and hotel business, catering services and commercial centers. During the period, other business activities account for an insignificant proportion of the total revenue and interim consolidated income statement of the Group. Accordingly, financial information presented on the interim consolidated balance sheet and interim consolidated income statement is mainly related to the main business activities of the Group.

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 31 March 2025 and 30 September 2024, all of the assets of the Group are located only in the territory of Vietnam. Segment information based on the geographical location of the Group is as follows:

	For the six-month period ended 31 March 2025		
	Domestic VND	Export VND	Total VND
Net revenue from sales of goods and rendering of services	11,686,116,702,899	6,985,898,624,033	18,672,015,326,932
Cost of goods sold and services rendered	(10,083,042,445,052)	(6,306,996,974,226)	(16,390,039,419,278)
Gross profit from sales of goods and rendering of services	1,603,074,257,847	678,901,649,807	2,281,975,907,654
	For the six-month period ended 31 March 2024		
	Domestic VND	Export VND	Total VND
Net revenue from sales of goods and rendering of services	9,162,662,688,317	9,160,146,011,831	18,322,808,700,148
Cost of goods sold and services rendered	(8,017,532,799,441)	(8,237,338,040,700)	(16,254,870,840,141)
Gross profit from sales of goods and rendering of services	1,145,129,888,876	922,807,971,131	2,067,937,860,007

37 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:

Name	Relationship
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 Group
Hoa Sen Nghe An Investment One Member Limited Liabilities Company	Owned by Chairperson of the Group
Mr. Hoang Duc Huy	Member of Board of Management
Ms. Le Thi Le Hoa	Related party of the Chairperson

(a) Related party transactions

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

	For the six-month period ended	
	31.3.2025	31.3.2024
	VND	VND
(i) Net revenue from sales of goods and rendering of services		
Hoa Sen Holdings Group	2,217,347,603,825	1,586,714,252,092
Hoa Sen Nghe An Investment Company Limited	108,000,000	108,980,000
	<u>2,217,455,603,825</u>	<u>1,586,823,232,092</u>
(ii) Purchases of goods and services		
Hoa Sen Holdings Group	25,964,933,515	221,143,166,613
Hoa Sen Nghe An Investment Company Limited	22,827,886,871	29,949,848,612
	<u>48,792,820,386</u>	<u>251,093,015,225</u>
(iii) Sales of fixed assets		
Hoa Sen Holdings Group	<u>85,000,000</u>	<u>-</u>

37 RELATED PARTY DISCLOSURES (continued)

(a) Related party transactions (continued)

		For the six-month period ended	
		31.3.2025	31.3.2024
		VND	VND
(iv) Compensation of key management			
Board of Directors			
Mr. Le Phuoc Vu	Chairperson	180,000,000	180,000,000
Mr. Tran Ngoc Chu	Vice chairperson	150,000,000	150,000,000
Mr. Tran Quoc Tri	Member	120,000,000	120,000,000
Mr. Nguyen Van Luan	Member	120,000,000	120,000,000
Mr. Dinh Viet Duy	Member	120,000,000	120,000,000
Mr. Ly Van Xuan	Member	120,000,000	120,000,000
Board of Supervision			
Mr. Nguyen Van Luan	Chairperson	60,000,000	60,000,000
Mr. Dinh Viet Duy	Member	30,000,000	30,000,000
Mr. Ly Van Xuan	Member	30,000,000	30,000,000
Board of Management			
Mr. Vu Van Thanh	General Director (from 12 April 2024)	1,280,674,593	1,498,956,192
Mr. Tran Quoc Tri	General Director (until 12 April 2024)	-	1,318,400,000
Other members		10,924,904,321	6,416,878,692
		<u>13,135,578,914</u>	<u>10,164,234,884</u>

(b) Period/Year-end balances with related parties

	31.3.2025	30.9.2024
	VND	VND
(i) Short-term trade accounts receivable (Note 5)		
Hoa Sen Holdings Group	<u>312,793,127,187</u>	-
(ii) Short-term prepayments to suppliers (Note 6(a))		
Ms. Le Thi Le Hoa	-	<u>450,000,000,000</u>
(iii) Long-term prepayments to suppliers (Note 6(b))		
Ms. Le Thi Le Hoa (*)	<u>450,000,000,000</u>	-

(*) The balance represents the prepayment according to the Transfer Agreement and Commitment No. 01/HĐHMB/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 31 March 2025, the Company has made a prepayment of VND450 billion to Party B, and the parties are currently completing the legal procedures for the transfer.

37 RELATED PARTY DISCLOSURES (continued)

(b) Period/Year-end balances with related parties

	31.3.2025 VND	30.9.2024 VND
(iv) Other short-term receivables (Note 7(a))		
Rental deposits		
Hoa Sen Holdings Group	<u>1,195,200,000</u>	<u>770,000,000</u>
(v) Other long-term receivables (Note 7(b))		
Rental deposits		
Hoa Sen Holdings Group	<u>2,470,000,000</u>	<u>3,555,200,000</u>
Advance payment for land purchases		
Mr. Hoang Duc Huy	<u>45,462,225,000</u>	<u>45,462,225,000</u>
	<u>47,932,225,000</u>	<u>49,017,425,000</u>
(vi) Short-term trade accounts payable (Note 12)		
Hoa Sen Holdings Group	685,174,881	5,388,232,064
Hoa Sen Nghe An Investment Company Limited	<u>4,220,299,386</u>	<u>3,653,662,624</u>
	<u>4,905,474,267</u>	<u>9,041,894,688</u>
(vii) Short-term advances from customers (Note 13)		
Hoa Sen Holdings Group	<u>12,923,858,797</u>	<u>15,547,244,327</u>
(viii) Other long-term payables		
Hoa Sen Holdings Group	<u>709,500,000</u>	<u>709,500,000</u>

38 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:

	31.3.2025 VND	30.9.2024 VND
Within one year	174,992,110,878	174,292,514,498
Between one and five years	430,846,723,987	459,961,814,827
Over five years	533,717,402,132	539,483,984,898
Total minimum payments	<u>1,139,556,236,997</u>	<u>1,173,738,314,223</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:

	31.3.2025 VND	30.9.2024 VND
Within one year	5,130,083,082	5,339,177,089
Between one and five years	13,364,935,965	15,067,971,993
Over five years	14,547,510,883	14,803,291,656
Total minimum receipts	<u>33,042,529,930</u>	<u>35,210,440,738</u>

(b) Capital commitments

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

	31.3.2025 VND	30.9.2024 VND
Buildings, stores, machinery and equipments	<u>472,078,494,032</u>	<u>411,888,879,105</u>

(c) Guarantee commitments

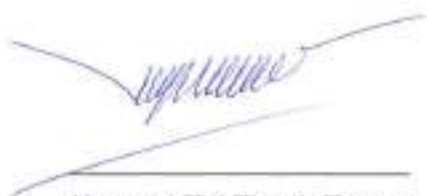
As at 31 March 2025 and 30 September 2024, the Company has an irrevocable guarantee commitment with a commercial bank (referred to as "Creditor") for borrowings of its subsidiary (referred to as "Debtor"). Accordingly, the Company is responsible for repaying fully and promptly the loan principal, interest, guarantee costs and other costs to the Creditor. Details of guarantee are as follows:

	Guarantee limits	
	31.3.2025 VND	30.9.2024 VND
Hoa Sen Plastics Joint Stock Company	<u>350,000,000,000</u>	<u>350,000,000,000</u>

39 EVENTS AFTER THE INTERIM CONSOLIDATED BALANCE SHEET DATE

As at 3 April 2025, the Board of Directors has finalised the list of shareholders to declare dividends by cash appropriated from the consolidated undistributed profit after tax as at 30 September 2024 according to the audited consolidated financial statements of the fiscal year 2023-2024, the dividend payout rate is 5% of the par value of outstanding shares.

The interim consolidated financial statements were approved by the Board of Management on 29 May 2025.



Nguyen Thi Thanh Tuyen
Preparer



Nguyen Thi Ngoc Lan
Chief Accountant



Vu Van Thanh
General Director

