

**EVERLAND GROUP JOINT STOCK COMPANY**

The consolidated interim financial statements have been reviewed  
for the accounting period from 01 January 2025 to 30 June 2025



## **CONTENT**

	Trang
<b>STATEMENT OF THE BOARD OF MANAGEMENT</b>	1 – 3
<b>INTERIM FINANCIAL REVIEW REPORT</b>	4 – 6
<b>REVIEWED CONSOLIDATED INTERIM FINANCIAL STATEMENTS</b>	
Consolidated Interim Statement of Financial Position	7 – 8
Consolidated Interim Statement of Income	9
Consolidated Interim Statement of Cash Flows	10 – 11
Notes to the Consolidated Interim Financial Statements	12 – 44

## **BÁO CÁO CỦA BAN TỔNG GIÁM ĐỐC**

The Board of Management of Everland Group Joint Stock Company (hereinafter called “the Company”) presents its Report together with the reviewed Consolidated interim financial statements for the six-month period ended 30 June 2025.

### **GENERAL INFORMATION**

Everland Group Joint Stock Company (hereinafter referred to as the “Company”) is a joint stock company established under Business Registration Certificate No, 0104228175, issued by the Hanoi Department of Planning and Investment on October 27, 2009. The Company’s latest amended Business Registration Certificate is No, 0104228175, amended for the 26th time on June 16, 2025.

The Company’s registered head office is located at: 3rd Floor, 97–99 Lang Ha Building, Dong Da Ward, Hanoi, Vietnam.

### **THE MEMBERS OF THE BOARD OF DIRECTORS BOARD OF MANAGEMENT, THE BOARD OF SUPERVISORS, AND THE BOARD OF MANAGEMENT**

The members of the Board of Directors, the Board of Supervisors, and the Board of Management of the Company during the period and to the date of this statement are as follows:

#### **Board of Directors**

<b>Full name</b>	<b>Position</b>	<b>Appointment / Dismissal</b>
Mr. Le Dinh Vinh	Chairman	
Mr. Nguyen Thuc Can	Deputy Chairman	
Mr. Le Dinh Tuan	Member	
Mr. Ngo Viet Hung	Independent Member	
Mr. Do Thanh nghi	Member	Appointed on 28 May 2025
Ms. Duong Thi Van Anh	Member	Dismissed on 28 May 2025

#### **Board of Management**

<b>Full name</b>	<b>Position</b>
Mr. Nguyen Thuc Can	General Director
Mr. Le Dinh Tuan	Deputy General Director

#### **Board of Supervisors**

<b>Full name</b>	<b>Position</b>
Ms. Cao Thu Hoa	Head of the Board
Mr. Nguyen Ha Nguyen	Member
Ms. Vu Minh Hue	Member

#### **Legal Representative**

The legal representative of the Company during the fiscal year and up to the date of this report is Mr. Le Dinh Vinh - Chairman and Mr. Nguyen Thuc Can – General Director.

## **STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)**

### **SUBSEQUENT EVENTS AFTER THE END OF THE FINANCIAL PERIOD**

No significant events have occurred since the end of the reporting period that would require adjustment or disclosure in the notes to the consolidated interim financial statements.

### **AUDITORS**

International Auditing And Valuation Company Limited was appointed as the auditor to perform the review of the Company's consolidated interim financial statements for the six-month period ended 30 June 2025.

### **DISCLOSURE OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES FOR THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

The Board of Management of the Company is responsible for preparing the financial statements, which give a true and fair view of the financial position of the Company as at 30 June 2025, and its financial performance and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these interim financial statements, The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business;
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize errors and frauds.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

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

### **OTHER COMMITMENTS**

The Board of Management confirms that the Company complies with Decree No. 155/2020/ND-CP dated 31 December 2020 detailing the implementation of certain provisions of the Securities Law, and that the Company has not violated the information disclosure obligations under Circular No. 96/2020/TT-BTC dated 16 November 2020 and Circular No. 18/2025/TT-BTC dated 26 April 2025 of the Ministry of Finance providing guidance on information disclosure in the securities market.



## **STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)**

### **APPROVAL OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

The Board of Management has approved the accompanying interim financial statements. The interim financial statements present fairly, in all material respects, the interim financial position of the Company as at 30 June 2025, as well as the results of its operations and cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant statutory requirements on the preparation and presentation of interim financial statements.

On behalf of the Board of Management,



---

**Nguyen Thuc Can**  
General Director  
Hanoi, 29 August 2025

No: 300612/2025/BCSX/IAV

## **INTERIM FINANCIAL REVIEW REPORT**

**To:**                   **The shareholders**  
**The Board of Directors, Board of Supervisors, and Board of Management**  
**of Everland Group Joint Stock Company**

We have reviewed the consolidated interim financial statements for the accounting period from 01 January 2025 to 30 June 2025 of Everland Group Joint Stock Company (hereinafter referred to as the "Company"), which were prepared on 29 August 2025, covering pages 07 to 44, including: the consolidated interim statement of financial position as at 30 June 2025, the consolidated interim statement of profit or loss, the consolidated interim statement of cash flows for the six-month period then ended, and the accompanying notes to the consolidated interim financial statements.

### **The Board of Management's Responsibility**

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as The Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express a conclusion on the 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.

### **Auditors' Opinion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of the Company as of June 30, 2025, and its financial performance and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of consolidated interim financial statements.



## INTERIM FINANCIAL REVIEW REPORT (Continued)

### Matters to be emphasize

On 11 August 2023, Everland Group Joint Stock Company entered into a deposit contract to transfer a portion of Project No. HH5/2023/HĐĐC/AK-EVG with An Khanh New City Development Joint Venture Company Limited to acquire a portion of the North An Khanh New Urban Area project at land lot HH5 (Sky Lumiere Center project). Due to the transfer process taking longer than expected, An Khanh New City Development Joint Venture Company Limited agreed to pay Everland Group Joint Stock Company the financing costs for the period from 01 March 2024 until the completion of the partial project transfer, pursuant to the Agreement on Payment of Financing Costs dated 18 December 2024.

### Other Matters

The consolidated interim financial statements for the six-month period ended 30 June 2024 were reviewed by the auditors of another audit firm. The auditors issued an unqualified conclusion on the interim financial statements on 22 August 2024.

The consolidated financial statements for the financial year ended 31 December 2024 were audited by the auditors of another audit firm and issued on 31 March 2025. The auditors issued an unqualified opinion with emphasis of matter as follows:

*(i) On 11 August 2023, Everland Group Joint Stock Company entered into a deposit contract to transfer a portion of Project No. HH5/2023/HĐĐC/AK-EVG with An Khanh New City Development Joint Venture Company Limited to acquire a portion of the North An Khanh New Urban Area project at land lot HH5 (Sky Lumiere Center project). Due to the transfer process taking longer than expected, An Khanh New City Development Joint Venture Company Limited agreed to pay Everland Group Joint Stock Company the financing costs for the period from 01 March 2024 to 31 December 2024 pursuant to the Agreement on Payment of Financing Costs dated 18 December 2024.*

*(ii) The Company advanced funds to Ms. Nguyen Tam Bang (Chief Accountant until 12 April 2024) to pay the Company's taxes. However, as of her resignation date (20 April 2024), Ms. Bang had not returned the funds. Based on the meeting minutes dated 28 December 2024, the General Director was responsible for recovering the funds for the Company. Accordingly, on 28 March 2025, the General Director reimbursed the full amount of the advance to the Company. Therefore, the Board of General Directors considers that this receivable has been recovered and no provision was recognized as of 31 December 2024.*

*(iii) Investment cooperation contract No. 99/2021/HĐHTĐT/EVG-THIENMINH dated 01 April 2021 between Everland Group Joint Stock Company and Thien Minh Real Estate Investment Group Joint Stock Company to jointly invest in the New City Urban Area project in Nui Sam Ward, Chau Doc City, An Giang Province. Due to certain reasons, the project's progress was slower than the schedule agreed by the parties in the investment cooperation contract. On 12 March 2025, the Board of Directors passed Resolution No. 06/2025/NQ-HĐQT approving the transfer of all contributed capital, rights, obligations, and benefits arising from the investment cooperation contract No. 99/2021/HĐHTĐT/EVG-THIENMINH dated 01 April 2021 to the partner.*

As of the date of these financial statements, the Company has completed the aforementioned transfer and received VND 69,800,000,000. The Board of General Directors assesses that the value of the contributed capital (VND 64,200,000,000) is lower than the amount received from the transfer of contributed capital, rights, obligations, and benefits arising from the investment cooperation contract No. 99/2021/HĐHTĐT/EVG-THIENMINH, therefore no provision has been made for this receivable

As of 30 June 2025, the matters highlighted in the "Emphasis of Matter" section of the 2024 audit report have been resolved as described above. Only the matter related to financing costs for the deposit under Contract HH5/2023/HĐĐC/AK-EVG with An Khanh New City Development Joint Venture Company Limited, due to the partial project transfer not yet completed, continues to be paid on behalf of the Company by An Khanh New City Development Joint Venture Company Limited to HD Bank.



**Nguyen Huu Hoan**  
**Director**

Audit Practice Registration Certificate  
No: 2417-2023-283-1

**INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED**

Hanoi, 29 August 2025



**CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION**

*As at June 30, 2025*

			<i>Unit: VND</i>	
ASSETS	Code	Note	30-06-25 VND	01-01-25 VND
<b>A - SHORT-TERM ASSETS</b>	<b>100</b>		<b>4,881,388,712,273</b>	<b>4,227,992,529,494</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>4.1</b>	<b>563,442,502,548</b>	<b>464,198,442,713</b>
1. Cash	111		93,642,502,548	115,898,442,713
2. Cash equivalents	112		469,800,000,000	348,300,000,000
<b>II. Short-term financial investments</b>	<b>120</b>		<b>224,540,000,000</b>	<b>200,640,000,000</b>
1. Held-to-maturity investments	123	4.2.1	224,540,000,000	200,640,000,000
<b>III. Short-term receivables</b>	<b>130</b>		<b>2,007,424,780,104</b>	<b>2,021,359,430,626</b>
1. Short-term trade receivables	131	4.3	140,374,762,005	228,498,116,633
2. Short-term advances to suppliers	132	4.4	883,475,305,439	951,221,372,643
3. Short-term receivables from loans	135	4.5	211,100,000,000	74,081,950,000
4. Other short-term receivables	136	4.6.1	772,474,712,660	767,557,991,350
<b>IV. Inventories</b>	<b>140</b>		<b>2,049,370,184,459</b>	<b>1,525,313,339,923</b>
1. Inventories	141	4.7	2,049,370,184,459	1,525,313,339,923
<b>V. Other short-term assets</b>	<b>150</b>		<b>36,611,245,162</b>	<b>16,481,316,232</b>
1. Short-term prepaid expenses	151	4.8.1	2,579,503,547	194,911,808
2. Value added tax deductibles	152		34,031,741,615	16,286,404,424
<b>B - LONG-TERM ASSETS</b>	<b>200</b>		<b>674,452,341,837</b>	<b>630,710,393,804</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>1,662,873,950</b>	<b>65,962,873,950</b>
1. Other long-term receivables	216	4.6.2	1,662,873,950	65,962,873,950
<b>II. Fixed assets</b>	<b>220</b>		<b>28,067,899,982</b>	<b>934,155,684</b>
1. Tangible fixed assets	221	4.1	28,067,899,982	934,155,684
- Cost	222		33,102,134,171	5,798,235,364
- Accumulated depreciation	223		(5,034,234,189)	(4,864,079,680)
<b>III. Investment property</b>	<b>230</b>		-	-
<b>IV. Long-term assets in progress</b>	<b>240</b>		-	<b>7,904,258,673</b>
1. Construction in progress	242	4.9	-	7,904,258,673
<b>V. Long-term financial investments</b>	<b>250</b>		<b>459,500,700,000</b>	<b>459,500,700,000</b>
1. Equity Investments in Other Entities	253	4.2.2	444,500,700,000	444,500,700,000
2. Held-to-Maturity Investments	255	4.2.1	15,000,000,000	15,000,000,000
<b>VI. Other long-term assets</b>	<b>260</b>		<b>185,220,867,905</b>	<b>96,408,405,497</b>
1. Long - term prepaid expenses	261	4.8.2	177,670,308,223	94,640,405,497
2. Deferred tax assets	262		7,550,559,682	1,768,000,000
<b>TOTAL ASSETS</b>	<b>270</b>		<b>5,555,841,054,110</b>	<b>4,858,702,923,298</b>

**CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (Continued)**

As at June 30, 2025

RESOURCES	Code	Note	Unit: VND	
			30-06-25 VND	01-01-25 VND
<b>C - LIABILITIES</b>	<b>300</b>		<b>2,722,380,072,789</b>	<b>2,046,011,586,669</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>1,703,320,888,289</b>	<b>1,041,400,435,843</b>
1. Short-term trade payables	311	4.11	410,660,222,806	220,938,187,922
2. Short-term advances from customers	312	4.12	1,028,567,600,008	650,133,233,510
3. Taxes and amounts payable to the State budget	313	4.15	14,871,857,335	21,568,748,426
4. Payables to employees	314		1,776,675,600	1,357,007,540
5. Short-term accrued expenses	315	4.13	10,780,001,241	11,325,209,490
6. Other short-term payables	319	4.14	5,518,029,688	15,546,283
7. Short-term borrowings and finance lease liabilities	320	4.16	221,225,000,000	126,990,000,000
8. Bonus and welfare fund	322		9,921,501,611	9,072,502,672
<b>II. Long-term liabilities</b>	<b>330</b>		<b>1,019,059,184,500</b>	<b>1,004,611,150,826</b>
1. Long-term borrowings and finance lease liabilities	338	4.16	1,019,059,184,500	1,004,607,237,463
2. Deferred income tax assets	341		-	3,913,363
<b>D - EQUITY</b>	<b>400</b>		<b>2,833,460,981,321</b>	<b>2,812,691,336,629</b>
<b>I. Owner's equity</b>	<b>410</b>	<b>4.17</b>	<b>2,833,460,981,321</b>	<b>2,812,691,336,629</b>
1. Owner's contributed capital	411		2,152,498,360,000	2,152,498,360,000
- Ordinary shares with voting rights	411a		2,152,498,360,000	2,152,498,360,000
2. Share premium	412		(706,800,000)	(706,800,000)
3. Investment and development fund	418		44,051,003,221	41,861,005,344
4. Retained earnings	421		87,895,056,759	70,688,730,225
- Retained earnings/(losses) accumulated to the prior period	421a		67,178,293,091	39,279,733,910
- Retained earnings/(losses) of the current period	421b		20,716,763,668	31,408,996,315
5. Non - controlling interest	429		549,723,361,341	548,350,041,060
<b>II. Other resources and funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>5,555,841,054,110</b>	<b>4,858,702,923,298</b>



Preparer  
Nguyen Thu Ngan



Chief Accountant  
Pham Van Trong



General Director  
Nguyen Thuc Can  
Hanoi, 29 August 2025



## CONSOLIDATED INTERIM STATEMENT OF INCOME

For the accounting period from January 1, 2025 to June 30, 2025

ITEMS	Code	Note	Current period	Prior period
1. Gross revenue from goods sold and services rendered	01	5.1	387,169,652,844	629,749,468,946
2. Deductions	02	5.2	-	56,065,671
3. Net revenue from goods sold and services rendered (10=01-02)	10		387,169,652,844	629,693,403,275
4. Cost of goods sold and services rendered	11	5.3	367,902,633,070	592,686,984,958
5. Gross profit from goods sold and services rendered (20=10-11)	20		19,267,019,774	37,006,418,317
6. Financial income	21	5.4	22,014,196,357	13,025,060,264
7. Financial expenses	22	5.5	3,930,793,159	13,239,872,797
- In which: Interest expense	23		3,930,793,159	13,232,387,857
8. Share of profit/(loss) in associates, joint Venture	24		-	2,430,069,903
9. Selling expenses	25	5.6	1,169,506,110	2,209,162,054
10. General and administration expenses	26	5.7	5,812,755,613	5,577,795,562
11. Net operating profit (30=20+(21-22)-(25+26))	30		30,368,161,249	31,434,718,071
12. Other income	31	5.8	616,517,338	21,942,783
13. Other expenses	32	5.9	2,696,462,746	4,088,505,446
14. Other profit/ (losses) (40=31-32)	40		(2,079,945,408)	(4,066,562,663)
15. Accounting profit/ (losses) before tax (50=30+40)	50		28,288,215,841	27,368,155,408
16. Current corporate income tax expense	51	5.10	6,202,045,255	8,608,390,549
17. Deferred corporate tax (income)/ expense	52		(3,913,363)	(10,438,140)
18. Net profit/ (losses) after corporate income tax (60=50-51-52)	60		22,090,083,949	18,770,202,999
- Equity holders of the Company	61		20,716,763,668	17,608,358,325
-Non - controlling interest	62		1,373,320,281	1,161,844,674
19. Earning per share	70	5.11	101	76
20. Diluted earning per share	71	5.11	101	76



Preparer  
Nguyen Thu Ngan



Chief Accountant  
Pham Van Trong



General Director  
Nguyen Thuc Can  
Hanoi, 29 August 2025

## CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

For the accounting period from January 1, 2025 to June 30, 2025  
(Indirect method)

		Unit: VND	
Item	Code Note	Current period	Prior period
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
1. Profit before tax	01	28,288,215,841	27,368,155,408
2. Adjustments for:			
- Depreciation and amortisation of fixed assets and investment properties	02	170,154,509	613,518,823
- Provisions	03	-	-
- (Gains)/losses from investing activities	05	(22,014,196,357)	(15,455,130,167)
- Interest expense	06	3,930,793,159	13,232,387,857
3. Operating profit before changes in working capital	08	10,374,967,152	25,758,931,921
- Change in receivables	09	129,229,537,754	(337,940,458,684)
- Change in inventories	10	(524,056,844,536)	(392,614,648,517)
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11	574,300,442,129	298,505,772,528
- Change in prepaid expenses	12	(85,414,494,465)	(8,923,362,451)
- Interest paid	14	(4,012,710,833)	(14,632,387,857)
- Corporate income tax paid	15	(13,391,524,778)	(6,346,704,071)
- Other cash receipts from operating activities	16	1,340,998,939	2,377,704,248
- Other cash payments for operating activities	17	(492,000,000)	(442,800,000)
Net cash flows from operating activities	20	87,878,371,362	(434,257,952,883)
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
1. Acquisition and construction of fixed assets and other long-term assets	21	(12,742,177,427)	(3,172,140,420)
2. Cash outflow for lending, buying debt instruments of other entities	23	(591,040,000,000)	(414,440,000,000)
3. Cash recovered from lending, selling debt instruments of other entities	24	430,121,950,000	492,289,050,000
4. Proceeds from investments in other entities	26	64,200,000,000	362,250,000,000
5. Interest earned, dividends and profits received	27	12,138,968,863	4,309,059,586
Net cash flows from investing activities	30	(97,321,258,564)	441,235,969,166



## CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

For the accounting period from January 1, 2025 to June 30, 2025

(Indirect method)

(Continued)

### III. CASH FLOWS FROM FINANCING ACTIVITIES

1. Proceeds from borrowings	33	6.1	267,520,947,037	363,361,701,461
2. Repayment of borrowings	34	6.2	(158,834,000,000)	(71,838,150,267)
<b>IV. Net cash flows from financing activities</b>	<b>40</b>		<b>108,686,947,037</b>	<b>291,523,551,194</b>
Net increase/(decrease) in cash for the period	50		99,244,059,835	298,501,567,477
Cash and cash equivalents at the beginning of the period	60		464,198,442,713	129,089,188,082
 Cash and cash equivalents at the end of the period	 70		 <u>563,442,502,548</u>	 <u>427,590,755,559</u>



Preparer  
Nguyen Thu Ngan



Chief Accountant  
Pham Van Trong



General Director  
Nguyen Thuc Can  
Hanoi, 29 August 2025

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

*For the six-month period ended 30 June 2025*

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

### 1. GENERAL INFORMATION

#### 1.1. Structure of ownership

Everland Group Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company established under Business Registration Certificate No. 0104228175, issued by the Hanoi Department of Planning and Investment on October 27, 2009. The Company's latest amended Business Registration Certificate is No. 0104228175, amended for the 26th time on June 16, 2025.

The Company's charter capital according to the Enterprise Registration Certificate is VND 2,152,498,360,000, equivalent to 215,249,836 shares, with a par value of VND 10,000 per share.

The Company's shares are currently listed on the Ho Chi Minh City Stock Exchange (HSX) under the stock code: EVG.

The total number of employees of the Company as of 30 June 2025 was 115 people. (as of 31 December 2024: 75 people).

#### 1.2. Business Sectors

The Company's business lines are Trading and Real Estate.

#### 1.3. Business Activities

Real estate business, including land use rights owned, held, or leased;

Consulting, brokerage, and auction of real estate and land use rights;

Construction of other civil engineering works;

Wholesale of construction materials and installation equipment;

Organization of trade promotion and commercial introduction;

Coastal and ocean passenger transport;

Reservation services and other supporting services related to tourism promotion and tour organization

.....

#### 1.4. Normal Production and Business Cycle

The company's normal production and business cycle does not exceed 12 months.

#### 1.5. Characteristics of the Company's operations during the year affecting the consolidated interim financial statements.

During the interim accounting period from 01 January 2025 to 30 June 2025, no activities had a significant impact on the line items of the Company's consolidated interim financial statements.

**1.6. Company's structure**

The Company has the following subsidiaries:

<b>Company Name</b>	<b>Place of Incorporation and Operation</b>	<b>Ownership Interest</b>	<b>Voting Rights</b>	<b>Main Business Activities</b>
Everland Phu Yen JSC	Hanoi	91,25%	91,25%	Real Estate Business
Xuan Dai Bay Investment JSC	Hanoi	90%	90%	Real Estate Business
Everland Van Don JSC	Quang Ninh	60%	60%	Real Estate Business
Meta Tour JSC	Hanoi	90%	90%	Tourism Services
Kingsun Vietnam JSC	Hanoi	60%	60%	Wholesale of Agricultural and Forestry Raw Materials

The Company has the following dependent branches and representative offices:

<b>Representative Office Name</b>	<b>Address</b>
Everland Group JSC – Ho Chi Minh City Branch	47–49 Truong Dinh Building, Xuan Hoa Ward, Ho Chi Minh City
Everland Group JSC – Phu Yen Representative Office	An Thanh Quarter, Xuan Dai Ward, Dak Lak Province
Everland Group JSC – Dong Thap Branch	167D Nguyen Tat Thanh Street, Sa Dec Ward, Dong Thap Province
Everland Group JSC – Quang Ninh Branch	F43, Ngoc Chau Port Urban Area, Tuan Chau Ward, Quang Ninh Province
Everland Group JSC – Vinh Phuc Branch	66 Nguyen Du, Vinh Phuc Ward, Phu Tho Province

**1.7. Statement on the Comparability of Information in the Consolidated Interim Financial Statements**

The consolidated interim financial statements for the accounting period from 01 January 2025 to 30 June 2025, prepared by the Company, ensure the comparability of information



## **2. BASIS OF PREPARATION OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS AND ACCOUNTING PERIOD**

### **2.1. Basis of Preparation of the Consolidated Interim Financial Statements**

The accompanying interim financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting.

The accompanying interim financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

The consolidated interim financial statements have been prepared in accordance with Vietnamese Accounting Standard No. 27 – Interim Financial Reporting, the Vietnamese Enterprise Accounting Regime, and other relevant legal regulations regarding the preparation and presentation of interim financial statements

### **2.2. Going concern assumption**

There have been no events that cast significant doubt on its ability to continue as a going concern. The company neither intends nor is forced to cease operations, or significantly scale back its operations.

### **2.3. Financial year**

The Company's financial year begins on 1 January and ends on 31 December annually.

## **3. SIGNIFICANT ACCOUNTING POLICIE**

### **3.1. Estimates**

The preparation of interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of interim financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of receivables, assets, and the disclosure of contingent liabilities and assets at the date of the interim financial statements, as well as the reported amounts of revenue and expenses during the period. Although such accounting estimates are made based on the Board of Management' best knowledge, actual results may differ from those estimates and assumptions.

### **3.2. Basis of Consolidation of Interim Financial Statements**

The Company's consolidated financial statements are prepared on the basis of combining the financial statements of the Parent Company and its Subsidiaries. Entities are determined to be subsidiaries of the Company when the Company has the ability to control the financial and operating policies of the investees in order to obtain benefits from their operations.

#### **(i) Subsidiaries**

Subsidiaries are entities controlled by the Parent Company. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control is obtained until the date such control ceases.



The accounting policies of the subsidiaries may be adjusted to ensure consistency with those of the Parent Company where there are no material differences.

All significant intra-group transactions and balances between subsidiaries within the Group are eliminated in the preparation of the consolidated financial statements.

The Company's investments in associates are reflected in the consolidated financial statements using the equity method. Under this method, the investment in an associate is initially recognized at cost and subsequently adjusted for changes in the Company's share of the associate's net assets after the acquisition date. Losses in excess of the Company's interest in such associates are not recognized.

**(ii) Non-controlling interests**

Non-controlling interests are determined based on the proportionate share of the net assets of the acquired entity attributable to the non-controlling shareholders as of the acquisition date.

The non-controlling interests in the net assets of consolidated subsidiaries are presented separately from the Parent Company's equity. These interests include the value of the non-controlling shareholders' stake at the date of the initial business combination and their share in changes in equity since the acquisition date.

Losses attributable to the non-controlling interests in a subsidiary that exceed their share of the subsidiary's total equity are allocated against the Group's equity, except to the extent that the non-controlling shareholders have a binding obligation and are capable of covering the losses.

**3.3. Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

**3.4. Financial Investments**

*Recognition Principles:*

Held-to-maturity investments are those investments that the Company intends and is able to hold until maturity. These investments typically include term bank deposits for the purpose of earning fixed interest. Investments are initially recognized at cost. At the end of each financial year, the Company reviews these investments and establishes an impairment provision if necessary.

Subsidiaries are entities over which the Company has the power to govern the financial and operating policies. Investments in subsidiaries are accounted for at cost. Net profits distributed from subsidiaries arising after the investment date are recognized in the income statement. Other distributions are treated as a deduction from the carrying amount of the investment.

*Investments in Other Entities:*

Investments in other entities are initially recognized at cost, which includes the purchase price and directly attributable expenses. After initial recognition, these investments are carried at cost less any provision for impairment (if any). An impairment provision is recognized when the investee incurs losses that may result in the Company losing its investment, except when there is evidence indicating that the investment's value is not impaired.

If the investee subsequently earns a profit, the previously recognized provision is reversed to the extent of the prior provision, but not exceeding the carrying amount of the investment. Reversal of the provision is only made when the reason for recognizing the provision no longer exists.

At the reporting date, investments in securities are classified as follows:

Investments with a maturity or redemption period of no more than three months from the date of purchase are considered cash equivalents;

Investments with a redemption period of less than one year or within one operating cycle are classified as current assets;

Investments with a redemption period of more than one year or beyond one operating cycle are classified as non-current assets.

#### **Loans Recievable**

Loans are measured at cost less any allowance for doubtful debts. The allowance for doubtful loans of the Company is provided in accordance with current accounting regulations.

### **3.5. Receivables**

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

### **3.6. Inventories**

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the statement of financial position date

### **3.7. Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of property, plant, and equipment acquired through purchase includes the purchase price and all other directly attributable costs necessary to bring the asset to a condition ready for its intended use. For property, plant, and equipment formed through construction investment, either via contract-based execution or self-construction and production, the cost is determined based on the



construction settlement price according to the current investment and construction management regulations, plus other directly attributable costs and registration fees (if any). In cases where the project has been completed and put into use but the settlement has not yet been approved, the cost of the property, plant, and equipment is recognized based on the provisional cost calculated from actual expenditures incurred to acquire the asset. The provisional cost will be adjusted according to the settlement price approved by the competent authorities.

Depreciation is calculated using the straight-line method over the estimated useful life in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013, as amended and supplemented by Circular No. 147/2016/TT-BTC dated 13 October 2016 and Circular No. 28/2017/TT-BTC dated 12 April 2017, guiding the management, use, and depreciation of fixed assets, specifically as follows:

	<u>Years</u>
Buildings and Structures	05 – 50
Machinery and equipment	03 – 20
Transportation and Transmission Equipment	06 – 30
Office Equipment and Management Tools	03 – 10

Gains or losses arising from the disposal or sale of assets represent the difference between the proceeds from the disposal and the carrying amount of the assets disposed of, and are recognized in the consolidated interim income statement.

### 3.8. Intangible assets

Intangible fixed assets are stated at cost less accumulated depreciation.

The cost of intangible assets includes all expenditures incurred by the Company to acquire the asset up to the date the asset is ready for its intended use. Expenditures related to intangible assets incurred after initial recognition are recognized as expenses in the period, unless they are directly attributable to a specific intangible asset and increase the future economic benefits of that asset.

Depreciation is calculated using the straight-line method over the estimated useful life in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013, as amended and supplemented by Circular No. 147/2016/TT-BTC dated 13 October 2016 and Circular No. 28/2017/TT-BTC dated 12 April 2017, guiding the management, use, and depreciation of fixed assets, specifically as follows:

When an intangible asset is sold or disposed of, its cost and accumulated amortization are derecognized, and any gain or loss resulting from the disposal is recognized in income or expenses in the period.

### 3.9. Prepaid Expenses

Prepaid expenses comprise short-term and long-term prepaid amounts as presented in the Balance Sheet. Short-term prepaid expenses represent amounts paid in advance for services, tools, or supplies that do not qualify for recognition as fixed assets, and are expected to be consumed within twelve (12) months or within the normal operating cycle of the Company, whichever is longer. Long-term prepaid expenses represent advance payments for services, tools, or supplies that similarly do not meet the criteria for recognition as fixed assets, but are expected to provide economic benefits beyond twelve (12) months or one operating cycle from the date of payment. All prepaid expenses are initially recognized at historical cost and are amortized to the income statement on a straight-line basis over their estimated periods of benefit.



### **3.10. Accounts payable and accrued expenses**

Liabilities and accrued expenses are recognized for amounts payable in the future in respect of goods and services already received. Accrued expenses are recorded based on reasonable estimates of the amounts to be paid.

The classification of payables into trade payables, accrued expenses, and other payables is determined based on the following principles:

- Trade payables represent amounts due arising from commercial transactions related to the purchase of goods, services, or assets, where the suppliers are independent third parties.
- Accrued expenses represent amounts payable for goods or services already received from suppliers or provided to customers but not yet invoiced or supported by sufficient accounting documentation. This also includes accrued employee benefits such as paid leave, and other production or business expenses that must be accrued. When the actual expenses are incurred, any differences from the accrued amounts are recognized as adjustments (increases or decreases) to the relevant expense accounts.
- Other payables represent non-commercial liabilities that are not related to the purchase, sale, or provision of goods or services.

### **3.11. Business Cooperation Contracts (BCCs)**

A Business Cooperation Contract (BCC) is an agreement between parties to jointly carry out economic activities without creating a separate legal entity. Assets contributed by the participating parties to the BCC are recognized by the receiving party as liabilities and are not recorded as equity. Forms of BCC include: BCC in the form of jointly controlled assets; BCC in the form of jointly controlled operations; BCC in the form of profit-sharing after tax.

### **3.12. Borrowings and finance lease liabilities**

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

### **3.13. Borrowing costs**

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

### **3.14. Owner's equity**

Capital is recorded according to the amount actually invested by shareholders.



### **3.15. Distribution of net profits**

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and the notice of the dividend entitlement date from the Viet Nam Securities Depository and Clearing Corporation.

### **3.16. Revenue and earnings**

#### **Revenue from sales of finished goods and merchandise goods**

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

- The Company has transferred the significant risks and rewards associated with the ownership of the products or goods to the buyer.
- The Company no longer retains control over the goods as the owner or has rights to manage the goods.
- Revenue can be measured with reasonable certainty.
- The Company has received, or expects to receive, economic benefits from the sales transaction.
- Costs related to the sales transaction can be reliably measured.

#### **Revenue from service rendered**

Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. In cases where services are performed over multiple periods, revenue is recognized in the period based on the proportion of work completed as of the end of the reporting period. The outcome of a service transaction is considered reliably measurable when all the following conditions are satisfied:

- Revenue can be measured with reasonable certainty.
- It is probable that economic benefits will flow to the Company from the service transaction.
- The portion of work completed as of the end of the financial year can be reliably determined.
- Costs incurred for the transaction and the costs to complete the service can be reliably measured

#### **Financial income**

Revenue arising from interest, dividends, profit-sharing, and other financial activities is recognized when both of the following conditions are simultaneously satisfied:

- It is probable that economic benefits will flow to the Company from the transaction;
- Revenue can be measured with reasonable certainty.

### **3.17. Cost of goods sold and service rendered**

Cost of goods sold includes the cost of products, goods and service rendered during the year and is recorded in accordance with revenue during the year. The cost of direct raw materials consumed in excess of normal levels, labor costs, and fixed general production costs that are not allocated to the

value of warehoused products must be immediately calculated into the cost of goods sold (after minus compensation, if any) even when the products and goods have not been determined to be consumed.

**3.18. General and administration expenses**

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

**3.19. Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the statement of income because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using statement of financial position liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

**3.20. Related parties**

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.



4. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF FINANCIAL POSITION

4.1. Cash and cash equivalents

	30-06-25 VND	01-01-25 VND
Cash on hand	7,928,440,632	9,111,353,669
Demand deposits in banks	85,714,061,916	106,787,089,044
Cash equivalents	469,800,000,000	348,300,000,000
Short - term deposit	469,800,000,000	348,300,000,000
<b>Total</b>	<b>563,442,502,548</b>	<b>464,198,442,713</b>

(\*) Cash and Cash Equivalents as of June 30, 2025 consist of term deposits with maturities of less than three months at Vietnam Joint Stock Commercial Bank For Industry And Trade.

4.2. Financial Investments

4.2.1. Held-to-Maturity Investments

	Closing balance		Opening balance	
	Cost	Carrying Amount	Cost	Carrying Amount
	VND	VND	VND	VND
<b>Short term</b>	<b>224,540,000,000</b>	<b>224,540,000,000</b>	<b>200,640,000,000</b>	<b>200,640,000,000</b>
Term deposit (*)	224,540,000,000	224,540,000,000	200,640,000,000	200,640,000,000
<b>Long term</b>	<b>15,000,000,000</b>	<b>15,000,000,000</b>	<b>15,000,000,000</b>	<b>15,000,000,000</b>
Bond (**)	15,000,000,000	15,000,000,000	15,000,000,000	15,000,000,000
	<b>239,540,000,000</b>	<b>239,540,000,000</b>	<b>215,640,000,000</b>	<b>215,640,000,000</b>

(\*) The balance of term deposits as June 30, 2025 are the deposits with a longer than 3 month maturity at Vietnam, interest rate is 4.5%-5.1%/year.

In which: VND 7,000,000,000 term deposit with a 12-month maturity at Vietnam Joint Stock Commercial Bank for Industry and Trade. This deposit serves as collateral for the issuance of a deposit guarantee to secure the implementation of the Xuan Dai Bay Commercial, Service, and Resort Complex Investment Project by Xuan Dai Bay Investment Joint Stock Company (the guaranteed party - a subsidiary) with the Dak Lak Department of Planning and Investment (the beneficiary).

(\*\*) The long-term bond investment as of January 1, 2024, and December 31, 2024, represents an investment in publicly issued bonds of Agribank in 2023 (AGRIBANK233101), with a total of 150,000 bonds, a par value of VND 100,000 per bond, and a maturity term of 8 years.

4.2.2. Investment in Other Entities

	30-06-25				01-01-25			
	Rate of benefit	Cost	Provision	Fair Value	Rate of benefit	Cost	Provision	Fair value
<b>Investment in Other Entities</b>								
Everland An Giang Joint Stock Company	16.67%	200,000,000,000	-	(*)	16.67%	200,000,000,000	-	(*)
CRH International Service And Investmentjoin Stock Company	18.92%	113,500,700,000	-	(*)	18.92%	113,500,700,000	-	(*)
Everland Vinh Phuc Joint Stock Company	16.58%	131,000,000,000	-	(*)	16.58%	131,000,000,000	-	(*)
		<b>444,500,700,000</b>	-			<b>444,500,700,000</b>	-	-

(\*) As of the reporting date, the Group has not determined the fair value of these financial instruments for disclosure in the financial statements due to the absence of a quoted market price for these financial instruments. Additionally, Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System do not provide guidance on determining fair value using valuation techniques. The fair value of these financial instruments may differ from their carrying amounts.



**4.3. Short-term trade receivables**

	30-06-25 VND	01-01-25 VND
Ha Vinh Trading Co., Ltd.	15,672,538,629	9,452,005,623
Mango Vietnam Trading Joint Stock Company	6,052,563,913	49,124,271,766
Phuong Anh International Joint Stock Company	35,367,428,121	32,364,261,020
Vinahud Investment and Urban Development Joint Stock Company	20,981,002,503	30,284,890,692
Lotus Viet Nam Investment and Consultance Joint Stock Company	11,982,915,945	11,982,915,945
Delta Construction Group Co., Ltd.	36,055,163,408	42,828,307,890
Other Trade Receivables	14,263,149,486	52,461,463,697
<b>Total</b>	<b>140,374,762,005</b>	<b>228,498,116,633</b>

**Trade Receivables from Related Parties** (detail in Note No. 7.4.2)

**4.4. Short-term prepayments to Suppliers**

	30-06-25 VND	01-01-25 VND
Unicons Investment and Construction Co., Ltd.	63,133,464,073	83,912,851,725
Kinh Bac Real Estate and Construction Joint Stock Company	64,653,331,446	90,457,566,700
An Thuan Construction and Trading Joint Stock Company	56,039,000,000	56,039,000,000
Hung Quan Investment and Construction Co., Ltd.	65,448,255,555	106,676,111,019
Hoang Nguyen Investment and Trading Service Co., Ltd. (i)	95,082,543,965	93,072,834,969
Vinh Hoang Investment and Construction Co., Ltd.	55,566,466,514	53,344,472,920
Minh Phu Investment - Trading and Import-Export Co., Ltd.	60,600,000,000	91,465,538,405
Fonte Vietnam One Member Co., Ltd.	115,456,894,375	108,322,872,680
EIG Trading and Investment Joint Stock Company	98,130,835,207	93,271,447,423
Other Short-term Prepayments to Suppliers	209,364,514,304	174,658,676,802
<b>Total</b>	<b>883,475,305,439</b>	<b>951,221,372,643</b>

**4.5. Short-term loan receivables**

	30-06-25 VND	01-01-25 VND
Mrs. Pham Hong Anh (*)	12,500,000,000	8,600,000,000
Mrs. Luong Thi Bich Hanh (*)	9,100,000,000	5,500,000,000
Mrs. Nguyen Thi Hien	-	281,950,000
Mr. Bui Canh Hoang (*)	23,500,000,000	12,700,000,000
Mrs. Ho Thi Thao	-	7,000,000,000
Lan Anh Investment & Development Co., Ltd.(i)	46,000,000,000	-
Phuong Uyen Real Estate Business & Development Co., Ltd.(ii)	40,000,000,000	40,000,000,000
Dai Toan Trade & Construction Co.,Ltd.(ii)	45,000,000,000	-
Meta International Real Estate Co., Ltd. (ii)	35,000,000,000	-
<b>Total</b>	<b>211,100,000,000</b>	<b>74,081,950,000</b>

**Short-term receivables from loans to related parties** (details in note No. 7.4.2)

**Details of Short-term Loans Receivable:**

(\*) Short-term loan receivables include loans at Meta Tour Jsc., (subsidiary company) to individuals with terms 12 months, with interest rates ranging from 5% to 8% per year.

(i) Short-term loan at Everland Van Don Jsc., (subsidiary company) to other entities with term 3 month, interest rate 4% per year. In case of principal recovery before 30 days, interest rate of 1.5%/year will be applied.

(ii) Short-term loan at Everland Phu Yen Jsc., (subsidiary company) to other entities with term range from 06 - 12 month with interest rate from 3.5%-4.5% per year.

**4.6. Other receivables**

**4.6.1. Other short-term receivables**

	30-06-25 VND	01-01-25 VND
Deposits and collaterals	637,500,000,000	637,500,000,000
An Khanh New Urban Development JV Co., Ltd. (1)	637,500,000,000	637,500,000,000
Advance	50,408,442,899	50,008,442,899
Mr. Nguyen Thuc Can	-	50,000,000,000
Mr. Bui Ba Hieu	40,000,000,000	-
Mr. Le Thanh Tu	10,000,000,000	-
Others	408,442,899	8,442,899
Interest from deposits, loans	8,827,699,077	4,432,897,281
Other receivables	75,738,570,684	75,616,651,170
An Khanh New Urban Development JV Co., Ltd. (2)	58,737,315,067	52,615,232,876
Home&Home Real Estate (collect customer deposit)	17,001,255,617	17,001,418,294
 Mrs. Nguyen Tam Bang	 -	 6,000,000,000
<b>Total</b>	<b>772,474,712,660</b>	<b>767,557,991,350</b>

(1) Information on deposit/escrow with An Khanh New Urban Development Joint Venture Company Limited:

This represents the amount of money the Company has transferred to An Khanh New Urban Development Joint Venture Company Limited under the Deposit Agreement for the partial transfer of Project No. HH5/2023/HĐĐC/AK-EVG dated 11 August 2023.

According to the terms agreed by both parties under Contract Appendix No. 2 dated 20 August 2024, An Khanh New Urban Development Joint Venture Company Limited committed to exert efforts to execute the partial transfer agreement within 24 months from the date of full receipt of the deposit.

Information on the transferred portion of the project:

Project name: Sky Lumiere Center

Location: Plot HH5, New Urban Area Development Project, the North An Khanh, Son Dong Commune, Hanoi City

Land use function: Mixed-use land (public, commercial-service-office, and residential)

Land area: 48,452 m<sup>2</sup> (total planned construction floor area: 194,592 m<sup>2</sup>)

All rights, assets, and benefits arising from the Deposit Agreement No. HH5/2023/HĐĐC/AK-EVG dated 11 August 2023 are pledged at HD Bank – Ha Nam Branch as collateral for the Company's long-term loan.

As of the report date, the Company is actively coordinating with the developer of the North An Khanh Urban Area to complete investment and construction procedures in order to implement the project works. On 28 March 2025, the Prime Minister issued Decision No. 686/QĐ-TTg, adjusting the investment policy for the North An Khanh New Urban Area Construction Project.



(2) Receivable from An Khanh New Urban Development Joint Venture Company Limited:  
This represents the receivable arising under the Interest Payment Agreement dated 18 December 2024, whereby An Khanh New Urban Development Joint Venture Company Limited will pay the Company the entire interest payable to HD Bank related to the implementation of Agreement HH5/2023/HĐĐC/AK-EVG from 01 March 2024 until the partial transfer of the project is completed.

**4.6.2. Other long-term receivables**

	30-06-25 VND	01-01-25 VND
Deposits and collaterals	1,162,873,950	1,262,873,950
Long-term receivables	-	64,700,000,000
Thien Minh Real Estate Investment Group Joint Stock Company	-	64,200,000,000
BT Phu Yen Project	500,000,000	500,000,000
<b>Total</b>	<b>1,662,873,950</b>	<b>65,962,873,950</b>

**4.7. Inventories**

	30-06-25		01-01-25	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Work in progress	2,047,042,105,606	-	1,512,219,158,063	-
Merchandise	2,328,078,853	-	13,094,181,860	-
<b>Total</b>	<b>2,049,370,184,459</b>	<b>-</b>	<b>1,525,313,339,923</b>	<b>-</b>

Work in progress detail (\*)

	30-06-25		01-01-25	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Xuan Dai Bay	99,022,724,481	-	97,442,962,717	-
Commercial Service and Tourism Resort Complex Project (1)				
Vung Lam Resort	108,970,970,143	-	108,515,197,910	-
Construction Investment Project (2)				
Crystal Holidays Harbor	1,832,541,395,267	-	1,300,657,169,094	-
Van Don Tourism, Resort and Entertainment Complex (3)				
Other project	6,507,015,715	-	5,603,828,342	-
<b>Total</b>	<b>2,047,042,105,606</b>	<b>-</b>	<b>1,512,219,158,063</b>	<b>-</b>

(\*) Construction costs for real estate development (for sale, lease, operation, etc.) mainly include land use fees, land clearance costs, construction costs, and project development costs:

1. Xuan Dai Bay Commercial Service and Resort Complex Project in An Thanh Quarter, Xuan Dai Ward, Dak Lak Province, invested by Xuan Dai Bay Investment Joint Stock Company, has an area of 7.32 hectares, with a total investment of 786 billion VND.

Project status: Currently, the project has an investment policy decision, a decision approving the detailed construction planning project at a scale of 1/500, a decision on land use conversion, land allocation and land lease, a decision approving the environmental impact assessment report, a construction permit and started construction on April 1, 2025. The project is currently in the technical infrastructure construction phase.

2. Vung Lam Resort construction investment project in Tan Thanh and An Thanh Quarters, Xuan Dai Ward, Dak Lak Province, invested by Everland Phu Yen Joint Stock Company. The project has a scale of 24.36 hectares of land and 5.02 hectares of water surface.

Project status: Currently, the project has an investment policy decision and a decision approving the detailed construction planning project at a scale of 1/500. The investor has compensated and cleared over 60% of the total project area and is completing legal procedures to implement construction.

As of June 30, 2025, the project has implemented: Compensation and site clearance costs; costs for hiring consultants to prepare detailed planning and basic design; costs for measuring, geological surveying, and mine clearance; other costs...

3. Crystal Holidays Harbour Van Don tourism, resort and entertainment complex, at Ao Tien, Van Don Special Economic Zone, Quang Ninh province, invested by Everland Van Don Joint Stock Company.

The project has a land use scale of 2.6 hectares, with a total investment capital of VND 5,643 billion.

Project status: Currently, the project has completed all legal procedures and documents on planning, investment, construction, land, environment, etc. according to the provisions of law and started construction in April 2022. The underground part (2 basements) of the project has been completed. Tower A+B (33 and 34 floors high) has completed all structural and wall construction, completed elevator and air conditioning installation; Currently installing facade glass, mechanical and electrical systems, water supply and drainage, fire protection, tiling, wall painting, equipment and furniture installation to complete and put into operation from the third quarter of 2025. Tower C has been roughly built up to the 30th floor and walls built up to floors 6-10; Tower D has been roughly built up to the 21st floor; Tower F is constructing the structure up to the 4th floor, constructing the mechanical and electrical systems and water supply and drainage.

#### 4.8. Prepaid expenses

##### 4.8.1 Short-term prepaid expenses

	30-06-25 VND	01-01-25 VND
Instruments and tools	2,310,976,780	26,126,952
Others	268,526,767	168,784,856
Short-term insurance costs	-	24,631,969
Renting costs at Van Don project	-	40,000,000
Other expenses	268,526,767	104,152,887
<b>Total</b>	<b>2,579,503,547</b>	<b>194,911,808</b>

##### 4.8.2 Long-term prepaid expenses

	30-06-25 VND	01-01-25 VND
Instruments and tools	74,393,833	13,333,867
Others	177,595,914,390	94,627,071,630
Cost of selling undelivered real estate	177,364,466,216	94,625,294,354
Other expenses	231,448,174	1,777,276
<b>Total</b>	<b>177,670,308,223</b>	<b>94,640,405,497</b>



4.9. Construction in Progress

	<b>30-06-25</b> <b>VND</b>	<b>01-01-25</b> <b>VND</b>
Passenger ship construction project		7,904,258,673
<b>Total</b>	<b>-</b>	<b>7,904,258,673</b>

4.10. Fixed assets

	Buildings and structures VND	Machinery and equipment VND	Transportation equipment VND	Office equipment VND	Total VND
<b>HISTORICAL COST</b>					
Opening balance	-	689,086,364	4,888,849,000	220,300,000	5,798,235,364
Purchase in the period	96,000,000	-	-	-	96,000,000
Completed construction investment	-	-	27,207,898,807	-	27,207,898,807
Closing balance	96,000,000	689,086,364	32,096,747,807	220,300,000	33,102,134,171
<b>ACCUMULATED DEPRECIATION</b>					
Opening balance	-	445,609,304	4,198,170,376	220,300,000	4,864,079,680
Increases in the period					
- Depreciation charged	3,000,000	30,544,998	136,609,511	-	170,154,509
Closing balance	3,000,000	476,154,302	4,334,779,887	220,300,000	5,034,234,189
<b>NET BOOK VALUE</b>					
Opening balance	-	243,477,060	690,678,624	-	934,155,684
Closing balance	93,000,000	212,932,062	27,761,967,920	-	28,067,899,982

- Net book value of tangible fixed assets pledged or mortgaged to secure borrowings at the beginning of the period: None

- Historical cost of fully depreciated tangible fixed assets still in use at the beginning of the period: VND 3,030,425,364

- Net book value of tangible fixed assets pledged or mortgaged to secure borrowings at the end of the period: VND 27,167,590,809

- Historical cost of fully depreciated tangible fixed assets still in use at the end of the period: VND 4,337,167,182



4.11. Short-term trade payables

	30-06-25		01-01-25	
	Amount VND	Debt Serviceable VND	Amount VND	Debt Serviceable VND
Delta Construction Group Co., Ltd.	56,634,865,724	56,634,865,724	69,381,682,965	69,381,682,965
Unicons Investment and Construction Co., Ltd.	143,609,204,389	143,609,204,389	57,364,787,238	57,364,787,238
Minh Phu Investment - Trading and Import Export Company Ltd.,	17,212,880,336	17,212,880,336		-
Sinh Nam Metal Company Ltd.,	34,494,662,029	34,494,662,029	-	-
Home & Home real & estate JSC.,	49,140,780,084	49,140,780,084	35,177,308,783	35,177,308,783
Other trade payables	109,567,830,244	109,567,830,244	59,014,408,936	59,014,408,936
	-	-	-	-
<b>Total</b>	<b>410,660,222,806</b>	<b>410,660,222,806</b>	<b>220,938,187,922</b>	<b>220,938,187,922</b>

Trade payables to related parties (detail in note No. 7.4.2)

4.12. Short-term Advances from Customers

	30-06-25 VND	01-01-25 VND
Collection of progress payments for real estate transfer contracts (i)	1,018,599,157,402	647,083,309,310
Other prepayments from buyers	9,968,442,606	3,049,924,200
	<b>1,028,567,600,008</b>	<b>650,133,233,510</b>

(i) This is the balance of progress payments from customers who have signed apartment purchase and sale contracts at the Crystal Holidays Harbour Van Don Tourism, Resort and Entertainment Complex Project at Lot M1, Ao Tien High-class Tourist Urban Area and Port, Ha Long Commune, Van Don District, Quang Ninh Province (now Ao Tien, Van Don Special Zone, Quang Ninh Province). The total value of signed apartment purchase and sale contracts of the Project as of June 30, 2025 is VND 2,095 billion.

4.13. Short-term accrued expenses

	30-06-25 VND	01-01-25 VND
Interest Expenses	6,574,689,689	10,345,232,639
Advancement of Passenger Ship Building Costs	3,460,973,899	-
Other Advances	744,337,653	979,976,851
	<b>10,780,001,241</b>	<b>11,325,209,490</b>

4.14. Other Payables

	30-06-25 VND	01-01-25 VND
Social Insurance	120,437,100	-
Health Insurance	21,558,150	-
Unemployment Insurance	9,767,050	-
Other payables	5,366,267,388	15,546,283
<i>Ho Chi Minh City Development Joint Stock Commercial Bank</i>	5,330,301,370	-
<i>Other payables</i>	35,966,018	15,546,283
	<b>5,518,029,688</b>	<b>15,546,283</b>



4.15. Taxes and Payables to the State

	Closing balance		Occurred during the period		Opening balance	
	Taxes Receivable	Taxes Payable	Paid amount	Amount payable	Taxes Receivable	Taxes Payable
	VND	VND	VND	VND	VND	VND
Output Value-Added Tax	-	2,555,094,642	9,416,925,816	3,414,016,246	-	8,558,004,212
Corporate Income Tax	-	11,455,678,202	13,391,524,778	11,964,045,255	-	12,883,157,725
Personal Income Tax	-	193,584,491	336,185,424	402,183,426	-	127,586,489
Other taxes	-	-	23,000,000	23,000,000	-	-
Other payables	-	667,500,000	479,418,016	1,146,918,016	-	-
<b>Total</b>	-	<b>14,871,857,335</b>	<b>23,647,054,034</b>	<b>16,950,162,943</b>	-	<b>21,568,748,426</b>

**EVERLAND GROUP JOINT STOCK COMPANY**  
Notes to the Consolidated Financial Statements

Form No. B 09 – DN/HN

**4.16. Loans and Financial Leases**

	30-06-25			In the period			01-01-25	
	Amount		Amount able to be paid off VND	Increases		Decreases	Amount VND	Amount able to be paid off VND
	VND	VND		VND	VND			
<b>Short-term borrowings</b>	221,225,000,000	221,225,000,000		253,069,000,000	158,834,000,000		126,990,000,000	126,990,000,000
- VP Bank - Chuong Duong branch (1)	129,444,000,000	129,444,000,000		161,288,000,000	158,834,000,000		126,990,000,000	126,990,000,000
- Agribank- Vinh Phuc II branch (2)	30,000,000,000	30,000,000,000		30,000,000,000	27,000,000,000		27,000,000,000	27,000,000,000
- Agribank- Vinh Phuc II branch (2)	99,444,000,000	99,444,000,000		131,288,000,000	131,834,000,000		99,990,000,000	99,990,000,000
<b>Long-term Loans Due</b>	91,781,000,000	91,781,000,000		91,781,000,000	-		-	-
HD Bank - Quang Ninh Branch (5)	91,781,000,000	91,781,000,000		91,781,000,000	-		-	-
<b>Long-term borrowings</b>	1,019,059,184,500	1,019,059,184,500		106,232,947,037	91,781,000,000		1,004,607,237,463	1,004,607,237,463
HD Bank - Ha Nam branch (3)	523,000,000,000	523,000,000,000		-	-		523,000,000,000	523,000,000,000
Vietin Bank - Tay Quang Ninh Branch (4)	13,284,931,202	13,284,931,202		7,391,361,064	-		5,893,570,138	5,893,570,138
HD Bank - Quang Ninh Branch (5)	482,774,253,298	482,774,253,298		98,841,585,973	91,781,000,000		475,713,667,325	475,713,667,325
<b>Total</b>	1,240,284,184,500	1,240,284,184,500		359,301,947,037	250,615,000,000		1,131,597,237,463	1,131,597,237,463



**Details of Loans:**

(1) Loan from Vietnam Prosperity Joint Stock Bank (VP Bank) – Chuong Duong Branch under Loan Agreement No. CLC-30888-01 dated 20 December 2024, with the following details:

- Loan limit: VND 60,000,000,000
- Loan term: 12 months
- Interest rate: According to each promissory note
- Purpose of the loan: To supplement working capital for construction materials business
- Collateral: Shares of Mr. Nguyen Thuc Can (General Director of the Company) and real estate pledged by a third party
- Outstanding balance as of 30/06/2025: VND 30,000,000,000

(2) Loan from Vietnam Bank for Agriculture and Rural Development (Agribank) – Vinh Phuc Branch under Credit Agreement No. 2890-LAV-202402104 dated 27 November 2024, with the following details:

- Loan limit: VND 100,000,000,000
- Loan term: 12 months
- Interest rate: 5.8% per year
- Purpose of the loan: To supplement working capital for business activities during 2024–2025 (excluding real estate business and investment in subsidiaries or associates)
- Collateral:
  - + Pledge of Agribank bond 233101 of the Company
  - + Land use rights and assets attached to the land of Mr. Le Dinh Vinh (Chairman of the Board) and his wife
  - + Apartment of Mr. Nguyen Thuc Can (General Director of the Company) and his wife
- Outstanding balance as of 30/06/2025: VND 99,444,000,000

(3) Loan from Ho Chi Minh City Development Joint Stock Commercial Bank (HD Bank) – Ha Nam Branch under Credit Facility Agreement No. 12058/23/MB/HBTD dated 24 August 2023, with the following details:

- Credit facility amount: VND 523,000,000,000
- Loan term: 36 months (from 01/09/2023 to 31/08/2026)
- Interest rate: 12% per year
- Purpose of the loan: To finance the payment under the Deposit Agreement for the transfer of a portion of the project (HDBC) / the Partial Project Transfer Agreement (HDCNMPDA) – Project HH5 under the Land Use Right Certificate No. CT-DA 00506 dated 21/03/2020, belonging to the Sky Lumiere Centre Project, signed between An Khanh New Urban Development Joint Venture Co., Ltd. and Everland Group Joint Stock Company.
- Collateral:
  - + Land use rights at Lot HH5, North An Khanh New Urban Area Project, Son Dong Commune, Hanoi City, owned and used by An Khanh New Urban Development Joint Venture Co., Ltd.

- + Guarantee from An Khanh New Urban Development Joint Venture Co., Ltd.
- Outstanding balance as of 30/06/2025: VND 523,000,000,000

(4) Loan from Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Tay Quang Ninh Branch under Investment Project Loan Agreement No. 98/2024-HBVCVDADT/NHCT306-05 dated 12 November 2024, with the following details:

- Credit limit: VND 18,000,000,000
- Loan term: 84 months
- Interest rate: According to each debt acknowledgment note
- Purpose of the loan: To finance reasonable expenses for the construction of two new steel-hull passenger ships (Crystal Holiday), each with a maximum capacity of 99 passengers, at Everland Group Joint Stock Company – Quang Ninh Branch.
- Collateral: Secured by the two passenger ships (Crystal Holiday) formed in the future.
- Outstanding balance as of 30/06/2025: VND 13,284,931,202

(5) Borrowing from Ho Chi Minh City Development Joint Stock Commercial Bank - Quang Ninh Branch under Credit Contract No: 85/24MB/HDTTD signed on August 22, 2023:

- Credit limit is 1,000,000,000 VND.
- Purpose of using loan capital: paying for costs to implement the Crystal Holidays Harbour Van Don Tourism, Resort and Entertainment Complex Project, in Ha Long Commune, Van Don District (now Ao Tien, Van Don Special Zone, Quang Ninh Province).
- Loan term: From 60 months
- Interest rate: According to each debt acknowledgment contract
- Security measures: All assets, property rights and existing and future rights and interests arising from investment and development at the project. Excluding 90 apartments and 02 commercial floors sold along with rights and benefits arising from the exploitation and business of these apartments and commercial floors. - Loan balance as of June 30, 2025 is: VND 574,555,253,298. Of which, long-term debt due for payment is: VND 91,781,000,000



4.17. Owners' Equity

4.17.1. Statement of Changes in Owners' Equity

	Owner's contributed capital	Share premium	Investment and Development Fund	Retained Earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND
<b>Prior year's opening balance</b>	<b>2,152,498,360,000</b>	<b>(706,800,000)</b>	<b>39,602,907,773</b>	<b>43,308,880,266</b>	<b>362,281,469,291</b>	<b>2,596,984,817,330</b>
Increase in the period						
- Profit for the year	-	-	-	31,408,996,315	2,338,104,290	33,747,100,605
Decrease in the period						
- Appropriation to Development Investment Fund 2024	-	-	2,258,097,571	(2,258,097,571)	-	-
- Appropriation to Development Investment Fund 2024	-	-	-	(1,279,048,785)	-	(1,279,048,785)
- Executive Bonus 2024	-	-	-	(492,000,000)	-	(492,000,000)
- Increase/Decrease due to Acquisition of subsidiaries	-	-	-	-	183,730,467,479	183,730,467,479
<b>Prior year's closing balance</b>	<b>2,152,498,360,000</b>	<b>(706,800,000)</b>	<b>41,861,005,344</b>	<b>70,688,730,225</b>	<b>548,350,041,060</b>	<b>2,812,691,336,629</b>
<b>Current period's opening balance</b>	<b>2,152,498,360,000</b>	<b>(706,800,000)</b>	<b>41,861,005,344</b>	<b>70,688,730,225</b>	<b>548,350,041,060</b>	<b>2,812,691,336,629</b>
Increase in the period						
- Profit for the period	-	-	-	20,716,763,668	1,373,320,281	22,090,083,949
- Other increase	-	-	-	20,559,682	-	20,559,682
Decrease in the year						
- Appropriation to Development Investment Fund 2025	-	-	2,189,997,877	(2,189,997,877)	-	-
- Appropriation to Development Investment Fund 2025	-	-	-	(1,094,998,939)	-	(1,094,998,939)
- Executive Bonus 2025	-	-	-	(246,000,000)	-	(246,000,000)
<b>Current period's closing balance</b>	<b>2,152,498,360,000</b>	<b>(706,800,000)</b>	<b>44,051,003,221</b>	<b>87,895,056,759</b>	<b>549,723,361,341</b>	<b>2,833,460,981,321</b>

**4.17.2. Details of Owners' Capital Contributions**

	<b>30-06-25</b>		<b>01-01-25</b>	
	Amount VND	Rate %	Amount VND	Rate %
Mr. Le Dinh Vinh	566,691,000,000	26.33%	566,691,000,000	26.33%
Mr. Nguyen Thuc Can	161,437,500,000	7.50%	161,437,500,000	7.50%
Dream House Asia Company Limited	116,850,000,000	5.43%	116,850,000,000	5.43%
Other owners	1,307,519,860,000	60.74%	1,307,519,860,000	60.74%
<b>Total</b>	<b>2,152,498,360,000</b>	<b>100%</b>	<b>2,152,498,360,000</b>	<b>100%</b>

**4.17.3. Transactions Related to Owners' Capital and Distribution of Dividends and Profits**

	<b>Current period VND</b>	<b>Prior period VND</b>
<b>Owners' Capital Investment</b>		
Beginning Capital	2,152,498,360,000	2,152,498,360,000
Additional Capital Contributions	-	-
Capital Reductions	-	-
Ending Capital	2,152,498,360,000	2,152,498,360,000

**4.17.4. Shares information**

	<b>30-06-25</b>	<b>01-01-25</b>
<b>Registered Shares for Issuance</b>	<b>215,249,836</b>	<b>215,249,836</b>
<b>Shares Issued to the Public</b>	<b>215,249,836</b>	<b>215,249,836</b>
Common Shares	215,249,836	215,249,836
Outstanding Shares	-	-
<b>Number of shares bought back</b>	<b>-</b>	<b>-</b>
Common Shares	-	-
Outstanding Shares	-	-
<b>Number of shares outstanding</b>	<b>215,249,836</b>	<b>215,249,836</b>
Common Shares	215,249,836	215,249,836
Outstanding Shares	-	-

**4.17.5. Entity Funds**

	<b>30-06-25 VND</b>	<b>01-01-25 VND</b>
Investment and Development Fund	44,051,003,221	41,861,005,344



**5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED INCOME STATEMENT**

**5.1. Total Revenue from Sales and Services**

	Current period VND	Prior period VND
Revenue from goods sold	352,374,740,048	606,392,366,193
Revenue from services rendered	34,794,912,796	21,351,518,399
Other revenue		2,005,584,354
	<b>387,169,652,844</b>	<b>629,749,468,946</b>
<b>Revenue from related parties</b> <i>(Details in Note 7.4.2)</i>		

**5.2. Deductions from Revenue**

	Current period VND	Prior period VND
Sale deductions	-	56,065,671
	<b>-</b>	<b>56,065,671</b>

**5.3. Cost of Goods Sold**

	Current period VND	Prior period VND
Cost of Goods Sold	339,072,641,784	572,601,563,096
Cost of Services Provided	28,829,991,286	20,085,421,862
Other Costs	-	-
<b>Total</b>	<b>367,902,633,070</b>	<b>592,686,984,958</b>

**5.4. Financial Income**

	Current period VND	Prior period VND
Bank and loan interest	16,414,196,357	4,828,885,045
Profit from sale of investments	5,600,000,000	8,196,175,219
<b>Total</b>	<b>22,014,196,357</b>	<b>13,025,060,264</b>

**5.5. Financial Expenses**

	Current period VND	Prior period VND
Borrowing interest	3,930,793,159	13,232,387,857
Forex difference losses	-	7,484,940
<b>Total</b>	<b>3,930,793,159</b>	<b>13,239,872,797</b>

**5.6. Selling Expenses**

	<b>Current period</b> <i>VND</i>	<b>Prior period</b> <i>VND</i>
Staff expenses	1,044,635,631	1,977,623,018
Administrative materials expenses	25,643,806	336,290
External service expenses	87,373,593	227,253,200
Others	11,853,080	3,949,546
<b>Total</b>	<b>1,169,506,110</b>	<b>2,209,162,054</b>

**5.7. General and Administrative Expenses**

	<b>Current period</b> <i>VND</i>	<b>Prior period</b> <i>VND</i>
Staff expenses	2,361,064,881	2,426,069,025
Management material costs	29,158,278	-
Office supplies costs	6,512,711	84,409,159
Depreciation and amortisation	100,101,510	193,267,356
Taxes, fees, and charges	26,183,015	23,583,000
Commercial advantage	-	404,298,781
External service expenses	2,791,198,896	2,434,807,726
Others	498,536,322	11,360,515
<b>Total</b>	<b>5,812,755,613</b>	<b>5,577,795,562</b>

**5.8. Other Income**

	<b>Current period</b> <i>VND</i>	<b>Prior period</b> <i>VND</i>
Penalty interest collected	614,648,349	13,572,183
Others	1,868,989	8,370,600
<b>Total</b>	<b>616,517,338</b>	<b>21,942,783</b>

**5.9. Other Expenses**

	<b>Current period</b> <i>VND</i>	<b>Prior period</b> <i>VND</i>
Penalty expenses	726,184,561	1,078,726,650
Others	1,970,278,185	3,009,778,796
<b>Total</b>	<b>2,696,462,746</b>	<b>4,088,505,446</b>



**5.10. Corporate Income Tax Expenses**

	Current period VND	Prior period VND
Corporate Income Tax Expense for the Current Period	6,202,045,255	8,530,603,766
Adjustment of Previous Years' Corporate Income Tax	-	77,786,783
<b>Total Corporate Income Tax Expense</b>	<b>6,202,045,255</b>	<b>8,608,390,549</b>

**5.11. Basic Earnings Per Share (EPS)**

	Current period VND	Prior period VND
Net Profit after corporate income tax	20,716,763,668	17,608,358,325
Net profit after corporate income tax attributable to parent company's shareholders	20,716,763,668	17,608,358,325
Appropriation to Bonus and Welfare Fund	(1,094,998,939)	(1,279,048,785)
Weighted average number of outstanding shares	215,249,836	215,249,836
<b>Basic EPS (VND per share)</b>	<b>101</b>	<b>76</b>
Additional common stock expected to be issued	-	-
<b>Diluted EPS (VND per share)</b>	<b>101</b>	<b>76</b>

**6. Additional Information on the Consolidated Cash Flow Statement**

**6.1. Loan Proceeds Received**

	Current period VND	Prior period VND
Loan proceeds from conventional loan agreements	267,520,947,037	363,361,701,461
	<b>267,520,947,037</b>	<b>363,361,701,461</b>

**6.2. Principal Repayments Made During the Period**

	Current period VND	Prior period VND
Principal repayments of loans under conventional agreements	158,834,000,000	71,838,150,267
	<b>158,834,000,000</b>	<b>71,838,150,267</b>

**7. OTHER INFORMATION**

**7.1. Contingent Liabilities, Commitments, and Other Financial Information**

Commitment under the Interest Rate Support Agreement for Apartment Buyers at a Real Estate Project  
Everland Van Don Joint Stock Company (a subsidiary) has entered into several tripartite agreements with customers purchasing apartments at the Crystal Holidays Harbour Van Don Tourism, Resort, and Entertainment Complex Project and the banks financing these customers. Under these agreements, Everland Van Don Joint Stock Company is committed to supporting a portion of the interest on the credit agreements between customers and banks for the period specified in the agreement.

## 7.2. Commitments and guarantees

The 12-month term deposit at Vietnam Joint Stock Commercial Bank for Industry and Trade is the company signing to ensure the implementation of the project Investment project to build Xuan Dai Bay Resort Trade Service and Tourism Complex of Taiwan Bay Joint Stock Company (subsidiary) with Dak Lak Department of Planning and Investment (guarantee).

## 7.3. Events occurring after the balance sheet date

The Board of Directors of the Company affirms that, in the opinion of the Board of Directors, in all material respects, there have been no unusual events occurring after the balance sheet date that would affect the financial situation and operations of the Company that require adjustment or presentation in this interim consolidated financial statement.

## 7.4. Related Party Information

Related parties to the Company include: Key management members, individuals related to key management members and other related parties.

### 7.4.1. Transactions and balances with key management members and individuals related to key management members.

Key management members include: Board of Directors members and Executive Board members (General Director, Chief Supervisor, Chief Accountant). Individuals related to key management members are close family members of key management members.

#### Key Management Members' Compensation:

Income of members of the Board of Directors, Board of Supervisors, Board of General Directors and chief accountant during the accounting period is as follows:

	Title	Current period VND	Prior period VND
Mr. Le Dinh Vinh	Chairman of the Board of Directors	60,000,000	120,000,000
Mr. Nguyen Thuc Can	Vice Chairman of the Board of Directors/General Director	288,502,667	161,045,787
Mr. Le Dinh Tuan	Member of the Board of Directors/Deputy General Director	149,187,000	142,891,128
Mr. Do Thanh Nghi	Member of the Board of Directors from 28/5/2025	5,000,000	
Ms. Duong Thi Van Anh	Member of the Board of Directors until 28/5/2025	25,000,000	60,000,000
Mr. Ngo Viet Hung	Independent member of the Board of Directors	30,000,000	60,000,000
Ms. Cao Thi Hoa	Head of the Supervisory Board	30,000,000	60,000,000
Ms. Nguyen Ha Nguyen	Member of the Supervisory Board	18,000,000	36,000,000
Ms. Vu Minh Hue	Member of the Supervisory Board	18,000,000	36,000,000
Mr. Pham Van Trong	Chief Accountant from 14/4/2024	338,379,000	
Ms. Nguyen Bang Tam	Chief Accountant until 13/4/2024		40,809,228
		<b>962,068,667</b>	<b>716,746,143</b>



***Transactions with key management personnel and individuals related to key management personnel***

The Company did not enter into any sales or service provision transactions with key management personnel or individuals related to key management personnel during the period.

***Balances with key management personnel and individuals related to key management personnel***

As at the end of the reporting period, the Company had no outstanding balances with key management personnel or individuals related to key management personnel.

**7.4.2. Transactions and Balances with Other Related Parties**

Other related parties of the Company include entities and individuals that have the power, either directly or indirectly, to control the Company, are controlled by the Company, or are under common control with the Company. This includes the parent company and other entities within the same group.

**Other related parties**

Vietthink Law Company Limited

Related party to Mr. Le Dinh Vinh - Chairman of the Board of Directors

Everland Vinh Phuc Joint Stock Company

Another investment

CRH International

Another investment

Investment and Services

Joint Stock Company

Huynh Gia Huy Joint Stock Company

Related party to Mr. Le Dinh Tuan - Member of the Board of Directors

Phuong Uyen Real Estate

Related party to Mr. Le Dinh Tuan - Member of the Board of Directors

Trading and Development

Company Limited

Dai Toan Trading and

Related party to Ms. Luong Thi Bich Hanh - Head of Internal Audit

Construction Company

Limited

Mr. Bui Canh Hoang

Manager of Meta Tour Joint Stock Company and King Sun Vietnam Joint Stock Company (Subsidiary)

Member of the Board of

Directors, Board of

Management and

Supervisory Board

### Transactions with Other Related Parties

During the reporting period, the Company entered into significant transactions with related companies as follows:

	Nature of Transaction	Current period VND	Prior period VND
Mr. Nguyen Thuc Can	Advance Recovery	30,000,000,000	-
Mr. Pham Van Trong	EVL Van Don (Subsidiary) Lending	28,000,000,000	-
	EVL Van Don (Subsidiary) Loan Collection	28,000,000,000	-
	Loan Interest	227,375,342	-
Ms. Luong Thi Bich Hanh	Meta tour (subsidiary) loans	3,600,000,000	-
	Interest	145,739,725	-
Phuong Uyen Real Estate Development and Trading Company Limited	EVL Phu Yen Loans	40,000,000,000	-
	Loan Interest	892,902,739	-
Dai Toan Trading and Construction Company Limited	EVL Phu Yen Loans	81,000,000,000	-
	Loan Principal Payment for EVL Phu Yen	45,000,000,000	-
	Loan Interest	71,506,849	-
CRH International Investment and Service Joint Stock Company	EVL Van Don Car Rental	138,000,000	45,000,000
	CRH buys airline tickets from Meta Tour	948,431,150	2,966,137,260
Huynh Gia Huy Joint Stock Company	Buys airline tickets from Meta Tour (subsidiary)	22,225,260	-
	Provides room service for Meta Tour (subsidiary)	19,848,207,856	-
	Buys gas from King Sun	585,151,222	-
	Buys processed food from King Sun	14,361,635,012	6,137,801,718
	Buys laundry service from Kingsun	3,494,896,047	-
Vietthink Law Company Limited	EVL Car Rental	360,000,000	360,000,000
	EVL Office Rental	1,457,937,417	1,490,501,024
	Airline Ticket Service		283,503,294
Everland Vinh Phuc Joint Stock Company	EVL Office Rental	98,711,431	101,676,249



**Balances with Related Parties**

	30-06-25	01-01-25
	VND	VND
<b>Receivables from related parties</b>		
Vietthink Law Firm	700,352,505	20,591,173
Everland Vinh Phuc Joint Stock Company	-	675,329
CRH International Investment and Services Joint Sto	-	91,939,901
Huynh Gia Huy Joint Stock Company	8,320,464,213	7,246,783,577
<b>Total</b>	<b>9,020,816,718</b>	<b>7,359,989,980</b>

	30-06-25	01-01-25
	VND	VND
<b>Receivables from loans are related parties</b>		
Ms. Luong Thi Bich Hanh	9,100,000,000	5,500,000,000
Mr. Bui Canh Hoang	23,500,000,000	12,700,000,000
Phuong Uyen Real Estate Trading and Development	40,000,000,000	40,000,000,000
Dai Toan Trading and Construction Company Limitec	45,000,000,000	-
<b>Total</b>	<b>117,600,000,000</b>	<b>58,200,000,000</b>

	30-06-25	01-01-25
	VND	VND
<b>Payable to related parties</b>		
Huynh Gia Huy Joint Stock Company	23,623,724,944	14,412,807,032
CRH International Investment and Services Joint Sto	143,320,000	378,488,000
<b>Total</b>	<b>23,767,044,944</b>	<b>14,791,295,032</b>

**7.5. Segment Information**

Segment information is presented based on geographical areas and lines of business.

**Geographical segment reporting (Classification of operations by domestic and international areas)**

The Company operates solely within the geographical area of Vietnam.

**Business segment reporting**

The Company's primary business segments are as follows:

Items	Sale of Goods	Services rendered	Total
External Net Revenue	352,374,740,048	34,794,912,796	387,169,652,844
Segment Expenses	339,072,641,784	28,829,991,286	367,902,633,070
<b>Segment Operation Results</b>	<b>13,302,098,264</b>	<b>5,964,921,510</b>	<b>19,267,019,774</b>
Unallocated Expenses			6,982,261,723
Operating Profit			12,284,758,051
Financial Income			22,014,196,357
Financial Expenses			3,930,793,159
Other Income			616,517,338
Other Expenses			2,696,462,746
Current Corporate Income Tax			6,202,045,255
Deferred corporate tax (income)/ expense			(3,913,363)
<b>Net Profit</b>			<b>22,090,083,949</b>

**7.6. Comparative Information**

The comparative figures presented in the consolidated financial statements for the six-month period ended June 30, 2025, are based on the audited and reviewed consolidated financial statements for

month period ended June 30, 2024, which were audited and reviewed by AFC Vietnam Auditing Co., Ltd. – Ha Thanh Branch.

The Company has made adjustments to certain items in the consolidated interim statement of profit or loss for the six-month period ended June 30, 2024, and the consolidated interim statement of cash flows for the same period. These adjustments arose because in 2024, the joint venture company An Khanh New Urban Development Limited Liability Company paid interest on behalf of the Company for a loan from Ho Chi Minh City Development Joint Stock Commercial Bank (HD Bank) starting from March 1, 2024, to Everland Group Joint Stock Company (according to the loan payment agreement dated December 18, 2024). These adjustments have been reflected in the consolidated statement of financial position as of December 31, 2024.

The specific adjustments are as follows:

Adjustment to increase interest expense from 01/03/2024 to 30/06/2024: VND 9,428,328,767

The comparison table of the previous year's figures presented and after the change on the Consolidated Income Statement and Consolidated Cash Flow Statement is as follows:

Income Statement				
Code	Item	Previous period (According to the 6-month report of 2024)	Adjustment	Previous period (according to restated figures)
22	Financial expenses	3,811,544,030	9,428,328,767	13,239,872,797
23	- In which: Interest expense	3,804,059,090	9,428,328,767	13,232,387,857
	<b>Accounting profit/ (losses)</b>			
50	<b>before tax</b>	<b>36,796,484,175</b>	<b>(9,428,328,767)</b>	<b>27,368,155,408</b>
	<b>Net profit/ (losses) after</b>			
60	<b>corporate income tax</b>	<b>28,198,531,766</b>	<b>(9,428,328,767)</b>	<b>18,770,202,999</b>
Cash Flow Statement				
Code	Item	Previous period (According to the 6-month report of 2024)	Adjustment	Previous period (according to restated figures)
01	<b>Profit before tax</b>	36,796,484,175	(9,428,328,767)	27,368,155,408
06	Interest expense	3,804,059,090	9,428,328,767	13,232,387,857
08	<b>Operating profit before changes in working capital</b>	25,758,931,921	-	25,758,931,921
09	Change in receivables	(316,963,143,616)	(20,977,315,068)	(337,940,458,684)
10	Change in inventories	(423,020,292,352)	30,405,643,835	(392,614,648,517)
14	Interest paid	(5,204,059,090)	(9,428,328,767)	(14,632,387,857)



Preparer  
Nguyen Thu Ngan



Chief Accountant  
Pham Van Trong



General Director  
Nguyen Thuc Can  
Hanoi, 29 August 2025