

AN CUONG WOOD-WORKING JOINT STOCK COMPANY

**CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

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AN CUONG WOOD-WORKING JOINT STOCK COMPANY

CORPORATE INFORMATION

Enterprise Registration Certificate

No. 3700748131 dated 20 September 2006

The initial Business Registration Certificate No. 4602002303 dated 20 September 2006 and its subsequent amendments were issued by the Department of Planning and Investment of Binh Duong Province. The 30th latest Enterprise Registration Certificate No. 3700748131 dated 10 May 2022.

Board of Directors

| | |
|----------------------------|--|
| Mr. Le Duc Nghia | Chairman |
| Mr. Masao Kamibayashiyama | Deputy chairman |
| Mr. Nguyen Minh Tuan | Member |
| Mr. Le Thanh Phong | Member |
| Mr. Tran Luong Thanh Tung | Member (until 22 December 2022) |
| Ms. Nguyen Thi Dieu Phuong | Member (from 23 December 2022) |
| | Independent member (until 22 December 2022) |
| Mr. Jess Rueloekke | Independent member (until 22 December 2022) |
| Mr. Phan Quoc Cong | Independent member (from 23 December 2022) |
| Mr. Nguyen Thanh Quyen | Independent member (from 23 December 2022) |

Board of Management

| | |
|-------------------------|-------------------------|
| Ms. Vo Thi Ngoc Anh | General Director |
| Mr. Le Thanh Phong | Deputy General Director |
| Ms. Nguyen Thi Hao | Deputy General Director |
| Ms. Nguyen Thi Kim Thoa | Deputy General Director |
| Ms. Nguyen Thi Duyen | Deputy General Director |
| Mr. Ngo Tan Tri | Deputy General Director |
| Ms. Thieu Thi Ngoc Diem | Chief Accountant |

Board of Supervision

| | |
|-------------------------|--------|
| Ms. Tran Thi Ngoc Tue | Head |
| Ms. Tran Thi Kim Anh | Member |
| Ms. Mai Thi Phuong Thao | Member |

Legal representative

| | |
|---------------------|------------------|
| Mr. Le Duc Nghia | Chairman |
| Ms. Vo Thi Ngoc Anh | General Director |

Registered office

Land lot No. 681, Map No. 5, DT 747B Street,
Phuoc Hai Town, Thai Hoa Ward,
Tan Uyen District, Binh Duong Province, Viet Nam

Auditor

PwC (Vietnam) Limited

AN CUONG WOOD-WORKING JOINT STOCK COMPANY

STATEMENT OF THE BOARD OF MANAGEMENT

STATEMENT OF THE RESPONSIBILITY OF THE BOARD OF MANAGEMENT OF THE COMPANY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management of An Cuong Wood-Working Joint Stock Company (“the Company”) is responsible for preparing the consolidated financial statements of the Company and its subsidiaries (together, “the Group”) which give a true and fair view of the consolidated financial position of the Group as at 31 December 2022 and the results of its consolidated operations and its consolidated cash flows for the year then ended. In preparing these consolidated financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Group will continue in business.

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

APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

We hereby, approve the accompanying consolidated financial statements as set out on pages 5 to 53 which give a true and fair view of the consolidated financial position of the Group as at 31 December 2022 and of the results of its consolidated operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements.



On behalf of Board of Management


Vo Thi Ngoc Anh
General Director

Binh Duong Province, SR Vietnam
28 March 2023



INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF AN CUONG WOOD-WORKING JOINT STOCK COMPANY

We have audited the accompanying consolidated financial statements of An Cuong Wood-Working Joint Stock Company ("the Company") and its subsidiaries (together "the Group") which were prepared on 31 December 2022 and approved by the Board of Management on 28 March 2023. The consolidated financial statements comprise the consolidated balance sheet as at 31 December 2022, the consolidated income statement, the consolidated cash flow statement for the year then ended, and explanatory notes to the consolidated financial statements including significant accounting policies, as set out on pages 5 to 53.

The Board of Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on the consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements and plan and perform the audit in order to obtain reasonable assurance as to whether the consolidated financial statements are free from material misstatement.

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

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



Auditor's Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2022, its consolidated financial performance and consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of consolidated financial statements.

Other Matters

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

For and on behalf of PwC (Vietnam) Limited



Quach Thanh Chau
Audit Practising Licence No:
0875-2023-006-1
Authorised signatory

Nguyen Xuan Cuong
Audit Practising Licence No.
4349-2019-006-1

Report reference number: HCM13372
Ho Chi Minh City, 28 March 2023

CONSOLIDATED BALANCE SHEET

| Code | ASSETS | Note | As at 31 December | |
|------------|---|-------|--------------------------|--------------------------|
| | | | 2022 VND | 2021 VND |
| 100 | CURRENT ASSETS | | 3,839,450,781,144 | 3,650,800,848,248 |
| 110 | Cash and cash equivalents | 3 | 387,855,741,942 | 99,169,609,256 |
| 111 | Cash | | 70,855,741,942 | 99,169,609,256 |
| 112 | Cash equivalents | | 317,000,000,000 | - |
| 120 | Short-term investments | | 1,049,000,000,000 | 1,527,845,044,955 |
| 123 | Investments held to maturity | 4(a) | 1,049,000,000,000 | 1,527,845,044,955 |
| 130 | Short-term receivables | | 888,079,373,885 | 618,583,366,551 |
| 131 | Short-term trade accounts receivable | 5 | 654,268,204,929 | 549,583,344,234 |
| 132 | Short-term prepayments to suppliers | 6 | 42,996,923,973 | 47,549,408,310 |
| 135 | Short-term lending | | 2,050,000,000 | - |
| 136 | Other short-term receivables | 7(a) | 219,865,694,487 | 40,012,513,678 |
| 137 | Provision for doubtful debts – short-term | 8 | (31,764,224,435) | (18,765,339,662) |
| 139 | Shortage of assets awaiting resolution | | 662,774,931 | 203,439,991 |
| 140 | Inventories | 9 | 1,466,857,166,709 | 1,380,301,310,465 |
| 141 | Inventories | | 1,491,571,074,416 | 1,409,876,670,599 |
| 149 | Provision for decline in value of inventories | | (24,713,907,707) | (29,575,360,134) |
| 150 | Other current assets | | 47,658,498,608 | 24,901,517,021 |
| 151 | Short-term prepaid expenses | 10(a) | 44,987,623,366 | 22,007,833,088 |
| 152 | Value added tax ("VAT") to be reclaimed | 14(a) | 1,333,331,682 | 2,322,179,488 |
| 153 | Tax and other receivables from the State | 14(a) | 1,337,543,560 | 571,504,445 |

The notes on pages 10 to 53 are an integral part of these consolidated financial statements.

CONSOLIDATED BALANCE SHEET
 (continued)

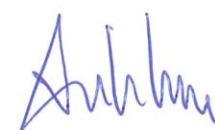
| Code | ASSETS (continued) | Note | As at 31 December | |
|------------|------------------------------------|-------|--------------------------|--------------------------|
| | | | 2022 VND | 2021 VND |
| 200 | NON-CURRENT ASSETS | | 1,627,756,234,720 | 1,332,118,177,476 |
| 210 | Long-term receivables | | 366,943,654,159 | 322,336,513,405 |
| 216 | Other long-term receivables | 7(b) | 366,943,654,159 | 322,336,513,405 |
| 220 | Fixed assets | | 439,123,243,902 | 534,761,034,183 |
| 221 | Tangible fixed assets | 11(a) | 425,861,523,672 | 518,159,318,784 |
| 222 | Historical cost | | 1,026,347,861,999 | 1,020,819,135,402 |
| 223 | Accumulated depreciation | | (600,486,338,327) | (502,659,816,618) |
| 227 | Intangible fixed assets | 11(b) | 13,261,720,230 | 16,601,715,399 |
| 228 | Historical cost | | 32,568,567,346 | 32,148,567,346 |
| 229 | Accumulated amortisation | | (19,306,847,116) | (15,546,851,947) |
| 240 | Long-term asset in progress | | 4,590,174,133 | 1,425,546,949 |
| 242 | Construction in progress | | 4,590,174,133 | 1,425,546,949 |
| 250 | Long-term investments | | 615,831,200,000 | 275,217,700,000 |
| 252 | Investments in associates | 4(b) | 401,631,200,000 | - |
| 253 | Investments in other entity | 4(b) | 119,200,000,000 | 119,200,000,000 |
| 255 | Investments held to maturity | 4(a) | 95,000,000,000 | 156,017,700,000 |
| 260 | Other long-term assets | | 201,267,962,526 | 198,377,382,939 |
| 261 | Long-term prepaid expenses | 10(b) | 191,951,361,477 | 190,080,570,500 |
| 262 | Deferred income tax assets | 20 | 9,316,601,049 | 8,296,812,439 |
| 270 | TOTAL ASSETS | | 5,467,207,015,864 | 4,982,919,025,724 |

The notes on pages 10 to 53 are an integral part of these consolidated financial statements.

AN CUONG WOOD-WORKING JOINT STOCK COMPANY

CONSOLIDATED BALANCE SHEET
(continued)

| Code | RESOURCES | Note | As at 31 December | |
|------------|--|--------|--------------------------|--------------------------|
| | | | 2022 VND | 2021 VND |
| 300 | LIABILITIES | | 1,554,989,645,974 | 1,206,120,120,534 |
| 310 | Current liabilities | | 1,542,319,419,092 | 1,196,572,464,437 |
| 311 | Short-term trade accounts payable | 12 | 347,514,345,447 | 289,187,086,507 |
| 312 | Short-term advances from customers | 13 | 160,976,991,093 | 206,024,768,522 |
| 313 | Tax and other payables to the State | 14(b) | 122,055,076,239 | 36,046,362,980 |
| 314 | Payable to employees | 15 | 23,034,215,577 | 58,355,659,772 |
| 315 | Short-term accrued expenses | 16 | 30,570,918,651 | 24,826,970,905 |
| 318 | Short-term unearned revenue | | 1,630,344,632 | 1,130,344,632 |
| 319 | Other short-term payables | | 3,798,017,175 | 11,359,884,360 |
| 320 | Short-term borrowings | 17 | 813,722,672,711 | 566,975,088,269 |
| 322 | Bonus and welfare funds | 18 | 39,016,837,567 | 2,666,298,490 |
| 330 | Non-current liabilities | | 12,670,226,882 | 9,547,656,097 |
| 336 | Long-term unearned revenue | | 1,883,907,715 | 3,014,252,347 |
| 342 | Provision for long-term liabilities | 19 | 10,786,319,167 | 6,533,403,750 |
| 400 | OWNERS' EQUITY | | 3,912,217,369,890 | 3,776,798,905,190 |
| 410 | Capital and reserves | | 3,912,217,369,890 | 3,776,798,905,190 |
| 411 | Owners' capital | 21, 22 | 1,358,461,220,000 | 876,503,440,000 |
| 411a | - Ordinary shares with voting rights | | 1,358,461,220,000 | 876,503,440,000 |
| 412 | Share premium | 22 | 1,419,298,588,703 | 1,419,304,688,703 |
| 415 | Treasury shares | 22 | (653,230,147) | (653,230,147) |
| 418 | Investment and development funds | 22 | 5,387,266 | 25,138,524,261 |
| 421 | Undistributed earnings | 22 | 1,135,105,404,068 | 1,456,505,482,373 |
| 421a | - Undistributed post-tax profits of previous years | | 519,524,114,733 | 1,034,544,110,211 |
| 421b | - Post-tax profits of current year | | 615,581,289,335 | 421,961,372,162 |
| 440 | TOTAL RESOURCES | | 5,467,207,015,864 | 4,982,919,025,724 |



Tran Anh Tuan
Preparer



Thieu Thi Ngoc Diem
Chief Accountant




Vo Thi Ngoc Anh
General Director

28 March 2023

The notes on pages 10 to 53 are an integral part of these consolidated financial statements.

CONSOLIDATED INCOME STATEMENT

| Code | Note | Year ended 31 December | |
|------|--|------------------------|---------------------|
| | | 2022 VND | 2021 VND |
| 01 | Revenue from sales of goods and rendering of services | 4,509,669,871,101 | 3,312,950,679,602 |
| 02 | Less deductions | (34,191,432,278) | (19,443,094,091) |
| 10 | Net revenue from sales of goods and rendering of services | 4,475,478,438,823 | 3,293,507,585,511 |
| 11 | Cost of goods sold and services rendered | (3,137,632,133,507) | (2,397,612,834,481) |
| 20 | Gross profit from sales of goods and rendering of services | 1,337,846,305,316 | 895,894,751,030 |
| 21 | Financial income | 175,304,539,586 | 154,068,436,757 |
| 22 | Financial expenses | (56,857,728,070) | (24,158,148,267) |
| 23 | - Including: Interest expense | (31,879,418,791) | (21,480,945,050) |
| 24 | Profit sharing from associate | 8,000,000,000 | - |
| 25 | Selling expenses | (547,870,944,173) | (383,770,408,773) |
| 26 | General and administration expenses | (167,893,855,307) | (100,092,496,584) |
| 30 | Net operating profit | 748,528,317,352 | 541,942,134,163 |
| 31 | Other income | 4,990,478,155 | 5,710,976,177 |
| 32 | Other expenses | (1,582,162,367) | (1,236,519,895) |
| 40 | Net other income | 3,408,315,788 | 4,474,456,282 |
| 50 | Net accounting profit before tax | 751,936,633,140 | 546,416,590,445 |
| 51 | Corporate income tax ("CIT") - current | (137,375,132,415) | (94,471,564,132) |
| 52 | CIT - deferred | 1,019,788,610 | (665,803,479) |
| 60 | Net profit after tax | 615,581,289,335 | 451,279,222,834 |
| | Attributable to: | | |
| 61 | Profit after tax of the parent company | 615,581,289,335 | 451,279,222,834 |
| 62 | Non-controlling interests | - | - |
| 70 | Basic earnings per share | 4,577 | 2,998 |
| 71 | Diluted earnings per share | 4,577 | 2,998 |

Tran Anh Tuan
Preparer

Thieu Thi Ngoc Diem
Chief Accountant

Vo Thi Ngoc Anh
General Director
28 March 2023



CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)

| Code | Note | Year ended 31 December | |
|---|---|--------------------------|--------------------------|
| | | 2022 VND | 2021 VND |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 01 | | 751,936,633,140 | 546,416,590,445 |
| | Net accounting profit before tax | | |
| | Adjustments for: | | |
| 02 | Depreciation and amortisation | 110,500,933,112 | 114,701,008,697 |
| 03 | Provisions | 12,390,347,763 | 22,772,569,958 |
| 04 | Unrealised foreign exchange (gains)/losses | (2,733,153,901) | 482,783,595 |
| 05 | Profits from investing activities | (157,052,006,484) | (138,917,498,442) |
| 06 | Interest expense | 31,879,418,791 | 21,480,945,050 |
| 08 | Operating profit before changes in working capital | 746,922,172,421 | 566,936,399,303 |
| 09 | (Increase)/decrease in receivables | (122,377,394,294) | 62,541,699,040 |
| 10 | Increase in inventories | (81,694,403,817) | (257,922,677,185) |
| 11 | Decrease in payables | (16,478,839,529) | (7,604,347,788) |
| 12 | (Increase)/decrease in prepaid expenses | (24,850,581,255) | 23,886,374,748 |
| 14 | Interest paid | (31,879,418,791) | (21,480,945,050) |
| 15 | CIT paid | (60,749,588,221) | (99,254,345,077) |
| 17 | Other payments on operating activities | (20,511,895,358) | (96,937,799,090) |
| 20 | Net cash inflows from operating activities | 388,380,051,156 | 170,164,358,901 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 21 | Purchases of fixed assets and other long-term assets | (18,400,278,483) | (13,088,736,894) |
| 22 | Proceeds from disposals of fixed assets | 101,284,849 | 9,090,909 |
| 23 | Lending and investments held to maturity | (1,383,200,000,000) | (1,873,825,530,311) |
| 24 | Collection of lending and investments held to maturity | 1,497,995,044,955 | 1,569,500,000,000 |
| 25 | Investments in associate | (126,631,200,000) | (119,200,000,000) |
| 27 | Interest received from lendings, bank deposits and profit distributed | 102,740,084,864 | 129,042,126,065 |
| 30 | Net cash inflows/(outflows) from investing activities | 72,604,936,185 | (307,563,050,231) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 31 | Proceeds from issue of shares | 43,748,200,000 | 30,225,593,500 |
| 32 | Payments for share returns and repurchases | - | (65,000,000) |
| 33 | Proceeds from borrowings | 2,397,968,155,776 | 2,717,756,113,523 |
| 34 | Repayments of borrowings | (2,149,455,806,058) | (2,459,665,101,043) |
| 36 | Dividends paid | (464,650,732,500) | (104,826,892,800) |
| 40 | Net cash (outflows)/inflows from financing activities | (172,390,182,782) | 183,424,713,180 |
| 50 | Net increase in cash in year | 288,594,804,559 | 46,026,021,850 |
| 60 | Cash and cash equivalents at beginning of year | 99,169,609,256 | 53,239,217,833 |
| 61 | Effect of foreign exchange differences | 91,328,127 | (95,630,427) |
| 70 | Cash and cash equivalents at end of year | 387,855,741,942 | 99,169,609,256 |

Additional information relating to the consolidated cash flow statement is presented in Note 34.

Tran Anh Tuan
Preparer

Thieu Thi Ngoc Diem
Chief Accountant

Võ Thị Ngọc Anh
General Director
28 March 2023

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

1 GENERAL INFORMATION OF THE GROUP

An Cuong Wood-Working Joint Stock Company (“the Company”) was established in SR Vietnam pursuant to the initial Business Registration Certificate No. 4602002303 dated 20 September 2006 and its subsequent amendments were issued by the Department of Planning and Investment of Binh Duong Province and the 30th latest Enterprise Registration Certificate No. 3700748131 dated 10 May 2022.

The owners of the Company include NC Vietnam Investment Company Limited, Whitlam Holding Pte. Ltd., Sumitomo Forestry (Singapore) Ltd. and other shareholders. Details of capital contributions are presented in Note 21.

The principal activity of the Company is to manufacture and trade wooden household, industrial wooden items, artificial boards, interior decoration, kitchen equipment, and other wooden related products; provide installation services.

The normal business cycle of the Company and its subsidiaries (together, “the Group”) is within 12 months.

As at 31 December 2022, the Group had 3 direct subsidiaries, 1 indirect subsidiary and 1 associate as follows:

| Name | Location | Principal activity | 31.12.2022 | | 31.12.2021 | |
|--|---------------------|--|--------------------|------------------------|--------------------|------------------------|
| | | | % of ownership (%) | % of voting rights (%) | % of ownership (%) | % of voting rights (%) |
| Subsidiaries | | | | | | |
| An Cuong Wood-Working Company Limited | Binh Duong Province | Manufacture and trade wooden products | 100 | 100 | 100 | 100 |
| Malloca Vietnam Company Limited | Ho Chi Minh City | Trade Malloca-brand kitchen appliances | 100 | 100 | 100 | 100 |
| An Khang MDF Company Limited (*) | Tay Ninh Province | Manufacture and trade board products | 51 | 51 | | |
| Indirect subsidiary | | | | | | |
| AConcept Vietnam Company Limited (**) | Ho Chi Minh City | Wholesale and retail of interior and interior decoration | 100 | 100 | 100 | 100 |
| Associate | | | | | | |
| Central Hill Real Estate Joint Stock Company | Ho Chi Minh City | Trade real estate | 30 | 30 | - | - |

1 GENERAL INFORMATION OF THE GROUP (continued)

(*) Pursuant to Resolution No. 16-2022/NQ-GAC dated 24 October 2022, the Board of Directors of the Company approved the plan to contribute capital to establish An Khang MDF Company Limited. According to the initial Business Registration Certificate No. 3901331450 dated 27 October 2022, the Company owned 51% of charter capital of this company. As at 31 December 2022, the capital contribution has not yet made. On 16 January 2023 the Company has fully contributed the capital commitment which is VND10,200,000,000.

(**) The indirect subsidiary is a subsidiary of Malloca Vietnam Company Limited.

As at 31 December 2022, the Group had 2,797 employees (as at 31 December 2021: 2,835 employees).

According to Resolution No. 637/QĐ-SGDHN dated 19 September 2022 issued by Hanoi Stock Exchange, the Company's shares were cancelled for registration of trading in UpCom.

According to Resolution No. 585/QĐ-SGDHCM dated 25 August 2022 and Notice No. 1761/TB-SGDHCM dated 28 September 2022 issued by Ho Chi Minh City Stock Exchange, the Company's shares were accepted to be listed and traded in HOSE Stock Exchange with the ticker ACG.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation of consolidated financial statements

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

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

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

2.2 Fiscal year

The Company's fiscal year is from 1 January to 31 December.

2.3 Currency

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.4 Exchange rates**

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

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

2.5 Basis of consolidation***Subsidiaries***

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies in order to gain future benefits from their activities generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

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

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.5 Basis of consolidation (continued)*****Associate***

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

The Group's share of the post-acquisition profits or losses of its associate is recognised in the consolidated income statement. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in a associate equals or exceeds its interest in associate, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of associate.

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

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

2.6 Cash and cash equivalents

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

2.7 Receivables

Receivables represent trade receivables from customers arising from sales of goods and rendering of services or non-trade receivables from others and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on the estimated loss that may arise. Bad debts are written off when identified as uncollectible.

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

2.8 Inventories

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.8 Inventories (continued)**

The Group applies the perpetual system for inventories.

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

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

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

Investments held-to-maturity include term deposits and the bond trusted-investment which the bond issuer is required to buy back in the future. Those investments are initially accounted for at cost. Subsequently, the Board of Management reviews all outstanding investments to determine amount of the provision to recognise at the year end.

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

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

(b) Investments in associate

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

(c) Investments in other entity

Investment in other entity is investment in equity instruments of other entity without controlling rights or co-controlling rights, or without significant influence over the investee. These investments are accounted for initially at cost. Subsequently, the Board of Management reviews all outstanding investments to determine amount of the provision to recognise at the year end.

Provision for investments associate and investments in other entity is made when there is a diminution in value of the investments at the year end. It is calculated based on market value if market value can be determined reliably. If market value can not be determined reliably, the provision for investments in other entities is calculated based on the loss of investees.

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.10 Lendings**

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

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

Lending is classified into short-term and long-term lendings on the consolidated balance sheet based on the remaining term of the lendings as at the consolidated balance sheet date.

2.11 Fixed assets*Tangible and intangible fixed assets*

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

Depreciation and amortisation

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

| | |
|---------------------|-----------|
| Plant and buildings | 3% - 25% |
| Machinery | 8% - 50% |
| Motor vehicles | 8% - 33% |
| Office equipment | 13% - 33% |
| Others | 6% - 50% |
| Land use rights | 3% |
| Software | 13% - 50% |

Land use rights comprise of land use rights granted by the State for which land use fees are collected and prepaid land use rights obtained under land rental contracts which are effective before the effective date of land law 2003 (ie. 1 July 2004) and which land use right certificates are granted.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.11 Fixed assets (continued)***Depreciation and amortisation (continued)*

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

Disposals

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

Construction in progress

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

2.12 Leased assets

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

2.13 Prepaid expenses

Prepaid expenses include short-term and long-term prepayments on the consolidated balance sheet, which mainly include long-term land rentals, office rentals, tools and equipment in use. Short-term prepaid expenses reflect prepayments for services; or tools that do not meet the recognition criteria for fixed assets for a period not exceeding 12 months or a business cycle from the date of prepayments. Long-term prepaid expenses reflect prepayments for services; or tools that do not meet the recognition criteria for fixed assets for a period exceeding 12 months or more than one business cycle from the date of prepayments. Prepaid expenses are recorded at historical cost and allocated using the straight-line basis over estimated useful lives.

Prepayments for land rental contracts which are not recorded as intangible assets as described in 2.11 are recorded as prepaid expenses and allocated using the straight-line basis over the prepaid lease term.

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

Classifications of payables are based on their nature as follows:

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

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

2.15 Borrowings

Short-term borrowings include borrowings from banks.

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

Borrowing costs that are directly attributable to the construction or production of any qualifying assets are capitalised during the year of time that is required to complete and prepare the asset for its intended use. In respect of general-purpose borrowings, a portion of which used for the purpose of construction or production of any qualifying assets, the Group determines the amount of borrowing costs eligible for capitalisation by applying a capitalisation rate to the weighted average expenditure on the assets. The capitalisation rate is the weighted average of the interest rates applicable to the Group's borrowings that are outstanding during the year, other than borrowings made specifically for the purpose of obtaining a qualifying asset. Other borrowing costs are recognised in the consolidated income statement when incurred.

2.16 Accrued expenses

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

2.17 Provisions

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.18 Provision for severance allowances**

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

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

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

2.19 Unearned revenue

Unearned revenue includes short-term and long-term unearned revenues on the consolidated balance sheet. These unearned revenues recognised the amounts paid in advance for renting the factory roof of a subsidiary to install and operate the solar panels, the support system and the solar rooftop projects with 20 years starting from September 2021. The Group records unearned revenue for the future obligations that the Group has to fulfil during the first five years of the rental contracts. Unearned revenue recognised as revenue in the consolidated income statement during the year to the extent that recognition criteria have been met.

2.20 Owners' capital

Owners' capital of the Shareholders is recorded according to the actual amount contributed and is recorded according to par value of the share.

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

Treasury shares brought before the effective date of the Securities Law (ie. 1 January 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 brought after 1 January 2022 will be cancelled and adjusted to reduce equity.

Undistributed earnings record the Group's results profit after CIT at the reporting date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.21 Appropriation of profit**

The Company's dividends are recognised as a liability in the consolidated financial statements in the year in which the dividends are approved by the General Meeting of Shareholders.

Profit after CIT could be distributed to Shareholders after approval at General Meeting of Shareholders, and after appropriation to other funds in accordance with the Company's charter and Vietnamese regulations.

The Group's funds are as below:

(a) Bonus and welfare fund

The bonus and welfare fund is appropriated from profit after CIT and subject to Shareholders' approval at the General Meeting of Shareholders. This fund is presented as a liability on the consolidated balance sheet. This fund is used for pecuniary rewarding and encouragement, common benefits and improvement of employees' benefits.

(b) Investment and development fund

The investment and development fund is appropriated from profit after CIT and approved by Shareholders in the General Meeting of Shareholders. This fund is used for the use in expansion of its operation or in-depth investments.

2.22 Revenue recognition**(a) Revenue from sales of goods**

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

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

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

Revenue is recognised in accordance with the "substance over form" principle and allocated to each sales obligation. If the Group gives promotional goods to customers associated with the purchase, the Group allocates the total consideration received between goods sold and promotional goods. The cost of promotional goods is recognised as cost of goods sold in the consolidated income statement.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.22 Revenue recognition (continued)****(b) Revenue from rendering of services**

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

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

(c) Interest income

Interest income is recognised on an earned basis and when it is probable that the economic benefits associated with the transaction will flow to the Group.

(c) Dividends income

Income from dividends is recognised when the Group has established receiving rights from investees.

2.23 Sales deductions

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

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

2.24 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 year, and recorded on the basis of matching with revenue and on a prudent basis.

2.25 Financial expenses

Financial expenses are expenses incurred in the year for financial activities including expenses of lending and borrowing; losses incurred when selling foreign currencies; losses from foreign exchange differences.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.26 Selling expenses**

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

2.27 General and administration expenses

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

2.28 Current and deferred income tax

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

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

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

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

2.29 Related parties

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.30 Segment reporting**

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

2.31 Critical accounting estimates

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

The areas involving significant estimates and assumptions are as follows:

- Estimated useful life of fixed assets (Note 2.11 and 11);
- Estimation of provision for doubtful debts (Note 8) and provision of decline in value of inventories (Note 9);
- Recognition of deferred tax assets for difference between tax base and accounting base (Note 20).

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

3 CASH

| | 2022 VND | 2021 VND |
|------------------|---------------------------|---------------------------|
| Cash on hand | 790,512,114 | 599,832,678 |
| Cash at banks | 70,065,229,828 | 98,569,776,578 |
| Cash equivalents | 317,000,000,000 | - |
| | <u>387,855,741,942</u> | <u>99,169,609,256</u> |

Cash equivalents as at 31 December 2022 comprise of term deposits at commercial banks with an original maturity less than 3 months and earn at the rate of 4% - 6% per annum.

4 INVESTMENTS

(a) Investments held to maturity

| | 2022 | | 2021 | |
|-----------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Cost VND | Book value VND | Cost VND | Book value VND |
| i. Short-term | | | | |
| Term deposits (*) | <u>1,049,000,000,000</u> | <u>1,049,000,000,000</u> | <u>1,527,845,044,955</u> | <u>1,527,845,044,955</u> |
| ii. Long-term | | | | |
| Term deposits (**) | 95,000,000,000 | 95,000,000,000 | - | - |
| Trusted-investment (Note 7(a)) | - | - | 156,017,700,000 | 156,017,700,000 |
| | <u>95,000,000,000</u> | <u>95,000,000,000</u> | <u>156,017,700,000</u> | <u>156,017,700,000</u> |

(*) As at 31 December 2022, short-term investments held-to-maturity comprise of term deposits at commercial banks with the remaining period less than 1 year and earn interest at the rate of 5% - 12% per annum (as at 31 December 2021: 5% - 7.6% per annum). Besides, the Group has pledged VND325 billion of these investments as collateral assets for the Group's short-term borrowings (Note 17).

(**) As at 31 December 2022, long-term investments held-to-maturity comprise of term deposits at commercial banks with the remaining period more than 12 months and earn interest at the rate of 11.5% per annum.

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4 INVESTMENTS

(b) Investments in other entity

| | 2022 | | 2021 | |
|---|-------------------|-------------------|-------------------|------------------|
| | Book value VND | Fair value VND | Book value VND | Provision VND |
| i. Investment in associate | | | | |
| Thang Loi Homes Joint Stock Company (formerly known as Central Hill Real Estate Joint Stock Company, change name from 8 September 2022) (**), (***) | 401,631,200,000 | (*) | - | (*) |
| | | | | |
| ii. Investments in other entity | | | | |
| Thang Loi Group Real Estate Joint Stock Company (***) | 119,200,000,000 | (*) | 119,200,000,000 | (*) |

i. Investment in associate

Thang Loi Homes Joint Stock Company (formerly known as Central Hill Real Estate Joint Stock Company, change name from 8 September 2022) (**), (***)

ii. Investments in other entity

Thang Loi Group Real Estate Joint Stock Company (***)

(*) As at 31 December 2022, the Group had not determined the fair value of these investments for disclosure in the consolidated financial statements since their shares are not listed, and Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements do not provide detailed guidance on the methods to determine fair value. The fair value of such investments may be different from their book value.

(**) Pursuant to the Resolution No. 04-2022/NQ-GAC dated 21 Mar 2022, the Board of Directors of the Company approved the plan to buy shares of Central Hill Real Estate Joint Stock Company. Accordingly, as at 31 December 2022 the Company owned 30% of the charter capital of this company.

(***) Pursuant to the Resolution No. 05-2021/NQ-GAC dated 15 April 2021, the Board of Directors of the Company approved the plan to buy shares of Thang Loi Group Real Estate Joint Stock Company. Accordingly, as at 31 December 2022 the Group owned 12.97% of the charter capital of this company.

4 INVESTMENTS (continued)

(****) Movements of investment of associate during the year were as follow:

| | 2022 VND | 2021 VND |
|---|------------------------|-------------|
| Beginning of year | - | - |
| Increase investment in associate (Note 35(a)) | 393,631,200,000 | - |
| Profit sharing of Group from income statement of associate | 8,000,000,000 | - |
| End of year | <u>401,631,200,000</u> | <u>-</u> |

5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

| | 2022 VND | 2021 VND |
|--|------------------------|------------------------|
| Third parties | | |
| Ai Linh Trading Import - Export Joint Stock Company | 138,768,651,350 | 110,715,804,421 |
| Hung Thinh Furniture Joint Stock Company | 74,441,744,824 | 11,848,349,234 |
| Others | 432,177,693,461 | 417,122,030,019 |
| Related parties (Note 35(b)) | 8,880,115,294 | 9,897,160,560 |
| | <u>654,268,204,929</u> | <u>549,583,344,234</u> |

As at 31 December 2022 and 31 December 2021, the balances of short-term trade accounts receivable which were past due, amounted to VND53,015,479,411 and VND25,823,843,454, respectively as presented in Note 8.

As at 31 December 2022 and 31 December 2021, there were no other third-party customers who had a balance accounting for 10% or more of the total balance of short-term trade accounts receivable.

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

| | 2022 VND | 2021 VND |
|----------------------------|-----------------------|-----------------------|
| Third parties | 39,194,877,973 | 47,358,768,310 |
| Related party (Note 35(b)) | 3,802,046,000 | 190,640,000 |
| | <u>42,996,923,973</u> | <u>47,549,408,310</u> |

As at 31 December 2022 and 31 December 2021, there was no third party supplier who had a balance accounting for 10% or more of the total balance of short-term prepayments to suppliers.

7 OTHER RECEIVABLES

(a) Short-term

| | 2022 VND | 2021 VND |
|---|------------------------|-----------------------|
| Entrusted-investment (*) | 156,017,700,000 | |
| Interest income from term deposits | 23,266,215,447 | 26,054,971,697 |
| Interest income from entrusted-investment (Note 34) (*) | 18,720,311,067 | 5,319,221,533 |
| Deposits | 9,596,179,470 | 7,092,183,863 |
| Deposit to purchasing house (Note 35(b)) | 9,318,000,000 | - |
| Advances to employees | 2,878,744,878 | 1,411,780,131 |
| Others | 68,543,625 | 134,356,454 |
| | <u>219,865,694,487</u> | <u>40,012,513,678</u> |

(*) The Company entrusted VinaCapital Fund Management Joint Stock Company ("VinaCapital") to invest in corporate bonds and earned an expected interest at the rate of 13.8% per annum according to the contract No. GB2021001 dated 5 February 2021 signed between the Group and VinaCapital. These bonds matured on 30 December 2022. At the date of these financial statements, VinaCapital is in the process of dealing with bond issuer to collect this investment. According to the Board of Management's and VinaCapital's assessment, this investment will be fully recovered and hence, there's no impairment indicator which requires a provision to be made.

(b) Long-term

| | 2022 VND | 2021 VND |
|------------------------------------|------------------------|------------------------|
| Deposits (*) | 285,052,830,311 | 285,052,830,311 |
| Interest receivables (Note 34) (*) | 68,790,574,235 | 31,733,706,294 |
| Other deposits | 13,100,249,613 | 5,549,976,800 |
| | <u>366,943,654,159</u> | <u>322,336,513,405</u> |

(*) According to Resolution No. 01-2021/NQ-GAC dated 11 January 2021 of the Board of Directors, the Company signed the purchase option agreements with Novareal Joint Stock Company for real estates of the Novaworld Phan Thiet project. Accordingly, the Company deposited VND285,052,830,311 in 2021. In addition, pursuant to the above agreements, until 15 March 2023, the Company can decide whether to exercise or not the real estate purchase option. At the date of these financial statements, the Company has confirmed to not exercise the real estate purchase option. According to the signed agreements, the Company will receive the entire deposits, together with the interest income calculated at the interest rate of 13% per annum from the date of the Company placed the deposits until the liquidation date of 15 March 2025. Accordingly, the Group recognised the above interest income in the consolidated financial statements for the year ended 31 December 2021 and 31 December 2022.

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8 DOUBTFUL DEBTS

| | | 2022 | | | 2021 | | |
|---------------------------------------|--|-----------------------|------------------------------|-----------------------|-----------------------------|--|--|
| | | Cost VND | Recoverable amount VND | Provision VND | Overdue | | |
| Receivables that were past due | | | | | | | |
| | Lao Cai - No.1 Construction and Trading Investment Joint Stock Company | 18,799,490,297 | 9,399,745,149 | 9,399,745,149 | Over 2 years, under 3 years | | |
| | Long Giang Investment and Urban Development Joint Stock Company | 5,235,807,801 | - | 5,235,807,801 | Over 2 years, under 3 years | | |
| | An Gia Hung Investment Construction Joint Stock Company | 4,094,674,296 | - | 4,094,674,296 | Over 3 years | | |
| | Others | 24,885,507,017 | 11,851,509,828 | 13,033,997,189 | Over 6 months | | |
| | | <u>53,015,479,411</u> | <u>21,251,254,977</u> | <u>31,764,224,435</u> | | | |
| Receivables that were past due | | | | | | | |
| | Long Giang Investment and Urban Development Joint Stock Company | 5,735,808,302 | 241,525,539 | 5,494,282,763 | Over 1 year, under 2 years | | |
| | An Gia Hung Investment Construction Joint Stock Company | 5,162,064,567 | 1,575,821,482 | 3,586,243,085 | Over 2 years, under 3 years | | |
| | Hung Long Phat Investment and Construction Joint Stock Company | 1,702,657,460 | - | 1,702,657,460 | Over 2 years, under 3 years | | |
| | Others | 13,223,313,125 | 5,241,156,771 | 7,982,156,354 | Over 6 months | | |
| | | <u>25,823,843,454</u> | <u>7,058,503,792</u> | <u>18,765,339,662</u> | | | |

9 INVENTORIES

| | 2022 | | 2021 | |
|-------------------------------|--------------------------|-------------------------|--------------------------|-------------------------|
| | Cost VND | Provision VND | Cost VND | Provision VND |
| Goods purchased in transit | 66,569,788,797 | - | 67,937,512,526 | - |
| Raw materials | 698,496,904,016 | (12,170,303,242) | 645,187,320,053 | (10,837,133,507) |
| Work in progress | 254,058,190,275 | (4,817,028,393) | 219,733,748,906 | (9,962,248,945) |
| Finished goods | 257,228,857,354 | (6,267,073,649) | 262,604,133,943 | (7,129,120,735) |
| Merchandise | 208,346,077,960 | (1,459,502,423) | 214,413,955,171 | (1,646,856,947) |
| Finished goods in transit | 6,871,256,014 | - | - | - |
| | <u>1,491,571,074,416</u> | <u>(24,713,907,707)</u> | <u>1,409,876,670,599</u> | <u>(29,575,360,134)</u> |

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

| | 2022 VND | 2021 VND |
|---|-----------------------|-----------------------|
| Beginning of year | 29,575,360,134 | 18,989,311,695 |
| (Reversal of provision)/provision (Note 27) | (4,861,452,427) | 10,586,048,439 |
| End of year | <u>24,713,907,707</u> | <u>29,575,360,134</u> |

10 PREPAID EXPENSES

(a) Short-term

| | 2022 VND | 2021 VND |
|----------------------|-----------------------|-----------------------|
| Advertising | 12,928,019,500 | 4,387,837,446 |
| Showroom and samples | 8,982,698,832 | 2,887,226,915 |
| Tools and supplies | 8,833,303,472 | 6,509,339,745 |
| Insurance | 1,700,396,340 | 3,654,896,210 |
| Rental | 1,132,844,304 | 657,731,830 |
| Others | 11,410,360,918 | 3,910,800,942 |
| | <u>44,987,623,366</u> | <u>22,007,833,088</u> |

10 PREPAID EXPENSES (continued)

(b) Long-term

| | 2022 VND | 2021 VND |
|-------------------------------|------------------------|------------------------|
| Land rental (*) | 161,896,253,581 | 166,619,048,110 |
| Office and factory renovation | 12,349,834,490 | 10,187,849,775 |
| Tools and supplies | 9,610,550,560 | 8,459,188,700 |
| Rental | 2,001,933,729 | 2,048,043,527 |
| Others | 6,092,789,117 | 2,766,440,388 |
| | <u>191,951,361,477</u> | <u>190,080,570,500</u> |

(*) As at 31 December 2022, land use right of land lots No. 441, No. 218 and No. 820 located in Binh Duong Province with a carrying value of VND110,555,654,894 (as at 31 December 2021: VND100,805,105,728) were pledged with banks as security for short-term borrowings granted to the Group (Note 17).

Movement of long-term prepayment during the year is as follows:

| | 2022 VND | 2021 VND |
|----------------------------|------------------------|------------------------|
| Beginning of year | 190,080,570,500 | 212,227,664,545 |
| Increase | 28,512,799,532 | 17,689,106,871 |
| Allocation during the year | (26,642,008,555) | (39,836,200,916) |
| End of year | <u>191,951,361,477</u> | <u>190,080,570,500</u> |

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| 11 | FIXED ASSETS | Plant and buildings VND | Machinery VND | Motor vehicles VND | Office equipment VND | Others VND | Total VND |
|-----|---------------------------------|-------------------------|-----------------|--------------------|----------------------|-----------------|-------------------|
| (a) | Tangible fixed assets | | | | | | |
| | Historical cost | | | | | | |
| | As at 1 January 2022 | 340,539,701,857 | 520,308,630,806 | 121,087,920,617 | 13,799,376,814 | 25,083,505,308 | 1,020,819,135,402 |
| | New purchases | - | 1,216,518,000 | 13,312,693,299 | 286,440,000 | - | 14,815,651,299 |
| | Written-off | (627,693,754) | (2,326,282,604) | (874,390,909) | (29,090,909) | (3,540,479,786) | (7,397,937,962) |
| | Disposals | (683,577,650) | - | (1,205,409,090) | - | - | (1,888,986,740) |
| | As at 31 December 2022 | 339,228,430,453 | 519,198,866,202 | 132,320,813,917 | 14,056,725,905 | 21,543,025,522 | 1,026,347,861,999 |
| | Accumulated depreciation | | | | | | |
| | As at 1 January 2022 | 143,954,430,459 | 257,738,639,894 | 67,684,150,481 | 11,582,668,893 | 21,699,926,891 | 502,659,816,618 |
| | Charge for the year | 31,828,350,547 | 58,630,767,176 | 13,634,062,524 | 1,553,534,535 | 1,094,223,161 | 106,740,937,943 |
| | Written-off | (627,693,754) | (2,326,282,604) | (874,390,909) | (29,090,909) | (3,540,479,786) | (7,397,937,962) |
| | Disposals | (462,565,936) | - | (1,053,912,336) | - | - | (1,516,478,272) |
| | As at 31 December 2022 | 174,692,521,316 | 314,043,124,466 | 79,389,909,760 | 13,107,112,519 | 19,253,670,266 | 600,486,338,327 |
| | Net book value | | | | | | |
| | As at 1 January 2022 | 196,585,271,398 | 262,569,990,912 | 53,403,770,136 | 2,216,707,921 | 3,383,578,417 | 518,159,318,784 |
| | As at 31 December 2022 | 164,535,909,137 | 205,155,741,736 | 52,930,904,157 | 949,613,386 | 2,289,355,256 | 425,861,523,672 |

Historical cost of tangible fixed assets fully depreciated but still in use as at 31 December 2022 was VND89,896,494,233 (as at 31 December 2021: VND45,684,198,326).

11 FIXED ASSETS (continued)

(a) Tangible fixed assets (continued)

As at 31 December 2022, tangible fixed assets with a carrying value of VND116,847,874,120 (as at 31 December 2021: VND157,255,359,213) were pledged with banks as security for short-term borrowings granted to the Group (Note 17).

(b) Intangible fixed assets

| | Land use rights VND | Software VND | Total VND |
|---------------------------------|---------------------------|-----------------|----------------|
| Historical cost | | | |
| As at 1 January 2022 | 8,090,909,091 | 24,057,658,255 | 32,148,567,346 |
| New purchases | - | 420,000,000 | 420,000,000 |
| As at 31 December 2022 | 8,090,909,091 | 24,477,658,255 | 32,568,567,346 |
| Accumulated amortisation | | | |
| As at 1 January 2022 | 1,621,610,666 | 13,925,241,281 | 15,546,851,947 |
| Charge for the year | 221,804,517 | 3,538,190,652 | 3,759,995,169 |
| As at 31 December 2022 | 1,843,415,183 | 17,463,431,933 | 19,306,847,116 |
| Net book value | | | |
| As at 1 January 2022 | 6,469,298,425 | 10,132,416,974 | 16,601,715,399 |
| As at 31 December 2022 | 6,247,493,908 | 7,014,226,322 | 13,261,720,230 |

Historical cost of intangible fixed assets fully amortised but still in use as at 31 December 2022 was VND3,398,852,090 (as at 31 December 2021: VND498,990,000).

As at 31 December 2022, intangible fixed assets with a carrying value of VND6,247,493,908 (as at 31 December 2021: VND6,469,298,425) were pledged with banks as security for short-term borrowings granted to the Group (Note 17).

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12 SHORT-TERM TRADE ACCOUNTS PAYABLE

| | 2022 | | 2021 | |
|--|------------------------|------------------------------|------------------------|------------------------------|
| | Value VND | Able-to-pay amount VND | Value VND | Able-to-pay amount VND |
| Third parties | | | | |
| VRG Kien Giang MDF Joint Stock Company | 55,556,518,023 | 55,556,518,023 | 48,022,238,498 | 48,022,238,498 |
| Vina Eco Board Limited | 20,560,698,097 | 20,560,698,097 | 43,186,580,407 | 43,186,580,407 |
| Others | 270,577,217,913 | 270,577,217,913 | 197,978,267,602 | 197,978,267,602 |
| Related parties (Note 35) | 819,911,414 | 819,911,414 | - | - |
| | <u>347,514,345,447</u> | <u>347,514,345,447</u> | <u>289,187,086,507</u> | <u>289,187,086,507</u> |

As at 31 December 2022 and 31 December 2021, there was no balance of short-term trade accounts payable that was past due.

As at 31 December 2022 and 31 December 2021, there were no other third-party suppliers who had a balance accounting for 10% or more of the total balance of short-term trade accounts payable.

13 SHORT-TERM ADVANCES FROM CUSTOMERS

| | 2022 VND | 2021 VND |
|---------------|------------------------|------------------------|
| Third parties | <u>160,976,991,093</u> | <u>206,024,768,522</u> |

As at 31 December 2022, there were no other third-party customers who had a balance accounting for 10% or more of the total balance of short-term advances from customers.

As at 31 December 2021, details for customers accounting for 10% or more of the total balance were as follows:

| | 2022 VND | 2021 VND |
|---|--------------------|-----------------------|
| Ricons Construction Investment Joint Stock Company | <u>213,829,845</u> | <u>25,006,837,086</u> |

15 PAYABLES TO EMPLOYEES

Payables to employees represent salary of December and the accrued 13th-month salary payable to employees.

16 SHORT-TERM ACCRUED EXPENSES

| | 2022 VND | 2021 VND |
|---|-----------------------|-----------------------|
| Bonus to employees | 15,399,140,373 | 19,851,116,334 |
| Based-investment-performance fees to VinaCapital | 6,000,000,000 | - |
| Advertising | 90,108,000 | 368,536,028 |
| Others | 9,081,670,278 | 4,607,318,543 |
| | <u>30,570,918,651</u> | <u>24,826,970,905</u> |

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17 SHORT-TERM BORROWINGS

| | As at 1.1.2022 VND | Increase VND | Decrease VND | Foreign exchange revaluation VND | As at 31.12.2022 VND |
|----------------|--------------------------|-------------------|---------------------|--|----------------------------|
| Bank loans (*) | 566,975,088,269 | 2,397,968,155,776 | (2,149,455,806,058) | (1,764,765,276) | 813,722,672,711 |

(*) Details of short-term bank loans as follows:

| | Currency | As at 31.12.2022 VND | As at 31.12.2022 Original currency | Term Months | Expiry date | Interest %/annum | Collateral assets (Note 4(a), 10(b), 11(a), 11(b)) |
|--|----------|----------------------------|--|----------------|--------------------------|---------------------|--|
| Joint Stock Commercial Bank for Foreign Trade of Vietnam ("Vietcombank") | VND | 385,833,030,212 | 385,833,030,212 | 6 | 30/1/2023 - 26/6/2023 | 5 - 7 | Bank deposit contracts at this bank of VND222 billion, debt use rights, land use rights and assets, machineries belonged to land plot No. 218 located in Binh Duong province. |
| Vietnam Joint Stock Commercial Bank for Industry and Trade ("Vietinbank") | USD | 50,584,022,667 | 2,130,248 | 6 | 23/1/2023 - 15/5/2023 | 2.2 - 3.6 | Debt use rights, land use rights and assets, machineries belonged to land plot No. 441 and 820 located in Binh Duong province. |
| Vietnam Joint Stock Commercial Bank for Industry and Trade ("Vietinbank") | VND | 124,539,442,673 | 124,539,442,673 | 3 | 5/1/2023 - 2/3/2023 | 6.7 - 8.3 | Debt use rights, land use rights and assets, machineries belonged to land plot No. 441 and 820 located in Binh Duong province. |
| Vietnam Joint Stock Commercial Bank for Industry and Trade ("Vietinbank") | USD | 108,483,217,289 | 4,568,029 | 2 - 3 | 3/1/2023 - 29/3/2023 | 3.6 - 5.2 | Debt use rights, land use rights and assets, machineries belonged to land plot No. 441 and 820 located in Binh Duong province. |
| Shinhan Bank Vietnam Limited ("Shinhan Bank") | VND | 144,282,959,870 | 144,282,959,870 | 3 - 6 | 9/1/2023 - 21/5/2023 | 6.6 - 8.3 | Bank deposit contracts of VND103 billion. |
| | | 813,722,672,711 | | | | | |

18 BONUS AND WELFARE FUNDS

Movements of bonus and welfare fund during the year are as follows:

| | 2022 VND | 2021 VND |
|--------------------|---------------------------|---------------------------|
| Beginning of year | 2,666,298,490 | 175,035,270 |
| Increase (Note 22) | 53,997,434,435 | 99,429,062,310 |
| Decrease | (17,646,895,358) | (96,937,799,090) |
| End of year | <u>39,016,837,567</u> | <u>2,666,298,490</u> |

19 PROVISION FOR LONG-TERM LIABILITIES

The balances represent provision for dismantling cost and provision for severance allowances which are determined based on the method disclosed in Note 2.17 and Note 2.18.

20 DEFERRED TAX ASSETS

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

| | 2022 VND | 2021 VND |
|---|---------------------------|---------------------------|
| Deferred tax assets are calculated base on: | | |
| Provision for decline in value of inventories | 4,238,956,584 | 5,104,784,489 |
| Accrual expenses | 3,203,880,880 | - |
| Provision for dismantling cost | 1,200,000,000 | 580,043,881 |
| Provision of severance allowances | 557,263,833 | 506,680,750 |
| Unrealised profit when consolidate | 116,499,752 | 2,105,303,319 |
| | <u>9,316,601,049</u> | <u>8,296,812,439</u> |

The movement in the deferred income tax assets, taking into consideration the offsetting of balances within the same tax jurisdiction, were as follows:

| | 2022 VND | 2021 VND |
|--|---------------------------|---------------------------|
| Beginning of period | 8,296,812,439 | 8,962,615,918 |
| Income statement credit/(charge) (Note 32) | 1,019,788,610 | (665,803,479) |
| End of year | <u>9,316,601,049</u> | <u>8,296,812,439</u> |

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20 DEFERRED TAX ASSETS (continued)

Details of deferred tax assets:

| | 2022 VND | 2021 VND |
|----------------------------------|----------------------|----------------------|
| Deductible temporary differences | <u>9,316,601,049</u> | <u>8,296,812,439</u> |

The Group uses tax rate of each company in the Group for determining deferred tax assets. Deferred tax assets mainly arise from deductible temporary differences relating to accrued expenses, and provisions.

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

21 OWNERS' CAPITAL

(a) Number of shares

| | 2022 | 2021 |
|--|--------------------|-------------------|
| Number of shares registered | <u>135,846,122</u> | <u>87,650,344</u> |
| Number of shares issued | 135,846,122 | 87,650,344 |
| Number of shares repurchased | <u>(9,600)</u> | <u>(9,600)</u> |
| Number of existing shares in circulation | <u>135,836,522</u> | <u>87,640,744</u> |

(b) Details of owners' shareholding

| | <u>31.12.2022</u> | | <u>31.12.2021</u> | |
|------------------------------------|--------------------|------------|--------------------|---------------|
| | Ordinary shares | % | Ordinary shares | % |
| NC Viet Nam Investment Ltd. | 67,984,860 | 50.05 | 43,861,200 | 50.05 |
| Sumitomo Forestry (Singapore) Ltd. | 26,641,279 | 19.61 | 17,187,922 | 19.61 |
| Whitlam Holding Pte. Ltd | 24,542,700 | 18.07 | 15,834,000 | 18.07 |
| Others | 16,667,683 | 12.27 | 10,757,622 | 12.27 |
| | <u>135,836,522</u> | <u>100</u> | <u>87,640,744</u> | <u>100.00</u> |

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21 OWNERS' CAPITAL (continued)

(c) Movement of share capital

| | Number of shares | Ordinary shares VND | Treasury shares VND | Total VND |
|-------------------------------|---------------------|------------------------|------------------------|--------------------------|
| As at 1 January 2021 | 87,362,244 | 876,568,440,000 | (20,046,000,000) | 856,522,440,000 |
| Repurchase of treasury shares | (6,500) | - | (65,000,000) | (65,000,000) |
| Cancel of treasury shares | - | (65,000,000) | 65,000,000 | - |
| Treasury shares sold | 285,000 | - | 19,392,769,853 | 19,392,769,853 |
| As at 31 December 2021 | 87,640,744 | 876,503,440,000 | (653,230,147) | 875,850,209,853 |
| New shares issued (Note 22) | 48,195,778 | 481,957,780,000 | - | 481,957,780,000 |
| As at 31 December 2022 | 135,836,522 | 1,358,461,220,000 | (653,230,147) | 1,357,807,989,853 |

Par value per share: VND10,000.

The Group has no preferred shares.

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22 MOVEMENTS IN OWNERS' EQUITY

| | Owners' capital VND | Share premium VND | Treasury shares VND | Development and investment fund VND | Undistributed earnings VND | Total VND |
|---|------------------------|----------------------|------------------------|--|-------------------------------|-------------------|
| As at 1 January 2021 | 876,568,440,000 | 1,408,471,865,056 | (20,046,000,000) | 36,590,318,871 | 1,215,106,884,397 | 3,516,691,508,324 |
| Net profit for the year | - | - | - | - | 451,279,222,834 | 451,279,222,834 |
| Dividends paid in cash | - | - | - | - | (104,826,892,800) | (104,826,892,800) |
| Appropriation to the investment and development fund | - | - | - | 40,214,669,748 | (40,214,669,748) | - |
| Appropriation to the bonus and welfare fund | - | - | - | - | (59,839,062,310) | (59,839,062,310) |
| Transfer to bonus and welfare fund | - | - | - | (39,590,000,000) | - | (39,590,000,000) |
| Appropriation to the Charity Funds | - | - | - | - | (5,000,000,000) | (5,000,000,000) |
| Repurchase of treasury shares | - | - | (65,000,000) | - | - | (65,000,000) |
| Cancel of treasury shares | (65,000,000) | - | 65,000,000 | - | - | - |
| Treasury shares sold | - | 10,832,823,647 | 19,392,769,853 | - | - | 30,225,593,500 |
| Others | - | - | - | (12,076,464,358) | - | (12,076,464,358) |
| As at 31 December 2021 | 876,503,440,000 | 1,419,304,688,703 | (653,230,147) | 25,138,524,261 | 1,456,505,482,373 | 3,776,798,905,190 |
| Capital increased during the year (i) | 43,754,300,000 | (6,100,000) | - | - | - | 43,748,200,000 |
| Net profit for the year | - | - | - | - | 615,581,289,335 | 615,581,289,335 |
| Dividend paid in shares ((ii) and Note 23) | 438,203,480,000 | - | - | - | (438,203,480,000) | - |
| Dividend paid in cash ((i), (iii) and (iv)) | - | - | - | - | (464,913,590,200) | (464,913,590,200) |
| Appropriation to the bonus and welfare fund ((v), (vi) and (vii)) | - | - | - | - | (28,864,297,440) | (28,864,297,440) |
| Transfer to bonus and welfare fund ((v) and (vi)) | - | - | - | (25,133,136,995) | - | (25,133,136,995) |
| Appropriation to the charity funds (v) | - | - | - | - | (5,000,000,000) | (5,000,000,000) |
| As at 31 December 2022 | 1,358,461,220,000 | 1,419,298,588,703 | (653,230,147) | 5,387,266 | 1,135,105,404,068 | 3,912,217,369,890 |

22 MOVEMENTS IN OWNERS' EQUITY (continued)

- (i) Pursuant to the Resolution No. 02/2022/NQ-GAC dated 18 February 2022, the Board of Directors approved advance of the 1st dividend payment of 2021 by cash for existing shareholders at the rate of 5% at par value of each share, equivalents to VND43,820,372,000. At the same time, the Board of Directors also approved offering shares to existing shareholders at the ratio of 100:5, equivalent to 5%. Total issued shares are 4,375,430 ones, which is equivalent to VND43,754,300,000.
- (ii) Pursuant to the Resolution No. 06-2022/NQ-GAC dated 1 April 2022 and Decision No.30/2022/QĐ-GAC dated 20 April 2022, the Board of Directors approved issuance of new shares to pay dividend for existing shareholders at the ratio of 2:1. Accordingly, the Company issued 43,820,348 shares, which is equivalent to VND 438,203,480,000.
- (iii) Pursuant to the Resolution of the Annual General Meeting of Shareholders No. 09/2022/NQ-GAC dated 6 June 2022 and Resolution of the Board of Directors No. 10/2022/NQ-GAC dated 6 June 2022, the Board of Directors approved the 2nd dividend payment by cash at the rate of 20% at par value of each share, which is equivalent to VND271,673,044,000.
- (iv) Pursuant to the Resolution No. 15-2022/NQ-GAC dated 3 October 2022, the Board of Directors approved advance of the 1st dividend payment of 2022 by cash for existing shareholders at the rate of 11% at pare value of each shares, which is equivalent to VND149,420,174,200.
- (v) Pursuant to the Resolution of the Annual General Meeting of Shareholders No.09/2022/NQ-GAC dated 6 June 2022, the General Meeting of Shareholders approved the appropriation of charity fund amounting to VND5,000,000,000, the appropriation of bonus and welfare fund at the rate of 5% on profit after tax in the audited consolidated financial statements of the Group as at 31 December 2021 after deducting profit after tax in the six-month period consolidated interim financial statements as at 30 June 2021, equivalents to VND10,690,183,868; and transfer the entire remaining balance of the Company's Investment and Development Fund to the Bonus and Welfare Fund, which is equivalent to VND21,397,458,939.
- (vi) Pursuant to the Decision No. 81-2022/QĐ-SXGAC dated 15 June 2022, the Chairman of An Cuong Wood-Working Manufacturing Company Limited approved the appropriation of bonus and welfare fund at the rate of 10% on profit after tax in the audited financial statements of An Cuong Wood-Working Manufacturing Company Limited as at 31 December 2021, equivalent to VND22,203,516,617. After deducting the appropriation during the year 2021, which is VND 6,879,871,356, the additional appropriation in year 2022 is VND15,323,645,261. At the same time, Chairman of An Cuong Wood-Working Manufacturing Company Limited decided to transfer the entire remaining balance of the Company's Investment and Development Fund to the Bonus and Welfare Fund, which is equivalent to VND3,735,678,056.
- (vii) Pursuant to the Decision No. 55-2022/QĐ-MLC dated 15 June 2022, the Chairman of Maloca Company Limited approved the appropriation of bonus and welfare fund at the rate of 10% on profit after tax in the audited financial statements of Malloca Company Limited as at 31 December 2021, equivalent to VND2,850,468,311.

23 DIVIDENDS

| | 2022 VND | 2021 VND |
|---|--------------------|-------------------|
| Beginning of year | - | - |
| Increase (Note 24) | 903,117,070,200 | 104,826,892,800 |
| Dividend paid in cash | (464,650,732,500) | (104,826,892,800) |
| Dividend paid in ordinary shares (Note 22, 34, 35) | (438,203,480,000) | - |
| End of year | <u>262,857,700</u> | <u>-</u> |

24 EARNINGS PER SHARE

(a) Basic earnings per share (continued)

Basic earnings per share is calculated by dividing the net profit attributable to Shareholders after deducting the bonus and welfare funds by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares repurchased by the Company and held as treasury shares.

The details were as follows:

| | <u>For the year ended</u> | |
|---|---------------------------|---------------------------------------|
| | <u>31.12.2022</u> | <u>31.12.2021 (Restated) (**)</u> |
| Net profit attributable to shareholders (VND) | 615,581,289,335 | 451,279,222,834 |
| Less amount allocated to bonus and welfare funds (VND) (*) | - | (58,182,148,122) |
| | <u>615,581,289,335</u> | <u>393,097,074,712</u> |
| Weighted average number of ordinary shares in issue (shares) | 134,505,936 | 131,119,704 |
| Basic earnings per share (VND) | <u>4,577</u> | <u>2,998</u> |

(*) As at 31 December 2022, the Group has not had the plan to appropriate the bonus and welfare funds from undistributed earnings of 2022.

24 EARNINGS PER SHARE (continued)

(a) Basic earnings per share (continued)

(**) Basic earnings per share of the year 2021 were recalculated to take into account adjustments for bonus and welfare expenses and/or for bonus share issuance as follows:

| | For the year ended 31.12.2021 | | |
|--|-------------------------------|-------------------|------------------|
| | As previously reported | Adjustments (***) | As restated |
| Net profit attributable to shareholders (VND) | 451,279,222,834 | - | 451,279,222,834 |
| Adjust amount of Bonus and welfare fund | (56,753,648,630) | (1,428,499,492) | (58,182,148,122) |
| | 394,525,574,204 | | 393,097,074,712 |
| Weighted average number of ordinary shares in issue (shares) | 87,413,136 | 43,706,568 | 131,119,704 |
| Basic earnings per share (VND) | 4,513 | | 2,998 |

(***) In 2022, the adjusted amount that increase Bonus and welfare fund (VND) for the year ended 31 December 2021 is VND58,182,148,122 according to approved Resolution of the Annual General Meeting of Shareholders No. 09-2022/NQ-GAC, Resolution No. 81-2022/QĐ-SXGAC and Resolution No. 55-2022/QĐ-MLC with the additional appropriation amount equivalent to VND1,428,499,492 compared to temporarily appropriation amount in 2021. At the same time, weighted average number of ordinary shares in issue is also adjusted as an impact of the issuance of new shares to pay dividend for existing shareholders at the ratio of 2:1 according to Resolution No. 06-2022/NQ-GAC.

(b) Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- the after-income tax effect of interest and other financing costs associated with dilutive potential ordinary shares, and
- the weighted average number of additional ordinary shares that would have been outstanding assuming the conversion of all dilutive potential ordinary shares.

The Group has no ordinary shares that have a dilutive effect during the year and until the date of these consolidated financial statements. Therefore, the diluted earnings per share shall be equal to the basic earnings per share.

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25 OFF BALANCE SHEET ITEMS

(a) Foreign currencies

As at 31 December 2022, included in cash are balances held in foreign currencies of US\$451,559 and EUR15,434 (as at 31 December 2021: US\$97,120 and EUR7,561).

(b) Operating lease assets

The future minimum lease payments under non-cancellable operating assets leases are presented in Note 36.

26 NET REVENUE OF SALES OF GOODS AND RENDERING OF SERVICES

| | 2022 VND | 2021 VND |
|--|--------------------------|--------------------------|
| Revenue | | |
| Revenue from sales of merchandise and finished goods | 4,482,061,765,274 | 3,292,751,656,168 |
| Revenue from rendering of services | 27,608,105,827 | 20,199,023,434 |
| | <u>4,509,669,871,101</u> | <u>3,312,950,679,602</u> |
| Sales deductions | | |
| Trade discounts | (12,111,113,729) | (9,408,276,177) |
| Sales returns | (22,071,582,989) | (9,906,477,914) |
| Sales allowances | (8,735,560) | (128,340,000) |
| | <u>(34,191,432,278)</u> | <u>(19,443,094,091)</u> |
| Net revenue from sales of goods and rendering of services | | |
| Net revenue from sales of merchandise and finished goods | 4,447,870,332,996 | 3,273,308,562,077 |
| Net revenue from rendering of services | 27,608,105,827 | 20,199,023,434 |
| | <u>4,475,478,438,823</u> | <u>3,293,507,585,511</u> |

27 COST OF GOODS SOLD AND SERVICES RENDERED

| | 2022 VND | 2021 VND |
|--|--------------------------|--------------------------|
| Cost of goods sold | 3,134,076,717,010 | 2,378,309,634,571 |
| Cost of services rendered | 4,416,868,924 | 4,717,151,471 |
| (Reversal of provision)/provision for decline in value of inventories (Note 9) | (4,861,452,427) | 10,586,048,439 |
| Provision for dismantling cost | 4,000,000,000 | 4,000,000,000 |
| | <u>3,137,632,133,507</u> | <u>2,397,612,834,481</u> |

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28 FINANCIAL INCOME

| | 2022 VND | 2021 VND |
|---|------------------------|------------------------|
| Interest income from bank deposits | 80,834,190,753 | 87,946,953,295 |
| Interest income from deposits (Note 7(b)) | 37,056,867,940 | 31,733,706,294 |
| Realised foreign exchange gains | 22,162,099,595 | 15,160,029,224 |
| Interest income from trusted-investment | 21,099,747,945 | 19,227,747,944 |
| Interest income from lending | 2,478,479,451 | - |
| Dividend distributed | 8,940,000,000 | - |
| Net gain from foreign currency translation at year-end | 2,733,153,902 | - |
| | <u>175,304,539,586</u> | <u>154,068,436,757</u> |

29 FINANCIAL EXPENSES

| | 2022 VND | 2021 VND |
|---|-----------------------|-----------------------|
| Interest expenses | 31,879,418,791 | 21,480,945,050 |
| Realised foreign exchange losses | 18,978,309,279 | 2,194,419,622 |
| Based-investment-performance fees to VinaCapital | 6,000,000,000 | - |
| Net loss from foreign currency translation at year-end | - | 482,783,595 |
| | <u>56,857,728,070</u> | <u>24,158,148,267</u> |

30 SELLING EXPENSES

| | 2022 VND | 2021 VND |
|-------------------------------|------------------------|------------------------|
| Staff costs | 227,736,278,828 | 160,571,768,848 |
| Marketing and advertising | 100,724,394,367 | 60,147,816,247 |
| Transportation | 66,810,926,515 | 46,777,042,792 |
| Rental | 38,349,887,505 | 31,193,807,045 |
| Repair and maintenances | 19,784,345,235 | 20,149,039,103 |
| Depreciation and amortisation | 14,153,763,193 | 14,810,679,636 |
| Tools and supplies | 9,495,350,887 | 10,415,798,398 |
| Others | 70,815,997,643 | 39,704,456,704 |
| | <u>547,870,944,173</u> | <u>383,770,408,773</u> |

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31 GENERAL AND ADMINISTRATION EXPENSES

| | 2022 VND | 2021 VND |
|-------------------------------|------------------------|------------------------|
| Staff costs | 89,615,977,843 | 57,177,494,879 |
| Provision for doubtful debts | 12,998,884,773 | 8,103,472,769 |
| Depreciation and amortisation | 4,370,421,947 | 4,466,490,808 |
| Professional fees | 3,293,107,102 | 2,470,737,223 |
| Tools and supplies | 2,022,028,959 | 1,583,202,420 |
| Others | 55,593,434,683 | 26,291,098,485 |
| | <u>167,893,855,307</u> | <u>100,092,496,584</u> |

32 CORPORATE INCOME TAX (“CIT”)

The CIT on the Group’s accounting profit before tax differs from the theoretical amount that would arise using the applicable tax rate as follows:

| | 2022 VND | 2021 VND |
|--|------------------------|-----------------------|
| Net accounting profit before tax | 751,936,633,140 | 546,416,590,445 |
| Tax calculated at a rate of 20% | 150,387,326,628 | 109,283,318,089 |
| Effect of: | | |
| Expenses not deductible for tax purposes | 16,838,398,289 | 8,692,852,902 |
| Tax deduction (**) | (29,170,782,454) | (22,887,217,550) |
| Incomes not subject to tax (***) | (1,788,000,000) | - |
| Under-provision in previous years | 88,401,342 | 48,414,170 |
| CIT charge (*) | <u>136,355,343,805</u> | <u>95,137,367,611</u> |
| Charged/(credited) to consolidated income statement: | | |
| CIT – current | 137,375,132,415 | 94,471,564,132 |
| CIT – deferred (Note 20) | (1,019,788,610) | 665,803,479 |
| | <u>136,355,343,805</u> | <u>95,137,367,611</u> |

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

(**) Pursuant to the initial Investment Registration certificate No. 1338867711 dated 17 October 2017, An Cuong Wood-Working Manufacturing Company Limited has the obligation to pay CIT at rate of 20%. The Company is exempted from CIT for 2 years from the first profitable year (2019 - 2020) and is entitled to a 50% CIT reduction for 4 years thereafter (2021 - 2024).

(***) Incomes not subject to tax during the year were related to dividend distributed from investment in other entity.

33 COST OF OPERATION BY FACTOR

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

| | 2022 VND | 2021 VND |
|-------------------------------|---------------------------|---------------------------|
| Raw materials | 2,801,172,108,515 | 1,710,541,558,607 |
| Staff costs | 632,684,808,649 | 480,190,442,816 |
| Outside services | 273,116,392,532 | 193,668,960,605 |
| Depreciation and amortisation | 110,500,933,112 | 114,701,008,697 |
| Tools and supplies | 64,973,736,758 | 82,794,391,947 |
| Transportation | 87,441,085,728 | 47,318,065,526 |
| Others | 206,356,715,540 | 131,282,384,136 |
| | <u>4,176,245,780,834</u> | <u>2,760,496,812,334</u> |

34 NON-CASH TRANSACTIONS AFFECTING THE CONSOLIDATED CASH-FLOW STATEMENT

| | <u>Year ended 31 December</u> | |
|--|-------------------------------|---------------------------|
| | 2022 VND | 2021 VND |
| Issuance of shares to pay dividends to existing shareholders (Note 23, 35(a)) | 438,203,480,000 | - |
| Conversion from borrowings into investment in an associate | 267,000,000,000 | - |
| Reclassification of trusted-investment from short-term investment held-to-maturity to other short-term receivables | 156,017,700,000 | - |
| Interest income from deposits not yet collected (Note 7(b)) | 68,790,574,235 | 31,733,706,294 |
| Interest income from trusted-investment not yet collected (Note 7(a)) | 18,720,311,067 | 5,319,221,533 |
| Profit sharing from income statement of associate company | <u>8,000,000,000</u> | <u>-</u> |

35 RELATED PARTY DISCLOSURES

As at 31 December 2022 and the year then ended, the Group had balances and/or transactions with the related parties:

| Related parties | Relationship |
|--|---|
| Thang Loi Homes Joint Stock Company (formerly known as Central Hill Real Estate Joine Stock Company) | Associate |
| NC Vietnam Investment Company Limited | Controlling shareholder |
| Whitlam Holding Pte. Ltd | Major shareholder |
| Sumitomo Forestry (Singapore) Ltd. | Major shareholder |
| Trung Hieu Plywood Company Limited | Controlled by the Chairman's family member |
| Thao Nghia Thanh One-member Company Limited | Controlled by the Head of Board of Supervision's family member |
| Sumitomo Forestry Vietnam Company Limited | Controlled by a member of Board of Directors |
| Mr. Le Duc Nghia | Chairman |
| Ms. Vo Thi Ngoc Anh | General Director |
| Ms. Nguyen Thi Kim Thoa | Deputy General Director |

(a) Related party transactions

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

| | 2022 VND | 2021 VND |
|--|-----------------------|----------------------|
| i) Sales of goods | | |
| Trung Hieu Plywood Company Limited | 65,342,502,700 | 52,726,274,803 |
| ii) Purchases of goods and services | | |
| Thao Nghia Thanh One-member Limited | 13,215,968,254 | 4,703,383,000 |
| Sumitomo Forestry (Singapore) Ltd. | 7,432,065,037 | 4,474,241,784 |
| Sumitomo Forestry Vietnam Company Limited | 1,698,717,435 | 43,370,890 |
| | <u>22,346,750,726</u> | <u>9,220,995,674</u> |
| iii) Borrowings drawdown | | |
| Mr. Le Duc Nghia | - | 102,000,000,000 |
| iv) Repayment of borrowings | | |
| Mr. Le Duc Nghia | - | 102,000,000,000 |

35 RELATED PARTY DISCLOSURES (continued)

(a) Related party transactions (continued)

| | 2022 VND | 2021 VND |
|--|----------------|----------------|
| x) Compensation of key management | | |
| Gross salaries and other benefits | 30,365,894,931 | 20,808,075,386 |

**In which:
Remuneration of Board of Directors**

| No. | Name | Title | 2022 VND | 2021 VND |
|-----|----------------------------|---|-------------|-------------|
| 1. | Mr. Le Duc Nghia | Chairman | - | - |
| 2. | Mr. Masao Kamibayashiyama | Vice Chairman | - | - |
| 3. | Ms. Tran Luong Thanh Tung | Member (until 22/12/2022) | - | - |
| 4. | Mr. Jess Rueloekke | Member (until 22/12/2022) | - | - |
| 5. | Ms. Nguyen Thanh Quyen | Independent member (from 23/12/2022) | - | - |
| 6. | Mr. Phan Quoc Cong | Independent member (from 23/12/2022) | - | - |
| 7. | Mr. Nguyen Minh Tuan | Member | - | - |
| 8. | Mr. Le Thanh Phong | Member | - | - |
| 9. | Ms. Nguyen Thi Dieu Phuong | Member | - | - |

Remuneration of Board of Supervision

| No. | Name | Title | - | - |
|-----|-------------------------|---------------------------------|---|---|
| 1. | Ms. Tran Thi Ngoc Tue | Head of Board of Supervision | - | - |
| 2. | Ms. Tran Thi Kim Anh | Member | - | - |
| 3. | Ms. Mai Thi Phuong Thao | Member | - | - |

35 RELATED PARTY DISCLOSURES (continued)

(a) Related party transactions (continued)

x) Compensation of key management (continued)

Gross salaries and other benefits of Board of Management and other directors

| No. | Name | Title | 2022 | 2021 |
|-----|---------------------------|--|-----------------------|-----------------------|
| 1. | Mr. Le Duc Nghia | Chairman of Board of Member of subsidiary | 4,625,500,000 | 2,850,000,000 |
| 2. | Ms. Vo Thi Ngoc Anh | General Director | 3,884,500,000 | 1,928,426,154 |
| 3. | Mr. Le Thanh Phong | Deputy General Director | 2,698,034,999 | 1,747,980,000 |
| 4. | Ms. Nguyen Thi Hao | Deputy General Director | 2,571,399,999 | 1,759,060,000 |
| 5. | Ms. Nguyen Thi Kim Thoa | Deputy General Director | 2,711,399,999 | 1,696,680,000 |
| 6. | Ms. Nguyen Thi Duyen | Deputy General Director | 3,070,175,000 | 1,875,200,000 |
| 7. | Mr. Ngo Tan Tri | Deputy General Director | 2,602,797,500 | 1,812,640,001 |
| 8. | Ms. Thieu Thi Ngoc Diem | Chief Accountant | 2,418,441,666 | 1,545,880,000 |
| 9. | Ms. Tran Thi Ngoc Tue | Head of Board of Supervision | 1,599,240,768 | 862,849,231 |
| 11. | Mr. Masao Kamibayashiyama | Market Development Director | 2,409,555,000 | 3,308,080,000 |
| 10. | Mr. Tran Luong Thanh Tung | In charge of information disclosure (until 22/12/2022) | 1,774,850,000 | 1,421,280,000 |
| | | | <u>30,365,894,931</u> | <u>20,808,075,386</u> |

(b) Year end balances with related parties

| | 2022 VND | 2021 VND |
|--|----------------------|----------------------|
| Short-term trade accounts receivable (Note 5) | | |
| Trung Hieu Plywood Company Limited | <u>8,880,115,294</u> | <u>9,897,160,560</u> |
| Prepayment to vendors (Note 6) | | |
| Thao Nghia Thanh One-member Company Limited | <u>3,802,046,000</u> | <u>190,640,000</u> |
| Other short-term receivables (Note 7(a)) | | |
| Ms. Nguyen Thi Kim Thoa | 5,900,700,000 | - |
| Ms. Vo Thi Ngoc Anh | 3,417,300,000 | - |
| | <u>9,318,000,000</u> | <u>-</u> |

35 RELATED PARTY DISCLOSURES (continued)

b) Year end balances with related parties (continued)

| | 2022 VND | 2021 VND |
|--|------------------------|-------------|
| Short-term trade accounts payable (Note 13) | | |
| Sumitomo Forestry (Vietnam) Ltd. | 516,978,154 | - |
| Thao Nghia Thanh One-member Company Limited | 302,933,260 | - |
| | <u>819,911,414</u> | <u>-</u> |
| Investment in associate (Note 4(b)) | | |
| Thang Loi Homes Joint Stock Company | <u>393,631,200,000</u> | <u>-</u> |

36 COMMITMENTS

(a) Operating lease commitments

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

| | 2022 VND | 2021 VND |
|----------------------------|------------------------|------------------------|
| Within one year | 40,599,777,074 | 36,684,263,553 |
| Between one and five years | 119,672,102,772 | 74,837,443,552 |
| Over five years | 12,876,125,257 | 20,200,420,062 |
| Total minimum payments | <u>173,148,005,103</u> | <u>131,722,127,167</u> |

(b) Capital commitments

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

| | 2022 VND | 2021 VND |
|--------------------------------------|-----------------------|-------------|
| Capital contribution to a subsidiary | <u>10,200,000,000</u> | <u>-</u> |

37 SEGMENT REPORTING

Business activity segments

Business segment information is primarily segment reporting of the Group. Its business is manufacturing and trading wooden household, industrial wooden items, artificial boards, interior decoration, kitchen equipment, and other wooden related products and they are the main activities to earn revenue and gain profit for the Group, whereas other incomes account for a small proportion in total revenue of the Group, therefore, the Board of Management of the Group assumed that the Group is in one business activity segment, only.

Geographical segments

The primarily segment reporting of the Group is presented in term of business segment. Therefore, the Group presented the geographical segments as the secondary segment information and including information as follows:

| | 2022 | | Total VND |
|--|--------------------------|------------------------|--------------------------|
| | Dosmetic VND | Overseas VND | |
| Net revenue from sales of goods and rendering of services | 3,915,918,994,274 | 559,559,444,549 | 4,475,478,438,823 |
| Cost of goods sold and services rendered | (2,639,203,409,341) | (498,428,724,166) | (3,137,632,133,507) |
| Gross profit from sales of goods and rendering of services | 1,276,715,584,933 | 61,130,720,383 | 1,337,846,305,316 |
| Total expense incurred for purchases of fixed assets | 18,400,278,483 | - | 18,400,278,483 |
| Total carrying amount of the segment fixed assets by geographic area of the assets | 439,123,243,902 | - | 439,123,243,902 |
| Segment assets | 642,507,978,066 | 11,760,226,863 | 654,268,204,929 |
| Unallocated assets | 4,355,415,288,550 | - | 4,355,415,288,550 |
| Total assets | 5,455,446,789,001 | 11,760,226,863 | 5,467,207,015,864 |
| Segment liabilities | 234,026,643,737 | 113,487,701,710 | 347,514,345,447 |
| Unallocated liabilities | 1,207,475,300,527 | - | 1,207,475,300,527 |
| Total liabilities | 1,441,501,944,264 | 113,487,701,710 | 1,554,989,645,974 |

37 SEGMENT REPORTING (Continued)

| | 2021 | | Total VND |
|--|--------------------------|-----------------------|--------------------------|
| | Dosmetic VND | Overseas VND | |
| Net revenue from sales of goods and rendering of services | 2,785,078,781,595 | 508,428,803,916 | 3,293,507,585,511 |
| Cost of goods sold and services rendered | 1,921,461,074,020 | 476,151,760,561 | 2,397,612,834,581 |
| Gross profit from sales of goods and rendering of services | 863,617,707,575 | 32,277,043,355 | 895,894,751,030 |
| Total expense incurred for purchases of fixed assets | 13,099,136,894 | - | 13,099,136,894 |
| Total carrying amount of the segment fixed assets by geographic area of the assets | 534,761,034,183 | - | 534,761,034,183 |
| Segment assets | 540,870,824,018 | 8,712,520,216 | 549,583,344,234 |
| Unallocated assets | 3,885,475,510,413 | - | 3,885,475,510,413 |
| Total assets | 4,974,206,505,508 | 8,712,520,216 | 4,982,919,025,724 |
| Segment liabilities | 216,614,822,459 | 72,572,264,048 | 289,187,086,507 |
| Unallocated liabilities | 916,933,034,027 | - | 916,933,034,027 |
| Total liabilities | 1,133,547,856,486 | 72,572,264,048 | 1,206,120,120,534 |

37 EVENTS AFTER THE CONSOLIDATED BALANCE SHEET DATE

As presented in Note 1, on 16 January 2023, the Company has fully contributed the capital commitment which is VND10,200,000,000 (equivalent to 51% of charter capital) to An Khang MDF Company Limited.

The consolidated financial statements were approved by the Board of Management on 28 March 2023.



Tran Anh Tuan
Preparer



Thieu Thi Ngoc Diem
Chief Accountant



Võ Thị Ngọc Anh
General Director