

# CÔNG TY CỔ PHẦN VĂN HÓA TÂN BÌNH

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## INTERIM SEPARATE FINANCIAL STATEMENTS

### TAN BINH CULTURE JOINT STOCK COMPANY

For the period from 01/01/2025 to 30/06/2025  
(reviewed)



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## **TAN BINH CULTURE JOINT STOCK COMPANY**

Lot II-3, Group CN 2, Street No. 11, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City

### **REPORT OF THE BOARD OF MANAGEMENT**

The Board of Management of Tan Binh Culture Joint Stock Company ("the Company") presents its report and the Company's Interim Separate Financial statements for the period from 01/01/2025 to 30/06/2025.

#### **THE COMPANY**

Tan Binh Culture Joint Stock Company is a joint stock company that was converted from a state-owned enterprise under Decree No. 28/CP dated May 7, 1996, of the Government on the transformation of state-owned enterprises into joint-stock companies and Decision No. 3336/QĐ-UB-KT dated June 26, 1998, of the People's Committee of Ho Chi Minh City regarding the announcement of the enterprise valuation of Tan Binh General Service Culture Company and its conversion into Tan Binh Culture Joint Stock Company. The company operates under the Business Registration Certificate and Tax Registration for Joint Stock Company No. 0301420079, issued by the Ho Chi Minh City Department of Planning and Investment on August 31, 1998, with its 38th amendment registered on September 8, 2022.

The Company's head office is located at: Lot II-3, Group CN 2, Street No. 11, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City.

#### **BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION**

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

Mr. La The Nhan	Chairman
Mrs. Lai Thi Hong Diep	Vice Chairman
Mr. Hoang Van Dieu	Member
Mrs. Hoang Minh Anh Tu	Member
P Nguyen Minh Tuan	Member
Mr. Trinh Xuan Quang	Member
Mr. Doan Thanh Hai	Member
Mr. Nguyen Anh Thuan	Member

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

Mr. Hoang Minh Anh Tu	General Director
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Members of the Board of Supervision are:

Mr. Nguyen Van Danh	Head of Department
Mrs. Thai Thi Phuong	Member
Mrs. Quach Thi Mai Trang	Member

#### **LEGAL REPRESENTATIVE**

The legal representative of the Company during the period and until the preparation of this Interim Separate Financial Statements is Mr. Hoang Minh Anh Tu – General Director.

#### **AUDITORS**

The auditors of the AASC Auditing Firm Company Limited have taken the audit of Interim Separate Financial statements for the Company.

**STATEMENT OF THE BOARD OF MANAGEMENT' RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS**

The Board of Management is responsible for the Interim Separate Financial statements of each financial period which give a true and fair view of the financial position of the Company; its operating results and its cash flows for the period. In preparing those Interim Separate Financial statements, The Board of Management is required to:

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

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at anytime and to ensure that the Interim Separate Financial statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Interim Separate Financial Statements give a true and fair view of the financial position at 30 June 2025, its operation results and cash flows for the period from 01 January 2025 to 30 June 2025 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Separate Financial Statements.

**Other commitments**

The Board of Management pledges that the Company complies with the Government's Decree No.155/2020/ND-CP dated 31 December 2020 on detailing and guiding the implementation of a number of articles of the Law on Securities and the Company does not violate the obligations of information disclosure in accordance with the regulations of the Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance guiding the disclosure of information on Securities Market and the Circular No. 68/2024/TT-BTC dated 18 September 2024 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 96/2020/TT-BTC.

On behalf of The Board of Management



Hoang Minh Anh Tu  
General Director

Ho Chi Minh City, August 28, 2025



## REVIEW REPORT ON INTERIM SEPARATE FINANCIAL INFORMATION

To: **Shareholders, The Board of Directors and The Board of Management  
Tan Binh Culture Joint Stock Company**

We have reviewed the Interim Separate Financial statements of Tan Binh Culture Joint Stock Company prepared on August 28, 2025, from page 06 to page 40 including: Interim Separate Statement of Financial position as at 30 June 2025, Interim Separate Statement of Income, Interim Separate Statement of Cash flows and Notes To Interim Separate Financial Statements for the period from 01 January 2025 to 30 June 2025.

### The Board of Management' responsibility

The Board of Management is responsible for the preparation of Interim Separate Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of Interim Financial Statements and for such internal control as management determines is necessary to enable the preparation of Interim 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 these Interim Separate 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.

#### **Auditor's Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Separate Financial statements does not give a true and fair view, in all material respects, of the financial position of Tan Binh Culture Joint Stock Company as at 30 June 2025, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements.

**AASC Auditing Firm Company Limited**



**Vu Xuan Bien**

Deputy General Director

Certificate of registration to audit practice

No: 0743-2023-002-1

*Hanoi, August 28, 2025*

## INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

Code	ASSETS	Note	30/06/2025 VND	01/01/2025 VND
100	<b>A. SHORT-TERM ASSETS</b>		<b>103,757,590,889</b>	<b>120,350,372,394</b>
110	1. Cash and cash equivalents	3	5,761,649,912	3,660,347,098
111	1. Cash		3,761,649,912	1,660,347,098
112	2. Cash equivalents		2,000,000,000	2,000,000,000
120	II. Short-term investments	4	45,599,172,878	44,956,710,506
121	1. Trading securities		725,549,276	725,549,276
122	2. Provision for diminution in value of trading securities		(88,967,776)	(81,014,775)
123	3. Held to maturity investments		44,962,591,378	44,312,176,005
130	III. Short-term receivables		50,972,020,757	67,130,406,788
131	1. Short-term trade receivables	5	28,621,133,069	45,637,127,551
132	2. Short-term prepayments to suppliers	6	14,941,812,047	11,621,786,387
135	3. Short-term loan receivables	7	7,050,000,000	9,960,000,000
136	4. Other short-term receivables	8	580,371,986	132,789,195
137	5. Provision for short-term doubtful debts		(221,296,345)	(221,296,345)
140	IV. Inventories	10	1,418,520,724	4,570,512,851
141	1. Inventories		1,418,520,724	4,570,512,851
150	V. Other short-term assets		6,226,618	32,395,151
151	1. Short-term prepaid expenses	15	8,098,787	32,395,151
152	2. Deductible VAT		(1,872,169)	-
200	<b>B. NON-CURRENT ASSETS</b>		<b>111,178,829,683</b>	<b>112,724,543,699</b>
210	I. Long-term receivables		24,201,000,000	24,701,000,000
215	1. Long-term loan receivables	7	24,200,000,000	24,700,000,000
216	2. Other long-term receivables	8	1,000,000	1,000,000
220	II. Fixed assets		14,682,175,960	15,700,184,631
221	1. Tangible fixed assets	12	11,096,696,617	12,001,900,080
222	- Historical costs		46,077,869,498	46,457,469,498
223	- Accumulated depreciation		(34,981,172,881)	(34,455,569,418)
227	2. Intangible fixed assets	13	3,585,479,343	3,698,284,551
228	- Historical costs		7,072,637,997	7,072,637,997
229	- Accumulated amortization		(3,487,158,654)	(3,374,353,446)
230	III. Investment properties	14	30,120,623,042	30,483,293,954
231	- Historical costs		57,552,819,888	57,552,819,888
232	- Accumulated depreciation		(27,432,196,846)	(27,069,525,934)

**INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION***As at 30 June 2025**(continued)*

Code	ASSETS	Note	30/06/2025	01/01/2025
			VND	VND
240	IV. Long-term unfinished asset	11	2,169,918,677	2,134,981,677
242	1. Construction in progress		2,169,918,677	2,134,981,677
250	V. Long-term investments	4	39,823,256,442	39,412,496,507
251	1. Investment in subsidiaries		45,000,000,000	45,000,000,000
252	2. Investments in joint ventures and associates		7,520,000,000	7,520,000,000
253	3. Equity investments in other entities		159,699,200	159,699,200
254	4. Provision for devaluation of long-term investments		(12,856,442,758)	(13,267,202,693)
260	VI. Other long-term assets		181,855,562	292,586,930
261	1. Long-term prepaid expenses	15	181,855,562	292,586,930
270	TOTAL ASSETS		<u>214,936,420,572</u>	<u>233,074,916,093</u>



**TAN BINH CULTURE JOINT STOCK COMPANY**

Lot H-3, Group CN 2, Street No. 11, Tan Binh  
Industrial Park, Tay Thanh Ward, Ho Chi Minh City

**Interim Separate Financial statements**  
For the period from 01/01/2025 to 30/06/2025

**INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION**

*As at 30 June 2025*  
*(continued)*

Code	CAPITAL	Note	30/06/2025 VND	01/01/2025 VND
300	<b>C. LIABILITIES</b>		<b>15,644,681,369</b>	<b>34,031,008,389</b>
310	<b>I. Current liabilities</b>		<b>15,644,681,369</b>	<b>34,031,008,389</b>
311	1. Short-term trade payables	16	3,394,763,585	11,320,510,280
312	2. Short-term prepayments from customers		320,302,120	33,616,000
313	3. Taxes and other payables to State budget	17	59,898,984	483,703,233
314	4. Payables to employees		856,736,981	1,451,787,864
319	5. Other short-term payments	18	8,856,527,470	15,566,818,783
320	6. Short-term borrowings and finance lease liabilities	19	1,456,083,454	4,474,203,454
322	7. Bonus and welfare fund		700,368,775	700,368,775
400	<b>D. OWNER'S EQUITY</b>		<b>199,291,739,203</b>	<b>199,043,907,704</b>
410	<b>I. Owner's equity</b>	20	<b>199,291,739,203</b>	<b>199,043,907,704</b>
411	1. Contributed capital		61,725,230,000	61,725,230,000
411a	Ordinary shares with voting rights		61,725,230,000	61,725,230,000
412	2. Share Premium		137,662,054,443	137,662,054,443
414	3. Other capital		2,140,945,047	2,140,945,047
415	4. Treasury shares		(11,666,581,607)	(11,666,581,607)
418	5. Development investment funds		2,243,857,861	2,243,857,861
421	6. Retained earnings		7,186,233,459	6,938,401,960
421a	Retained earnings accumulated till the end of the previous year		6,938,401,960	5,805,928,402
421b	Retained earnings of the current period		247,831,499	1,132,473,558
440	<b>TOTAL CAPITAL</b>		<b>214,936,420,572</b>	<b>233,074,916,093</b>

\_\_\_\_\_  
Nguyen Thi Ngoc Duyen  
Preparer

\_\_\_\_\_  
Nguyen Thi Ngoc Duyen  
Chief Accountant


\_\_\_\_\_  
Hoang Minh Anh Tu  
General Director

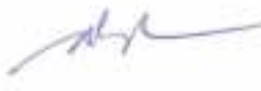
*Ho Chi Minh City, August 28, 2025*


## INTERIM SEPARATE STATEMENT OF INCOME

For the period from 01/01/2025 to 30/06/2025

Code - ITEM	Note	The first 6 months of 2025	The first 6 months of 2024
		VND	VND
01 1. Revenue from sales of goods and rendering of services	22	49,408,922,618	75,418,739,445
02 2. Revenue deductions	23	-	74,250,000
10 3. Net revenue from sales of goods and rendering of services		49,408,922,618	75,344,489,445
11 4. Cost of goods sold	24	43,820,794,091	68,234,923,940
20 5. Gross profit from sales of goods and rendering of services		5,588,128,527	7,109,565,505
21 6. Financial income	25	2,042,960,021	4,317,051,983
22 7. Financial expense	26	(245,595,592)	5,921,518,705
23 In which: Interest expenses		75,989,335	32,220,665
25 8. Selling expenses	27	806,298,074	829,320,491
26 9. General and administrative expense	28	6,778,192,276	6,350,109,537
30 10. Net profit from operating activities		292,193,790	(1,674,331,245)
31 11. Other income	29	10,527,704	79,984,159
32 12. Other expense	30	54,889,995	10,539,920
40 13. Other profit		(44,362,291)	69,444,239
50 14. Total net profit before tax		247,831,499	(1,604,887,006)
51 15. Current corporate income tax expenses	31	-	-
60 17. Profit after corporate income tax		247,831,499	(1,604,887,006)

  
 Nguyen Thi Ngoc Duyen  
Preparer

  
 Nguyen Thi Ngoc Duyen  
Chief Accountant

  
 Huang Minh Anh Tu  
General Director

Ho Chi Minh City, August 28, 2025


**INTERIM SEPARATE STATEMENT OF CASH FLOWS***For the period from 01/01/2025 to 30/06/2025**(Indirect method)*

Code	ITEM	Note	The first 6 months of 2025 VND	The first 6 months of 2024 VND	
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
01	1. Profit before tax		247,831,499	(1,604,887,006)	
	2. Adjustments for				
02	- Depreciation and amortization of fixed assets and investment properties		2,556,857,357	2,299,644,883	
03	- Provisions		(402,806,934)	5,832,690,491	
05	- Gains, losses from investment		(1,994,374,159)	(3,735,986,464)	
06	- Interest expense		75,989,335	32,220,665	
08	3. Operating profit before changes in working capital		483,497,098	2,823,682,569	
09	- Increase or decrease in receivables		13,701,458,200	(24,437,797,048)	
10	- Increase or decrease in inventories		3,151,992,127	(2,754,298,792)	
11	- Increase or decrease in payables (excluding interest payable/ corporate income tax payable)		(15,206,569,030)	15,462,769,364	
12	- Increase or decrease in prepaid expenses		135,027,732	111,017,980	
13	- Increase or decrease in trading securities		-	(109,500,000)	
14	- Interest paid		(75,989,335)	(32,220,665)	
15	- Corporate income tax paid		(161,637,990)	(814,130,355)	
20	Net cash flows from operating activities		2,027,778,802	(9,750,476,947)	
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
21	1. Purchase or construction of fixed assets and other long-term assets		(1,283,337,000)	(1,537,901,313)	
22	2. Proceeds from disposals of fixed assets and other long-term assets		23,636,364	2,152,240,481	
23	3. Loans and purchase of debt instruments from other entities		(6,350,415,373)	(27,989,626,205)	
24	4. Collection of loans and resale of debt instrument of other entities		9,110,000,000	38,633,325,438	
27	5. Interest and dividend received		1,591,760,021	3,347,924,621	
30	Net cash flows from investing activities		3,091,644,012	14,605,963,022	


## INTERIM SEPARATE STATEMENT OF CASH FLOWS

For the period from 01/01/2025 to 30/06/2025  
 (Indirect method)

Code ITEM		Note	The first 6 months of 2025 VND	The first 6 months of 2024 VND
III CASH FLOWS FROM FINANCING ACTIVITIES				
33	1. Proceeds from borrowings		3,157,523,380	-
34	2. Repayment of principal		(6,175,643,380)	-
40	Net cash flows from financing activities		(3,018,120,000)	-
50	Net cash flows in the period		2,101,302,814	4,855,486,075
60	Cash and cash equivalents at the beginning of the year		3,660,347,098	1,043,904,804
70	Cash and cash equivalents at the end of the period	3	5,761,649,912	5,899,390,879

  
 Nguyen Thi Ngoc Duyen  
 Preparer

  
 Nguyen Thi Ngoc Duyen  
 Chief Accountant

  
 Hoang Minh Anh Tu  
 General Director

Ho Chi Minh City, August 28, 2025





**NOTES TO INTERIM SEPARATE FINANCIAL STATEMENTS***For the period from 01/01/2025 to 30/06/2025***1 . GENERAL INFORMATION****Form of ownership**

Tan Binh Culture Joint Stock Company is a joint stock company that was converted from a state-owned enterprise under Decree No. 28/CP dated May 7, 1996, of the Government on the transformation of state-owned enterprises into joint-stock companies and Decision No. 3336/QĐ-UB-KT dated June 26, 1998, of the People's Committee of Ho Chi Minh City regarding the announcement of the enterprise valuation of Tan Binh General Service Culture Company and its conversion into Tan Binh Culture Joint Stock Company. The company operates under the Business Registration Certificate and Tax Registration for Joint Stock Company No. 0301420079, issued by the Ho Chi Minh City Department of Planning and Investment on August 31, 1998, with its 38th amendment registered on September 8, 2022.

The Company's head office is located at: Lot II-3, Group CN 2, Street No. 11, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City.

The company's registered charter capital is VND 61,725,230,000, and the contributed charter capital as at 30 June 2025 is VND 61,725,230,000, equivalent to 6,172,523 shares with a par value of VND 10,000 per share.

The number of employees of the Company as at 30 June 2025 is 49 people (as at 1 January 2025: 41 people).

**Business field**

The company operates in the fields of manufacturing, trading, and import-export of packaging, as well as providing information technology services.

**Business activities**

Main business activities of the Company include:

- Printing and packaging manufacturing (paper packaging, plastic packaging, tissue products);
- Production of plastic chemicals and colored plastic resins;
- Software development and information technology product innovation;
- Commercial trading and services;
- Leasing of commercial spaces;
- Cargo handling services;
- Warehousing.

**Corporate structure**

The Company's member entities are as follows:

	Address	Main business activities
Alta General Printing Enterprise	Ho Chi Minh City	Printing
Alta Multimedia Printing Enterprise	Ho Chi Minh City	Printing and film production
Entertainment Center, Cinemax Theater	Ho Chi Minh City	Entertainment center, 3D-4D cinema

Information of Subsidiaries, Associates of the Company is provided in Note No 4.

## 2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

### 2.1 . Accounting period and accounting currency

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

The Company maintains its accounting records in VND.

### 2.2 . Standards and Applicable Accounting Policies

#### *Applicable Accounting Policies*

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 33/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

#### *Declaration of compliance with Accounting Standards and Accounting System*

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

### 2.3 . Basis for preparation of the Interim Separate Financial statements

Interim Separate Financial statements are presented based on historical cost principle.

The Separate Financial Statements of the Company are prepared based on summarization of transactions incurred of dependent accounting entities and the head office of the Company.

The Users of these Interim Separate Financial statements should study the Interim Separate Financial statements combined with the Interim Consolidated Financial statements of the Company and its subsidiaries ("the Group") for the period from 01/01/2025 to 30/06/2025 in order to gain enough information regarding the financial position, results of operations and cash flows of the Group.

### 2.4 . Basis for preparation of Chairman

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

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

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that have a material impact on the Company's Interim Separate Financial statements and that are assessed by the Board of Management to be reasonable under the circumstances.

## **2.5 . Financial instruments**

### *Initial recognition*

#### **Financial assets**

Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

#### **Financial liabilities**

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

### *Subsequent measurement after initial recognition*

Financial assets and financial liabilities are not revalued according to fair value at the end of the accounting period because the Circular No.210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

## **2.6 . Foreign currency transactions**

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

Real exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of the Separate Financial statements is determined on the following principles:

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

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the accounting period.

## **2.7 . Cash and cash equivalents**

Cash comprises cash on hand, demand deposits.

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

## **2.8 . Financial investments**

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



*Investments held to maturity* comprise term deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is required to repurchase at a certain time in the future and loans, etc. held to maturity to earn profits periodically and other held to maturity investments.

*Investments in subsidiaries, associates* are initially recognized at original cost. After initial recognition, the value of these investments is measured at original cost less provision for devaluation of investments.

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

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

- With regard to investments in trading securities: the provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date;
- With regard to investments in subsidiaries, associates: the provision for loss investments shall be made based on the Separate Financial Statements of subsidiaries, associates at the provision date;
- With regard to long-term investments (other than trading securities) without significant influence on the investee: If the investment is made in listed shares or the fair value of the investment is determined reliably, the provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, the provision shall be made based on the Financial Statements at the provision date of the investee;
- With regard to investments held to maturity: the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

## 2.9 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Separate Financial statements according to their remaining terms at the reporting date.

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

## 2.10 . Inventories

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

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.



The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the period: Work-in-progress costs are accumulated for each unfinished project or those not yet recognized as revenue, corresponding to the volume of work remaining at the end of the period.

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

## 2.11 . Fixed assets and Finance lease fixed assets

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

*Subsequent measurement after initial recognition*

If these costs augment future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

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

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

- Buildings, structures	05 - 30 years
- Machine, equipment	05 - 10 years
- Vehicles, Transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 05 years
- Land use rights	20 - 50 years
- Management software	03 - 05 years

## 2.12 . Investment properties

Investment properties are initially recognised at historical cost.

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

- Buildings, structures	05 - 30 years
- Land use rights	05 - 30 years

## 2.13 . Construction in progress

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

**2.14 . Operating lease**

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

**2.15 . Prepaid expenses**

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

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

Types of prepaid expenses include: Other prepaid expenses, which are recognized at their original cost and amortized on a straight-line basis over their useful life, ranging from 12 to 36 months.

**2.16 . Payables**

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

**2.17 . Borrowings**

Borrowings and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

**2.18 . Borrowing costs**

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to construction or production of unfinished asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". Beside, regarding loans serving the construction of fixed assets, investment properties, and the interests shall be capitalized even if the construction duration is under 12 months.

**2.19 . Owner's equity**

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

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

Other capital is the operating capital formed from the operating results or from gifts, presents, financing, assets revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

Treasury shares bought before the effective date of the Securities Law 2019 (January 1, 2021) are shares issued by the Company and bought-back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Treasury shares bought after January 1, 2021 will be cancelled and adjusted to reduce equity.

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

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

## **2.20 . Revenues**

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

### *Revenue from sale of goods*

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

### *Revenue from rendering of services:*

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

### *Financial income*

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

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

Dividend income shall be recognised when the Company is entitled to receive dividends or profits from capital contributions.

## **2.21 . Revenue deductions**

Revenue deductions from sales and service provisions arising in the period include: Sales allowances.

Sales allowances incurred in the same period of consumption of products, goods and services are adjusted a decrease in revenue in the incurring period. In case products, goods and services are sold from the previous period, until the next period are incurred deductible items, Company records a decrease in revenue under the principles: If incurred prior to the issuance of Separate Interim Financial Statements then record a decrease in revenue on the Separate Interim Financial statements of the reporting period (the previous period); and if incurred after the release of Separate Interim Financial statements then record a decrease in revenue of incurring period (the next period).



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

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the period, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and goods have not been determined as sold.

**2.23 . Financial expenses**

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

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

**2.24 . Corporate income tax****a) Current corporate income tax expenses**

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

**b) Current corporate income tax rate**

The Company is subject to corporate income tax of 20% for the period from 01/01/2025 to 30/06/2025.

**2.25 . Related Parties**

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

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

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

Details of related party transactions are presented in the Interim Consolidated Financial Statements for the accounting period from January 1, 2025 to June 30, 2025 published by the Company together with the Interim Consolidated Financial Statements and the Interim Separate Financial Statements for the accounting period from January 1, 2025 to June 30, 2025.



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**2.26 . Segment information**

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

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

**3 . CASH AND CASH EQUIVALENTS**

	30/06/2025	01/01/2025
	VND	VND
Cash on hand	296,484,304	26,624,663
Demand deposits	3,465,165,608	1,633,722,435
Cash equivalents (*)	2,000,000,000	2,000,000,000
	<b>5,761,649,912</b>	<b>3,660,347,098</b>

(\*) As at 30/06/2025, the cash equivalents are deposits with term of 03 months with the amount of VND 2,000,000,000 at Asia Commercial Joint Stock Bank with an interest rate of 4.5%/year..

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**4. FINANCIAL INVESTMENTS**

**b) Held to maturity investments**

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
- Term deposits	44,962,591,378	-	44,312,176,005	-
	<u>44,962,591,378</u>	<u>-</u>	<u>44,312,176,005</u>	<u>-</u>

(\*) As at June 30, 2025, the Company's term deposits at commercial banks amounted to VND 44,962,591,378, with maturities from 6 months to 12 months and bearing annual interest rates ranging from 2.8%/year to 6.1%/year.

**b) Trading securities**

	30/06/2025		01/01/2025	
	Original cost	Fair value	Original cost	Fair value
	VND	VND	VND	VND
Shares of An Gia Real Estate Investment and Development Joint Stock Company (AGG)	90,540,000	61,343,750	90,540,000	58,135,000
Shares of IDICO Corporation JSC (IDC)	394,400,000	374,753,474	394,400,000	445,600,000
Shares of Vincom Retail Joint Stock Company (VRE)	117,500,000	124,000,000	117,500,000	85,750,000
Shares of Dong Hai Joint Stock Company of Ben Tre (DHC)	109,500,000	69,375,000	109,500,000	94,250,000
Others	13,609,276	16,262,750	13,609,276	19,774,900
	<u>725,549,276</u>	<u>645,734,974</u>	<u>725,549,276</u>	<u>703,509,900</u>
				<u>(81,014,775)</u>

The fair value of trading securities is determined according to the closing prices of these securities on HNX and HOSE on December 31, 2024 and June 30, 2025.

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**c) Investments in equity of other entities**

	30/06/2025		01/01/2025	
	Original cost	Fair value	Original cost	Fair value
	VND	VND	VND	VND
Investments in subsidiaries	45,000,000,000		45,000,000,000	
- Au Lac Plastic Technology Engineering Applications Company Limited	20,000,000,000		20,000,000,000	
				(12,856,442,758)
				(13,267,202,693)
- Au Lac Technology Applications And Media Company Limited	20,000,000,000		20,000,000,000	
				(12,856,442,758)
				(10,598,457,222)
- Au Lac Software Development Company Limited	5,000,000,000		5,000,000,000	
				(2,668,745,471)
Investments in joint ventures	7,520,000,000		7,520,000,000	
- Au Lac Trading Advertising Printing Joint Stock Company	7,520,000,000		7,520,000,000	
				-
Investments in other entities	159,699,200	226,566,000	159,699,200	226,566,000
- Dong Nai Pharmaceutical Joint Stock Company - DPP (11,052 shares) <sup>(1)</sup>	100,199,200	226,566,000	100,199,200	226,566,000
- Le Hoa Corporation (5,450 shares) <sup>(2)</sup>	59,500,000		59,500,000	
				-
	52,679,699,200	226,566,000	52,679,699,200	226,566,000
				(13,267,202,693)

(1) The fair value of financial investments are closing price listed on HNX, HOSE and UPCOM on 31 December 2024 and 30 June 2025.

(2) The Company has not determined the fair value of financial investments since Vietnam Accounting Standards and Vietnam Corporate Accounting System has not had any detailed guidance on the determination of the fair value.

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**5 . SHORT-TERM TRADE RECEIVABLES**

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Related parties</i>	<i>11,058,552,474</i>	-	<i>3,471,145,175</i>	-
- Au Lac Technology Applications and Media Company Limited	1,122,952,860	-	319,118,357	-
- Au Lac Plastic Technology Engineering Applications Company Limited	9,935,599,614	-	2,794,846,886	-
- Au Lac Software Development Company Limited	-	-	357,179,932	-
<i>Others</i>	<i>17,562,580,595</i>	<i>(221,296,345)</i>	<i>42,165,982,376</i>	<i>(221,296,345)</i>
- Hui Ha Packaging JSC	14,266,841,604	-	24,588,505,938	-
- Department of Information and Communications of Hui Giang Province	-	-	10,572,188,389	-
- Other customers	3,295,738,991	(221,296,345)	7,005,288,049	(221,296,345)
	<u>28,621,133,069</u>	<u>(221,296,345)</u>	<u>45,637,127,551</u>	<u>(221,296,345)</u>

**6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS**

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Related parties</i>	<i>1,813,520,646</i>	-	-	-
- Au Lac Technology Applications and Media Company Limited	73,436,024	-	-	-
- Au Lac Plastic Technology Engineering Applications Company Limited	1,740,084,622	-	-	-
<i>Others</i>	<i>13,128,291,401</i>	-	<i>11,621,786,387</i>	-
- Nova Homes Trading Joint Stock Company	8,284,718,612	-	8,284,718,612	-
- Novareal Joint Stock Company	2,612,265,248	-	2,612,265,248	-
- Others	2,231,307,541	-	724,802,527	-
	<u>14,941,812,047</u>	<u>-</u>	<u>11,621,786,387</u>	<u>-</u>



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**7 . LOAN RECEIVABLES**

	01/01/2025		During the period		30/06/2025	
	Value	Provision	Increase	Decrease	Value	Provision
	VND	VND	VND	VND	VND	VND
<b>a) Short-term</b>						
<i>Related parties</i>						
- Au Lac Technology Applications And Media Company Limited <sup>(1)</sup>	6,960,000,000	-	-	2,910,000,000	4,050,000,000	-
- Au Lac Plastic Technology Engineering Applications Company Limited <sup>(2)</sup>	3,000,000,000	-	-	-	3,000,000,000	-
	<u>9,960,000,000</u>	<u>-</u>	<u>-</u>	<u>2,910,000,000</u>	<u>7,050,000,000</u>	<u>-</u>
<b>b) Long-term</b>						
<i>Related parties</i>						
- Au Lac Technology Applications And Media Company Limited <sup>(2)</sup>	24,700,000,000	-	700,000,000	3,700,000,000	21,700,000,000	-
- Au Lac Plastic Technology Engineering Applications Company Limited <sup>(4)</sup>	-	-	2,500,000,000	-	2,500,000,000	-
	<u>24,700,000,000</u>	<u>-</u>	<u>3,200,000,000</u>	<u>3,700,000,000</u>	<u>24,200,000,000</u>	<u>-</u>
Amounts due to be received within 12 months	-	-	-	-	-	-
Amounts due to be received after 12 months	<u>24,700,000,000</u>	<u>-</u>			<u>24,200,000,000</u>	<u>-</u>

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**Detailed information on short-term loan:**

No	Lender	Contract No	Total Loan Amount (VND)	Interest rate	Loan term	Principal outstanding as at June 30, 2025 (VND)	Loan purpose	Guaranteed method
1	(1) Au Lac Technology	01/08/2023 HDCCVV	2,000,000,000	3%/year	Until 03/08/2025	1,600,000,000	Supplement working capital	Unsecured loans
2	Applications And Media Company Limited	01/11/2023 HDCCVV	2,000,000,000	3%/year	Until 09/11/2025	1,450,000,000	Supplement working capital	Unsecured loans
3		02/11/2023 HDCCVV	1,000,000,000	3%/year	Until 09/05/2026	1,000,000,000	Supplement working capital	Unsecured loans
<b>Total</b>						4,050,000,000		
1	(2) Au Lac Plastic Technology Engineering Applications Company	01/05/2023/HDCVV	5,500,000,000	3.5%/year	Until 24/05/2026	3,000,000,000	Supplement working capital	Unsecured loans
<b>Total</b>						3,000,000,000		

**Detailed information on long-term loan:**

No	Lender	Contract No	Total Loan Amount (VND)	Interest rate	Loan term	Principal outstanding as at June 30, 2025 (VND)	Loan purpose	Guaranteed method
1	(3) Au Lac Technology Applications And Media Company Limited	01/05/HDCVV-2024	3,000,000,000	5.5%/year	Until 09/05/2026	3,000,000,000	Supplement working capital	Unsecured loans
2		01/06/HDCVV-2024	4,000,000,000	3%/year	Until 07/06/2026	4,000,000,000	Supplement working capital	Unsecured loans
3		01/07/HDCVV-2024	10,000,000,000	3%/year	Until 16/07/2027	10,000,000,000	Supplement working capital	Unsecured loans
4		01/08/HDCVV-2024	2,000,000,000	3%/year	Until 19/08/2026	2,000,000,000	Supplement working capital	Unsecured loans
5		01/09/HDCVV-2024	2,000,000,000	3%/year	Until 10/09/2026	2,000,000,000	Supplement working capital	Unsecured loans
7		01/03/HDCVV-2025	700,000,000	3%/year	Until 14/03/2028	700,000,000	Supplement working capital	Unsecured loans
		Total					21,700,000,000	
1	(4) Au Lac Plastic Technology Engineering Applications Company Limited	01/06/HDCVV-2025	2,500,000,000	3%/year	Until 27/06/2028	2,500,000,000	Supplement working capital	Unsecured loans
		Total				2,500,000,000		

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**8 . OTHER RECEIVABLES**

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
a1) Details by content				
Receivables from dividends and profit	451,200,000	-	-	-
Mortgages	36,637,436	-	36,637,436	-
Others	92,534,550	-	96,151,759	-
	<u>580,371,986</u>	<u>-</u>	<u>132,789,195</u>	<u>-</u>
a2) Details by object				
Related parties	451,200,000	-	-	-
Au Lac Trading Advertising Printing Joint Stock Company	451,200,000	-	-	-
Others	129,171,986	-	132,789,195	-
Others	129,171,986	-	132,789,195	-
	<u>580,371,986</u>	<u>-</u>	<u>132,789,195</u>	<u>-</u>
b) Long-term				
Details by content				
Mortgages	1,000,000	-	1,000,000	-
	<u>1,000,000</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>

**9 . DOUBTFUL DEBTS**

	30/06/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered:				
- Phuong Nam Retail Company Limited	84,428,747	-	84,428,747	-
- Nhan Van Cultural Joint Stock Company	35,345,200	-	35,345,200	-
- Nguyen Van Cu Bookstore 1	19,426,500	-	19,426,500	-
- Others	82,095,898	-	82,095,898	-
	<u>221,296,345</u>	<u>-</u>	<u>221,296,345</u>	<u>-</u>



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**10 . INVENTORIES**

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw material	414,982,450	-	1,176,096,571	-
Tools, supplies	-	-	355,781,181	-
Work in process	-	-	2,717,527,845	-
Finished goods	-	-	321,107,254	-
Goods	1,003,538,274	-	-	-
	<u>1,418,520,724</u>	<u>-</u>	<u>4,570,512,851</u>	<u>-</u>

**11 . LONG-TERM ASSET IN PROGRESS**

	30/06/2025	01/01/2025
	VND	VND
Construction in progress	2,073,222,677	2,038,285,677
- Fire protection system installation project for the Solar Power System	1,212,730,307	1,212,730,307
- Fire protection system installation project at 91B Phan Van Hai	650,870,370	650,870,370
- Parking lot at Celadon, location (A5b) B2.242	209,622,000	174,685,000
Procurement of fixed assets	96,696,000	96,696,000
- Design cost for Fast Business software	96,696,000	96,696,000
	<u>2,169,918,677</u>	<u>2,134,981,677</u>

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**12 . TANGIBLE FIXED ASSETS**

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Total
	VND	VND	VND	VND	VND
<b>Historical cost</b>					
Beginning balance	35,947,028,806	5,499,250,472	3,836,446,945	1,174,743,275	46,457,469,498
- Purchase in the period	-	-	-	1,248,400,000	1,248,400,000
- Liquidation, disposal	-	(1,628,000,000)	-	-	(1,628,000,000)
Ending balance of the period	35,947,028,806	3,871,250,472	3,836,446,945	2,423,143,275	46,077,869,498
<b>Accumulated depreciation</b>					
Beginning balance	26,706,811,181	4,114,573,377	2,459,441,585	1,174,743,275	34,455,569,418
- Depreciation in the period	1,405,342,625	257,263,074	210,708,870	208,066,668	2,081,381,237
- Liquidation, disposal	-	(1,555,777,774)	-	-	(1,555,777,774)
Ending balance of the period	28,112,153,806	2,816,058,677	2,670,150,455	1,382,809,943	34,981,172,881
<b>Net carrying amount</b>					
Beginning balance	9,240,217,625	1,384,677,095	1,377,005,360	-	12,001,900,080
Ending balance	7,834,875,000	1,055,191,795	1,166,296,490	1,040,333,332	11,096,696,617

*In which:*

- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 10,859,037,140.

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**13 . INTANGIBLE FIXED ASSETS**

	Land use rights	Computer software	Total
	VND	VND	VND
Historical cost			
Beginning balance	6,237,885,093	834,752,904	7,072,637,997
Ending balance of the period	6,237,885,093	834,752,904	7,072,637,997
Accumulated depreciation			
Beginning balance	2,876,150,542	498,202,904	3,374,353,446
- Depreciation for the period	74,705,208	38,100,000	112,805,208
Ending balance of the period	2,950,855,750	536,302,904	3,487,158,654
Net carrying amount			
Beginning balance	3,361,734,551	336,550,000	3,698,284,551
Ending balance	3,287,029,343	298,450,000	3,585,479,343

In which:

- Cost of fully amortized intangible fixed assets but still in use at the end of the period: VND 453,752,904.

**14 . INVESTMENT PROPERTIES**

The Company's investment property is the Alta Plaza building, located on Pham Van Hai Street, Tan Son Hoa Ward, Ho Chi Minh City, which is used for leasing purposes. The original cost as at 01 January 2025 and 30 June 2025 was VND 51,544,546,189; the accumulated depreciation as at 01 January 2025 and 30 June 2025 was VND 27,069,525,934 and VND 27,432,196,846, respectively, with depreciation expense for the period amounting to VND 362,670,912.

The Company's investment property held for capital appreciation is apartment B3.10.05 at the Diamond Brilliant Complex under the Celadon City Project, Tan Son Nhi Ward, Ho Chi Minh City, with a historical cost of VND 6,008,273,699 as at June 30, 2025.

The fair value of the investment property has not been officially assessed and determined as at 30 June 2025. However, based on rental conditions and the market price of these properties, the Company's Board of General Directors believes that the fair value of the investment properties exceeds their carrying value as at the end of the accounting period.

Revenue from investment property leasing activities arising in the first 6 months of 2025 is presented in Note 22 – Revenue from Sales of Goods and Rendering of Services, and the future rental income expected from lease agreements is disclosed in Note 21 – Off Statement of Financial position items and operating lease commitment.

**15 . PREPAID EXPENSES**

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
Vehicle body insurance	8,098,787	32,395,151
	8,098,787	32,395,151
b) Long-term		
Repair expenses of assets pending allocation	181,855,562	292,586,930
	181,855,562	292,586,930



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**16 . SHORT-TERM TRADE PAYABLES**

	30/06/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
<i>Related parties</i>	<i>1,003,125,690</i>	<i>1,003,125,690</i>	<i>3,476,535,690</i>	<i>3,476,535,690</i>
- Au Lac Technology Applications and Media Company Limited	-	-	1,183,410,000	1,183,410,000
- Au Lac Software Development Company Limited	1,003,125,690	1,003,125,690	2,293,125,690	2,293,125,690
<i>Others</i>	<i>2,391,637,895</i>	<i>2,391,637,895</i>	<i>7,843,974,590</i>	<i>7,843,974,590</i>
- TWT Applied Technology and Services Pte Ltd	22,609,273	22,609,273	3,267,564,084	3,267,564,084
- Tan Thuan Thien Packaging Production Company Limited	-	-	2,985,687,087	2,985,687,087
- Thuong Pham Company Limited	436,500,000	436,500,000	-	-
- Others	1,932,528,622	1,932,528,622	1,590,723,419	1,590,723,419
	<u>3,394,763,585</u>	<u>3,394,763,585</u>	<u>11,320,510,280</u>	<u>11,320,510,280</u>

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**17 . TAX AND OTHER PAYABLES TO THE STATE BUDGET**

	Receivable at the opening period	Payable at the opening period	Payable arise in the period	Amount paid in the period	Receivable at the closing period	Payable at the closing period
	VND	VND	VND	VND	VND	VND
Value added tax	-	277,077,165	768,781,899	964,743,470	-	81,115,594
Corporate income tax	-	148,775,918	-	161,637,990	-	(12,862,072)
Personal income tax	-	57,850,150	47,198,855	113,403,543	-	(8,354,538)
Land tax and land rental	-	-	21,620,048	21,620,048	-	-
Fees and other obligations	-	-	16,561,425	16,561,425	-	-
	-	483,703,233	854,162,227	1,277,966,476	-	59,898,984

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

**18 . SHORT-TERM OTHER PAYABLES**

	30/06/2025	01/01/2025
	VND	VND
- Trade union fund	15,391,760	-
- Social insurance	2,101,810	736,985
- Short-term deposits, collateral received	7,317,182,872	7,290,182,872
- Dividend, profit payables	60,386,030	60,386,030
- Executive Bonus	420,915,454	420,915,454
- Fund Payable to Employees	1,016,597,442	1,016,597,442
- Mrs. Tran Thi Hue	-	6,778,000,000
- Others	23,952,102	-
	8,856,527,470	15,566,818,783

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**19 . BORROWINGS AND FINANCE LEASE LIABILITIES**

	01/01/2025		During the period		30/06/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
<b>a) Short-term borrowings</b>						
- Short-term borrowings	3,018,120,000	3,018,120,000	3,157,523,380	6,175,643,380	-	-
- Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Branch	3,018,120,000	3,018,120,000	3,157,523,380	6,175,643,380	-	-
- Current portion of long-term borrowings	1,456,083,454	1,456,083,454	-	-	1,456,083,454	1,456,083,454
- Vietnam Prosperity Joint Stock Commercial Bank (*)	1,456,083,454	1,456,083,454	-	-	1,456,083,454	1,456,083,454
	<u>4,474,203,454</u>	<u>4,474,203,454</u>	<u>3,157,523,380</u>	<u>6,175,643,380</u>	<u>1,456,083,454</u>	<u>1,456,083,454</u>
<b>b) Long-term borrowings</b>						
- Vietnam Prosperity Joint Stock Commercial Bank (*)	1,456,083,454	1,456,083,454	-	-	1,456,083,454	1,456,083,454
	<u>1,456,083,454</u>	<u>1,456,083,454</u>	<u>-</u>	<u>-</u>	<u>1,456,083,454</u>	<u>1,456,083,454</u>
Amount due for settlement within 12 months	(1,456,083,454)	(1,456,083,454)	-	-	(1,456,083,454)	(1,456,083,454)
Amount due for settlement after 12 months	-	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**Detailed information on long-term borrowings:**

(\*) Credit Agreement No. EGD/22239 dated 18/07/2022 between the Company and Vietnam Prosperity Joint Stock Commercial Bank – Gia Dinh Branch, with the following detailed terms:

- + Borrowings amount: 1,800,000,000 VND;
- + Borrowings purpose: Deposit payment according to Agreement No. VTV.4-19.06/2019/VBTT/NVH-VHTB;
- + Contract term: 36 months;
- + Interest rate: determined according to each specific credit contract;
- + The outstanding principal balance at the end of the period is VND 1,456,083,454, in which current portion of long-term borrowings is VND 1,456,083,454.
- + Forms of borrowings security: Mortgage with assets formed from the loan is apartment VTV.4 - 19.06 in the residential area in Cat Lai ward, Ho Chi Minh City and has been fully registered as a security transaction.



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**20 . OWNER'S EQUITY**

**a) Changes in owner's equity**

	Contributed capital	Share capital surplus	Other owner's equity	Treasury stocks	Investment and development funds	Retained earnings	Total
	VND	VND	VND	VND	VND	VND	VND
Beginning balance of previous period	61,725,230,000	137,662,054,443	2,140,945,047	(11,666,581,607)	2,243,857,861	11,542,637,402	203,648,143,146
Loss for previous period	-	-	-	-	-	(1,604,887,006)	(1,604,887,006)
Ending balance of previous period	61,725,230,000	137,662,054,443	2,140,945,047	(11,666,581,607)	2,243,857,861	9,937,750,396	202,043,256,140
Beginning balance of current year	61,725,230,000	137,662,054,443	2,140,945,047	(11,666,581,607)	2,243,857,861	6,938,401,960	199,043,907,704
Profit for current period	-	-	-	-	-	247,831,499	247,831,499
Ending balance of this period	61,725,230,000	137,662,054,443	2,140,945,047	(11,666,581,607)	2,243,857,861	7,186,233,459	199,291,739,203

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**b) Details of owner's invested capital**

	Rate	30/06/2025	Rate	01/01/2025
	(%)	VND	(%)	VND
ACB Real Estate Joint Stock Company	17.03	10,512,440,000	17.03	10,512,440,000
Liksin Industry - Printing - Packing Corporation	12.32	7,602,110,000	12.32	7,602,110,000
Mr. Hoang Van Dieu	9.43	5,820,000,000	9.43	5,820,000,000
Mr. Hoang Minh Anh Tu	9.08	5,605,950,000	9.08	5,605,950,000
Mrs. Lai Thi Hong Diep	5.77	3,558,630,000	5.77	3,558,630,000
Mr. Hoang Minh Anh Tai	0.00	-	4.57	2,821,000,000
Mr. La The Nhan	4.79	2,955,500,000	4.79	2,955,500,000
Others	34.53	21,312,460,000	29.96	18,491,460,000
Treasury stock	7.06	4,358,140,000	7.06	4,358,140,000
	<b>100</b>	<b>61,725,230,000</b>	<b>100</b>	<b>61,725,230,000</b>

**c) Capital transactions with owners and distribution of dividends and profits**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Owner's contributed capital	61,725,230,000	61,725,230,000
- At the beginning of period	61,725,230,000	61,725,230,000
- At the ending of period	61,725,230,000	61,725,230,000
Distributed dividends and profit:		
- Dividend payable at the beginning of the period	60,386,030	60,386,030
- Dividend payable at the end of the period	60,386,030	60,386,030

**d) Shares**

	30/06/2025	01/01/2025
Quantity of Authorized issuing shares	6,172,523	6,172,523
Quantity of issued shares	6,172,523	6,172,523
- Common shares	6,172,523	6,172,523
Quantity of shares repurchased (treasury shares)	435,814	435,814
- Preference shares (classified as equity)	435,814	435,814
Quantity of outstanding shares in circulation	5,736,709	5,736,709
- Common shares	6,172,523	6,172,523
- Preference shares (classified as equity)	(435,814)	(435,814)
Par value per share (VND)	10,000	10,000

**e) Company's funds**

	30/06/2025	01/01/2025
	VND	VND
Investment and development fund	2,243,857,861	2,243,857,861
	<b>2,243,857,861</b>	<b>2,243,857,861</b>

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**21 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT**
**a) Operating asset for leasing**

The Company is the lessor under operating lease contracts. As at 30 June 2025, total future minimum lease income under irrevocable operating lease contracts are presented as follows:

	30/06/2025	01/01/2025
	VND	VND
- Under 1 year	7,843,979,727	15,415,096,277
	<u>7,843,979,727</u>	<u>15,415,096,277</u>

**b) Operating leased assets**

The Company has been leased several land lots in Ho Chi Minh City by the State for business operations, with annual land rental payments in accordance with current State regulations. Specific details are as follows:

No	Location	Area	Lease term
1	No. 284-286 Hoang Van Thu Street, Tan Son Nhat Ward, Ho Chi Minh City	121,7 m <sup>2</sup>	48 years from August 31, 1998, to January 1, 2046
2	No. 654 Truong Chinh Street, Tan Son Nhat Ward, Ho Chi Minh City	85 m <sup>2</sup>	48 years from August 31, 1998, to January 1, 2046
3	No. 105A Au Co Street, Tan Binh Ward, Ho Chi Minh City	972 m <sup>2</sup>	48 years from August 31, 1998, to January 1, 2046
4	No. 203-205 Vo Thanh Trung Street, Bay Hien Ward, Ho Chi Minh City	317 m <sup>2</sup>	48 years from August 31, 1998, to January 1, 2046
5	No. 11 Truong Chinh Street, Bay Hien Ward, Ho Chi Minh City	13,58 m <sup>2</sup>	48 years from August 31, 1998, to January 1, 2046
6	No. 09 Truong Chinh Street, Bay Hien Ward, Ho Chi Minh City	16,68 m <sup>2</sup>	48 years from August 31, 1998, to January 1, 2046
7	No. 927/8 Cach Mang Thang 8 Street, Tan Son Nhat Ward, Ho Chi Minh City	300 m <sup>2</sup>	48 years from August 31, 1998, to January 1, 2046
8	No. 8 Dong Son Street, Tan Son Nhat Ward, Ho Chi Minh City	413 m <sup>2</sup>	48 years from August 31, 1998, to January 1, 2046
9	Lot II-3, NCN2, Street No. 11, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City	9.987 m <sup>2</sup>	41 years from July 17, 2006, to June 17, 2047

**c) Foreign currencies**

	30/06/2025	01/01/2025
- USD	661.89	668.49

**22 TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Revenue from sale of goods	29,704,535,586	58,211,168,391
Revenue from real estate sales	-	2,152,240,481
Revenue from rental services	9,616,329,703	8,484,137,987
Revenue from other services	10,088,057,329	6,571,192,586
	<u>49,408,922,618</u>	<u>75,418,739,445</u>



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**23 . REVENUE DEDUCTIONS**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Sales discounts	-	74,250,000
	-	74,250,000

**24 . COSTS OF GOODS SOLD**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Costs of finished goods sold	29,177,098,880	55,702,043,248
Cost of real estate sales	-	2,690,358,106
Cost of rental services	7,157,581,926	5,846,775,477
Cost of other services	7,486,113,285	3,995,747,109
	43,820,794,091	68,234,923,940

**25 . FINANCE INCOME**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Interest income, interest from loans	1,548,622,005	3,788,182,489
Dividends or profits received	494,338,016	485,921,600
Gain on exchange difference in the period	-	42,947,894
	2,042,960,021	4,317,051,983

**26 . FINANCIAL EXPENSES**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Interest expenses	75,989,335	32,220,665
Payment discount, interest from installment sales	81,222,007	47,457,828
Loss on exchange difference in the period	-	9,149,721
Provision for diminution in value of trading securities and impairment loss from investment	(402,806,934)	5,832,690,491
	(245,595,592)	5,921,518,705

**27 . SELLING EXPENSES**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Expenses from external services	697,762,101	829,320,491
Other expenses by cash	108,535,973	-
	806,298,074	829,320,491

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**28 . GENERAL ADMINISTRATIVE EXPENSES**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Raw materials	44,101,652	36,059,923
Labour expenses	3,185,813,222	3,097,541,260
Depreciation and amortisation	1,750,980,480	1,806,563,816
Tax, Charge, Fee	14,897,382	43,945,554
Expenses from external services	334,221,801	428,083,511
Other expenses by cash	1,448,177,739	937,915,473
	<u>6,778,192,276</u>	<u>6,350,109,537</u>

**29 . OTHER INCOME**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Others	10,527,704	79,984,159
	<u>10,527,704</u>	<u>79,984,159</u>

**30 . OTHER EXPENSE**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Expenses from liquidation, disposal of fixed assets	48,585,862	-
Fines	-	10,539,920
Others	6,304,133	-
	<u>54,889,995</u>	<u>10,539,920</u>

**31 . CURRENT CORPORATE INCOME TAX EXPENSES**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
<i>Corporate income tax from main business activities</i>		
Total profit before tax	247,831,499	(1,604,887,006)
Increase	62,832,128	10,539,920
- <i>Ineligible expenses</i>	62,832,128	10,539,920
Decrease	(451,200,000)	(485,921,600)
- <i>Dividend payment</i>	(451,200,000)	(485,921,600)
Taxable income	(140,536,373)	(2,080,268,686)
Current corporate income tax expense (Tax rate 20%)	<u>-</u>	<u>-</u>
Tax payable at the beginning of period	148,775,918	801,268,283
Tax paid in the period	(161,637,990)	(814,130,355)
Closing period income tax payable	<u>(12,862,072)</u>	<u>(12,862,072)</u>

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**32 . BUSINESS AND PRODUCTIONS COST BY ITEMS**

	The first 6 months of 2025	The first 6 months of 2024
	VND	VND
Raw materials	533,086,707	580,552,951
Labour expenses	4,663,573,657	4,752,659,920
Depreciation and amortisation	2,556,857,357	2,299,644,883
Expenses from external services	5,668,869,655	4,824,436,382
Other expenses by cash	3,290,447,207	4,982,203,266
	<u>16,712,834,583</u>	<u>17,439,497,402</u>

**33 . FINANCIAL INSTRUMENTS**
**Financial risk management**

The Company's financial risks including market risk, credit risk and liquidity risk.

The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

**Market risk**

The Company's business operations will bear the risks of changes on prices, exchange rates and interest rates.

**Price Risk**

The Company bears price risk of equity instruments from short-term and long-term investments in securities due to the uncertainty of future prices of the securities. As regards, long-term securities held for long-term strategies, at the end of the period, the Company has no plan to sell these investments.

	Under 1 year VND	From 1 to 5 years VND	Over 5 years VND	Total VND
<b>As at 30/06/2025</b>				
Short term investments	636,581,500	-	-	636,581,500
	<u>636,581,500</u>	<u>-</u>	<u>-</u>	<u>636,581,500</u>
<b>As at 01/01/2025</b>				
Short term investments	644,534,501	-	-	644,534,501
	<u>644,534,501</u>	<u>-</u>	<u>-</u>	<u>644,534,501</u>

**Exchange rate risk:**

The Company bears exchange rate risk when transactions are made in currencies other than Vietnam Dong such as: loans, revenues, expenses, imports of supplies, goods, machinery and equipment,...

**Interest rate risk:**

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The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

**Credit Risk**

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments).

	Under 1 year VND	From 1 to 5 years VND	Over 5 years VND	Total VND
<b>As at 30/06/2025</b>				
Cash and cash equivalents	5,465,165,608	-	-	5,465,165,608
Trade receivables, other receivables	28,980,208,710	1,000,000	-	28,981,208,710
Loans	7,050,000,000	24,200,000,000	-	31,250,000,000
	<u>41,495,374,318</u>	<u>24,201,000,000</u>	<u>-</u>	<u>65,696,374,318</u>
<b>As at 01/01/2025</b>				
Cash and cash equivalents	3,633,722,435	-	-	3,633,722,435
Trade receivables, other receivables	45,548,620,401	1,000,000	-	45,549,620,401
Loans	9,960,000,000	24,700,000,000	-	34,660,000,000
	<u>59,142,342,836</u>	<u>24,701,000,000</u>	<u>-</u>	<u>83,843,342,836</u>

**Liquidity Risk**

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year VND	From 1 to 5 years VND	Over 5 years VND	Total VND
<b>As at 30/06/2025</b>				
Borrowings and debts	1,456,083,454	-	-	1,456,083,454
Trade payables, other payables	12,251,291,055	-	-	12,251,291,055
	<u>13,707,374,509</u>	<u>-</u>	<u>-</u>	<u>13,707,374,509</u>
<b>As at 01/01/2025</b>				
Borrowings and debts	4,474,203,454	-	-	4,474,203,454
Trade payables, other payables	26,887,329,063	-	-	26,887,329,063
	<u>31,361,532,517</u>	<u>-</u>	<u>-</u>	<u>31,361,532,517</u>



**TAN BINH CULTURE JOINT STOCK COMPANY**

Lot II-3, Group CN 2, Street No. 11, Tan Binh  
Industrial Park, Tay Thanh Ward, Ho Chi Minh City

**Interim Separate Financial statements**

For the period from 01/01/2025 to 30/06/2025

The Company believes that risk level of loan repayment is controllable. The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

**34 . SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD**

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

**35 . SEGMENT REPORTING****a) Under business fields**

	Manufacturing and Trading Activities	Service activities	Grant total
	VND	VND	VND
Net revenue from external sales	29,704,535,586	19,704,387,032	49,408,922,618
Direct departmental expenses	29,177,098,880	14,643,695,211	43,820,794,091
<b>Profit from business activities</b>	<b>527,436,706</b>	<b>5,060,691,821</b>	<b>5,588,128,527</b>
The total cost of acquisition of fixed assets	-	1,283,337,000	1,283,337,000
Direct segment assets	105,277,649,053	69,835,515,077	175,113,164,130
Unallocated assets			39,823,256,442
<b>Total assets</b>	<b>105,277,649,053</b>	<b>69,835,515,077</b>	<b>214,936,420,572</b>
Direct segment liabilities	9,950,337,398	4,993,975,196	14,944,312,594
Unallocated liabilities			700,368,775
<b>Total liabilities</b>	<b>9,950,337,398</b>	<b>4,993,975,196</b>	<b>15,644,681,369</b>

**b) Under geographical areas**

Since all of the Company's business activities are conducted within Vietnam, it does not prepare or disclose segment reports by geographic area.

**36 . COMPARATIVE FIGURES**

The comparative figures on the Interim Separate Statement of Financial Position and corresponding Notes are taken from the Separate Financial Statements for the fiscal year ended as at 31 December 2024, which was audited by AASC Auditing Firm Company Limited. The comparative figures on the Interim Separate Statement of income, Interim Separate Statement of Cash flows and corresponding Notes are taken from the Interim Separate Financial Statements which have been reviewed for the period from 01/01/2024 to 30/06/2024.



Nguyen Thi Ngoc Duyen  
Preparer

Ho Chi Minh City, August 28, 2025



Nguyen Thi Ngoc Duyen  
Chief Accountant



Hoang Minh Anh Tu  
General Director