

XUAN HOA VIET NAM JOINT STOCK COMPANY

FINANCIAL STATEMENTS

QUARTER 2/2025

(01/4/2025 to 30/6/2025)

BALANCE SHEET

As at 30/06/25

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

ASSETS	Code	Explan ation	Closing	Opening
1	2	3	4	5
A. SHORT-TERM ASSETS	100		498,031,630,608	473,367,689,438
I. CASH AND CASH EQUIVALENT VALUE	110	V.1	86,402,374,525	32,823,739,526
1. Cash	111		34,533,774,525	15,400,549,526
2. Cash equivalents	112		51,868,600,000	17,423,190,000
III. SHORT-TERM RECEIVABLES	130		234,817,652,863	265,871,957,975
1. Trade accounts receivables	131	V.2a	55,571,474,291	80,481,717,630
2. Advances to supplies	132	V.4	185,109,156,308	187,113,654,076
3. Short-term inter-company receivables	133			
4. Receivables by the Scheduled Progress of	134			
5. Receivables of short-term loans	135			
6. Other receivables	136	V.3	357,962,421	4,643,424,127
7. Provisions for short-term bad debts (*)	137	V.2c	(6,634,028,609)	(6,779,926,310)
8. Pending assets (loss under pendency)	139		413,088,452	413,088,452
IV. INVENTORIES	140	V.5	168,671,783,912	168,797,146,805
1. Inventories	141		171,116,874,798	171,242,237,691
2. Provisions for devaluation of inventories (*)	149		-2,445,090,886	(2,445,090,886)
V. OTHER SHORT-TERM ASSETS	150		8,139,819,308	5,874,845,132
1. Short-term prepaid expenses	151	V.6a	396,082,648	396,082,648
2. Deductible VAT	152		7,515,407,306	5,047,990,746
3. Taxes and other receivables from State Budget	153	V.7b	228,329,354	430,771,738
4. Exchange traded transaction of government bonds	154			
5. Other short-term assets	155			
B. LONG-TERM ASSETS	200		192,310,622,606	202,706,064,674
I. LONG-TERM RECEIVABLE	210		16,490,046,751	16,490,046,751
1. Long-term receivables from customers	211	V.2a	15,623,247,251	15,623,247,251
2. Long-term advances to supplies	212			
3. Working capital in subsidiaries	213			
4. Long-term inter-company receivables	214			
5. Receivables of long-term loans	215			
6. Other long-term receivables	216		2,366,799,500	2,366,799,500
7. Provisions for long-term bad debts (*)	219	V.2c	(1,500,000,000)	(1,500,000,000)
	1			

BALANCE SHEET

As at 30/06/25

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

I. FIXED ASSETS	220		141,592,734,088	151,511,420,179
1. Tangible fixed assets	221		140,826,095,475	150,613,942,675
- Historical Cost	222	V.8	412,774,766,368	412,629,366,368
- Accumulated depreciation (*)	223		(271,948,670,893)	(262,015,423,693)
2. Financial lease assets	224			
- Historical Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible assets	227	V.9	766,638,613	897,477,504
- Historical Cost	228		4,639,933,998	4,639,933,998
- Accumulated amortization (*)	229		(3,873,295,385)	(3,742,456,494)
III. INVESTMENT PROPERTIES	230			
- Historical Cost	231			
- Accumulated amortization (*)	232			
IV . UNFINISHED LONG-TERM ASSETS	240		1,783,984,785	456,467,675
1. Long-term work in progress	241			
2. Capital construction in progress	242	V.10b	1,783,984,785	456,467,675
V. LONG-TERM FINANCIAL INVESTMENTS	250		27,336,701,068	27,336,701,068
1. Investment in subsidiaries	251			
2. Investments in joint venture, corporations	252	V.11	27,336,701,068	27,336,701,068
II. OTHER NON-CURRENT ASSETS	260		5,107,155,914	6,911,429,001
1. Long-term prepayment	261	V.6b	5,107,155,914	6,911,429,001
2. Deferred tax assets	262			
3. Long-term equipment, supplies and spare parts	263			
4. Other non-current assets	268			
TOTAL ASSETS (270 = 100 + 200)	270		690,342,253,214	676,073,754,112

RESOURCES	Code	Explan ation	Closing	Opening
1	2	3	4	5
C. LIABILITIES	300		264,593,406,695	310,856,852,732
I. CURRENT LIABILITIES	310		236,083,149,000	280,156,595,037
1. Short-term trade accounts payable	311		45,037,435,403	72,494,919,869
2. Short-term advances from customers	312		25,390,018,512	20,357,332,653
3. Tax and other payables to State budget	313	V.7a	512,234,029	336,142,793
	2			

BALANCE SHEET

As at 30/06/25

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

4. Payables to employees	314		4,726,706,186	10,342,791,924
5. Short-term accrued expenses	315	V.10	2,401,361,230	952,791,083
6. Short-term inter-company payables	316			
7. Payables by Scheduled Progress of Construction	317			
8. Short-term Unearned Revenue	318			
9. Other short-term payables	319	V.12	4,228,431,554	4,032,880,323
10. Short-term borrowings and debts	320	V.14a	149,945,421,045	171,540,932,351
11. Provision for short-term payables	321			
12. Bonus and welfare fund	322		3,841,541,041	98,804,041
13. Price Stabilization Fund	323			
14. Exchange traded transactions of government bonds	324			
II. LONG-TERM LIABILITIES	330	V14.b	28,510,257,695	30,700,257,695
1. Long-term trade accounts payable	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term inter-company payables of business	334			
5. Other Long-term inter-company payables.	335			
8. Long-term loans and borrowings	338		28,510,257,695	30,700,257,695
D. OWNER'S EQUITY	400		425,748,846,519	365,216,901,380
I. OWNER'S EQUITY	410	V.13	425,748,846,519	365,216,901,380
1. Working capital	411		210,965,000,000	210,965,000,000
- Ordinary shares with voting rights	411a			210,965,000,000
- Preferred shares	411b			
4. Other owner's funds	414			
5. Share in fund	415		(100,000,000)	(100,000,000)
6. Differences from Asset Revaluation	416			
9. Support fund and arrangements business	419			
10. Other owner's funds	420			
11. Undistributed profits after tax	421		214,883,846,519	154,351,901,380
- Accumulated Undistributed Profit by The End of	421a		150,351,901,380	101,450,828,627
- Undistributed Profit of the Current Period	421b		64,531,945,139	52,901,072,753
12. Capital construction sources	422			
II. ADMINISTRATIVE FUNDS & OTHERS	430			
1. Administrative funds	431			
2. Fixed assets invested form administrative fund	432			
TOTAL RESOURCES	440		690,342,253,214	676,073,754,112

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Province, Vietnam

Form B01-DN

Issued by No. 200/2014/TT-BTC of the Minister of
Finance on 22/12/2014

BALANCE SHEET

As at 30/06/25

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Vinh Phuc, July 19th, 2025

General Director



Nguyen Anh Tuan

Profit and Loss Statement interim

(Full form)

Quarter 2 of 2025

Unit: VND

Description	Code	Note	Quarter 1/2025		Accumulation	
			Current period	Previous period	Current year	Previous year
1	2	3	4	5	6	7
1. Gross sales of merchandise	01	V.15	117,979,759,559	174,513,989,295	237,248,974,986	286,860,148,042
2. Deductions	02	V.16	2,418,181,283	1,747,593,774	4,632,181,253	4,221,346,774
3. Net sales of merchandise (10 = 01 - 02)	10		115,561,578,276	172,766,395,521	232,616,793,733	282,638,801,268
4. Cost of goods sold	11	V.17	95,673,065,687	151,335,893,274	195,316,492,672	239,675,663,750
5. Gross profit from sales of merchandise (20 = 10 - 11)	20		19,888,512,589	21,430,502,247	37,300,301,061	42,963,137,518
6. Financial income	21	V.18	64,100,347,899	51,554,332,997	64,469,982,978	51,569,291,336
7. Financial expenses	22	V.19	2,802,410,940	5,862,833,924	5,420,652,918	10,913,455,859
- In which: Interest expense	23		2,731,754,470	5,764,619,487	5,174,753,939	10,710,984,492
8. Selling expenses	25		5,916,931,310	4,604,830,497	10,578,580,244	10,712,117,353
9. General and administration expenses	26		10,785,745,783	10,894,828,816	20,922,643,592	22,128,359,269
10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		64,483,772,455	51,622,342,007	64,848,407,285	50,778,496,373
11. Other income	31		2,319,069	58,399,216	3,669,149	458,999,436
12. Other expenses	32				2,670,316	108,481,088
13. Other profit (40 = 31 - 32)	40		2,319,069	58,399,216	998,833	350,518,348
14. Net profit before tax (50 = 30 + 40)	50		64,486,091,524	51,680,741,223	64,849,406,118	51,129,014,721
15. Current tax expense	51	V.20	317,460,979	111,015,189	317,460,979	111,015,189
16. Deferred tax expense	52					
17. Net profit after tax (60 = 50 - 51 - 52)	60		64,168,630,545	51,569,726,034	64,531,945,139	51,017,999,532
18. Profit from basic shares (*)	70	V.21	3,043	2,446	3,060	2,419
19. Diluted earnings per shares (*)	71					

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

Form B02a-DN

Issued by No.200/2014/TT-BTC of the Ministry of Finance on 22/12/2014

Profit and Loss Statement interim

(Full form)

Quarter 2 of 2025

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Vinh Phuc, July 19th, 2025

General Director



Nguyen Anh Tuan

STATEMENT OF CASH FLOWS INTERIM

(Full form)

(Under direct method)

Year 2025

Unit: VND

Description	Code	Explanat ion	Accumulated from opening to the end of this quarter	
			This year	Prior year
1	2	3	4	5
I. Cash flows from operating activities				
1. Sales receipts	01		272,748,946,786	321,334,294,326
2. Cash paid to suppliers	02		-211,826,035,325	-176,839,781,767
3. Cash paid to employees	03		-39,748,850,753	-33,654,096,516
4. Interest paid	04		-7,909,299,913	-9,903,118,253
5. Corporation income tax paid	05		-124,400,000	-420,450,626
6. Receipts from other items	06		4,241,010,941	124,846,185
7. Expenses on other items	07		30,173,399,997	4,174,487,352
Net cash flows from operating activities	20		47,554,771,733	104,816,180,701
II. Cash flows from investing activities				
1. Acquisition of fixed assets and other long-term	21			
2. Proceeds from sale of fixed assets	22			
3. Payments for borrowings	23		-33,870,000,000	-16,905,000,000
4. Recovery from borrowings	24			
5. Payments for investment in other entities	25			
6. Recovery of investment in other entities	26			
7. Proceeds from investments	27		62,904,434,097	50,518,234,654
Net cash flows from investing activities	30		29,034,434,097	33,613,234,654
III. Cash flows from financing activities				
1. Receipts from capital contribution	31			
2. Fund returned to equity owners	32			
3. Proceeds from borrowings	33		245,854,193,059	242,302,824,899
4. Debt payments	34		-269,639,520,764	-365,624,280,491
5. Payments for debt from finance leasing	35			
6. Share income paid to investors	36			
Net cash flows from financing activities	40		-23,785,327,705	-123,321,455,592
Net cash flows in the period (50=20+30+40)	50		52,803,878,125	15,107,959,763
Cash at the beginning of the period	60		32,823,739,526	24,443,523,576
Effect of foreign exchange difference on cash	61		774,756,874	2,016,098,032
Cash at the end of the period (70=50+60+61)	70		86,402,374,525	41,567,581,371

STATEMENT OF CASH FLOWS INTERIM

(Full form)

(Under direct method)

Year 2025

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Vinh Phuc, July 19th, 2025

General Director



Nguyen Anh Tuan

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

I. Particular of operate enterprise

1. Form of capital ownership: Joint stock company
2. Business field: Industrial production and commercial business
3. Business lines: + Manufacturing and trading tables, chairs and interior furniture
+ Manufacturing and trading bicycles, motorbikes and bicycle and motorbike spare parts, auto spare parts.
+ Joint ventures, association in production and trading of related products
4. Characteristics of business operations during the fiscal year that affect financial statements:

Xuan Hoa Company conducts production and business in difficult conditions due to the impact of economic recession, the Russia-Ukraine war, declining export and domestic markets, many small orders; reduced consumption prices, increased costs for new products put into production due to new product technology, etc.

II. Financial year, unit of currency using

1. Financial year (the first date 1/01 the last date 31/12)
2. Unit of currency used the year: VND dong

III. Accounting standard and system using

1. Accounting system using: Enterprise accounting regime (according to Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Minister of Finance)
2. Proclaim obeying accounting standard system: The company's financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regime.
3. Applicable accounting form: Apply computerized accounting form.

IV . The accounting policies applied (in the case of continuous business operations)

1. The principle of converting financial statements prepared in foreign currencies into Vietnam dong (School of bookkeeping currency other than Vietnam Dong) ; The impact (if any) resulting from the conversion of financial statements of foreign curren
2. The type of exchange rate applied in accounting .
 - Principle of inventory recording: According to original cost method
 - Method of calculating inventory value: According to the weighted average method
 - Inventory accounting method: According to the perpetual inventory method
 - Method of setting up inventory price reduction
 - Provision for inventory devaluation is established based on the larger difference between the original price and the net realizable value of the inventory.
 - The amount of additional provision (or reversal) this year is calculated as the difference between the amount required to be set aside this year and the unused balance of provision made last year.

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

3. The principles for determining the actual interest rate (effective rate) used to discount cash flows .

- Principles of recording fixed assets (tangible, intangible): Fixed assets are recorded at original cost. In the Balance Sheet, fixed assets are reflected

- Principle of recording fixed assets (financial lease): Recorded at the lower of the fair value of the leased asset and the present value of the minimum lease

- Fixed asset depreciation method (tangible, intangible, financial lease): Straight-line method

4. The principle of posting cash and cash equivalents

- Principle of recording investment real estate: Record at original cost.

- Investment real estate depreciation method: Straight-line method

5. Accounting Principles financial investments

- Investments in subsidiaries, associated companies, capital contributions to jointly controlled businesses: Investments in subsidiaries and associated

- In the consolidated financial statements: Investments in subsidiaries are prepared on a consolidated basis; investments in associates are presented using

- Short-term securities investments: Recorded using the cost method

- Other short-term and long-term investments: Recorded using the cost method

- Method of making provision for short-term and long-term investment depreciation: + Provision is made based on the larger difference between the original price and the net realizable value of short-term and long-term investments.

6. Accounting Principles debts

- Prepaid expenses: Capitalized to gradually allocate into production and business costs including: Labor tools belonging to fixed assets, molds, tools with high value when used.

- Capitalization rate used to determine the amount of borrowing costs capitalized during the period:

7. Principle of posting inventories

- Prepaid expenses: Capitalized to gradually allocate into production and business costs including: Labor tools belonging to fixed assets, molds, tools with high value when used.

- Other expenses: Some expenses for training, advertising, exhibitions, etc. must be allocated to many periods.

- Prepaid expense allocation method: Allocation by straight-line method

- For used labor Tools: Value is gradually allocated to costs over time of use.

- Method and time of allocating commercial advantage: Not yet arisen

8. Principles for recording payable expenses: Product warranty costs according to product supply contracts, warranty period according to contract and estimated percentage of warranty cost value / Product sales revenue.

9. Principles and methods of recording provisions for payables:

10. Principle and method of posting the expenses of deferred corporate income tax

- Principles for recording owner's capital investment, equity surplus, and other owner's capital:

- + Owner's equity is recorded according to the owner's actual capital contribution.

- + Share capital surplus: None

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

+ Other owner's capital: Recorded according to the remaining value of assets given, donated, gifted... After deducting taxes payable related to these assets.

Principles for recording asset revaluation differences:

- Principle of recording exchange rate differences: Recorded according to the difference (if any) of the exchange rate arising or the end-of-period revaluation of foreign currency items of unfinished construction investment activities.

- Principle of recording undistributed profits: Undistributed profits after tax reflected on the balance sheet are profits from the business's operations minus current year's corporate income tax expenses and adjustments due to retroactive application (due to changes in accounting policies or retroactive material errors of previous years).

11. Accounting Principles upfront costs .

D. Sales revenue: Comply with 5 conditions for recording sales revenue according to Accounting Standard No. 14.

- Revenue from providing services: Comply with 4 conditions for recognizing revenue from services according to Accounting Standard No. 14.

- D. Financial revenue: Comply with 2 conditions for recognizing Financial Revenue according to Accounting Standard No. 14.

- D. Construction contract collection:

12. Principles and methods of recording financial expenses: Total financial expenses incurred during the period.

13. Principles and methods of recording current corporate income tax expenses and deferred income tax expenses:

14. Foreign exchange risk hedging transactions: Monetary items with foreign currency at the end of the period are revalued at the average interbank exchange rate announced by the State Bank of Vietnam at the end of the accounting period.

15. Other accounting principles and methods

V. Supplementary informations of categories posted in the balance sheet

	(Unit: VND)	
	Ending balance	Beginning balance
01- Cash and cash equivalent:		
Cash		
- Cash on hand	485,393,525	473,581,963
- Cash and short-term bank deposits	34,048,381,000	14,926,967,563
- Money in transit	51,868,600,000	17,423,190,000
Total	86,402,374,525	32,823,739,526
2. Receivables from customers	Ending balance	Beginning balance
a) Customer receivables short - term		
Hung Phat DT Company Limited	3,692,573,806	3,992,573,806
FIREWIND INDUSTRIAL JOINT STOCK COMPANY	2,707,214,620	2,707,214,620
KSH Consulting and Investment Company Limited	5,779,545,300	3,691,299,808
Amber equipment ltd	5,152,059,660	5,927,674,359
Conglom Inc	3,061,083,941	159,582,979
Receivables from other customers	35,178,996,964	64,003,372,058
Total	55,571,474,291	80,481,717,630
b) Customer receivables long - term		

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

Hanoi Furniture and Technical Equipment Joint Stock Company	15,623,247,251	15,623,247,251
Total	15,623,247,251	15,623,247,251
c) Provisions for short-term bad debts		
Sort term		
Nguyen Duc Cultural & Commercial One-Member Limited Liability Company	1,367,032,288	1,367,032,288
Mr Phạm Hoàng Hiệp	693,200,000	693,200,000
Contrexim Hồng Hà JSC	584,991,799	584,991,799
Receivables from other customers	3,988,804,522	4,134,702,223
Total	6,634,028,609	6,779,926,310
Long term		
Công ty cổ phần nội thất và thiết bị kỹ thuật Hà Nội	1,500,000,000	1,500,000,000
Total	1,500,000,000	1,500,000,000
d) Receivables from customers are related parties		
TOYOTA BOSHOKU HA NOI Limited liability	2,264,648,152	2,297,150,124
Xuan Hoa Elevator Joint Stock Company	572,009,905	572,009,905
Xuan Hoa Power Joint Stock Company	140,940,000	140,940,000
Total	2,977,598,057	3,010,100,029
3. Other receipts		
a) Sort term	Ending balance	Beginning balance
- Receipt of employees;	260,360,000	4,015,601,870
- Collateral ,collateral;	44,699,336	51,359,303
- Other receivables.	52,903,085	576,462,954
Total	357,962,421	4,643,424,127
b) Long term		
- Collateral , collateral ;	2,366,799,500	2,366,799,500
Total	2,366,799,500	2,366,799,500
4. Payable		
	Ending balance	Beginning balance
Advance payments to sellers- short term		
Thang Long International Trade and Construction Investment JSC	30,508,748,000	29,768,640,920
Hoang Thanh Construction Investment Joint Stock Company	23,500,000,000	24,000,000,000
Đông Nam Á Investment and Construction Consulting JSC	31,500,000,000	40,000,000,000
Viet SAFE Safety Joint Stock Company	37,530,000,000	38,125,000,000
Tuyen Quang Pharmaceutical Joint Stock Company	26,500,000,000	27,000,000,000
Bhutan Joint Stock Company	15,531,422,051	10,991,138,144
Others	20,038,986,257	17,228,875,012
Total	185,109,156,308	187,113,654,076
5. Inventories:	Ending balance	Beginning balance
Original price		
Materials and supplies	89,017,836,650	91,453,811,392
Tools and instruments ;	941,862,415	534,871,250

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

Production costs of unfinished business	22,583,177,524	26,339,997,666
Finished products	42,948,519,069	33,128,277,882
Merchandise	15,625,479,140	19,785,279,501
Provision for devaluation of	-2,445,090,886	-2,445,090,886
Finished products	-2,160,700,327	-2,160,700,327
Materials and supplies	-284,390,559	-284,390,559
Total	168,671,783,912	168,797,146,805

6. Prepaid expenses**a) Short - term**

Tools, instruments and consumables ;	177,857,585	129,545,885
Others ;	49,976,710	266,536,763
Total	227,834,295	396,082,648

b) Long-term

Tools, instruments and consumables ;	5,056,187,371	6,745,083,083
Others ;	219,216,896	166,345,918
Total	5,275,404,267	6,911,429,001

7. Taxes and other amounts payable to the State

	Opening	Total payable in	The number was actually paid	Closing
a, Payable				
VAT on local sales		6,129,479,252	6,129,479,252	
VAT on imports	46,031	598,740,738	598,786,769	
- Import, export tax	3,798,335	119,148,321	122,946,656	
- Income tax from enterprise				
- Personal income tax	86,382,037	871,381,335	832,516,305	125,247,067
- Environmental protection and other	-545,297,342	317,460,979		-227,836,363
- Land and house tax, land lease	280,256,703	280,256,703	173,526,444	386,986,962
Total	-174,814,236	8,316,467,328	7,375,977,725	284,397,666

b, Receivable

VAT on imports
- Income tax from enterprise
Total

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

8. Increase or decrease in tangible fixed assets :

Description	Buildings and Architecture	Machinery and equipment	Transportation and transmit instrument	Instruments, tools for management	Total
Cost of fixed assets					
Opening	127,400,602,344	250,309,829,561	18,300,888,939	16,763,445,524	412,774,766,368
Increases in year					
- New purchase					
- Finished construction					
- Others					
- Switch to real estate investment					
- Liquidation					
- Others					
Closing	127,400,602,344	250,309,829,561	18,300,888,939	16,763,445,524	412,774,766,368
Accumulated depreciation					
Opening	71,987,580,331	172,980,850,485	13,482,178,414	8,574,885,140	267,025,494,370
- Charge for the year	924,861,261	3,436,150,294	207,691,936	354,473,032	4,923,176,523
- Accumulated depreciation increased					
- Switch to real estate investment					
- Liquidation					
- Others					
Closing	72,912,441,592	176,417,000,779	13,689,870,350	8,929,358,172	271,948,670,893
Net book value					
- Opening	55,413,022,013	77,328,979,076	4,818,710,525	8,188,560,384	145,749,271,998
- Closing	54,488,160,752	73,892,828,782	4,611,018,589	7,834,087,352	140,826,095,475

- Original cost of fixed assets at end of year and still in use: 154.804.580.999 VND

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

9. Increase or decrease in intangible fixed assets :

Description	Computer software	Other intangible fixed assets	Copyrights, patents	Trademarks	Total
Cost of fixed assets					
Opening	4,505,881,498	134,052,500			4,639,933,998
- New purchase					
- Others					
- Liquidation					
- Others					
Closing	4,505,881,498	134,052,500			4,639,933,998
Accumulated depreciation					
Opening	3,677,222,291	134,052,500			3,811,274,791
- Charge for the year	62,020,594				62,020,594
- Accumulated depreciation increased					
- Liquidation					
- Others					
Closing	3,739,242,885	134,052,500			3,873,295,385
Net book value					
- Opening	828,659,207				828,659,207
- Closing	766,638,613				766,638,613

10. Accrued expenses

a) Short - term

- Deductions in salary expenses before vacation time ;

- The other accruals ;

Total

b) Long-term contruction-in-progress

Contruction-in-progress

Purchase of fixed assets

Total**Ending balance****Beginning balance**

177,857,585

129,545,885

49,976,710

266,536,763

227,834,295**396,082,648**

5,056,187,371

6,745,083,083

219,216,896

166,345,918

5,275,404,267**6,911,429,001****11. Investments in joint ventures, associates**

TOYOTA BOSHOKU HA NOI Limited liability

Xuan Hoa Elevator Joint Stock Company

Demy furniture joint stock company

Xuan Hoa Power Joint Stock Company

Total**Ending balance****Beginning balance**

16,336,701,068

16,336,701,068

3,800,000,000

3,800,000,000

3,800,000,000

3,800,000,000

3,400,000,000

3,400,000,000

27,336,701,068**27,336,701,068****12. Other payables****Ending balance****Begining balance**

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

a) Short - term

- Redundant assets pending ;		
- Funding for the union ;	133,396,000	
- Social Insurance ;	68,701,824	68,701,824
- Discount sales	2,784,107,120	1,447,324,344
- Annual target bonus	182,470,641	1,066,343,607
- Dividends and profits to pay ;	228,611,000	228,611,000
- Accounts payable , other payable .	831,144,969	1,221,438,548
Total	4,228,431,554	4,032,419,323

13. Equity

a) The table of comparison volatility of equity

Note	The item under equity			
	Invested by owners	Profit after tax distribution	Treasury shares	Total
Date 1/1/ 2024	210,965,000,000	103,450,828,627	- 100,000,000	314,315,828,627
- Profits of the year		51,017,999,532		51,017,999,532
- Setting aside reward and welfare funds	-	2,000,000,000	-	2,000,000,000
Date 30/06/ 2024	210,965,000,000	152,468,828,159	- 100,000,000	363,333,828,159
Date 1/1/ 2025	210,965,000,000	154,351,901,380	- 100,000,000	365,216,901,380
- Profits of the year		64,531,945,139		64,531,945,139
- Setting aside reward and welfare funds	-	4,000,000,000	-	4,000,000,000
Date 31/03/ 2025	210,965,000,000	214,883,846,519	- 100,000,000	425,748,846,519

b) Details of the owner's investment capitalProportion
(%)

1/1/ 2025

Proportion (%)

30/6/ 2025

VAC Viet Nam JSC	25.73	54,270,000,000	25.73	54,270,000,000
Bao Viet Fund Managerment LLC	11.37	24,000,000,000	11.37	24,000,000,000
Mr Nguyễn Việt Anh	8.36	17,630,430,000	8.36	17,630,430,000
Mr Nguyễn Hoàng Hải	11.33	23,902,820,000	11.33	23,902,820,000
Mr Lê Tú Anh	6.21	13,100,110,000	6.21	13,100,110,000
Mrs Trần Thị Thu Hà	8.13	17,153,960,000	8.13	17,153,960,000

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

Mrs Nguyễn Thị Minh Hiền	5.89	12,430,230,000	5.89	12,430,230,000
Other shareholders	22.93	48,377,450,000	22.93	48,377,450,000
Treasury shares	0.05	100,000,000	0.05	100,000,000
Total	100.00	210,965,000,000	100.00	210,965,000,000

d) Shares	<u>Ending balance</u>	<u>Beginning balance</u>
- The number of registered shares issued	21,096,500	21,096,500
- Number of shares sold to the public	21,096,500	21,096,500
+ Common Stock	21,096,500	21,096,500
+ Preferred stock (type classified as equity)		
- Number of shares acquired (treasury shares)	10,000	10,000
+ Common Stock	10,000	10,000
+ Preferred stock (type classified as equity)		
- Number of shares in issue	21,086,500	21,086,500
+ Common Stock	21,086,500	21,086,500
+ Preferred stock (type classified as equity)		
* Par value of shares outstanding : (VND/shares)	10,000	10,000

14. Loans

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Short-term loans	149,945,421,045	166,760,430,631
Shinhan Bank	33,014,255,089	33,559,983,416
Viettinbank	70,790,776,657	69,044,462,964
Vietcombank		29,680,221,964
Agri bank	38,541,045,379	34,475,762,287
BIDV bank	7,599,343,920	
b) Current portion of long-	4,380,000,000	4,780,501,720
Viettinbank	4,380,000,000	4,780,501,720
b) Long-term loans	24,130,257,695	30,700,257,695
Viettinbank	24,130,257,695	30,700,257,695
Total	178,455,678,740	202,241,190,046

VII . Additional information for items presented in the report on results of operations

15. Total revenue from sales and services	<u>Ending balance</u>	<u>Beginning balance</u>
a) Revenue		
- Sales of goods ;	237,248,974,986	286,860,148,042
Total	237,248,974,986	286,860,148,042

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

16. The deduction from revenue	<u>Ending balance</u>	<u>Beganning balance</u>
Among them :		
- Commercial discounts ;	4,632,181,253	4,221,346,774
- Goods sold are returned ;		
Total	4,632,181,253	4,221,346,774
17. Cost of goods sold	<u>Ending balance</u>	<u>Beganning balance</u>
- Cost of products, goods sold ;	195,316,492,672	239,675,663,750
Total	195,316,492,672	239,675,663,750
18. Revenue from financing activities	<u>Ending balance</u>	<u>Beganning balance</u>
- Interest on deposits , loans	3,742,788	4,493,939
- Dividends and profits are distributed	62,898,786,628	50,513,740,715
- Interest, exchange rate differences	1,567,453,562	1,051,056,682
Total	64,469,982,978	51,569,291,336
19. Financial expenses	<u>Ending balance</u>	<u>Beganning balance</u>
- Loan interest ;	5,174,753,939	10,710,984,492
- Payment discount , deferred sales rate ;	177,162,111	202,471,367
- Loss from disposal of financial investments ;		
- Loss of exchange rate differences ;	68,736,868	
- Other financial expenses .		
Total	5,420,652,918	10,913,455,859
20. Income tax expense Current	<u>Ending balance</u>	<u>Beganning balance</u>
- The cost of corporate income tax calculated on the taxable income of the current year	317,460,979	111,015,189
- Total income tax expense Current	317,460,979	111,015,189
21. Basic earnings per share	<u>Ending balance</u>	<u>Beganning balance</u>
Net profit after tax	64,531,945,139	51,017,999,532
Number of shares sold to the public	21,086,500	21,086,500
Profit from basic shares	3,060	2,419
22. Comparative data		

Comparative figures of the Balance Table sheet are figures on the financial statements for the end in 31st-Dec-2024, comparative figures of the Income Statement and Cash Flow Statement are figures on the financial statements for the same period of the previous year. Some comparative figures on the financial statements have been restated to ensure comparability with figures of this period, in accordance with the provisions on preparing financial statements in Circular No. 200/2014/TT-BTC dated 22nd-Dec-2014 of the Ministry of Finance guiding the Enterprise Accounting Regime

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

For the accounting period of Quarter 2/2025 (From April 1, 2025 to June 30, 2025)

Form No. B09-DN

Issued by No. 200/2014/TT-BTC of the
Minister of Finance on 22/12/2014

NOTES TO THE FINANCIAL STATEMENT

Quarter 2 of 2025

Phu Tho, July 19th, 2025

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

General Director



Nguyen Anh Tuan