



**MASAN GROUP CORPORATION  
AND ITS SUBSIDIARIES**

**CONSOLIDATED INTERIM FINANCIAL STATEMENTS  
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**



# MASAN GROUP CORPORATION

## CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

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# MASAN GROUP CORPORATION

## CORPORATE INFORMATION

### Enterprise registration certificate

0303576603

18 November 2004

The Enterprise Registration Certificate has been amended several times, the most recent of which is dated 5 July 2024. The Enterprise Registration Certificate and its amendments were issued by the Department of Planning and Investment of Ho Chi Minh City.

### Board of Directors

Dr Nguyen Dang Quang	Chairman
Ms Nguyen Hoang Yen	Member
Mr Nguyen Thieu Nam	Member
Mr Nguyen Doan Hung	Member
Mr David Tan Wei Ming	Member
Ms Nguyen Thi Thu Ha	Member

### Board of Management

Mr Danny Le	Chief Executive Officer
Mr Nguyen Thieu Nam	Deputy Chief Executive Officer
Mr Michael Hung Nguyen	Deputy Chief Executive Officer

### Audit Committee

Mr Nguyen Doan Hung	Chairman
Ms Nguyen Thi Thu Ha	Member

### Legal representative

Dr Nguyen Dang Quang	Chairman
Mr Danny Le	Chief Executive Officer

### Registered office

23 Le Duan Street  
Sai Gon Ward, Ho Chi Minh City, Vietnam  
(before redistricting: 23 Le Duan Street, Ben Nghe Ward,  
District 1, Ho Chi Minh City, Vietnam)

## MASAN GROUP CORPORATION

### STATEMENT OF THE BOARD OF MANAGEMENT

#### STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The Board of Management of Masan Group Corporation ("the Company") presents this statement and the accompanying consolidated interim financial statements of the Company and its subsidiaries (collectively referred to as "the Group") for the six-month period ended 30 June 2025.

The Company's Board of Management is responsible for the preparation and true and fair presentation of the consolidated interim financial statements as at and for the six-month period ended 30 June 2025 in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting. In preparing those consolidated interim financial statements, the Company's Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the consolidated interim financial statements; and
- prepare the consolidated interim financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Company's Board of Management is also responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, consolidated financial position of the Group and to ensure that the accounting records comply with the requirements of Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Company's Board of Management confirms that they have complied with the above requirements in preparing these consolidated interim financial statements.

#### APPROVAL OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

We do hereby approve the accompanying consolidated interim financial statements of the Group as at and for the six-month period ended 30 June 2025, which were prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting.

On behalf of the Board of Management



Danny Le  
Chief Executive Officer

Ho Chi Minh City, Vietnam

8 August 2025





KPMG Limited Branch  
10th Floor, Sun Wah Tower  
115 Nguyen Hue Street, Ben Nghe Ward  
District 1, Ho Chi Minh City, Vietnam  
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## INTERIM FINANCIAL INFORMATION REVIEW REPORT

### To the Shareholders Masan Group Corporation

We have reviewed the accompanying consolidated interim financial statements of Masan Group Corporation (“the Company”) and its subsidiaries (collectively referred to as “the Group”), which comprise the consolidated balance sheet as at 30 June 2025, the consolidated statements of income and cash flows for the six-month period then ended and the explanatory notes thereto which were authorised for issue by the Company’s Board of Management on 8 August 2025, as set out on pages 5 to 81.

### Management’s Responsibility

The Company’s Board of Management is responsible for the preparation and true and fair presentation of these consolidated interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting, and for such internal control as the Board of Management determines is necessary to enable the preparation of consolidated interim financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor’s Responsibility

Our responsibility is to express a conclusion on these consolidated interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – *Review of interim financial information performed by the independent auditor of the entity*.

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





## Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements do not give a true and fair view, in all material respects, of the consolidated financial position of Masan Group Corporation and its subsidiaries as at 30 June 2025 and of their consolidated results of operations and their consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting.

### KPMG Limited Branch

Vietnam

Review Report No.: 25-01-00416-25-2



Pham Thi Hoang Anh  
Practicing Auditor Registration  
Certificate No. 3434-2022-007-1  
*Deputy General Director*

Ho Chi Minh City, 8 August 2025

Trieu Tich Quyen  
Practicing Auditor Registration  
Certificate No. 4629-2023-007-1

**MASAN GROUP CORPORATION AND ITS SUBSIDIARIES**

**Form B 01a – DN/HN**

**CONSOLIDATED BALANCE SHEET**

<b>ASSETS</b>	<b>Code</b>	<b>Note</b>	<b>30/6/2025 VND million</b>	<b>1/1/2025 VND million</b>
<b>CURRENT ASSETS</b>	<b>100</b>		<b>32,650,920</b>	<b>53,569,663</b>
<b>Cash and cash equivalents</b>	<b>110</b>	<b>8</b>	<b>10,552,742</b>	<b>18,617,866</b>
Cash	111		1,949,724	6,064,564
Cash equivalents	112		8,603,018	12,553,302
<b>Short-term financial investments</b>	<b>120</b>	<b>15</b>	<b>894,755</b>	<b>607,993</b>
Trading securities	121		68,212	-
Held-to-maturity investments	123		826,543	607,993
<b>Accounts receivable</b>	<b>130</b>	<b>9</b>	<b>9,107,965</b>	<b>21,864,602</b>
Accounts receivable from customers	131		1,126,386	1,302,889
Prepayments to suppliers	132		619,658	484,488
Receivables on short-term lending loans	135		81,150	81,150
Other short-term receivables	136		7,344,048	20,067,610
Allowance for doubtful debts	137		(81,484)	(85,092)
Shortage of assets awaiting resolution	139		18,207	13,557
<b>Inventories</b>	<b>140</b>	<b>10</b>	<b>10,282,782</b>	<b>10,787,396</b>
Inventories	141		10,397,111	11,001,795
Allowance for inventories	149		(114,329)	(214,399)
<b>Other current assets</b>	<b>150</b>		<b>1,812,676</b>	<b>1,691,806</b>
Short-term prepayments	151		358,621	342,284
Deductible value added tax	152		1,338,585	1,232,869
Taxes and other receivables from State Treasury	153		115,470	116,653

*The accompanying notes are an integral part of these consolidated interim financial statements*

**MASAN GROUP CORPORATION AND ITS SUBSIDIARIES**

**Form B 01a – DN/HN**

**CONSOLIDATED BALANCE SHEET  
(continued)**

<b>ASSETS (continued)</b>	<b>Code</b>	<b>Note</b>	<b>30/6/2025 VND million</b>	<b>1/1/2025 VND million</b>
<b>LONG-TERM ASSETS</b>	<b>200</b>		<b>90,815,639</b>	<b>94,015,055</b>
<b>Accounts receivable</b>	<b>210</b>	<b>9</b>	<b>4,895,091</b>	<b>8,524,390</b>
Receivables on long-term lending loans	215		79,200	79,200
Other long-term receivables	216		4,815,891	8,445,190
<b>Fixed assets</b>	<b>220</b>		<b>35,634,593</b>	<b>37,049,770</b>
Tangible fixed assets	221	11	26,292,031	27,121,453
Cost	222		47,815,382	47,629,525
Accumulated depreciation	223		(21,523,351)	(20,508,072)
Finance lease fixed assets	224		213,441	222,742
Cost	225		345,223	345,223
Accumulated depreciation	226		(131,782)	(122,481)
Intangible fixed assets	227	12	9,129,121	9,705,575
Cost	228		13,555,410	13,952,693
Accumulated amortisation	229		(4,426,289)	(4,247,118)
<b>Investment property</b>	<b>230</b>	<b>13</b>	<b>3,405</b>	<b>4,166</b>
Cost	231		18,628	18,628
Accumulated depreciation	232		(15,223)	(14,462)
<b>Long-term assets in progress</b>	<b>240</b>		<b>1,926,432</b>	<b>1,670,868</b>
Construction in progress	242	14	1,926,432	1,670,868
<b>Long-term financial investments</b>	<b>250</b>	<b>15</b>	<b>37,342,600</b>	<b>35,318,781</b>
Investments in associates	252		35,620,750	33,409,931
Investments in other entities	253		2,932,523	2,932,523
Allowance for diminution in the value of long-term investments	254		(1,210,673)	(1,023,673)
<b>Other long-term assets</b>	<b>260</b>		<b>11,013,518</b>	<b>11,447,080</b>
Long-term prepayments	261	16	7,144,539	7,170,989
Deferred tax assets	262	17	591,527	687,989
Goodwill	269	18	3,277,452	3,588,102
<b>TOTAL ASSETS</b>	<b>270</b>		<b>123,466,559</b>	<b>147,584,718</b>

*The accompanying notes are an integral part of these consolidated interim financial statements*



**MASAN GROUP CORPORATION AND ITS SUBSIDIARIES**

**Form B 01a – DN/HN**

**CONSOLIDATED BALANCE SHEET  
(continued)**

<b>RESOURCES</b>	<b>Code</b>	<b>Note</b>	<b>30/6/2025 VND million</b>	<b>1/1/2025 VND million</b>
<b>LIABILITIES</b>	<b>300</b>		<b>81,823,900</b>	<b>106,832,338</b>
<b>Short-term liabilities</b>	<b>310</b>		<b>36,915,519</b>	<b>58,712,175</b>
Short-term accounts payable to suppliers	311		6,076,836	7,171,217
Advances from customers	312		199,937	196,922
Taxes payable to State Treasury	313	19	827,256	1,017,379
Payable to employees	314		373,257	251,950
Short-term accrued expenses	315	20(a)	4,140,803	4,787,142
Short-term unearned revenue	318		29,287	23,075
Other short-term payables	319	21(a)	3,548,502	18,489,608
Short-term borrowings, bonds and finance lease liabilities	320	22	21,596,782	26,724,166
Short-term provision	321		91,734	19,591
Bonus and welfare funds	322		31,125	31,125
<b>Long-term liabilities</b>	<b>330</b>		<b>44,908,381</b>	<b>48,120,163</b>
Long-term accounts payable to suppliers	331		14,319	16,166
Long-term accrued expenses	333	20(b)	83,476	102,080
Other long-term payables	337	21(b)	2,761,376	6,212,349
Long-term borrowings, bonds and finance lease liabilities	338	23	39,144,065	38,825,185
Deferred tax liabilities	341	17	2,412,583	2,476,497
Long-term provision	342	24	492,562	487,886

*The accompanying notes are an integral part of these consolidated interim financial statements*



**MASAN GROUP CORPORATION AND ITS SUBSIDIARIES**

**Form B 01a – DN/HN**

**CONSOLIDATED BALANCE SHEET  
(continued)**

<b>RESOURCES (continued)</b>	<b>Code</b>	<b>Note</b>	<b>30/6/2025 VND million</b>	<b>1/1/2025 VND million</b>
<b>EQUITY</b>	<b>400</b>		<b>41,642,659</b>	<b>40,752,380</b>
<b>Owners' equity</b>	<b>410</b>	<b>25</b>	<b>41,642,659</b>	<b>40,752,380</b>
Share capital	411	26	15,129,281	15,129,281
Capital surplus	412	26	14,164,558	14,164,558
Other capital	414	28	(8,388,147)	(8,388,147)
Foreign exchange differences	417		10,606	9,470
Undistributed profits after tax	421		11,557,573	9,326,870
- Undistributed profits after tax brought forward	421a		9,326,870	11,798,056
- Net profit/(loss) for the current period/prior year	421b		2,230,703	(2,471,186)
Non-controlling interests	429		9,168,788	10,510,348
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>123,466,559</b>	<b>147,584,718</b>

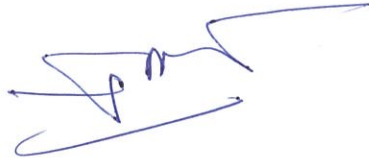
8 August 2025

Prepared by:



Nguyen Huy Hung  
Chief Accountant

Approved by:



Doan Thi My Duyen  
Chief Financial Officer



Danny Le  
Chief Executive Officer

*The accompanying notes are an integral part of these consolidated interim financial statements*

**MASAN GROUP CORPORATION AND ITS SUBSIDIARIES**

**Form B 02a – DN/HH**

**CONSOLIDATED STATEMENT OF INCOME**

	Code	Note	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
<b>Total revenue</b>	<b>01</b>	<b>30</b>	<b>37,371,454</b>	<b>39,145,868</b>
<b>Less revenue deductions</b>	<b>02</b>	<b>30</b>	<b>159,776</b>	<b>156,574</b>
<b>Net revenue</b>	<b>10</b>	<b>30</b>	<b>37,211,678</b>	<b>38,989,294</b>
<b>Cost of sales</b>	<b>11</b>	<b>31</b>	<b>25,328,007</b>	<b>27,816,706</b>
<b>Gross profit</b>	<b>20</b>		<b>11,883,671</b>	<b>11,172,588</b>
Financial income	21	32	944,185	1,221,320
Financial expenses	22	33	3,270,491	3,951,100
- Including: Interest expense	23		2,504,409	3,170,920
Share of profits in associates	24		2,431,163	2,521,903
Selling expenses	25	34	7,038,600	7,282,475
General and administration expenses	26	35	1,806,023	1,881,940
<b>Net operating profit</b>	<b>30</b>		<b>3,143,905</b>	<b>1,800,296</b>
Other income	31	36	249,581	76,688
Other expenses	32	37	324,844	74,561
<b>Results of other activities</b>	<b>40</b>		<b>(75,263)</b>	<b>2,127</b>
<b>Accounting profit before tax</b>	<b>50</b>		<b>3,068,642</b>	<b>1,802,423</b>
<b>Income tax expense – current</b>	<b>51</b>	<b>38</b>	<b>401,107</b>	<b>534,139</b>
<b>Income tax expense/(benefit) – deferred</b>	<b>52</b>	<b>38</b>	<b>65,119</b>	<b>(156,529)</b>
<b>Net profit after tax</b>	<b>60</b>		<b>2,602,416</b>	<b>1,424,813</b>

*The accompanying notes are an integral part of these consolidated interim financial statements*

# MASAN GROUP CORPORATION AND ITS SUBSIDIARIES

Form B 02a – DN/HN

## CONSOLIDATED STATEMENT OF INCOME (continued)

	Code	Note	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
<b>Attributable to:</b>				
Equity holders of the Company	61		1,425,692	606,933
Non-controlling interests	62		1,176,724	817,880
			<u>                    </u>	<u>                    </u>
<b>Earnings per share</b>				
Basic earnings per share (VND)	70	39	942	416
			<u>                    </u>	<u>                    </u>

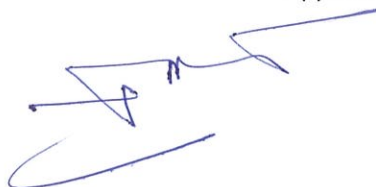
8 August 2025

Prepared by:



Nguyen Huy Hung  
Chief Accountant

Approved by:



Doan Thi My Duyen  
Chief Financial Officer



Danny Le  
Chief Executive Officer

The accompanying notes are an integral part of these consolidated interim financial statements

**MASAN GROUP CORPORATION AND ITS SUBSIDIARIES**
**Form B 03a – DN/HN**
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**(Indirect method)**

	<b>Code</b>	<b>From 1/1/2025 to 30/6/2025 VND million</b>	<b>From 1/1/2024 to 30/6/2024 VND million</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Accounting profit before tax</b>	<b>01</b>	<b>3,068,642</b>	<b>1,802,423</b>
<b>Adjustments for</b>			
Depreciation and amortisation	02	1,727,922	1,983,986
Allowances and provisions	03	249,642	234,895
Net unrealised foreign exchange losses/(gains)	04	28,253	(83,637)
Gains from investing activities	05	(2,503,401)	(3,355,187)
Interest expense and other financial expenses	06	2,751,876	3,426,259
<b>Operating profit before changes in working capital</b>	<b>08</b>	<b>5,322,934</b>	<b>4,008,739</b>
Change in receivables and other assets	09	533,345	433,665
Change in inventories	10	536,800	591,728
Change in payables and other liabilities	11	(1,831,941)	(1,443,967)
Change in prepayments	12	167,746	110,888
Change in trading securities	13	(68,212)	2,672,553
		<b>4,660,672</b>	<b>6,373,606</b>
Interest and other financial expenses paid	14	(2,632,956)	(2,985,730)
Corporate income tax paid	15	(756,368)	(873,592)
Other payments for operating activities	17	(518)	-
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>1,270,830</b>	<b>2,514,284</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments for additions to fixed assets and other long-term assets	21	(711,702)	(619,669)
Proceeds from disposals of fixed assets and other long-term assets	22	11,147	23,510
Payments for granting loans, term deposits at banks and other investments	23	(8,155,474)	(18,496,211)
Receipts from collecting loans, term deposits at banks and other investments	24	24,107,357	12,762,346
Payments for equity investments and business combination, net of cash acquired	25	(1,813,066)	-
Proceeds from deposits for share transfer agreements and disposals of equity investments	26	84,669	1,383,184
Receipts of interest, dividends and related income from investing activities	27	374,596	1,767,152
<b>Net cash flows from investing activities</b>	<b>30</b>	<b>13,897,527</b>	<b>(3,179,688)</b>

*The accompanying notes are an integral part of these consolidated interim financial statements*



**MASAN GROUP CORPORATION AND ITS SUBSIDIARIES**

**Form B 03a – DN/HN**

**CONSOLIDATED STATEMENT OF CASH FLOWS**  
(Indirect method – continued)

	Code	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from issuance of new shares less payments of relevant fees	31	-	6,462,768
Proceeds from issuance of an indirect subsidiary's shares to non-controlling interests	31	2,575,064	-
Payments for shares redemption to a non-controlling interest in an indirect subsidiary	32	(2,551,526)	-
Proceeds from borrowings, bonds and others	33	28,142,420	38,217,612
Payments to settle borrowings, bonds and others	34	(51,386,821)	(35,954,861)
Payments to settle finance lease liabilities and others	35	(5,996)	(23,385)
Payments of dividends	36	(6,168)	(554)
<b>Net cash flows from financing activities</b>	<b>40</b>	<b>(23,233,027)</b>	<b>8,701,580</b>
<b>Net cash flows during the period</b>	<b>50</b>	<b>(8,064,670)</b>	<b>8,036,176</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>	<b>18,617,866</b>	<b>10,124,515</b>
Effect of exchange rate fluctuation	61	(454)	(2,449)
<b>Cash and cash equivalents at the end of the period</b>	<b>70</b>	<b>10,552,742</b>	<b>18,158,242</b>

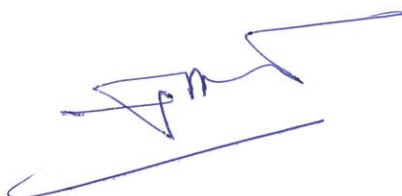
8 August 2025

Prepared by:



Nguyen Huy Hung  
Chief Accountant

Approved by:



Doan Thi My Duyen  
Chief Financial Officer



Danny Le  
Chief Executive Officer

*The accompanying notes are an integral part of these consolidated interim financial statements*



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

These notes form an integral part of and should be read in conjunction with the accompanying consolidated interim financial statements.

**1 REPORTING ENTITY**

Masan Group Corporation (“the Company”) is a joint stock company incorporated in Vietnam. The principal activities of the Company include management consulting, investment consulting (except for finance, accounting and legal consulting) and carrying out capital mobilisation and investment activities.

The consolidated interim financial statements comprise the Company and its subsidiaries (collectively referred to as “the Group”) and the Group’s interest in associates.

The principal activities of the subsidiaries and associates are described as follows:

**Subsidiaries**

- (a) In March 2025, the Company increased its economic interests in the CrownX through the acquisition of 7.91% economic interests of the CrownX by Plutus Holdings Company Limited, an indirect subsidiary of the Company, for a total consideration of VND1,022,697 million.
- (b) In April 2025, MCH, an indirect subsidiary of the Company, has changed its type of legal structure from a limited liability company to a joint stock company. Subsequently, MCH repurchased 1,722,000 of its ordinary shares from a non-controlling shareholder for a total consideration of VND2,551,526 million to reduce its share capital. As a result of this transaction, the Company’s economic interests in MCH increased from 79.6% (after the result of the transaction as described in Note 1(a)) to 81.9%.
- (c) In March 2025, The SHERPA Company Limited, a direct subsidiary of the Company, signed agreements with several investors to acquire economic interests in MCH for a total consideration of VND755,373 million. In June 2025, the acquisition was completed. As a result of this transaction, the Company’s economic interests in MCH increased from 81.9% to 93.7%.

Number	Name	Note	Principal activities	Percentage of economic interests at	
				30/6/2025	1/1/2025
Direct subsidiaries					
1	The SHERPA Company Limited (“SHERPA”)		Investment holding	100.0%	100.0%
2	Zenith Investment Company Limited (“ZENITH”)		Investment holding	100.0%	100.0%
Indirect subsidiaries					
1	The CrownX Corporation (“CrownX”)	(v)/ (a)	Investment holding	92.8%	84.9%
2	Masan Consumer Holdings Corporation (formerly known as “MasanConsumerHoldings Company Limited”) (“MCH”)	(vi)/ (b)/ (c)	Investment holding	93.7%	72.8%
3	Masan Brewery Company Limited (“MB”)	(i)/ (g)	Investment holding	62.4%	48.5%

**MASAN GROUP CORPORATION AND ITS SUBSIDIARIES**

**Form B 09a – DN/HN**

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**1 REPORTING ENTITY (continued)**

Number	Name	Note	Principal activities	Percentage of economic interests at	
				30/6/2025	1/1/2025
4	Masan Master Brewer Company Limited (“MMBr”)	(i)/ (g)	Beer and beverage trading	62.4%	48.5%
5	Masan Brewery PY One Member Company Limited (“MBPY”)	(i)/ (g)	Beer and beverage manufacturing	62.4%	48.5%
6	Masan Brewery HG One Member Company Limited (“MBHG”)	(i)/ (g)	Beer and beverage manufacturing	62.4%	48.5%
7	Masan Brewery Distribution One Member Company Limited (“MBD”)	(i)/ (g)	Beer and beverage trading	62.4%	48.5%
8	Masan Brewery MB Company Limited (“MBMB”)	(i)/ (g)	Beer and beverage manufacturing	62.4%	48.5%
9	Masan Consumer Corporation (“MSC”)	(i)/ (f)	Trading and distribution	66.0%	67.4%
10	Masan Consumer (Thailand) Limited (“MTH”)	(i)/ (g)	Trading and distribution	66.0%	67.4%
11	Masan Food Company Limited (“MSF”)	(i)/ (g)	Trading and distribution	66.0%	67.4%
12	Masan Industrial One Member Company Limited (“MSI”)	(i)/ (g)	Seasonings, convenience food manufacturing and packaging	66.0%	67.4%
13	Viet Tien Food Technology One Member Company Limited (“VTF”)	(i)/ (g)	Seasonings manufacturing	66.0%	67.4%
14	Masan HD One Member Company Limited (“MHD”)	(i)/ (g)	Convenience food manufacturing	66.0%	67.4%
15	Masan PQ Corporation (“MPQ”)	(i)/ (g)	Seasonings manufacturing	66.0%	67.4%
16	Nam Ngu Phu Quoc One Member Company Limited (“NPQ”)	(i)/ (g)	Seasonings manufacturing	66.0%	67.4%
17	Masan Long An Company Limited (“MLA”)	(i)/ (g)	Seasonings, convenience food manufacturing and packaging	66.0%	67.4%
18	Masan HN Company Limited (“HNF”)	(i)/ (g)	Convenience food manufacturing	66.0%	67.4%
19	VinaCafé Bien Hoa Joint Stock Company (“VCF”)	(i)/ (g)	Beverage manufacturing and trading	65.2%	66.6%

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 1 REPORTING ENTITY (continued)

Number	Name	Note	Principal activities	Percentage of economic interests at	
				30/6/2025	1/1/2025
20	Vinh Hao Mineral Water Corporation ("VHC")	(i)/ (g)	Beverage manufacturing and trading and packaging	59.1%	60.3%
21	Kronfa., JSC ("KRP")	(i)/ (g)	Beverage manufacturing	59.1%	60.3%
22	Masan Beverage Company Limited ("MSB")	(i)/ (g)	Beverage trading and distribution	66.0%	67.4%
23	Masan MB One Member Company Limited ("MMB")	(i)/ (g)	Seasonings, convenience food manufacturing and packaging	66.0%	67.4%
24	Masan HG One Member Company Limited ("MHG")	(i)/ (g)	Convenience food manufacturing and packaging	66.0%	67.4%
25	Masan HG 2 Company Limited ("MH2")	(i)/ (g)	Seasonings, convenience food, beverage manufacturing and packaging	66.0%	67.4%
26	Quang Ninh Mineral Water Corporation ("QNW")	(i)/ (g)	Beverage manufacturing and trading	43.4%	44.4%
27	Masan HPC Company Limited ("HPC")	(i)/ (g)	Trading and distribution	66.0%	67.4%
28	Net Detergent Joint Stock Company ("NET")	(i)/ (g)	Homecare products manufacturing and trading	34.5%	35.2%
29	Masan Innovation Company Limited ("INV")	(i)/ (g)	Trading and distribution	66.0%	67.4%
30	Chanté Self-Service Laundry Company Limited	(i)/ (g)	Laundry service	66.0%	67.4%
31	Huong Giang Manufacturing Trading Service Company Limited ("HGC")	(i)/ (d)	Seasonings manufacturing	66.0%	-
32	Masan Horizon Company Limited ("MH")	(ii)	Investment holding	100.0%	100.0%



# MASAN GROUP CORPORATION AND ITS SUBSIDIARIES

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## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

### 1 REPORTING ENTITY (continued)

Number	Name	Note	Principal activities	Percentage of economic interests at	
				30/6/2025	1/1/2025
33	Plutus Holdings Company Limited (“PLUTUS”)	(ii)	Investment holding	100.0%	100.0%
34	Mapleleaf Company Limited (“MPL”)	(ii)	Investment holding	99.9%	99.9%
35	Masan Blue Corporation (“MBL”)	(ii)	Trading and distribution	99.8%	99.8%
36	Masan High-Tech Materials Corporation (“MHT”)	(ii)	Investment holding	94.9%	94.9%
37	Masan Thai Nguyen Resources Company Limited (“MRTN”)	(ii)	Investment holding	94.9%	94.9%
38	Thai Nguyen Trading and Investment Company Limited (“TNTI”)	(ii)	Investment holding	94.9%	94.9%
39	Nui Phao Mining Company Limited (“NPM”)	(ii)	Exploring and processing mineral	94.9%	94.9%
40	Masan Tungsten Limited Liability Company (“MTC”)	(ii)	Deep processing of nonferrous metals and precious metals (Tungsten)	94.9%	94.9%
41	Masan MEATLife Corporation (“MML”)	(v)	Investment holding	94.3%	94.3%
42	MNS Meat Company Limited (“MNS Meat”)	(iii)	Animal protein	94.3%	94.3%
43	MML Farm Nghe An Company Limited (“Farm Nghe An”)	(iii)	Breeding swine	94.3%	94.3%
44	MNS Farm Company Limited (“MNS Farm”)	(iii)/ (e)	Investment holding	94.3%	94.3%
45	MNS Meat Processing Company Limited (“MNS Meat Processing”)	(iii)/ (e)	Investment holding	94.3%	94.3%
46	MEATDeli HN Company Limited (“MEATDeli Ha Nam”)	(iii)	Meat processing	94.3%	94.3%
47	MEATDeli Sai Gon Company Limited (“MEATDeli Sai Gon”)	(iii)	Meat processing	94.3%	94.3%
48	Masan Jinju Joint Stock Company (“MSJ”)	(iii)	Convenience food manufacturing and trading	70.7%	70.7%

# MASAN GROUP CORPORATION AND ITS SUBSIDIARIES

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## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

### 1 REPORTING ENTITY (continued)

Number	Name	Note	Principal activities	Percentage of economic interests at	
				30/6/2025	1/1/2025
49	3F VIET Joint Stock Company ("3F VIET")	(iii)	Chicken breeding and trading	48.1%	48.1%
50	3F VIET Food Company Limited ("3F VIET Food")	(iii)	Meat processing and trading	48.1%	48.1%
51	VCM Services and Trading Development Joint Stock Company ("WCM")	(vi)/ (g)	Investment holding	85.4%	78.7%
52	WinCommerce General Commercial Services Joint Stock Company ("WinCommerce")	(iv)/ (g)	Trading and distribution	85.4%	78.7%
53	The Supra Corporation ("The Supra")	(iv)/ (g)	Warehousing and storage services	85.4%	78.7%
54	CX Infra Corporation ("CXI")	(iv)/ (e)	Construction	40.1%	40.1%
55	WinEco Agricultural Investment Development and Production LLC ("WinEco")	(v)	Agriculture	100.0%	100.0%
56	WinEco – Tam Dao Agricultural Investment Development and Production Limited Liability Company ("WinEco Tam Dao")	(v)	Agriculture	89.0%	89.0%
57	Dong Nai – WinEco Agricultural Company Limited ("WinEco Dong Nai")	(v)	Agriculture	77.5%	77.5%
58	Dr. Win Corporation ("Dr. Win")	(v)	Retail sale of drugs, medical equipment, cosmetics and hygiene products	64.9%	64.9%
59	Mobicast Joint Stock Company ("MOB")	(v)	Tele-communications	70.0%	70.0%
60	Draco Investment Corporation ("DRC")	(v)	Investment holding	99.9%	99.9%
61	Fornax Investment Corporation ("FOR")	(v)	Investment holding	99.9%	99.9%
62	Phuc Long Heritage Corporation ("Phuc Long Heritage")	(v)	Retail food and beverage	85.0%	85.0%



# MASAN GROUP CORPORATION AND ITS SUBSIDIARIES

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## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

### 1 REPORTING ENTITY (continued)

Number	Name	Note	Principal activities	Percentage of economic interests at	
				30/6/2025	1/1/2025
63	The O2 Corporation (“The O2”)	(v)	Market research	50.0%	50.0%
64	Sagitta Investment Corporation (“Sagitta”)	(v)	Investment holding	99.9%	99.9%
65	Masan Agri Company Limited (“Masan Agri”)	(v)	Investment holding	100.0%	100.0%
66	Lepus Investment Corporation (“Lepus”)	(v)	Investment holding	98.0%	98.0%
67	Eirene Investment Corporation (“Eirene”)	(v)	Investment holding	99.9%	99.9%
68	The WinX Corporation (“WinX”)	(v)	Market research	100.0%	100.0%

#### Associates

Number	Name	Note	Principal activities	Percentage of economic interests at	
				30/6/2025	1/1/2025

#### Direct associate

1	Vietnam Technological and Commercial Joint Stock Bank (“Techcombank”)		Banking	Note 15(c)	
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#### Indirect associates

1	Cholimex Food Joint Stock Company (“Cholimex”)	(vii)	Seasonings manufacturing and trading	32.8%	32.8%
2	Vissan Joint Stock Company (“Vissan”)	(viii)	Food manufacturing and retailing	24.9%	24.9%

(i) These entities are direct and indirect subsidiaries of MCH.

(ii) These entities are direct and indirect subsidiaries of ZENITH.

(iii) These entities are direct and indirect subsidiaries of MML.

(iv) These entities are direct and indirect subsidiaries of WCM.

(v) These entities are direct and indirect subsidiaries of SHERPA.

(vi) These entities are direct subsidiaries of CrownX.

(vii) This entity is an indirect associate of MCH.

(viii) This entity is a direct associate of MML.

(d) In March 2025, MSF, an indirect subsidiary of the Company, has successfully acquired 100% economic interests of Huong Giang Manufacturing Trading Service Company Limited (“HGC”). As a result, HGC became an indirect subsidiary of the Company through MSF.

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**1 REPORTING ENTITY (continued)**

- (e) As at 30 June 2025 and 1 January 2025, these entities are in the process of liquidation.
- (f) In March 2025, MSC, an indirect subsidiary of the Company, issued 326,811,643 ordinary shares for net consideration of VND3,267,515 million. MCH, the parent company of MSC, subscribed for 69,245,267 shares. As a result of this transaction and the transactions (a), (b) and (c), the Company's economic interests in MSC decreased from 67.4% to 66.0%.
- (g) As a result of the transactions (a), (b), (c) and (f), the Company's economic interests in these subsidiaries changed accordingly.

The percentage of economic interests for subsidiaries represents the effective percentage of economic interests of the Company both directly and indirectly in the subsidiaries, which is determined based on percentage of equity owned (directly and indirectly) in the subsidiaries, except for other arrangements (if any). The percentage of economic interests for associates represents the direct percentage of economic interests of the Company and its subsidiaries in the associates.

As at 30 June 2025, the Group had 36,955 employees (1/1/2025: 34,835 employees).

**Normal operating cycle**

The normal operating cycle of the Company and its subsidiaries is generally within 12 months.

**2 BASIS OF PREPARATION**

**(a) Statement of compliance**

These consolidated interim financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting.

**(b) Basis of measurement**

The consolidated interim financial statements, except for the consolidated statement of cash flows, are prepared on the accrual basis using the historical cost concept. The consolidated statement of cash flows is prepared using the indirect method.

**(c) Accounting period**

The annual accounting period of the Company is from 1 January to 31 December. The consolidated interim financial statements are prepared for the six-month period ended 30 June 2025.

**(d) Accounting and presentation currency**

The Company's accounting currency is Vietnam Dong ("VND"). These consolidated interim financial statements are prepared and presented in millions of Vietnam Dong ("VND million").

**(e) Corresponding figures**

The corresponding figures as at 1 January 2025 were brought forward from the audited figures as at 31 December 2024.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES**

The following significant accounting policies have been adopted by the Group in the preparation of these consolidated interim financial statements. The accounting policies that have been adopted by the Group in the preparation of these consolidated interim financial statements are consistent with those adopted in the preparation of the latest consolidated annual financial statements.

**(a) Basis of consolidation****(i) Common control business combination**

Business combination where the same group of shareholders (“the Controlling Shareholders”) control the combining companies before and after the business combination meets the definition of business combination under common control because there is a continuation of the risks and benefits to the Controlling Shareholders. Such common control business combination is specifically excluded from the scope of Vietnamese Accounting Standard No. 11 *Business Combination* and in selecting its accounting policy with respect to such transaction, the Group has considered Vietnamese Accounting Standard No. 01 *Framework* and Vietnamese Accounting Standard No. 21 *Presentation of Financial Statements*. Based on these standards, the Group has adopted the merger (“carry-over”) basis of accounting. The assets and liabilities of the combining companies are consolidated using the existing book values from the Controlling Shareholders’ perspective. Any difference between the cost of acquisition and net assets acquired is recorded directly in undistributed profits after tax under equity.

The consolidated statements of income and cash flows include the results of operations and cash flows of the combining companies from the acquisition date.

**(ii) Non-common control business combination**

Non-common control business combinations are accounted for using the purchase method as at the acquisition date, which is the date on which control is transferred to the Group. Control is the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, the Group takes into consideration potential voting rights that currently are exercisable. Under the purchase method, the assets and liabilities of the acquired entity are consolidated using their fair values. Cost of a business combination (cost of the acquisition) consists of the aggregate fair value, at the date of exchange, of assets given, liabilities incurred or assumed, equity instruments issued by the Group and any costs directly attributable to the business combination. Goodwill represents the excess of the cost of acquisition over the Group’s interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquired entity. When the excess is negative, it is recognised immediately in the consolidated statement of income.

Transaction costs, other than those associated with the issue of debt or equity securities, that the Group incurred in connection with business combinations included any costs directly attributable to the combination, such as professional fees paid to accountants, legal advisers, valuers and other consultants to effect the combination. Transaction costs are capitalised into the cost of business combination. General administrative costs and other costs that cannot be directly attributed to the particular combination being accounted for are not included in the cost of the combination; they are recognised as an expense when incurred.

**(iii) Subsidiaries**

Subsidiaries are entities controlled by the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that currently are exercisable are taken into account. The financial statements of subsidiaries are included in the consolidated interim financial statements from the date that control commences until the date that control ceases.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(a) Basis of consolidation (continued)****(iv) *Associates (equity accounted investees)***

Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies. Significant influence is presumed to exist when the Group holds between 20 and 50 percent of the voting power of another entity. Associates are accounted for in the consolidated interim financial statements using the equity method (equity accounted investees). They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated interim financial statements include the Group's share of the profit and loss of equity accounted investees, after adjustments to align the accounting policies with those of the Group, from the date that significant influence commences until the date that significant influence ceases. The carrying amount of investments in equity accounted investees is also adjusted for the alterations in the investor's proportionate interest in the investees arising from changes in the investee's equity that have not been included in the statement of income (such as foreign exchange translation differences, etc.). When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term financial investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee. Gain or loss on disposal of interest in an associate without losing significant influence, including through dilution of interest in the associate as deemed disposal, is recognised in the consolidated statement of income.

**(v) *Non-controlling interest ("NCI")***

NCI are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received is recorded directly in undistributed profits after tax under equity, except where such difference arises from a transaction that is contractually linked to an issuance of shares or capital contribution at a premium or surplus in which case the difference is recorded in other capital.

**(vi) *Transactions eliminated on consolidation***

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated interim financial statements. However, foreign currency difference arising on intra-group monetary items, whether short-term or long-term are recorded in the consolidated statement of income. Unrealised gains and losses arising from transactions with associates are eliminated against the investment to the extent of the Group's interest in the associate.

**(vii) *Loss of control***

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognised in the consolidated statement of income. Any interest retained in the former subsidiary when control is lost is stated at the carrying amount of the retained investment in the separate interim financial statements adjusted for appropriate shares of changes in equity of the investee since the acquisition date, if significant influence in the investee is maintained, or otherwise stated at cost.



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(b) Foreign currency**

**(i) Foreign currency transactions**

Transactions in currencies other than VND during the period have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND, except for borrowings dominated in currencies other than VND that have been hedged for foreign currency risk using a financial instrument, are translated into VND at the rates at the end of the accounting period quoted by the commercial bank where the Company or its subsidiaries most frequently conduct transactions.

All foreign exchange differences are recorded in the consolidated statement of income.

**(ii) Foreign operations**

For the purpose of presenting the consolidated interim financial statements, the financial information of foreign operations are translated to VND as follows:

- Assets and liabilities including goodwill and fair value adjustments arising on acquisition, are translated to VND at the account transfer buying rate (for assets) and the account transfer selling rate (for liabilities) at the end of the accounting period quoted by the commercial bank where the subsidiaries most frequently conduct transactions;
- Revenue, income, expenses and cash flows of foreign operations are translated to VND at exchange rates at which approximate actual exchange rates ruling on the dates of transactions; and
- Capital is translated to VND at historical exchange rate. Accumulated losses/undistributed profits after tax, funds and reserves are derived from the translated net profits/losses and movements from which they were appropriated.

Foreign currency differences arising from the translation of foreign operations' financial statements to VND are recognised in the consolidated balance sheet under the caption "Foreign exchange differences" in equity. When the foreign currency differences relate to a foreign operation that is consolidated but not wholly owned, accumulated exchange differences arising from translation and attributable to non-controlling interests are allocated to, and recognised as part of, non-controlling interests in the consolidated balance sheet.

**(c) Cash and cash equivalents**

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(d) Investments****(i) Trading securities**

Trading securities are bonds and certificates of deposits held by the Group for trading purpose i.e. purchased for resale with the aim of making profits over a short period of time. Trading securities are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at cost less interest income for the period before investment acquisition date and allowance for diminution in value. An allowance is made for diminution in value of trading securities if market price of the securities item falls below its carrying amount. The allowance is reversed if the market price subsequently increases after the allowance was recognised. An allowance is reversed only to the extent that the securities' carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

**(ii) Held-to-maturity investments**

Held-to-maturity investments are those that the management of the Company or its subsidiaries has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at banks. These investments are stated at costs less allowance for doubtful debts.

**(iii) Equity investments in other entities**

Equity investments in other entities of which the Company or its subsidiaries have no control or significant influence are initially recognised at cost, which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment values if the investee has suffered a loss which may cause the Group to lose their invested capital, unless there is evidence that the value of the investment has not been diminished. An allowance is not considered to be made for the investment when the Group may not lose their invested capital. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

**(e) Accounts receivable**

Accounts receivable from customers and other receivables are stated at cost less allowance for doubtful debts.

**(f) Inventories**

Inventories are stated at the lower of cost and net realisable value. Cost is determined on a weighted average basis and includes all costs incurred in bringing the inventories to their present location and condition. Cost in the case of finished goods and work in progress includes raw materials, direct labour and attributable overheads. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and direct selling expenses.

The Group applies the perpetual method of accounting for inventories.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(g) Tangible fixed assets****(i) Cost**

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price or construction cost, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use and the costs of dismantling and removing the asset and restoring the site on which it is located. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the consolidated statement of income in the period in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets. In situations where the self-constructed tangible assets have been completed and are put into used but their cost is not finalised, their historical cost will be recorded to provisional cost using temporarily estimated value and they shall be adjusted with the difference after the finalised cost are approved. Tangible fixed assets also comprise fair value of other assets from business combination.

Upon completion of the mine construction phase, the assets are transferred into “buildings and structures”, “machinery and equipment” or “other mining assets” in tangible fixed assets. Other mining assets comprise mine rehabilitation assets and fair value of mineral reserves and mineral resources from business combination.

**(ii) Depreciation**

*Machinery and equipment directly related to mineral processing activities and fair value of mineral reserves from business combination*

Machinery and equipment which are directly related to mineral processing activities and fair value of mineral reserves from business combination are depreciated on a unit-of-production method. Under this method, the depreciation bases are derived from proved and probable mineral reserves, which are estimates of the volume of ore (in tons) that can be economically and legally extracted from the Group’s mining properties, and a portion of mineral resources expected to be converted into reserves. Specifically, the depreciation bases for mining-related assets are calculated using:

- a. estimated mineral reserves and resources expected to be converted into reserves under mining specialist’s technical assessments within Nui Phao project area; and
- b. further estimated mineral resources that can be reprocessed from the NPM’s oxide tails cell (“OTC”).

Application of depreciation base to each mining asset class is as follows:

	<u>Depreciation base</u>
Machinery and equipment relating to only mineral processing activities	(a)
Machinery and equipment relating to mineral processing activities, and being used in OTC retreatment	(a) and (b)
Fair value of mineral reserves from business combination	(a) and (b)

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(g) Tangible fixed assets (continued)****(ii) Depreciation (continued)***Machinery and equipment directly related to mineral production activities*

Machinery and equipment which are directly related to the deep processing of tungsten products of MTC are depreciated on a unit-of-production basis. The estimated total production quantity output which tangible fixed assets are depreciated on a unit-of-production basis are as follows:

	Tonnes of tungsten
ST plant	171,865
APT plant	166,990

*Others*

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

- buildings and structures 3 – 50 years
- leasehold improvements 3 – 5 years
- machinery and equipment 2 – 25 years
- motor vehicles 3 – 25 years
- office equipment and others 3 – 25 years
- other mining properties 26 years

Construction assets which are completed and put into use before construction costs being finalised, are stated at provisional cost. On the date the construction costs are finalised and approved, provisional cost shall be adjusted to finalised cost and accumulated depreciation shall not be adjusted. The subsequent depreciation charge is determined as the approved value minus the accumulated depreciation made for the period up to the approval of finalisation of fixed assets divided by the remaining depreciation period of the fixed assets according to relevant regulations.

**(h) Intangible fixed assets****(i) Land use rights**

Land use rights with indefinite term are stated at cost and are not amortised. Land use rights with definite term are stated at cost less accumulated amortisation. The initial cost of land use rights comprises its purchase price and any directly attributable costs incurred in conjunction with securing the land use rights. Amortisation is computed on a straight-line basis over their estimated useful lives ranging from 10 to 50 years. Fair value of land use right acquired in a business combination is determined using direct comparison method by comparing recent asking/transacted price of similar properties in a similar area.



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(h) Intangible fixed assets (continued)**

**(ii) Software**

Costs of software include:

- cost of acquiring a new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible fixed asset. Software cost is amortised on a straight-line basis over their estimated useful lives ranging from 2 to 10 years; and
- cost incurred during actual software development phase when following conditions are met:
  - respective costs are attributable directly to the software development stage;
  - there is well-founded expectation – verifiable by program designs, models, or the like that the development activities to be capitalised will be finalised successfully and thus the intention to complete the development project should be given;
  - the Group will be able to implement and use the software after its development;
  - adequate technical, financial and personnel resources should be available to complete the software development successfully; and
  - the Group is able to measure expenditure attributable to the software development project reliably.

Self-developed software is amortised on a straight-line basis over period of up to 4 years starting from the date on which the respective modules are completed.

**(iii) Development costs**

Development costs comprise:

- Expenditure on the Group's development activities, whereby research findings are applied to a plan or design for the production of new or substantially improved products and processes, is capitalised if the product or process is technically and commercially feasible and the Group has sufficient resources to complete development. The expenditure capitalised include the costs of materials, direct labour and an appropriate portion of overheads. Other development expenditure, including expenditure on internally generated goodwill and brands, is recognised in the consolidated statement of income as an expense as incurred.
- Development activities that are acquired by the Group in the acquisition of subsidiary is capitalised and presented as an intangible fixed asset. The fair value of development activities acquired in a business combination is determined using the multi-period excess earnings method, whereby the subject assets are valued after deducting a fair return on all other assets that are part of creating the related cash flows. The fair value of development activities is amortised on a straight-line basis over the estimated useful live ranging from 10 to 16 years.

**(iv) Brand name**

Brand names that are acquired by the Group in the acquisition of subsidiary are capitalised and presented as an intangible fixed asset. The fair value of brand names is amortised on a straight-line basis over the estimated useful lives ranging from 9 to 30 years.

The fair value of brand name acquired in a business combination is based on the discounted estimated royalty payments that have been avoided as a result of the brand name being owned.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(h) Intangible fixed assets (continued)****(v) *Customer relationships***

Customer relationships that are acquired by the Group on the acquisition of subsidiary are capitalised and presented as an intangible fixed asset. The fair value of customer relationship is amortised on a straight-line basis over the estimated useful lives ranging from 5 to 36 years.

The fair value of customer relationships acquired in a business combination is determined using the multi-period excess earnings method, whereby the subject assets are valued after deducting a fair return on all other assets that are part of creating the related cash flows.

**(vi) *Mineral water resources***

Mineral water resources that are acquired by the Group in the acquisition of subsidiary are capitalised and presented as an intangible fixed asset. The fair value of mineral water resources are amortised on a straight-line basis over their estimated useful lives ranging from 10 to 37 years.

The fair values of mineral water resources acquired in a business combination are determined using either the direct comparison method or the multi-period excess earnings method. The direct comparison approach estimates the value of mineral resources by comparing recent asking/transacted price of similar interests located in a similar area. In the multi-period excess earnings method, subject assets are valued after deducting a fair return on all other assets that are part of creating the related cash flows.

**(vii) *Mining rights***

The mining rights are calculated based on the remaining exploitable reserves multiplied with the price as announced by the provincial authorities in accordance with Decree No. 67/2019/ND-CP dated 31 July 2019 ("Decree 67") which became effective from 15 September 2019, replacing Decree No. 203/2013/ND/CP dated 28 November 2013. Cost of mining rights was stated at an amount equal to the present value of mining rights fee and was capitalised and treated as an intangible fixed asset. Amortisation of mining rights is computed on a straight-line basis over the economic life of proved and probable mineral reserve and a portion of resources expected to be converted into reserves.

**(viii) *Technology***

Technology that is acquired by the Group in the acquisition of subsidiary is capitalised and presented as an intangible fixed asset. The fair value of technology is amortised on a straight-line basis over their estimated useful lives ranging from 5 to 31 years.

The fair value of technology acquired in a business combination is determined using the multi-period excess earnings method, whereby the subject assets are valued after deducting a fair return on all other assets that are part of creating the related cash flows.

**(ix) *Mineral water resources exploitation rights***

Expenditure on obtaining exploitation rights for mineral water resources is capitalised and treated as an intangible fixed asset. Amortisation is computed on a straight-line basis over their estimated useful lives ranging from 4 to 30 years.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(h) Intangible fixed assets (continued)****(x) License**

License that are acquired by the Group in the acquisition of subsidiary are capitalised and presented as an intangible fixed asset. The fair value of license is amortised on a straight-line basis over the estimated useful lives of 12 years.

The fair value of license acquired in a business combination is determined using the multi-period excess earnings method, whereby the subject assets are valued after deducting a fair return on all other assets that are part of creating the related cash flows.

**(i) Investment property****(i) Cost**

Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase prices and any directly attributable expenditures of bringing the property to the condition necessary for it to be capable of operating in the manner intended by the Board of Management of the Company or its subsidiaries. Expenditure incurred after the investment property held to earn rental has been put into operation, such as repair and maintenance, is charged to the consolidated statement of income in the period in which the expenditure is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in future economic benefits in excess of the originally assessed standard of performance of the existing investment property held to earn rental, the expenditure is capitalised as an additional cost of the investment property.

**(ii) Depreciation**

Depreciation is computed on a straight-line basis over the estimated useful lives of investment property. Land use rights with indefinite term are not amortised. The estimated useful lives are as follows:

- buildings 20 – 60 years
- infrastructures 5 – 20 years

**(j) Construction in progress**

Construction in progress represents the costs of swine breeders, the cost of construction and machinery which have not been fully completed or installed and mineral assets under development. No depreciation is provided for construction in progress during the period of breeding the swines, construction, installation and commissioning stages.

Mineral assets under development comprise mineral reserve and related development costs acquired in a business combination and subsequent development expenditure. These assets are qualified for capitalisation when the mineral reserve to which they relate is proven to be commercially and technically viable. They are initially recognised at their fair values as part of business combination accounting and subsequent development expenditures are capitalised net of proceeds from the sale of ore extracted during the development phase. On completion of development, defined as the time when saleable materials begin to be extracted from the mine, all assets are reclassified to either “machinery or equipment” or “other mining properties” in tangible fixed assets or in long-term prepayments.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(k) Long-term prepayments****(i) Other mining costs**

In accordance with Official Letter No. 12727/BTC-TCDN dated 14 September 2015 from the Ministry of Finance which provides guidance that mining related costs could be recognised as long-term prepayments under non-current assets.

Other mining costs comprise:

- Exploration, evaluation and development expenditure (including development stripping); and
- Production stripping (as described below in “Deferred stripping costs”).

*Deferred stripping costs*

In open pit mining operations, it is necessary to remove overburden and other waste materials to access ore body. Stripping costs incurred in the development phase of a mine (development stripping costs) are recorded as part of the cost of construction of the mine. All development stripping expenditure incurred during construction phase are transferred to other mining costs.

The costs of removal of the waste material during a mine’s production phase (production stripping costs) are deferred where they give rise to future benefits:

- a) It is probable that the future economic benefits will flow to the Group;
- b) The component of the ore body for which access has been improved can be identified; and
- c) The costs incurred can be measured reliably.

Production stripping costs are allocated between inventories and long-term prepayments in accordance with the life of mine strip ratio of the identified components of the ore bodies.

The life of mine strip ratio represents the estimated total volume of waste, to the estimated total quantity of economically recoverable ore, over the life of the mine of the identified components of the ore bodies. These costs are recognised as long-term prepayments where the current period actual stripping ratio is higher than the average life of mine strip ratio.

The development and production stripping costs are amortised systematically based on the mineral reserves and mineral resources expected to be converted to mineral reserves of the relevant components.

**(ii) Prepaid land costs**

Prepaid land costs comprise prepaid land lease rentals, including those for which the Group obtained land use rights certificate but are not qualified as intangible fixed assets under prevailing laws and regulations, and other costs incurred in conjunction with securing the use of leased land. These costs are recognised in the consolidated statement of income on a straight-line basis over the terms of the leases from 35 to 50 years.

**(iii) Land compensation costs**

Land compensation costs comprise costs incurred in conjunction with securing the use of leased land. These costs are recognised in the consolidated statement of income on a straight-line basis over the terms of the leases.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(k) Long-term prepayments (continued)****(iv) Tools and instruments**

Tools and instruments include assets held for use by the Group in the normal course of business whose costs of individual items are less than VND30 million and therefore not qualified for recognition as fixed assets under prevailing regulation.

Tools and instruments are initially stated at cost and amortised on a straight-line basis over their useful lives ranging from over 1 to 3 years.

**(v) Goodwill from equitisation**

Goodwill generated from the state-owned enterprise equitisation is recognised as long-term prepayments. Goodwill generated from the state-owned enterprise equitisation includes brand name value and potential development value. Brand name value is determined on the basis of actual costs incurred for creation and protection of trademarks, trade name in the course of the enterprise's operation for the period of five years before the valuation date (including establishment costs and expenditures on training, advertising and promotional activities incurred to promote and introduce the enterprise and its products and website costs). Potential development value is evaluated on the basis of profitability of the enterprise in the future taking into account the enterprise's profit ratio and interest rates of 5-year government bonds. Goodwill generated from the state-owned enterprise equitization is amortised on a straight-line basis over 10 years starting from the date of conversion from a state-owned enterprise into a joint stock company (date of first business registration certificate for a joint stock company).

**(vi) Swine breeders**

Swine breeders whose costs of individual items are less than VND30 million are recognised as long-term prepayments and amortised on a straight-line basis over their estimated useful lives ranging from over 1 to 3 years. The amortisation of swine breeders that directly relates to farming of swine in work in progress is capitalised as part of the cost of work in progress.

**(vii) Other long-term prepaid expenses**

Other long-term prepaid expenses include pre-operating expenses and other prepaid expenses which are stated at costs and amortised on a straight-line basis over their estimated useful lives.

**(l) Goodwill**

Goodwill arises on acquisition of subsidiaries in non-common control acquisition and associates.

Goodwill is measured at cost less accumulated amortisation. Cost of goodwill represents the excess of the cost of the acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree. When the excess is negative (gain from bargain purchase), it is recognised immediately in the consolidated statement of income.

Goodwill arising on acquisition of a subsidiary is amortised on a straight-line basis over 10 years. Carrying value of goodwill arising on acquisition a subsidiary is written down to recoverable amount as management determines that it is not fully recoverable.

In respect of associates, the carrying amount of goodwill is included in the carrying amount of the investment and is not amortised.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(m) Accounts payable**

Accounts payable to suppliers and other payables are stated at their costs.

**(n) Provisions**

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

**(i) Mining rights fee**

In accordance with the Law on Minerals 2010, NPM, a subsidiary indirectly owned by the Company, has an obligation to pay the government fees for mining rights grant. Mining rights is calculated based on the remaining exploitable reserves and the price to calculate the charge for granting mining rights which is defined under the prices to calculate the resource royalty in accordance with the law on resource royalty at the time of determining the charge for granting mining rights officially which is Decree 67.

The prices to calculate the resource royalty is the price applicable for NPM's products which is determined by the provincial People's Committee. The conversion method is based on various parameters of the conversion coefficient under guidelines of Decree 67.

**(ii) Mine rehabilitation**

The mining, extraction and processing activities of the Group normally give rise to obligations for site closure or rehabilitation. Closure and rehabilitation works can include facility decommissioning and dismantling; site and land rehabilitation. The extent of work require and the associated costs are dependent on the requirements of Ministry of Natural Resources and Environment ("MONRE") and the Group's environmental policies based on the Environment Impact Report.

Provisions for the cost of each closure and rehabilitation program are recognised at the time that environmental disturbance occurs. When the extent of disturbance increases over the life of an operation, the provision is increased accordingly. Costs included in the provision encompass all closure and rehabilitation activity expected to occur progressively over the life of the operation proportional to the degree of influence on the environment existing at the end of the accounting period.

Where rehabilitation is conducted systematically over the life of the operation, rather than at the time of closure, provision is made for the estimated outstanding continuous rehabilitation work at each reporting dates and the cost is charged to the consolidated statement of income. Routine operating costs that may impact the ultimate closure and rehabilitation activities, such as waste material handling conducted as an integral part of a mining or production process, are not included in the provision. Costs arising from unforeseen circumstances, such as the contamination caused by unplanned discharges, are recognised as an expense and liability when the event gives rise to an obligation which is probable and capable of reliable estimation.

The timing of the actual closure and rehabilitation expenditure is dependent on the life of the mine. Closure and rehabilitation provisions are measured at the expected value of future cash flows, discounted to their present value and determined according to the probability of alternative estimates of cash flows occurring for each operation. Significant judgments and estimates are involved in forming expectations of future activities and the amount and timing of the associated cash flows. Those expectations are formed based on existing environmental and regulatory requirements which give rise to a constructive obligation.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(n) Provisions (continued)****(ii) *Mine rehabilitation (continued)***

When provisions for closure and rehabilitation are initially recognised, the corresponding cost is capitalised as an asset if the related obligations for closure and rehabilitation are unavoidable to the construction of the asset. The capitalised cost of closure and rehabilitation activities is recognised in other mining assets and depreciated accordingly. The value of the provision is progressively increased over time as the effect of the discounting unwinds, creating an expense recognised in financial expenses.

Closure and rehabilitation provisions will also be adjusted for changes in estimates. These adjustments will be accounted for as a change in the corresponding capitalised cost, except where a reduction in the provision is greater than the under-depreciated capitalised cost of the related assets, in which the capitalised cost is reduced to nil and the remaining adjustment is recognised in the consolidated statement of income. Changes to the capitalised cost result in an adjustment to future depreciation. Adjustments to the estimated amount and timing of future closure and rehabilitation cash flows are a normal occurrence in light of the significant judgements and estimates involved.

**(iii) *Severance allowance***

Under the Vietnamese Labour Code, when employees who have worked for 12 months or more (“eligible employees”) voluntarily terminates their labour contracts, the employer is required to pay the eligible employees severance allowance calculated based on years of service and employees’ compensation at termination. Provision for severance allowance has been provided based on employees’ years of service and their average salary for the six-month period prior to the end of the accounting period. For the purpose of determining the number of years of service by an employee, the period for which the employee participated in and contributed to unemployment insurance in accordance with prevailing laws and regulations and the period for which severance allowance has been paid by the Group are excluded.

**(o) Bonds issued*****Straight bonds***

At initial recognition, straight bonds are measured at cost which comprises proceeds from issuance net of issuance costs. Any discount, premium or issuance costs are amortised on a straight-line basis over the terms of the bonds.

**(p) Taxation**

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the consolidated statement of income except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities using tax rates enacted or substantively enacted at the end of the accounting period.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(p) Taxation (continued)**

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

**(q) Equity****(i) Ordinary shares**

Ordinary shares are classified as equity.

**(ii) Non-redeemable preference shares**

Non-redeemable preference shares are classified as equity, because they bear discretionary dividends, do not contain any obligation to deliver cash or other financial assets and do not require settlement in variable number of the Company's equity instruments. Discretionary dividends thereon are recognised as equity distributions on approval by the Company's shareholders.

**(iii) Capital surplus**

The excess of issuance price over the par value of shares issued is recorded as capital surplus. Incremental costs directly attributable to the issue of shares, net of tax effects, are recognised as a deduction from capital surplus.

**(iv) Other capital**

Agreements to issue a fixed number of shares in the future are recognised based on their fair values at the dates of the agreements under other capital if there are no other settlement alternatives.

**(r) Revenue****(i) Goods sold**

Revenue from sale of goods is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. For sales of minerals, the sales price is usually determined on a provisional basis at the date revenue recognition and adjustments to the sales price subsequently occurs based on movements in quoted market or contractual prices up to the date of final pricing. The period between provisional invoicing and final pricing is typically between 30 and 60 days, but in some cases can be as long as 90 days. Revenue on provisionally priced sales is recognised based on the estimated fair value of the total consideration receivable. In cases where the terms of the executed contractual sales agreement allow for an adjustment to the sales price based on a survey of the goods by the customer, assay results issued by a third party are preferable, unless customer's survey is within executed contractual tolerance, then sales is based on the most recently determined of product specifications.

No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue from sale of goods is recognised at the net amount after deducting sales discounts stated on the invoice.



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)****3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(r) Revenue (continued)****(ii) *Services rendered***

Revenue from services rendered is recognised in the consolidated statement of income in proportion to the stage of completion of the transaction. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

**(iii) *Rental income***

Rental income from leased property under operating leases is recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income over the term of lease.

**(s) Financial income and financial expenses****(i) *Financial income***

Financial income comprises interest income from deposits, loans and trading securities; gains from disposals of investments; foreign exchange gains and others. Interest income is recognised on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

**(ii) *Financial expenses***

Financial expenses comprise interest expense on borrowings, bonds and deposits; borrowings and bonds issuance costs (collectively referred to as “borrowing costs”); foreign exchange losses and others. Borrowing costs are recognised as an expense in the period in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of tangible fixed assets, in which case the borrowing costs incurred during the period of construction are capitalised as part of the cost of the assets concerned.

**(t) Leases****(i) *Leases assets***

Leases in terms of which the Group, as lessee, assumes substantially all the risks and rewards of ownership are classified as finance leases. Tangible fixed assets acquired by way of finance leases are stated at an amount equal to the lower of fair value and the present value of the minimum lease payments at inception of the lease, less accumulated depreciation.

Depreciation on finance leased assets is computed on a straight-line basis over the shorter of the lease term and the estimated useful lives of the leased assets unless it is reasonably certain that the Group will obtain ownership by the end of the lease term. The estimated useful lives of finance leased assets are consistent with the useful lives of tangible fixed assets as described in Note 3(g).

Assets held under other leases are classified as operating leases and are not recognised in the consolidated balance sheet.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**3 SIGNIFICANT ACCOUNTING POLICIES (continued)****(t) Leases (continued)****(ii) Leases payments**

Payments made under operating leases are recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised as an integral part of the total lease expense, over the term of the lease.

Lease payments made under finance leases are apportioned between the financial expense and the reduction of the outstanding liability. The finance expense is allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability.

**(u) Earnings per share**

The Group presents basic and diluted earnings per share ("EPS") for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders (after deducting any amounts appropriated to bonus and welfare funds for the accounting period) of the Company by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to the ordinary shareholders and the weighted average number of ordinary shares outstanding for the effect of all dilutive potential ordinary shares.

During the period, the Company had no significant potential ordinary shares and therefore does not present diluted EPS.

**(v) Segment reporting**

A segment is a distinguishable component of the Group that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Group's primary and secondary formats for segment reporting are based on business segments and geographical segments, respectively.

**(w) Related parties**

Parties are considered to be related to the Group if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Group and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

**(x) Employee stock ownership plans**

Shares issued to employees based on the employee stock ownership plans are issued at price as stipulated in the Annual General Meeting of Shareholders' resolution.



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**4 SEASONALITY OF OPERATIONS**

The Group's branded consumer products and consumer retails segments are subject to seasonal fluctuations. Total revenue of these segments typically increases in the fourth quarter of each year as increase in consumer demand in the months leading up to the Tet (Lunar New Year) holidays, which occur during the first quarter of each year. Accordingly, the Group typically increases the production of consumer products and also increases advertising and promotional efforts in the fourth quarter of each year to boost the revenue during the period leading to the festive season.

**5 CHANGES IN ACCOUNTING ESTIMATES**

In preparing these consolidated interim financial statements, the Board of Management of the Company and its subsidiaries has made several accounting estimates. Actual results may differ from those estimates. There were no significant changes in basis of accounting estimates compared to those made in the most recent consolidated annual financial statements or those made in the same interim period of the prior year.

**6 SEGMENT REPORTING**

The Group has five (5) reportable segments, as described below, which are the Group's strategic businesses. The strategic businesses offer different products and services, and are managed separately because they require different technology and marketing strategies. For each of the strategic businesses, the Group's Board of Management reviews internal management reports on a periodic basis.

The Group holds the following business segments through separate subsidiary groups:

- Branded consumer products
- MEATLife: integrated meat products
- High-tech materials
- Consumer retail
- Others: financial services, telecommunication services, retail food and beverage chain and others



NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

6 SEGMENT REPORTING (continued)

(a) Business segments

	Branded consumer products		MEATLife		High-tech materials		Consumer retail		Others		Elimination		Total	
	From 1/1/2025 to 30/6/2025	From 1/1/2024 to 30/6/2024	From 1/1/2025 to 30/6/2025	From 1/1/2024 to 30/6/2024	From 1/1/2025 to 30/6/2025	From 1/1/2024 to 30/6/2024	From 1/1/2025 to 30/6/2025	From 1/1/2024 to 30/6/2024	From 1/1/2025 to 30/6/2025	From 1/1/2024 to 30/6/2024	From 1/1/2025 to 30/6/2025	From 1/1/2024 to 30/6/2024	From 1/1/2025 to 30/6/2025	From 1/1/2024 to 30/6/2024
	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million
External segment revenue	12,843,811	13,264,439	2,900,035	2,348,863	3,007,013	6,741,629	17,523,730	15,726,901	937,089	907,462	-	-	37,211,678	38,989,294
Internal segment revenue	1,099,399	1,008,502	1,509,413	1,161,177	-	-	393,623	74,352	514,221	362,075	(3,516,656)	(2,606,106)	-	-
Segment gross profit	5,941,590	6,246,602	952,126	692,922	549,149	247,265	4,140,499	3,630,416	300,307	355,383	-	-	11,883,671	11,172,588
Segment results	3,066,654	3,057,412	165,559	653	451,327	(146,141)	199,643	(129,716)	1,462,239	1,921,084	-	-	5,345,422	4,703,292
Net unallocated expenses													(2,743,006)	(3,278,479)
Net profit													2,602,416	1,424,813

MASAN GROUP CORPORATION AND ITS SUBSIDIARIES

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NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

6 SEGMENT REPORTING (continued)

(a) Business segments (continued)

	Branded consumer products		MEATLife		High-tech materials		Consumer retail		Others		Total	
	30/6/2025	1/1/2025	30/6/2025	1/1/2025	30/6/2025	1/1/2025	30/6/2025	1/1/2025	30/6/2025	1/1/2025	30/6/2025	1/1/2025
	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million
Segment assets	25,425,430	24,091,011	9,026,092	8,706,635	24,456,377	26,462,822	16,949,065	18,867,002	42,353,332	40,982,981	118,210,296	119,110,451
Unallocated assets											5,256,263	28,474,267
Total assets											123,466,559	147,584,718
Segment liabilities	15,038,377	16,949,748	6,455,736	6,732,496	9,030,929	9,903,938	10,751,033	11,684,685	2,844,279	2,970,496	44,120,354	48,241,363
Unallocated liabilities											37,703,546	58,590,975
Total liabilities											81,823,900	106,832,338
Capital expenditure	433,893	208,949	34,761	88,737	135,901	247,424	38,579	(4,863)	52,963	79,260	696,097	619,507
Unallocated capital expenditure	-	-	-	-	-	-	-	-	15,605	162	15,605	162
Depreciation	332,883	342,367	181,332	181,736	332,058	558,396	154,684	163,737	125,092	132,858	1,126,049	1,379,094
Unallocated depreciation	-	-	-	-	-	-	-	-	30,709	1,505	30,709	1,505
Amortisation	89,544	93,486	53,602	57,440	197,724	271,975	440,556	510,500	323,445	262,628	1,104,871	1,196,029
Unallocated amortisation	-	-	-	-	-	-	-	-	19,541	1,370	19,541	1,370

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 6 SEGMENT REPORTING (continued)

## (b) Geographical segments

Based on the geographical location of customers and assets, which is located in Vietnam ("Domestic") or countries other than Vietnam ("Overseas"), the Group holds following geographical segments through separate subsidiary groups:

	Overseas		Domestic		Total	
	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Net external revenue	2,918,672	6,823,427	34,293,006	32,165,867	37,211,678	38,989,294
Capital expenditure	-	99,017	711,702	520,652	711,702	619,669
	Overseas		Domestic		Total	
	30/6/2025 VND million	1/1/2025 VND million	30/6/2025 VND million	1/1/2025 VND million	30/6/2025 VND million	1/1/2025 VND million
Total assets	49,030	32,435	123,417,529	147,552,283	123,466,559	147,584,718



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 7 BUSINESS COMBINATION

**Huong Giang Manufacturing Trading Service Company Limited (“HGC”)**

In March 2025, Masan Food Company Limited (“MSF”), an indirect subsidiary of the Company, has successfully acquired 100% economic interests of HGC for a total consideration of VND60,000 million, including transaction costs.

On the business combination date, the carrying amounts of net identifiable assets and liabilities of HGC were as follows:

	<b>Pre-business combination carrying amount VND million</b>	<b>Fair value adjustments VND million</b>	<b>Carrying amount VND million</b>
Cash and cash equivalents	25,004	-	25,004
Accounts receivable from customers	54,400	-	54,400
Inventories – net	89,195	-	89,195
Other current assets	23	-	23
Tangible fixed assets – net	24,280	38,351	62,631
Construction in progress	478	-	478
Long-term prepayments	456	11,173	11,629
Accounts payable to suppliers	(159)	-	(159)
Taxes payable to State Treasury	(1,265)	-	(1,265)
Other short-term payables	(639)	-	(639)
Other long-term payables	(189,351)	-	(189,351)
Deferred tax liabilities	-	(7,429)	(7,429)
	<hr/>	<hr/>	<hr/>
Total net identifiable assets from business combination	2,422	42,095	44,517
			<hr/>
Share of net assets from business combination			44,517
Goodwill from business combination			15,483
			<hr/>
Total consideration			60,000
Cash and cash equivalents acquired from business combination			(25,004)
			<hr/>
Net cash outflow			34,996
			<hr/>

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)****8 CASH AND CASH EQUIVALENTS**

	30/6/2025 VND million	1/1/2025 VND million
Cash on hand	27,532	38,606
Cash at banks	1,857,828	5,968,425
Cash in transit	64,364	57,533
Cash equivalents	8,603,018	12,553,302
	<u>10,552,742</u>	<u>18,617,866</u>

Cash equivalents represented term deposits at banks with original terms to maturity of three months or less from their transaction dates.

As at 30 June 2025, cash and cash equivalents with carrying value of VND724,203 million (1/1/2025: VND508,991 million) were pledged with banks as security for loans granted to the Group (Note 22 and Note 23).

**9 ACCOUNTS RECEIVABLE**

As at 30 June 2025 and 1 January 2025, a part of short-term receivables was pledged with banks as security for loans granted to a subsidiary (Note 22).

As at 30 June 2025, prepayments to suppliers of the Group amounting to VND398,028 million (1/1/2025: VND314,872 million) were related to the purchase of fixed assets and other long-term assets.

**(a) Receivable on short-term lending loans**

	30/6/2025 VND million	1/1/2025 VND million
Loans receivable from key management personnel of an indirect subsidiary	<u>81,150</u>	<u>81,150</u>

The loans granted to the founding shareholders who are key management personnel of an indirect subsidiary were secured by 7,170,640 shareholders' shares of this subsidiary, earned interest rate at 12% per annum (1/1/2025: 12% per annum) and mature on 31 October 2024.

**(b) Receivable on long-term lending loans**

	30/6/2025 VND million	1/1/2025 VND million
Loan receivable from a third party	<u>79,200</u>	<u>79,200</u>

This loan was unsecured and earned annual interest at interest rates as agreed in the loan agreement. This loan will be mature after 23 months from the drawdown dates and interest is receivable on maturity date of the principal.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 9 ACCOUNTS RECEIVABLE (continued)

## (c) Other receivables

Other receivables comprised of:

	30/6/2025 VND million	1/1/2025 VND million
<b>Other short-term receivables</b>		
Short-term deposits (*)	6,023,574	18,800,621
Interest income receivable	318,755	151,919
Receivables from disposals of investments	-	84,669
Advances to employees	16,864	14,831
Others (**)	984,855	1,015,570
	<u>7,344,048</u>	<u>20,067,610</u>
<b>Other long-term receivables</b>		
Long-term deposits (*)	3,545,012	6,889,899
Others (***)	1,270,879	1,555,291
	<u>4,815,891</u>	<u>8,445,190</u>

(\*) Included in short-term deposits and long-term deposits were VND5,944,567 million and VND3,027,500 million of deposits paid to counterparties for the investments as part of the Group's treasury activities, respectively (1/1/2025: VND18,611,000 million and VND6,531,500 million, respectively). In accordance with the contracts, the Group earns returns on the deposits as stipulated in the respective contracts.

(\*\*) Included in other short-term receivables was VND980,846 million of receivables for mining rights fee ("MRF") of Nui Phao Mining Project (1/1/2025: VND980,846 million). Receivable for MRF as at 30 June 2025 represented additional mining rights fee of Nui Phao Mining Company Limited ("NPM") – an indirect subsidiary of the Company, for the period from year 2015 to year 2024 and relevant administrative charges that NPM paid to the authorities based on a temporary calculation by the General Department of Geology and Minerals ("GDGM") under the Official Letter No. 3724/DCKS-KTDCKS dated 28 December 2018 ("Official Letter 3724") and subsequently a calculation by the Ministry of Natural Resources and Environment ("MONRE") under the Decision No. 1640/QD-BTNMT dated 23 August 2021 ("Decision 1640").



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 9 ACCOUNTS RECEIVABLE (continued)

## (c) Other receivables (continued)

- (\*\*) NPM does not agree with the amounts and basis of the Official Letter 3724 as management of NPM is of the opinion that it is unreasonable and does not comply with current regulations, because the price used to calculate the charge for granting mining rights (or mining right fee) ("G-price") is based on the resource royalty taxable price applicable to mineral resource products instead of royalty taxable price applicable to industrial products. In accordance with regulations of the Government's Decree No. 12/2015/ND-CP dated 12 February 2015 and guidance of the Ministry of Finance's Circular No. 152/2015/TT-BTC dated 2 October 2015 on Royalties, if resources that have to be processed before being sold, resource royalty taxable price equal (=) selling prices of the industrial products minus (-) processing costs but not lower than the taxable price imposed by the People's Committee of the province ("PPC"). NPM's products are industrial products, for which the resource royalty taxable price is determined on the basis of the higher of selling price minus (-) processing costs and the taxable price imposed by the PPC. GDGM did not use the royalty taxable price applicable to industrial products; instead they used the royalty taxable price applicable to mineral resource products – tungsten ore ( $0.1\% < WO_3 < 0.3\%$ ). Before the effective date of Official Letter 3724, NPM has made payment for MRF in accordance with the Decision No. 500/QD-BTNMT ("Decision 500") issued by MONRE on 4 March 2015, which used estimated royalty taxable price applicable to industrial products.

On 23 August 2021, MONRE has issued Decision 1640 to determine the MRF of Nui Phao Mining Project, replacing the temporary MRF calculation in Decision 500 and Official Letter 3724 despite that the royalty taxable price applicable to NPM's industrial products has not yet been determined. In issuing this Decision 1640, MONRE continued using the royalty taxable price applicable to tungsten ore ( $0.1\% < WO_3 < 0.3\%$ ) instead of the royalty taxable price applicable to industrial products, which had been highlighted by NPM before. According to Decree 67, Article 15, Point 3, in case MRF is paid on a temporary basis, if the taxable prices for calculating resource royalties announced by provincial People's Committees are valid and compliant with regulations on prices of minerals for determining mining right fee, those prices shall be officially applied and replace the prices used in the previous temporary payments. Management of NPM assessed that because the royalty taxable prices applied to NPM's industrial products have not yet been determined by Thai Nguyen PPC, the G-price that serves as the basis for computation of MRF under Decision 1640 is not in accordance with the prevailing laws and regulations.

NPM has also sent many letters to different levels of authorities to highlight the issues and seek for proper resolutions for NPM's MRF issue. As instructed by the Prime Minister under the Letter No. 978/VPCP-KTTH dated 8 February 2021, the Letter No. 5987/VPCP-KTTH dated 28 August 2021 and subsequently as further instructed by the Deputy Prime Minister under the Notification No. 226/TB-VPCP dated 16 June 2023 ("Notification 226"), NPM's MRF issue is under review by the Ministry of Finance ("MOF"), MONRE and Thai Nguyen PPC. Accordingly, MRF for the Nui Phao Mining Project will be re-determined by MONRE after (1) the royalty taxable price applicable to NPM's industrial products is finalised and officially issued by Thai Nguyen PPC; and (2) the royalty taxable price bracket for tungsten ore of Nui Phao Mine is issued by MOF and the royalty taxable price applicable to NPM's tungsten ore is issued by Thai Nguyen PPC.

As disclosed in Note 40 to these consolidated interim financial statements, Thai Nguyen PPC, Thai Nguyen Department of Finance and relevant functional agencies are currently working together to determine the royalty taxable price applicable to NPM's industrial products.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**9 ACCOUNTS RECEIVABLE (continued)****(c) Other receivables (continued)**

(\*\*) Management of NPM believes that NPM has adequately provided for its liabilities for MRF and that above amount temporarily paid is entitled to be refunded or off-set against future MRF liabilities based on its interpretation of relevant legislation, including regulations on the charge for granting mining rights and regulations on natural resources tax, i.e., using the price as determined in Decision 500. Accordingly, the Group accounted for the additional MRF payments and relevant administrative fees as receivables and has not recognised the additional MRF specified in Decision 1640 as liabilities. NPM's management expects that it will be able to claim back this receivable after the royalty taxable price applicable to NPM's industrial products is officially determined.

(\*\*\*) Included in other long-term receivables was VND1,009,195 million of receivables from State Treasury for the land compensation cost of Nui Phao Mining Project at Ha Thuong Commune, Dai Tu District, Thai Nguyen Province (1/1/2025: VND1,103,197 million). The amount could be netted off with annual land rental fee of future years.

Movements of allowance for doubtful debts during the period were as follows:

	<b>From 1/1/2025 to 30/6/2025 VND million</b>	<b>From 1/1/2024 to 30/6/2024 VND million</b>
Opening balance	85,092	34,943
Increase in allowance during the period	5,749	37,842
Allowance utilised during the period	(481)	(256)
Reversal of allowance during the period	(8,876)	(300)
Closing balance	<u>81,484</u>	<u>72,229</u>



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**10 INVENTORIES**

	<b>30/6/2025</b>		<b>1/1/2025</b>	
	<b>Cost</b>	<b>Allowance</b>	<b>Cost</b>	<b>Allowance</b>
	<b>VND million</b>	<b>VND million</b>	<b>VND million</b>	<b>VND million</b>
Goods in transit	442,516	-	186,540	-
Raw materials	1,893,223	(33,779)	1,622,832	(54,823)
Tools and supplies	678,932	(7,461)	690,667	(7,138)
Work in progress	980,451	(24,714)	842,361	(15,521)
Finished goods	2,929,226	(23,004)	3,172,416	(99,641)
Merchandise inventories	3,323,459	(25,371)	4,333,260	(27,112)
Goods on consignment	149,304	-	153,719	(10,164)
	<u>10,397,111</u>	<u>(114,329)</u>	<u>11,001,795</u>	<u>(214,399)</u>

Movements of allowance for inventories during the period were as follows:

	<b>From 1/1/2025 to 30/6/2025 VND million</b>	<b>From 1/1/2024 to 30/6/2024 VND million</b>
Opening balance	214,399	321,734
Increase in allowance during the period	108,414	42,724
Allowance utilised during the period	(88,502)	(47,119)
Reversal of allowance during the period	(119,982)	(85,727)
Closing balance	<u>114,329</u>	<u>231,612</u>

Included in inventories as at 30 June 2025 was VND37,639 million (1/1/2025: VND68,175 million) of slow-moving inventories.

Included in inventories as at 30 June 2025 was VND151,518 million (1/1/2025: VND822,014 million) of inventories carried at net realisable value.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 11 TANGIBLE FIXED ASSETS

	Buildings and structures VND million	Leasehold improvements VND million	Machinery and equipment VND million	Motor vehicles VND million	Office equipment and others VND million	Other mining properties VND million	Total VND million
<b>Cost</b>							
Opening balance	16,228,659	54,200	25,476,542	161,839	612,358	5,095,927	47,629,525
Increase from business combination	57,310	-	5,082	-	239	-	62,631
Additions/Adjustments after finalisation	670	-	32,402	2,038	12,920	-	48,030
Transfers from construction in progress	19,874	-	115,836	3,840	7,577	-	147,127
Transfers to long-term prepayments	(26)	-	(685)	(79)	(469)	-	(1,259)
Transfers from inventories	-	-	68,423	-	154	-	68,577
Disposals/Written off	(896)	-	(109,998)	(185)	(28,189)	-	(139,268)
Reclassifications	-	-	(395)	-	395	-	-
Other movements	-	-	19	-	-	-	19
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Closing balance	16,305,591	54,200	25,587,226	167,453	604,985	5,095,927	47,815,382
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 11 TANGIBLE FIXED ASSETS (continued)

	Buildings and structures VND million	Leasehold improvements VND million	Machinery and equipment VND million	Motor vehicles VND million	Office equipment and others VND million	Other mining properties VND million	Total VND million
<b>Accumulated depreciation</b>							
Opening balance	5,259,106	53,137	13,015,315	82,878	220,518	1,877,118	20,508,072
Charge for the period	382,924	706	681,438	11,035	25,588	45,006	1,146,697
Transfers to long-term prepayments	(26)	-	(498)	(21)	(375)	-	(920)
Disposals/Written off	(864)	-	(103,671)	(113)	(25,850)	-	(130,498)
Reclassifications	-	-	(106)	(39)	145	-	-
Closing balance	5,641,140	53,843	13,592,478	93,740	220,026	1,922,124	21,523,351
<b>Net book value</b>							
Opening balance	10,969,553	1,063	12,461,227	78,961	391,840	3,218,809	27,121,453
Closing balance	10,664,451	357	11,994,748	73,713	384,959	3,173,803	26,292,031

Included in tangible fixed assets were assets costing VND3,710,535 million which were fully depreciated as of 30 June 2025 (1/1/2025: VND3,564,177 million), but are still in active use.

As at 30 June 2025, tangible fixed assets with net book value of VND12,202,554 million (1/1/2025: VND12,585,988 million) were pledged with banks as security for loans granted to and bonds issued by the subsidiaries (Note 22 and Note 23).



NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

12 INTANGIBLE FIXED ASSETS

	Land use rights VND million	Software VND million	Development costs VND million	Brand name VND million	Customer relationships VND million	Mineral water resources VND million	Mining rights VND million	Technology VND million	Mineral water resources exploitation rights VND million	License and others VND million	Total VND million
<b>Cost</b>											
Opening balance	4,838,172	742,117	104,500	2,594,701	3,538,766	412,698	792,657	758,437	76,235	94,410	13,952,693
Transfers from construction in progress	-	6,599	-	-	-	-	-	4,800	-	-	11,399
Disposals/Written off	(407,734)	(249)	-	-	-	-	-	-	-	-	(407,983)
Other movements	-	-	-	-	-	-	-	-	(699)	-	(699)
Closing balance	4,430,438	748,467	104,500	2,594,701	3,538,766	412,698	792,657	763,237	75,536	94,410	13,555,410
<b>Accumulated amortisation</b>											
Opening balance	732,952	667,891	5,225	999,940	966,800	200,016	358,331	248,266	35,821	31,876	4,247,118
Charge for the period	79,133	15,500	-	50,942	59,640	9,666	18,884	20,541	1,385	4,854	260,545
Disposals/Written off	(81,125)	(249)	-	-	-	-	-	-	-	-	(81,374)
Closing balance	730,960	683,142	5,225	1,050,882	1,026,440	209,682	377,215	268,807	37,206	36,730	4,426,289
<b>Net book value</b>											
Opening balance	4,105,220	74,226	99,275	1,594,761	2,571,966	212,682	434,326	510,171	40,414	62,534	9,705,575
Closing balance	3,699,478	65,325	99,275	1,543,819	2,512,326	203,016	415,442	494,430	38,330	57,680	9,129,121



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**12 INTANGIBLE FIXED ASSETS (continued)**

Included in intangible fixed assets were assets costing VND1,687,845 million which were fully amortised as of 30 June 2025 (1/1/2025: VND1,712,066 million), but are still in active use.

As at 30 June 2025, intangible fixed assets with net book value of VND1,467,366 million (1/1/2025: VND1,486,671 million) were pledged with banks as security for loans granted to and bonds issued by subsidiaries (Note 22 and Note 23).

**13 INVESTMENT PROPERTY**

Investment property held to earn rental comprises:

	<b>Buildings and infrastructures VND million</b>
<b>Cost</b>	
Opening balance and closing balance	18,628
	<hr/>
<b>Accumulated depreciation</b>	
Opening balance	14,462
Charge for the period	761
	<hr/>
Closing balance	15,223
	<hr/>
<b>Net book value</b>	
Opening balance	4,166
	<hr/>
Closing balance	3,405
	<hr/>

Included in investment property of the Group were assets costing VND10,814 million which were fully depreciated as of 30 June 2025 (1/1/2025: VND10,814 million), but are still in active use.

The fair value of investment property held to earn rental has not been determined as the Group has not performed a valuation.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 14 CONSTRUCTION IN PROGRESS

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Opening balance	1,670,868	3,127,230
Additions during the period	725,405	647,432
Increase from business combination	478	-
Transfers to tangible fixed assets	(147,127)	(1,062,410)
Transfers to intangible fixed assets	(11,399)	(10,939)
Transfers to long-term prepayments	(184,946)	(181,129)
Disposals/Written off	(126,847)	(42,826)
Currency translation differences	-	1,914
Closing balance	<u>1,926,432</u>	<u>2,479,272</u>

Major constructions in progress as at the end of the accounting period were as follows:

	30/6/2025 VND million	1/1/2025 VND million
Buildings and structures	706,392	307,129
Land compensation	432,718	388,640
Machinery and equipment	573,025	445,324
Software	14,925	59,728
Others	199,372	470,047
	<u>1,926,432</u>	<u>1,670,868</u>

As at 30 June 2025, construction in progress with carrying value of VND1,078,328 million (1/1/2025: VND1,089,973 million) were pledged with banks as security for loans granted to and bonds issued by the subsidiaries (Note 22 and Note 23).

During the period, borrowing costs amounting to VND3,255 million were capitalised into construction in progress (for the six-month period ended 30 June 2024: VND13,288 million).

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 15 INVESTMENTS

	30/6/2025 VND million	1/1/2025 VND million
<b>Short-term financial investments</b>		
Trading securities (a)	68,212	-
Held-to-maturity investments – short-term (b)	826,543	607,993
	<u>894,755</u>	<u>607,993</u>
<b>Long-term financial investments</b>		
Investments in associates (c)	35,620,750	33,409,931
Investments in other entities (d)	2,932,523	2,932,523
Allowance for diminution in the value of long-term investments (e)	(1,210,673)	(1,023,673)
	<u>37,342,600</u>	<u>35,318,781</u>



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 15 INVESTMENTS (continued)

## (a) Trading securities

	30/6/2025				1/1/2025			
	Quantity	Cost VND million	Fair value VND million	Allowance VND million	Quantity	Cost VND million	Fair value VND million	Allowance VND million
Certificates of deposits (**)	679,000	68,212	(*)	-	-	-	(*)	-

(\*) The Group has not determined the fair values of trading securities for disclosure in the consolidated interim financial statements because there is currently no guidance on determination of fair value using valuation techniques under Vietnam Accounting Standard or the Vietnam Accounting System for enterprises. The fair values of trading securities may differ from their carrying values.

(\*\*) The Group purchased these certificates of deposits with the aim of holding them for a short period of time (less than 12 months).

## (b) Held-to-maturity investments – short-term

Held-to-maturity investments – short-term represented term deposits in VND at banks with original terms to maturity of more than 3 months and less than 12 months from their transaction dates. As at 30 June 2025, there were no term deposits pledged with banks as security for issued bonds and loans granted to the Group (1/1/2025: VND176,318 million) (Note 22 and Note 23).

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 15 INVESTMENTS (continued)

## (c) Investments in associates

	30/6/2025				1/1/2025			
	% of equity owned over charter capital	% of voting rights over charter capital	Carrying value at equity accounted VND million	Fair value VND million	% of equity owned over charter capital	% of voting rights over charter capital	Carrying value at equity accounted VND million	Fair value VND million
• Vietnam Technological and Commercial Joint Stock Bank ("Techcombank") (i)	19.8%	19.8%	33,135,157	47,803,821	19.8%	19.8%	30,949,350	34,455,093
• Cholimex Food Joint Stock Company ("Cholimex") (ii)	32.8%	32.8%	371,538	(*)	32.8%	32.8%	346,526	(*)
• Vissan Joint Stock Company ("Vissan") (iii)	24.9%	24.9%	2,114,055	(*)	24.9%	24.9%	2,114,055	(*)
			<u>35,620,750</u>				<u>33,409,931</u>	

(\*) The Group has not determined the fair values of investments in these associates for disclosure in the consolidated interim financial statements because there is currently no guidance on determination of fair value using valuation techniques under Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair values of these equity investments may differ from their carrying values.

For the disclosure purpose, the fair values of investments in Techcombank as at 30 June 2025 and 1 January 2025 were determined by reference to the quoted prices at these respective dates on Ho Chi Minh City Stock Exchange.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**15 INVESTMENTS (continued)**

**(c) Investments in associates (continued)**

- (i) The Group holds 19.8% equity interests in Techcombank.
- (ii) MSC holds 32.8% equity interests in Cholimex.
- (iii) MML holds 24.9% equity interests in Vissan.

Movements of investments in associates during the period were as follows:

	<b>Techcombank</b> <b>VND million</b>	<b>Cholimex</b> <b>VND million</b>	<b>Vissan</b> <b>VND million</b>	<b>Total</b> <b>VND million</b>
Opening balance	30,949,350	346,526	2,114,055	33,409,931
Share of profits in associates during the period	2,392,855	38,308	-	2,431,163
Dividends declared	-	(13,296)	-	(13,296)
Other movements	(207,048)	-	-	(207,048)
Closing balance	<u>33,135,157</u>	<u>371,538</u>	<u>2,114,055</u>	<u>35,620,750</u>



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 15 INVESTMENTS (continued)

## (d) Investments in other entities

Details of the Group's investments in other entities were as follows:

	30/6/2025				1/1/2025			
	% of equity owned over charter capital	% of voting rights over charter capital	Cost VND million	Allowance for diminution in value VND million	% of equity owned over charter capital	% of voting rights over charter capital	Cost VND million	Allowance for diminution in value VND million
• Trusting Social Joint Stock Company ("TSVN") (i)	25.1%	25.1%	1,511,280	(164,756)	25.1%	25.1%	1,511,280	(104,756)
• Nyobolt Limited ("Nyobolt") (ii)	13.5%	13.5%	1,421,243	(1,045,917)	15.5%	15.5%	1,421,243	(918,917)
			<u>2,932,523</u>	<u>(1,210,673)</u>			<u>2,932,523</u>	<u>(1,023,673)</u>

The Group has not determined the fair values of equity investments in other entities for disclosure in the consolidated interim financial statements because there is currently no guidance on determination of fair value using valuation techniques under Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair values of the equity investments may differ from their carrying values.

- (i) In April 2022, SHERPA, a direct subsidiary of the Company, made an equity investment of USD65 million for 25.1% equity interests in TSVN. Under the agreement among SHERPA, Trust IQ Pte. Ltd. ("TSSG") (the parent company of TSVN) and TSVN, SHERPA has certain rights in TSVN and TSSG.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**15 INVESTMENTS (continued)****(d) Investments in other entities (continued)**

- (ii) This represented 16.8% of equity owned on total outstanding issued shares or 13.5% equity interests on a fully diluted basis as at 30 June 2025 (1/1/2025: 21.5% of equity owned on total outstanding issued shares or 15.5% equity interests on a fully diluted basis).

Management assessed that the Group does not have significant influences over TSVN and Nyobolt and thus accounted for these investments as investments in other entities.

**(e) Allowance for diminution in the value of long-term investments**

Allowance for diminution in value of long-term investments was determined and made in accordance with accounting policies as described in Note 3(d)(iii).

Movements of allowance for diminution in the value of long-term investments during the period were as follows:

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Opening balance	1,023,673	-
Increase in allowance during the period	187,000	155,943
Closing balance	1,210,673	155,943

**(f) Significant transactions with non-controlling interests in subsidiaries for the six-month period ended 30 June 2025*****Transactions with non-controlling interests in The CrownX Corporation (“CrownX”)***

As a result of the transaction as described in Note 1(a), the Group's undistributed profits after tax increased by VND1,152,806 million.

***Transactions with non-controlling interests in Masan Consumer Corporation (“MSC”)***

As a result of the transaction as described in Note 1(f), the Group's undistributed profits after tax decreased by VND866,898 million.

***Transactions with non-controlling interests in Masan Consumer Holdings Corporation (formerly known as “MasanConsumerHoldings Company Limited”) (“MCH”)***

As a result of the transactions as described in Note 1(a), Note 1(b) and Note 1(c), the Group's undistributed profits after tax increased by VND685,403 million.

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)****15 INVESTMENTS (continued)****(g) Significant transactions with non-controlling interests in subsidiaries in prior periods*****Transactions with non-controlling interests in The CrownX Corporation (“CrownX”)***

In connection with CrownX’s issuance of 7,611,593 ordinary shares in June 2021 and December 2021, the Company, SHERPA and CrownX entered into agreements (“Shareholder Agreements”) with Alibaba.Com Singapore E-Commerce Private Limited, Thunbergia Pte. Limited, Credit Suisse AG, Singapore Branch, TCX Madrid Holdings Pte.Ltd and Seatown Master Fund (collectively referred to as “Investors”) pursuant to which the Group undertakes with the Investors that they shall use best effort to procure an initial public offering (“IPO”) of the shares of CrownX by 11 June 2026 (which may be extended for a maximum of one year at the discretion of the Group) (the “IPO Deadline”). In the event that CrownX fails to achieve the IPO on the agreed conditions, each of the Investors will have an option to require SHERPA, the parent company of CrownX or its nominee, to purchase the shares subscribed by the Investors in this round at the agreed price in the agreement. This option shall be exercisable after the IPO Deadline and remains exercisable until the date that is 9 years and one month from the closing date – ie: 11 June 2021. It can only be exercised once with respect to all of the aforementioned shares.

SK Investment Vina Pte. Ltd (“SK”) also entered into the above Shareholder Agreements and entitled benefits same as above Investors on 3,636,521 ordinary shares of CrownX which SK acquired from a third party in December 2021.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 16 LONG-TERM PREPAYMENTS

	Other mining costs VND million	Prepaid land costs VND million	Land compensation costs VND million	Tools and instruments and set-up costs of new stores VND million	Goodwill from equitisation VND million	Swine breeders VND million	Others VND million	Total VND million
Opening balance	1,735,654	1,534,051	1,266,726	1,353,708	3,135	42,575	1,235,140	7,170,989
Increase from business combination	-	11,173	-	456	-	-	-	11,629
Additions	17,826	121	29,117	132,576	-	-	301,358	480,998
Transfers from tangible fixed assets	-	-	-	339	-	-	-	339
Transfers (to)/from construction in progress	-	(4,294)	-	157,942	-	20,488	10,810	184,946
Transfers from short- term prepayments	-	-	-	495	-	-	4,455	4,950
Amortisation for the period	(102,592)	(23,032)	(40,707)	(276,644)	(1,567)	(12,686)	(224,576)	(681,804)
Disposals/Written off	-	(4,367)	-	(17,585)	-	(5,356)	(200)	(27,508)
Reclassifications	-	1,857	-	(6,973)	-	-	5,116	-
Closing balance	<u>1,650,888</u>	<u>1,515,509</u>	<u>1,255,136</u>	<u>1,344,314</u>	<u>1,568</u>	<u>45,021</u>	<u>1,332,103</u>	<u>7,144,539</u>

As at 30 June 2025, long-term prepayments with carrying value of VND420,150 million (1/1/2025: VND565,667 million) were pledged with banks as security for loans granted to the subsidiaries (Note 23).

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 17 DEFERRED TAX ASSETS AND LIABILITIES

## (a) Recognised deferred tax assets and liabilities

	30/6/2025 VND million	1/1/2025 VND million
Deferred tax assets:		
Accrued expenses and provisions	338,957	372,813
Unrealised profits on intra-group transactions	93,239	83,500
Tax losses carried forward	151,987	208,719
Tangible fixed assets	201	215
Others	7,143	22,742
Total deferred tax assets	591,527	687,989
Deferred tax liabilities:		
Tangible fixed assets and other long-term assets	(312,700)	(247,170)
Intangible fixed assets	(1,988,110)	(2,016,866)
Unrealised losses on intra-group transactions	(6,132)	(9,815)
Investments in associates	(297,477)	(297,477)
Others	191,836	94,831
Total deferred tax liabilities	(2,412,583)	(2,476,497)
Net deferred tax liabilities	(1,821,056)	(1,788,508)

## (b) Movements of temporary differences during the period

	1/1/2025 VND million	Increase from business combination VND million	Recognised in consolidated statement of income VND million	Recognised in equity VND million	30/6/2025 VND million
Accrued expenses, provisions and others	490,386	-	7,550	40,000	537,936
Unrealised profits/(losses) on intra- group transactions	73,685	-	13,422	-	87,107
Tax losses carried forward	208,719	-	(56,732)	-	151,987
Tangible fixed assets and other long-term assets	(246,955)	(7,429)	(58,115)	-	(312,499)
Intangible fixed assets	(2,016,866)	-	28,756	-	(1,988,110)
Investments in associates	(297,477)	-	-	-	(297,477)
	(1,788,508)	(7,429)	(65,119)	40,000	(1,821,056)

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 18 GOODWILL

VND million

**Cost**

Opening balance	7,232,949
Increase from business combination	15,483
Other adjustments	(25,159)
Closing balance	7,223,273

**Accumulated amortisation**

Opening balance	3,644,847
Charge for the period	310,618
Other adjustments	(9,644)
Closing balance	3,945,821

**Net book value**

Opening balance	3,588,102
Closing balance	3,277,452

## 19 TAXES PAYABLE TO STATE TREASURY

	1/1/2025 VND million	Incurred VND million	Increase from business combination VND million	Paid VND million	Net-off/ Reclassified/ Refunded VND million	30/6/2025 VND million
Corporate income tax	755,597	401,107	584	(756,368)	(515)	400,405
Value added tax	145,482	4,827,687	666	(807,669)	(3,805,823)	360,343
Special consumption tax	40,740	94,527	-	(118,087)	-	17,180
Import-export tax	2,044	129,854	-	(130,646)	-	1,252
Personal income tax	45,020	243,732	15	(255,080)	(11,443)	22,244
Other taxes	28,496	330,254	-	(330,777)	(2,141)	25,832
	<u>1,017,379</u>	<u>6,027,161</u>	<u>1,265</u>	<u>(2,398,627)</u>	<u>(3,819,922)</u>	<u>827,256</u>



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**20 ACCRUED EXPENSES**

**(a) Short-term accrued expenses**

	<b>30/6/2025</b> <b>VND million</b>	<b>1/1/2025</b> <b>VND million</b>
Interest expense	702,949	508,405
Advertising and promotion expenses	1,404,590	1,688,022
Sale discounts and customer support fees	100,951	142,929
Logistic expenses	449,056	240,626
Purchases not yet received invoices	208,947	137,673
Accrual for construction work	391,290	268,410
Consultant fees	27,082	11,718
Bonus and 13th month salary	357,543	677,538
Exhibition and market research expenses	194,035	163,655
Natural resource taxes and fees	98,740	97,997
Others	205,620	850,169
	<u>4,140,803</u>	<u>4,787,142</u>

**(b) Long-term accrued expenses**

	<b>30/6/2025</b> <b>VND million</b>	<b>1/1/2025</b> <b>VND million</b>
Interest expense	<u>83,476</u>	<u>102,080</u>

**21 OTHER PAYABLES**

**(a) Other short-term payables**

	<b>30/6/2025</b> <b>VND million</b>	<b>1/1/2025</b> <b>VND million</b>
Deposits received from third parties for the investments (*)	3,132,421	18,282,304
Payable to domestic banks under letter of credit arrangement (**)	9,383	21,250
Dividends payable	25,278	31,446
Trade union fees, social, health and unemployment insurances	12,852	10,739
Short-term deposits received	30,016	22,995
Others	338,552	120,874
	<u>3,548,502</u>	<u>18,489,608</u>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 21 OTHER PAYABLES (continued)

## (b) Other long-term payables

	30/6/2025 VND million	1/1/2025 VND million
Deposits received from third parties for the investments (*)	2,667,765	5,912,186
Long-term deposits	50,105	50,436
Others	43,506	249,727
	<u>2,761,376</u>	<u>6,212,349</u>

(\*) In accordance with the business corporation contracts, the Group is committed to provide returns on the deposits received from the third parties as stipulated in the respective business corporation contracts.

(\*\*) These were payables to domestic banks under letter of credit arrangements. The outstanding balances bore fixed fees at rates as agreed in the contracts over the deferred payment period ranging from 6 to 9 months and were secured by number of shares, part of accounts receivable and part of construction in progress of an indirect subsidiary. In the event that, the Group misses payment when the term is due, these payables will be converted to borrowings.

Movements of these payables during the period were as follows:

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Opening balance	21,250	499,635
Additions	3,435	42,039
Payments	(15,302)	(499,383)
Closing balance	<u>9,383</u>	<u>42,291</u>

## 22 SHORT-TERM BORROWINGS, BONDS AND FINANCE LEASE LIABILITIES

	30/6/2025 VND million	1/1/2025 VND million
Short-term borrowings	15,735,590	17,999,105
Current portion of long-term borrowings, bonds and finance lease liabilities (Note 23)	5,861,192	8,725,061
	<u>21,596,782</u>	<u>26,724,166</u>

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

22 SHORT-TERM BORROWINGS, BONDS AND FINANCE LEASE LIABILITIES (continued)

	1/1/2025 Carrying amounts/ Amounts within repayment capacity VND million	Movements during the period			30/6/2025 Carrying amounts/ Amounts within repayment capacity VND million
		Additions VND million	Repayments VND million	Revaluation VND million	
Short-term borrowings	17,999,105	23,684,016	(25,973,751)	26,220	15,735,590
Current portion of long-term borrowings, bonds and finance lease liabilities (Note 23)	8,725,061	3,140,882	(6,004,751)	-	5,861,192
	<u>26,724,166</u>	<u>26,824,898</u>	<u>(31,978,502)</u>	<u>26,220</u>	<u>21,596,782</u>

Terms and conditions of outstanding short-term borrowings were as follows:

	Currency	Annual interest rate	30/6/2025 VND million	1/1/2025 VND million
Secured bank loans	VND	4.2% - 6.8%	3,346,638	1,886,497
Secured bank loans	USD	4.6% - 7.4%	2,301,449	2,366,144
Unsecured bank loans	VND	3.1% - 8.0%	9,868,401	13,306,768
Unsecured bank loans	USD	6.8% - 7.3%	219,102	439,696
			<u>15,735,590</u>	<u>17,999,105</u>



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**22 SHORT-TERM BORROWINGS, BONDS AND FINANCE LEASE LIABILITIES (continued)**

The secured bank loans were secured by the following assets of the Group:

- (i) certain shares of indirect subsidiaries;
- (ii) certain fixed assets and investment property of subsidiaries;
- (iii) certain short-term receivables of a subsidiary;
- (iv) certain current and term deposit accounts; and
- (v) corporate guarantee of the Company and subsidiaries.

**23 LONG-TERM BORROWINGS, BONDS AND FINANCE LEASE LIABILITIES**

	30/6/2025 VND million	1/1/2025 VND million
Long-term borrowings	34,436,978	34,503,851
Straight bonds	10,327,052	12,799,172
Finance lease liabilities	241,227	247,223
	<u>45,005,257</u>	<u>47,550,246</u>
Amounts payable within 12 months (Note 22)	(5,861,192)	(8,725,061)
Amounts payable after 12 months	<u>39,144,065</u>	<u>38,825,185</u>

Terms and conditions of outstanding long-term borrowings, bonds and finance lease liabilities were as follows:

	Currency	Annual interest rate	Year of maturity	30/6/2025 VND million	1/1/2025 VND million
<b>Long-term borrowings (*)</b>					
Secured bank loans	VND	4.8% - 12.0%	2025 - 2028	4,573,612	3,939,501
Secured bank loans	USD	6.5% - 9.3%	2027 - 2030	27,561,337	28,799,950
Unsecured bank loans	USD	6.8% - 7.2%	2029	2,302,029	1,764,400
				<u>34,436,978</u>	<u>34,503,851</u>
Amounts payable within 12 months				(5,848,386)	(5,717,309)
Amounts payable after 12 months				<u>28,588,592</u>	<u>28,786,542</u>
<b>Straight bonds (**)</b>					
Unamortised issuance costs	VND	4.1% - 9.2%	2026 - 2028	10,473,443 (146,391)	12,966,934 (167,762)
				<u>10,327,052</u>	<u>12,799,172</u>
Amounts payable within 12 months				-	(2,995,494)
Amounts payable after 12 months				<u>10,327,052</u>	<u>9,803,678</u>
<b>Finance lease liabilities (***)</b>					
	VND	8.6% - 11.2%	2035	241,227	247,223
Amounts payable within 12 months				(12,806)	(12,258)
Amounts payable after 12 months				<u>228,421</u>	<u>234,965</u>

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**23 LONG-TERM BORROWINGS, BONDS AND FINANCE LEASE LIABILITIES (continued)**

**(\*) Long-term borrowings**

The bank loans were secured by the following assets of the Group:

- (i) certain fixed assets and investment property of subsidiaries;
- (ii) certain construction in progress of subsidiaries;
- (iii) certain long-term prepayments of subsidiaries;
- (iv) certain shares of an indirect subsidiary;
- (v) certain issued share capital of an indirect subsidiary and all related benefits; and
- (vi) corporate guarantee by the Company and subsidiaries.

During the period, the Group complied with the loan covenants on the above borrowings.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 23 LONG-TERM BORROWINGS, BONDS AND FINANCE LEASE LIABILITIES (continued)

## (\*\*) Straight bonds

Underwriter	30/6/2025 VND million	1/1/2025 VND million	Maturity date	Interest rate	Collateral
<b>Techcom Securities Joint Stock Company</b>					
▪ Secured bonds	3,700,000	3,193,704	2027	From 9% to 11% per annum in the first year, and from 3.3% to 5.1% per annum plus the amalgamated average 12 months deposit rates of selected major banks in the remaining periods	(i), (ii), (iii)
▪ Unsecured bonds	4,523,193	4,522,980	2026 - 2028	9.5% per annum in the first year, and from 3.9% to 4.0% per annum plus the amalgamated average 12 months deposit rates of selected major banks in the remaining periods	Nil
<b>VPS Securities Joint Stock Company</b>					
▪ Secured bonds	-	3,000,000	2025	9.9% per annum in the first year, 10.9% per annum in the second year and 3.9% per annum plus the amalgamated average 12 months deposit rates of selected major banks in the remaining periods	
<b>MB Securities Joint Stock Company</b>					
▪ Unsecured bonds	50,250	50,250	2028	From 11.45% to 11.65% per annum in the first year and 4.1% per annum plus amalgamated average 12 months deposit rates of selected major banks in the remaining periods	Nil
<b>Vietcombank Securities Company Limited</b>					
▪ Unsecured bonds	1,700,000	1,700,000	2027	4.1% per annum plus the amalgamated average 12 months deposit rates of selected major banks in the remaining periods	Nil
<b>VPB Securities Corporation</b>					
▪ Secured bonds	500,000	500,000	2027	9.3% per annum in the first year and 4.24% per annum plus the amalgamated average 12 months deposit rates of selected major banks in the remaining periods	(ii), (iv)
Total long-term straight bonds at par	10,473,443	12,966,934			
Amounts payable within 12 months	-	(2,995,494)			
Unamortised bond issuance costs	(146,391)	(167,762)			
Amounts payable after 12 months	10,327,052	9,803,678			



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**23 LONG-TERM BORROWINGS, BONDS AND FINANCE LEASE LIABILITIES (continued)****(\*\*) Straight bonds (continued)**

The outstanding bonds were secured by the following assets of the Group:

- (i) certain shares of indirect subsidiaries;
- (ii) certain long-term assets of subsidiaries;
- (iii) term deposits of a subsidiary; and
- (iv) corporate guarantee by the Company.

During the period, the Group complied with the covenants on the above bonds.

**(\*\*\*) Finance lease liabilities**

The future minimum lease payments, including the principal and interest, under non-cancellable finance leases are as follows:

	30/6/2025 VND million	1/1/2025 VND million
Within 1 year	33,220	33,220
From 2 to 5 years	132,882	132,882
More than 5 years	214,734	231,344
	<u>380,836</u>	<u>397,446</u>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 24 LONG-TERM PROVISION

	30/6/2025 VND million	1/1/2025 VND million
Mining rights fee	343,299	340,459
Mine rehabilitation	127,776	124,830
Severance allowance	21,487	22,597
	<u>492,562</u>	<u>487,886</u>

Movements of provisions during the period were as follows:

	Mining rights fee VND million	Mine rehabilitation VND million	Severance allowance VND million	Total VND million
Opening balance	340,459	124,830	22,597	487,886
Provision made/(reverted) during the period	2,840	2,946	(592)	5,194
Provision utilised during the period	-	-	(518)	(518)
Closing balance	<u>343,299</u>	<u>127,776</u>	<u>21,487</u>	<u>492,562</u>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 25 CHANGES IN OWNERS' EQUITY

	Share capital	Capital surplus	Other capital	Foreign exchange differences	Other equity funds	Undistributed profits after tax	Equity attributable to equity holders of the Company	Non- controlling interests	Total
	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million
<b>Balance as at 1 January 2024</b>	14,308,434	8,723,078	(8,388,147)	(224,222)	342,381	11,798,056	26,559,580	11,677,661	38,237,241
Issuance of ordinary shares	75,082	(50)	-	-	-	-	75,032	-	75,032
Issuance of convertible dividend preference shares	745,765	5,441,530	-	-	-	-	6,187,295	-	6,187,295
Net profit for the period	-	-	-	-	-	606,933	606,933	817,880	1,424,813
Transaction with NCI	-	-	-	-	-	10,691	10,691	42,995	53,686
Remeasurement of the net defined benefit liabilities, net of tax	-	-	-	-	128,821	-	128,821	20,289	149,110
Currency translation differences	-	-	-	61,690	-	-	61,690	17,243	78,933
<b>Balance as at 30 June 2024</b>	15,129,281	14,164,558	(8,388,147)	(162,532)	471,202	12,415,680	33,630,042	12,576,068	46,206,110
Net profit for the period	-	-	-	-	-	1,392,126	1,392,126	1,455,445	2,847,571
Transaction with NCI	-	-	-	-	-	(5,005,664)	(5,005,664)	(1,454,815)	(6,460,479)
Dividends declared by the subsidiaries	-	-	-	-	-	-	-	(1,740,742)	(1,740,742)
Remeasurement of the net defined benefit liabilities, net of tax	-	-	-	-	53,526	-	53,526	(34,277)	19,249
Deconsolidation of subsidiaries	-	-	-	213,176	(524,728)	524,728	213,176	(271,319)	(58,143)
Currency translation differences	-	-	-	(41,174)	-	-	(41,174)	(20,012)	(61,186)
<b>Balance as at 31 December 2024</b>	15,129,281	14,164,558	(8,388,147)	9,470	-	9,326,870	30,242,032	10,510,348	40,752,380



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 25 CHANGES IN OWNERS' EQUITY (continued)

	Share capital	Capital surplus	Other capital	Foreign exchange differences	Undistributed profits after tax	Equity attributable to equity holders of the Company	Non- controlling interests	Total
	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million
<b>Balance as at 1 January 2025</b>	15,129,281	14,164,558	(8,388,147)	9,470	9,326,870	30,242,032	10,510,348	40,752,380
Net profit for the period	-	-	-	-	1,425,692	1,425,692	1,176,724	2,602,416
Transactions with NCI	-	-	-	-	765,011	765,011	(2,519,543)	(1,754,532)
Currency translation differences	-	-	-	1,136	-	1,136	757	1,893
Other movements	-	-	-	-	40,000	40,000	502	40,502
<b>Balance as at 30 June 2025</b>	15,129,281	14,164,558	(8,388,147)	10,606	11,557,573	32,473,871	9,168,788	41,642,659

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 26 SHARE CAPITAL AND CAPITAL SURPLUS

The Company's authorised and issued share capital comprises:

	30/6/2025		1/1/2025	
	Number of shares	VND million	Number of shares	VND million
<b>Authorised share capital</b>	1,512,928,087	15,129,281	1,512,928,087	15,129,281
<b>Issued share capital</b>	<b>1,512,928,087</b>	<b>15,129,281</b>	<b>1,512,928,087</b>	<b>15,129,281</b>
Ordinary shares	1,438,351,617	14,383,516	1,438,351,617	14,383,516
Preference shares	74,576,470	745,765	74,576,470	745,765
<b>Shares in circulation</b>	<b>1,512,928,087</b>	<b>15,129,281</b>	<b>1,512,928,087</b>	<b>15,129,281</b>
Ordinary shares	1,438,351,617	14,383,516	1,438,351,617	14,383,516
Preference shares	74,576,470	745,765	74,576,470	745,765
<b>Capital surplus</b>	-	14,164,558	-	14,164,558

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividends as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets. In respect of shares bought back by the Company, all rights are suspended until those shares are reissued.

In April 2024 ("the Closing Date"), the Company issued 74,576,470 convertible dividend preference shares ("CDPS") to BCC Meerkat, LLC and BCC Meerkat II, LLC (collectively referred to as "the Investors") at a price of VND85,000 per share which can be converted into the Company's ordinary shares at any time from the Closing date to the mandatory conversion date that is 10 years from the Closing date and at a 1:1 conversion ratio. No preferred dividend will be paid for the first five years, followed by a 10% preferred dividend of the par value of each outstanding CDPS per annum from the sixth year onwards. In connection with the issuance of the CDPS, the Company entered into the agreement with the Investors, pursuant to which the Company also undertakes with the Investors that it shall use its best effort to find a buyer for the Investors to sell its outstanding CDPS at the agreed price in the agreement when certain events occur or at the date that is 5 years and a half from the Closing Date. The Investors may elect to sell outstanding CDPS to any third party. In the event that the Investors fails to achieve the total proceeds as agreed in the agreement after deducting unqualified disposal of CDPS shares as agreed in the agreement, the Company shall do top-up cash for the Investors to achieve the target proceed as agreed in the agreement.

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)****26 SHARE CAPITAL AND CAPITAL SURPLUS (continued)**

In 2018, the Company signed an agreement to grant SK Investment Vina I Pte. Ltd. ("SK"), a shareholder, a put option ("Original Option Agreement"). In the event that the Company and SK fail to materialise the value creation and synergies from this partnership or disagree on the strategic directions of the Company ("Trigger Events"), SK will have an irrevocable option to request the Company or its nominee to purchase all the Company's 109,899,932 shares acquired on 2 October 2018 ("the Closing Date") at the amount equal to VND100,000 per share adjusted by the aggregate share dividends and distributions in shares distributed by the Company and other customary adjustments from share split or combination or similar events. This option shall be exercisable after the 5th year from the Closing Date and remain exercisable until the 6th year from the Closing Date. It can only be exercised once with respect to all above shares and will lapse if SK sells any of them.

In 2024, the Company and SK signed an amendment to the Original Option Agreement, in which:

- the exercisable period of the option is extended to 2 October 2029; and
- if Trigger Events occur, the option can be exercised on one or more occasions and over all shares or the lesser amount of shares that may be determined by SK; and the purchase price will be determined in accordance with the terms and conditions of the Original Option Agreement and its amendment.

On 31 October 2024, SK made an announcement to inform that SK has been no longer the major shareholder of the Company after selling a number of shares of the Company.

Movements of share capital during the period were as follows:

	From 1/1/2025 to 30/6/2025		From 1/1/2024 to 30/6/2024	
	Number of shares	Par value VND million	Number of shares	Par value VND million
Opening balance	1,512,928,087	15,129,281	1,430,843,406	14,308,434
Issuance of CDPS	-	-	74,576,470	745,765
Issuance of ordinary shares	-	-	7,508,211	75,082
Closing balance	1,512,928,087	15,129,281	1,512,928,087	15,129,281

**27 EMPLOYEE STOCK OWNERSHIP PLANS**

The Company has employee stock ownership plans based on the assessment of employees' performance. The future issuance of shares under the plan has to be approved by the shareholders at the Annual General Meeting of Shareholders.

**28 OTHER CAPITAL**

Agreements to issue a fixed number of shares in the future are recognised based on their fair values at the dates of the agreements under other capital if there are no other settlement alternatives.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**29 OFF BALANCE SHEET ITEMS****(a) Operating lease commitments**

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

	30/6/2025 VND million	1/1/2025 VND million
Within 1 year	2,724,064	3,344,372
Within 2 to 5 years	5,724,878	4,148,421
More than 5 years	1,223,433	1,372,465
	<u>9,672,375</u>	<u>8,865,258</u>

**(b) Capital expenditure commitments**

As at reporting date, the following outstanding capital expenditure commitments have been approved but not provided for in the consolidated balance sheet:

	30/6/2025 VND million	1/1/2025 VND million
Approved and contracted	643,595	791,450
Approved but not contracted	1,121,877	841,864
	<u>1,765,472</u>	<u>1,633,314</u>

**(c) Foreign currencies**

	30/6/2025		1/1/2025	
	Original currency	VND million equivalent	Original currency	VND million equivalent
USD	6,302,180	163,799	55,137,691	1,395,994
EUR	176	5	181	5
THB	54,389,548	42,533	38,371,038	27,666
AUD	1,971	33	1,971	31
		<u>206,370</u>		<u>1,423,696</u>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**30 TOTAL REVENUE**

Total revenue represented the gross invoiced value of goods sold and services rendered exclusive of value added tax.

Net revenue comprised:

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Total revenue		
▪ Sale of finished goods, merchandises and services rendered	37,371,454	39,145,868
Less revenue deductions		
▪ Sale discounts	100,896	101,934
▪ Sale returns	58,880	54,640
	159,776	156,574
Net revenue	37,211,678	38,989,294

**31 COST OF SALES**

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Total cost of sales		
▪ Finished goods and merchandises sold and services rendered	25,339,575	27,859,709
▪ Reversal of allowance for inventories	(11,568)	(43,003)
	25,328,007	27,816,706

**32 FINANCIAL INCOME**

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Interest income from deposits, loans and other investing activities	513,140	871,947
Foreign exchange gains	101,836	193,617
Gains from trading securities	5,919	97,779
Others	323,290	57,977
	944,185	1,221,320

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)**

**33 FINANCIAL EXPENSES**

	<b>From 1/1/2025 to 30/6/2025 VND million</b>	<b>From 1/1/2024 to 30/6/2024 VND million</b>
Interest expense on loans, bonds and other investing activities	2,504,409	3,170,920
Borrowing and bond issuance costs	247,467	255,339
UPAS L/C fees	614	3,717
Foreign exchange losses	107,077	193,211
Others	410,924	327,913
	<u>3,270,491</u>	<u>3,951,100</u>

**34 SELLING EXPENSES**

	<b>From 1/1/2025 to 30/6/2025 VND million</b>	<b>From 1/1/2024 to 30/6/2024 VND million</b>
Promotion and advertising expenses	2,610,866	2,557,731
Staff costs	1,743,861	1,713,819
Logistic expenses	782,815	792,293
Exhibition expenses	108,021	109,016
Outside services	1,065,277	1,274,107
Others	727,760	835,509
	<u>7,038,600</u>	<u>7,282,475</u>

**35 GENERAL AND ADMINISTRATION EXPENSES**

	<b>From 1/1/2025 to 30/6/2025 VND million</b>	<b>From 1/1/2024 to 30/6/2024 VND million</b>
Staff costs	772,574	876,540
Amortisation of goodwill	310,618	247,466
Amortisation of fair value uplift on assets arising in business combinations	50,376	49,470
Depreciation and amortisation	84,004	97,105
Research and development expenses	35,847	48,531
System lease line and information technology services	37,622	35,115
Office rental	78,992	35,026
Outside services	180,532	234,862
Others	255,458	257,825
	<u>1,806,023</u>	<u>1,881,940</u>



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 36 OTHER INCOME

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Gains on disposals and written off of fixed assets and other long-term assets	5,490	7,283
Others	244,091	69,405
	<u>249,581</u>	<u>76,688</u>

## 37 OTHER EXPENSES

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Losses from disposals and written off of fixed assets and other long-term assets	129,959	52,276
Others	194,885	22,285
	<u>324,844</u>	<u>74,561</u>

## 38 INCOME TAX

## (a) Recognised in the consolidated statement of income

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
<b>Current tax expense</b>		
Current period	399,491	527,159
Under provision in prior periods	1,616	6,980
	<u>401,107</u>	<u>534,139</u>
<b>Deferred tax expense/(benefit)</b>		
Origination and reversal of temporary differences	47,068	(135,314)
Reversal of write down/(Write down) of deferred tax assets and others	18,051	(21,215)
	<u>65,119</u>	<u>(156,529)</u>
Income tax expense	<u>466,226</u>	<u>377,610</u>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 38 INCOME TAX (continued)

## (b) Reconciliation of effective tax rate

	From 1/1/2025 to 30/6/2025		From 1/1/2024 to 30/6/2024	
	%	VND million	%	VND million
Accounting profit before tax	100.0%	3,068,642	100.0%	1,802,423
Tax at the Company's income tax rate	20.0%	613,728	20.0%	360,485
Effect of different tax rates in subsidiaries	(11.4%)	(349,003)	(15.8%)	(285,048)
Effect of consolidation transactions	4.8%	148,636	2.6%	47,530
Non-deductible expenses	2.2%	68,516	1.2%	20,788
Effect of share of profits in associates, net of tax	(15.8%)	(486,233)	(28.0%)	(504,381)
Changes in deductible temporary differences	8.5%	261,634	16.6%	299,945
Under provision in prior periods	0.1%	1,616	0.4%	6,980
Tax losses utilised	(6.9%)	(211,903)	0.0%	(71)
Tax exemption income	(0.1%)	(2,221)	(0.1%)	(1,303)
Effect of interest expense according to Decree 132/2020/ND-CP	13.1%	403,405	25.2%	453,900
Reversal of write down/(Write down) of deferred tax assets and others	0.6%	18,051	(1.2%)	(21,215)
	15.1%	466,226	20.9%	377,610

## (c) Applicable tax rates

Under the prevailing corporate income tax law, the Company has an obligation to pay corporate income tax to the government at usual income tax rate of 20% of taxable profits.

The Company's subsidiaries enjoy various tax incentives which provide some subsidiaries with further tax exemptions and reductions.

## (d) Tax contingencies

The taxation laws and their application in some countries where the Company and its subsidiaries operate are subject to interpretation and change over time as well as from one tax office to another. The final tax position may be subject to review and investigation by a number of authorities, who are enabled by law to impose severe fines, penalties and interest charges. These facts may create tax risks for the Company and its subsidiaries. Management believes that the Group has adequately provided for tax liabilities based on its interpretation of tax legislation, including on transfer pricing requirements, tax incentive requirements and computation of corporate income tax. However, the relevant authorities may have differing interpretations and the effects could be significant.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

**39 EARNINGS PER SHARE**

The calculation of basic earnings per share for the six-month period ended 30 June 2025 was based on the net profit attributable to ordinary shareholders of VND1,425,692 million (for the six-month period ended 30 June 2024: the net profit attributable to ordinary shareholders of VND606,933 million) of the Company and a weighted average number of ordinary shares outstanding of 1,512,928,087 shares during the period (for the six-month period ended 30 June 2024: 1,460,062,965 shares).

For the purpose of calculating basic earnings per shares, shares that are issuable solely after the passage of time are treated as outstanding ordinary shares from the date that the right to the shares comes into existence calculated as follows:

**(a) Net profit attributable to ordinary shareholders**

	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
Net profit attributable to shareholders	1,425,692	606,933

**(b) Weighted average number of ordinary shares**

	From 1/1/2025 to 30/6/2025	From 1/1/2024 to 30/6/2024
Issued ordinary shares at the beginning of the period	1,438,351,617	1,430,843,406
Effect of share issued solely after the passage of time	74,576,470	28,683,258
Effect of shares issued for cash	-	536,301
Weighted average number of ordinary shares during the period (including CDPS)	1,512,928,087	1,460,062,965

**(c) Basic earnings per share**

	From 1/1/2025 to 30/6/2025 VND	From 1/1/2024 to 30/6/2024 VND
Earnings per share	942	416



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)****40 CONTINGENT LIABILITIES**

As disclosed in Note 9(c)(\*\*), on 23 August 2021, MONRE has issued Decision 1640 to determine the MRF of Nui Phao Mining Project, replacing the temporary MRF calculation in Decision 500 and Official Letter 3724 despite that the taxable price applied to NPM's industrial products has not yet been determined. In issuing this Decision 1640, MONRE continued using the royalty taxable price applied to mineral resources – tungsten ore ( $0.1\% < \text{WO}_3 < 0.3\%$ ) instead of the royalty taxable price applied to industrial products, which had been highlighted by NPM before. The official price used to calculate MRF – G-price according to Decision 1640 is VND1,831,085 per ton whereas the temporary G-price according to Decision 500 is VND775,026 per ton. On 6 October 2021, NPM received Notification No. 3937/TB-CTTNG on payment of MRF issued by the Thai Nguyen Tax Department ("TNTD"). This notification was to inform NPM of additional MRF payable following Decision 1640 in which the additional MRF due to application of difference G-prices for the period from 2015 to 2021 is VND394.5 billion. On 8 December 2021, TNTD issued Official Letter No. 4883/CTTNG-QLN requesting NPM to make payment of MRF of VND125.8 billion equivalent to the shortage of MRF payment for 2021, together with an interest on late payment of VND4.1 billion.

After the issuance of Decision 1640, NPM submitted several petition letters to the Prime Minister, MONRE to request for delaying the implementation of Decision 1640 and re-determining the MRF price which is applicable to NPM's industrial products.

Management of NPM believes that NPM had adequately provided for its liabilities for MRF based on its interpretation of relevant legislation relating to mining rights and natural resources tax. Management of NPM has, therefore, also sent letters to different level of authorities to highlight the issues and seek for proper resolutions for NPM's MRF issue.

In 2021, as instructed by the Prime Minister under Letter No. 978/VPCP-KTTH dated 8 February 2021 and Letter No. 5987/VPCP-KTTH dated 28 August 2021, the case is under review by MOF, MONRE, Thai Nguyen PPC and Thai Nguyen Department of Finance ("TN DOF"), subject to report to the Prime Minister and National Assembly Committee on Economy. In 2022, relevant central and provincial authorities, through a meeting chaired by GDGM, have agreed that there is inadequacy in the royalty taxable price which is served as basis to calculate mining rights fee for Nui Phao Mining Project. On that basis, Thai Nguyen PPC has been working with MOF and MONRE to source a technical advisor, and also instructed the Thai Nguyen Department of Finance to coordinate with relevant local departments to complete the procedures for selecting an appropriate technical advisor to develop a mechanism to determine the royalty taxable price applicable to NPM's industrial products. NPM received further instructions from the Deputy Prime Minister under Notification 226, according to which, MRF for the Nui Phao Mining Project will be re-determined by MONRE after (1) the royalty taxable price applicable to NPM's industrial products is finalised and officially issued by Thai Nguyen PPC; and (2) the royalty taxable price bracket for tungsten ore of Nui Phao Mine is issued by MOF and the royalty taxable price applicable to NPM's tungsten ore is issued by Thai Nguyen PPC. By the issuance date of this report, Thai Nguyen PPC and Thai Nguyen Department of Finance, relevant functional agencies at different levels have been still working together to determine the royalty taxable price applicable to the NPM's industrial products.

Management of NPM assessed that because the royalty taxable price applied for NPM's industrial products has not yet been determined by Thai Nguyen PPC, the G-price which serves as the basis for computation of MRF under Decision 1640 is not in accordance with the prevailing laws and regulations. It, therefore, believes that once the taxable price applied for NPM's industrial products are available, the official MRF for Nui Phao Mine from year 2015 to year 2024 will be re-determined, replacing amount as stated in Decision 1640.

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

## 40 CONTINGENT LIABILITIES (continued)

The ultimate outcome of this MRF matter is presently not determined and may be subject to the determination of the royalty taxable price applicable to NPM's industrial products and whether MONRE agrees to recalculate the MRF in Decision 1640 using that royalty taxable price when it is determined. Accordingly, the Group has not recognised the additional MRF as stated in Decision 1640 as liabilities in the consolidated interim financial statements.

## 41 SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES

In addition to related party balances and transactions disclosed in other notes to these consolidated interim financial statements, the Group had the following transactions with related parties in accordance with Vietnamese Accounting Standards during the period:

Related Party	Nature of transaction	From 1/1/2025 to 30/6/2025 VND million	From 1/1/2024 to 30/6/2024 VND million
<b>Associate</b>			
Techcombank and its subsidiaries	Loans received	2,931,155	2,531,377
	Loans repaid	1,448,952	1,676,477
	Interest expense on loans received/bonds issued	141,816	141,308
	Loans provided	1,900,000	2,100,000
	Loans collected	1,900,000	2,100,000
	Interest income on loans provided	9,620	17,951
	Bonds issuance fees	-	119,210
	Purchase of trading securities	-	2,455,799
	Sale of trading securities	-	6,941,601
	Dividend income	-	1,048,329
	Share costs	5,162	-
<b>Other related parties</b>			
Key management personnel	Remuneration to key management personnel (*)	47,491	75,873

As at and for the six-month period ended 30 June 2025 and 2024, the Group had current and term deposit accounts, certificates of deposits, loans and payables balances and agency fee with Techcombank and its subsidiaries at normal trading terms.

As at 30 June 2025, the associates of the Group held VND955,002 million (1/1/2025: VND730,921 million) of the issued bonds.

As at 30 June 2025, VND8,526,537 million (1/1/2025: VND9,033,045 million) of the issued bonds were held by the Company and the Company's subsidiaries and were eliminated in the consolidated interim financial statements.



NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025 (continued)

41 SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

- (\*) No board fees were paid to members of the Board of Directors and the Audit Committee of the Company for the six-month period ended 30 June 2025 and 2024.

42 SUBSEQUENT EVENTS

In July 2025, the Resolution of the Company's Board of Directors approved to increase its share capital from VND15,129 billion to VND15,205 billion as part of its employee stock ownership plans ("ESOP") and the issuance of ESOP has been completed.

The Resolution of the Company's Board of Directors on 10 July 2025 approved for the Company to enter into the facility agreement with banks for a syndicated loan of USD133.5 million.

The Resolution of the Chairman of SHERPA, a direct subsidiary of the Company, on 10 July 2025 approved for SHERPA to enter into the facility agreement with banks for a syndicated loan of USD166.5 million, along with an option to increase the loan amount by up to USD50 million.

Other than listed above, there have been no significant events occurred after the balance sheet date which would require adjustments or disclosures to be made in these consolidated interim financial statements.

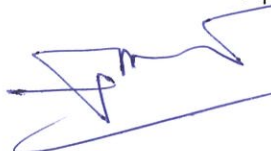
8 August 2025

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