

AN CUONG WOOD - WORKING JOINT STOCK COMPANY

**SEPARATE FINANCIAL STATEMENTS
FOR QUARTER IV 2023**

AN CUONG WOOD-WORKING JOINT STOCK COMPANY

**SEPARATE FINANCIAL STATEMENTS
FOR QUARTER IV 2023**

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AN CUONG WOOD-WORKING JOINT STOCK COMPANY

CORPORATE INFORMATION

Enterprise Registration Certificate

No. 3700748131 dated 20 September 2006.

The initial Business Registration Certificate No. 3700748131 dated 20 September 2006 and its subsequent amendments were issued by the Department of Planning and Investment of Binh Duong Province. The latest Enterprise Registration Certificate No. 3700748131 dated 23 August 2023.

Board of Directors

Mr. Le Duc Nghia	Chairman
Mr. Masao Kamibayashiyama	Deputy Chairman
Mr. Nguyen Minh Tuan	Member
Mr. Le Thanh Phong	Member
Ms. Nguyen Thi Dieu Phuong	Member
Mr. Nguyen Thanh Quyen	Independent Member
Mr. Phan Quoc Cong	Independent Member

Board of Management

Ms. Vo Thi Ngoc Anh	General Director
Mr. Le Thanh Phong	Deputy General Director
Ms. Nguyen Thi Hao	Deputy General Director (until 25 October 2023)
Ms. Nguyen Thi Kim Thoa	Deputy General Director
Ms. Nguyen Thi Duyen	Deputy General Director
Mr. Ngo Tan Tri	Deputy General Director
Ms. Thieu Thi Ngoc Diem	Chief Accountant

Board of Supervision

Ms. Tran Thi Ngoc Tue	Head
Ms. Tran Thi Kim Anh	Member (until 25 April 2023)
Ms. Nguyen Thi Thuy Trang	Member (from 26 April 2023)
Ms. Mai Thi Phuong Thao	Member

Legal representative

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

Registered office

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

AN CUONG WOOD-WORKING JOINT STOCK COMPANY

STATEMENT OF THE BOARD OF MANAGEMENT

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

The Board of Management of An Cuong Wood-Working Joint Stock Company ("the Company") is responsible for preparing the separate financial statements which gives a true and fair view of the separate financial position of the Company as at 31 December 2023, and the results of its separate operations and separate cash flows for Quarter IV 2023 then ended. In preparing these separate financial statements, the Board of Management is required to:

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

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and enable separate financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the separate financial statements. 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 fraud or errors.

APPROVAL OF THE SEPARATE FINANCIAL STATEMENTS

We hereby, approve the accompanying separate financial statements as set out on pages 3 to 47 which gives a true and fair view of the separate financial position of the Company as at 31 December 2023 and of the results of its separate operations and separate cash flows for Quarter IV 2023 in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements.

Users of these separate financial statements of the Company should read them together with the consolidated financial statements of the Company and its subsidiaries (together, "the Group") for Quarter IV 2023 in order to obtain full information of the consolidated financial position and results of consolidated operations and consolidated cash flows of the Group.

On behalf of the Board of Management



Võ Thị Ngọc Anh
General Director

Binh Duong, SR Vietnam
26 January 2024

AN CUONG WOOD-WORKING JOINT STOCK COMPANY

Form B 01a – DN

SEPARATE BALANCE SHEET

Code	ASSETS	Note	As at	
			31.12.2023 VND	31.12.2022 VND
100	CURRENT ASSETS		2,752,020,938,066	2,430,244,352,161
110	Cash and cash equivalents	3	46,348,000,184	285,786,734,410
111	Cash		46,348,000,184	38,786,734,410
112	Cash equivalents		-	247,000,000,000
120	Short-term investments		1,469,000,000,000	866,000,000,000
123	Investments held to maturity	4(a)	1,469,000,000,000	866,000,000,000
130	Short-term receivables		698,496,259,294	549,599,335,714
131	Short-term trade accounts receivable	5	340,592,936,743	348,476,458,971
132	Short-term prepayments to suppliers	6	9,045,109,165	25,123,628,414
135	Short-term lending	7(a)	114,021,132,127	-
136	Other short-term receivables	8(a)	262,896,722,295	198,564,033,959
137	Provision for doubtful debts - short term	9	(28,305,607,893)	(22,987,743,718)
139	Shortage of assets awaiting resolution		245,966,857	422,958,088
140	Inventories	10	527,900,304,770	698,932,385,372
141	Inventories		553,096,470,114	717,210,854,026
149	Provision for decline in value of inventories		(25,196,165,344)	(18,278,468,654)
150	Other current assets		10,276,373,818	29,925,896,665
151	Short-term prepaid expenses	11(a)	8,394,354,218	27,371,387,238
152	Value added tax ("VAT") to be reclaimed	15(a)	1,786,084,549	1,333,331,682
153	Tax and other receivables from the State	15(a)	95,935,051	1,221,177,745
200	NON-CURRENT ASSETS		1,909,397,222,344	2,109,540,952,400
210	Long-term receivables		162,273,147,671	364,461,972,146
215	Long-term lending	7(b)	142,526,415,151	-
216	Other long-term receivables	8(b)	19,746,732,520	364,461,972,146
220	Fixed assets		173,724,393,411	174,151,299,318
221	Tangible fixed assets	12(a)	161,909,397,850	160,889,579,088
222	Historical cost		493,908,287,859	475,131,484,000
223	Accumulated depreciation		(331,998,890,009)	(314,241,904,912)
227	Intangible fixed assets	12(b)	11,814,995,561	13,261,720,230
228	Historical cost		34,504,878,488	32,568,567,346
229	Accumulated amortisation		(22,689,882,927)	(19,306,847,116)
240	Long-term asset in progress		20,342,350,587	2,006,447,041
242	Construction in progress	13	20,342,350,587	2,006,447,041
250	Long-term investments		1,458,831,200,000	1,475,431,200,000
251	Investments in subsidiaries	4(b)	916,600,000,000	916,600,000,000
252	Investments in associates	4(b)	396,031,200,000	393,631,200,000
253	Investments in other entity	4(b)	119,200,000,000	119,200,000,000
255	Investments held to maturity	4(a)	27,000,000,000	46,000,000,000
260	Other long-term assets		94,226,130,675	93,490,033,895
261	Long-term prepaid expenses	11(b)	84,258,338,589	85,840,952,383
262	Deferred income tax assets	23	9,967,792,086	7,649,081,512
270	TOTAL ASSETS		4,661,418,160,410	4,539,785,304,561

The notes on pages 8 to 47 are an integral part of these separate financial statements.

AN CUONG WOOD-WORKING JOINT STOCK COMPANY

Form B 01a – DN

SEPARATE BALANCE SHEET
(continued)

Code	RESOURCES	Note	As at	
			31.12.2023 VND	31.12.2022 VND
300	LIABILITIES		819,499,074,213	1,095,773,666,553
310	Current liabilities		809,767,898,798	1,088,987,347,386
311	Short-term trade accounts payable	14	213,783,302,673	319,977,099,228
312	Short-term advances from customers	15	96,759,961,892	103,216,991,711
313	Tax and other payables to the State		39,019,312,398	83,447,540,876
314	Payables to employees	17	51,984,400,815	16,304,569,145
315	Short-term accrued expenses	18	15,023,078,467	20,127,143,508
318	Short-term unearned revenue		272,727,272	500,000,000
319	Other short-term payables	19	1,786,131,339	3,007,743,242
320	Short-term borrowings	21	388,236,979,494	520,147,652,725
322	Bonus and welfare funds	20	2,902,004,448	22,258,606,951
330	Non-current liabilities		9,731,175,415	6,786,319,167
342	Provision for long-term liabilities	22	9,731,175,415	6,786,319,167
400	OWNERS' EQUITY		3,841,919,086,197	3,444,011,638,008
410	Capital and reserves		3,841,919,086,197	3,444,011,638,008
411	Owners' capital	24, 25	1,507,879,460,000	1,358,461,220,000
411a	- Ordinary shares with voting rights		1,507,879,460,000	1,358,461,220,000
412	Share premium	25	1,418,741,358,556	1,419,298,588,703
415	Treasury shares	25	-	(653,230,147)
418	Investment and development funds	25	22,750,817,418	-
421	Undistributed earnings	25	892,547,450,223	666,905,059,452
	- Undistributed post-tax profits of			
421a	previous years		345,383,848,318	75,983,470,486
	- Post-tax profits of current			
421b	period/year		547,163,601,905	590,921,588,966
440	TOTAL RESOURCES		4,661,418,160,410	4,539,785,304,561



Nguyen Thi Hong Lan
Preparer



Thieu Thi Ngoc Diem
Chief Accountant



Võ Thị Ngọc Anh
General Director
26 January 2024

The notes on pages 8 to 47 are an integral part of these separate financial statements.

AN CUONG WOOD-WORKING JOINT STOCK COMPANY

Form B 02a – DN

SEPARATE INCOME STATEMENT

Code	Note	For the three-month period ended		For the year ended	
		31.12.2023	31.12.2022	31.12.2023	31.12.2022
		VND	VND	VND	VND
01	Revenue from sales of goods and rendering of services	701,812,004,720	911,393,024,038	2,451,352,481,744	2,954,308,935,698
02	Less deductions	(252,029,205)	(3,256,708,651)	(3,320,120,254)	(9,498,297,582)
10	Net revenue from sales of goods and rendering of services	701,559,975,515	908,136,315,387	2,448,032,361,490	2,944,810,638,116
11	Cost of goods sold and services rendered	(520,300,805,566)	(678,419,928,584)	(1,834,462,907,838)	(2,220,519,610,191)
20	Gross profit from sales of goods and rendering of services	181,259,169,949	229,716,386,803	613,569,453,652	724,291,027,925
21	Financial income	145,604,099,427	39,961,880,513	455,862,704,389	431,254,337,431
22	Financial expenses	(4,217,221,663)	(19,055,606,026)	(26,775,072,922)	(36,818,336,982)
23	- Including: Interest expense	(3,334,019,383)	(6,466,151,066)	(22,831,809,157)	(18,725,124,935)
25	Selling expenses	(84,793,418,392)	(118,389,293,579)	(336,262,091,748)	(351,030,463,589)
26	General and administration expenses	(32,404,560,731)	(40,248,736,506)	(94,114,375,720)	(93,794,913,262)
30	Net operating profit	205,448,068,590	91,984,631,205	612,280,617,651	673,901,651,523
31	Other income	2,568,032,143	652,253,833	8,506,007,214	3,977,885,933
32	Other expenses	(1,100,310,879)	(483,194,686)	(2,452,488,573)	(1,145,391,700)
40	Net other income	1,467,721,264	169,059,147	6,053,518,641	2,832,494,233
50	Net accounting profit before tax	206,915,789,854	92,153,690,352	618,334,136,292	676,734,145,756

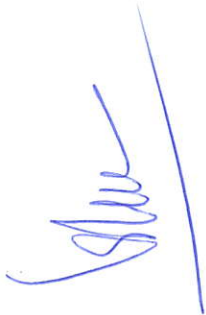
The notes on pages 8 to 47 are an integral part of these separate financial statement.

AN CUONG WOOD-WORKING JOINT STOCK COMPANY

Form B 02a – DN

SEPARATE INCOME STATEMENT (continued)

Code	Note	For the three-month period ended		For the year ended	
		31.12.2023	31.12.2022	31.12.2023	31.12.2022
		VND	VND	VND	VND
51	Corporate income tax ("CIT") – current	(24,996,447,722)	(24,438,720,578)	(73,489,244,961)	(88,366,117,736)
52	Corporate income tax - deferred	1,346,344,072	2,143,944,864	2,318,710,574	2,553,560,946
60	Net profit after tax	183,265,686,204	69,858,914,638	547,163,601,905	590,921,588,966



Nguyen Thi Hong Lan
Preparer



Thieu Thi Ngoc Diem
Chief Accountant





Vo Thi Ngoc Anh
General Director
26 January 2024

The notes on pages 8 to 47 are an integral part of these separate financial statement.

SEPARATE CASH FLOW STATEMENT
(Indirect method)

Code	Note	For the period ended	
		2023 VND	2022 VND
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net accounting profit before tax	618,334,136,292	676,734,145,756
	Adjustments for:		
02	Depreciation and amortisation	45,235,186,267	48,585,352,965
03	Provisions	15,180,417,113	7,281,938,973
04	Unrealised foreign exchange losses	(149,354,324)	(1,983,839,896)
05	Profits from investing activities	(443,211,114,050)	(416,147,370,523)
06	Interest expense	22,831,809,157	18,725,124,935
08	Operating profit before changes in working capital	258,221,080,455	333,195,352,210
09	Decrease/ (increase) in receivables	65,048,408,157	(78,176,213,404)
10	Decrease/ (increase) in inventories	164,114,383,912	(11,893,863,777)
11	(Decrease)/ increase in payables	(79,722,913,669)	77,495,387,110
12	Decrease/ (increase) in prepaid expenses	20,559,646,814	(17,567,578,675)
14	Interest paid	(22,831,809,157)	(18,725,124,935)
15	CIT paid	(119,552,558,539)	(31,362,305,904)
17	Other payments on operating activities	(65,293,914,019)	(13,053,359,288)
20	Net cash inflows from operating activities	220,542,323,954	239,912,293,337
CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets and other long-term assets	(65,784,868,916)	(7,303,375,934)
22	Proceeds from disposals of fixed assets	2,431,209,091	-
23	Investments held to maturity	(1,629,000,000,000)	(1,159,000,000,000)
24	Collection of loans and investments held to maturity	1,073,505,283,033	1,130,145,044,955
25	Investments in other entities	(12,600,000,000)	(126,631,200,000)
26	Investments in associate	10,200,000,000	-
27	Interest received from lending, bank deposits and profit distributed	398,577,130,459	369,720,625,892
30	Net cash (outflows)/ inflows from investing activities	(222,671,246,333)	206,931,094,913
CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares	96,000,000	43,748,200,000
33	Proceeds from borrowings	1,187,387,202,768	1,405,479,395,865
34	Repayments of borrowings	(1,319,297,875,999)	(1,193,125,308,177)
36	Dividends paid	(105,544,842,200)	(464,650,732,500)
40	Net cash outflows from financing activities	(237,359,515,431)	(208,548,444,812)
50	Net (decrease)/ increase in cash and cash equivalents in year	(239,488,437,810)	238,294,943,438
60	Cash and cash equivalents at beginning of year	285,786,734,410	47,401,336,077
61	Effect of foreign exchange differences	49,703,584	90,454,895
70	Cash and cash equivalents at end of year	46,348,000,184	285,786,734,410



 Nguyen Thi Hong Lan
 Preparer



 Thieu Thi Ngoc Diem
 Chief Accountant



 Vo Thi Ngoc Anh
 General Director
 26 January 2024

The notes on pages 8 to 47 are an integral part of these separate financial statements.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS FOR QUARTER IV 2023

1 GENERAL INFORMATION

An Cuong Wood-Working Joint Stock Company ("the Company") was established in SR Vietnam pursuant to the initial Business Registration Certificate No. 3700748131 issued by the Department of Planning and Investment of Binh Duong Province on 20 September 2006 and the latest amended Enterprise Registration Certificate dated 23 August 2023.

Shareholders of the Company include NC Vietnam Investment Company Limited, Whitlam Holding Pte. Ltd., Sumitomo Forestry (Singapore) Ltd. and other shareholders. Details are presented in Note 24.

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

The normal business cycle of the Company is within 12 months.

As at 31 December 2023, the Company had two direct subsidiaries, one associate and one indirect subsidiary as disclosed in Note 4(b) (as at 31 December 2022: the Company had three direct subsidiaries, one associate and one indirect subsidiary). Details are as follows:

Name	Location	Principal activity	31.12.2023		31.12.2022	
			Ownership (%)	Voting right (%)	Ownership (%)	Voting right (%)
I- Subsidiaries						
Malloca Vietnam Company Limited	Ho Chi Minh City	Trade Malloca brand kitchen appliances.	100	100	100	100
An Cuong Wood-Working Manufacturing Company Limited	Binh Duong Province	Manufacture and trade wooden products.	100	100	100	100
An Khang MDF Co.,Ltd (**)	Tay Ninh	Manufacture and trade plywood products.	-	-	51	51
II- Indirect subsidiary						
AConcept Vietnam Limited Company (*)	Ho Chi Minh City	Wholesale and retail of interiors and interior decoration.	100	100	100	100
III- Associate						
Thang Loi Homes Joint Stock Company	Long An Province	Trade real estate and residential projects.	30	30	30	30

1 GENERAL INFORMATION (continued)

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

(**) Pursuant to Resolution of the Board of Directors No. 18-2023/NQ-GAC dated 16 October 2023, the Company has approved the divestment of its entire contributed capital from An Khang MDF Co., Ltd by transferring shares' ownership. As at 9 November 2023, the Company has transferred its entire contributed capital with a transfer value of VND10,200,000,000. Accordingly, An Khang MDF Co., Ltd is not a subsidiary of the Company as at 31 December 2023.

Pursuant to the Resolution of the Board of Directors No. 05-2023/NQ-GAC dated 11 April 2023, the Company approved the establishment of a Commercial Representative Office in the Kingdom of Cambodia. As at 20 June 2023, the incorporation was completed.

As at 31 December 2023, the Company had 1,746 employees (as at 31 December 2022: 1,753 employees).

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**2.1 Basis of preparation of separate financial statements**

The separate financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements in Vietnam. The separate financial statements have been prepared under the historical cost convention.

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

Separately, the Company has also prepared consolidated financial statements of the Company and its subsidiaries (together, "the Group") in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements. In the consolidated financial statements, subsidiary undertakings, which are those companies over which the Group has the power to govern the financial and operating policies, have been fully consolidated.

Users of these separate financial statements of the Company should read them together with the consolidated financial statements of the Company and its subsidiaries (together, "the Group") for Quarter IV 2023 in order to obtain full information of the consolidated financial position and results of consolidated operations and consolidated cash flows of the Group.

2.2 Fiscal year

The Company's fiscal year is from 1 January to 31 December. The separate financial statements for Quarter IV are prepared for the three-month period from 1 October to 31 December.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.3 Currency**

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

2.4 Exchange rates

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

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

2.5 Cash and cash equivalents

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

2.6 Receivables

Receivables represent trade receivables from customers arising from sales of goods and rendering of services, or non-trade receivables from others not arising from sales of goods and rendering of services. Provision for doubtful debts is made for each outstanding amount based on the estimated loss. Bad debts are written off when identified as uncollectible.

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

2.7 Inventories

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

The Company applies the perpetual system for inventories.

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.8 Investments****(a) Investments held-to-maturity**

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

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

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

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

(b) Investments in subsidiaries

Subsidiaries are all entities whose financial and operating policies the Company has the power to govern in order to gain future benefits from their activities generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Company controls another entity.

Investments in subsidiaries are initially recorded at costs of acquisition plus other expenditure directly attributable to the investment. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

(c) Investments in associate

Associate is an investment that the Company has significant influence but not control over and the Company would generally have from 20% to less than 50% of the voting rights of the investee.

Investments in associate is initially recorded at cost of acquisition including purchase cost or capital contribution value plus other expenditures directly attributable to the investment. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

(d) Investments in other entities

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.8 Investments (continued)****(e) Provision for investments in subsidiaries, associate and other entities**

Provision for investments in subsidiaries, associate and other entity is made when there is a diminution in value of the investments at the period end.

Provision for investments in subsidiaries and associate is calculated based on the loss of investees.

Provision for investments in other entity is calculated based on market value if market value can be determined reliably. If market value cannot be determined reliably, the provision is calculated similarly to provision for investments in subsidiaries and associate.

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

2.9 Fixed assets*Tangible and intangible fixed assets*

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

Depreciation and amortisation

Fixed assets are depreciated/amortised using the straight-line basis so as to write off the historical cost of the fixed assets over their estimated useful lives. The principal annual rates of each asset class are as follows:

Plant and buildings	3% - 20%
Machinery	8% - 20%
Motor vehicles	8% - 17%
Office equipment	13% - 25%
Others	6% - 13%
Land use rights	3%
Software	13% - 40%

Definite land use rights are stated at costs less accumulated amortisation. Land use rights are amortised using the straight-line basis over the terms of the land use right certificates, or over the period from the dates of purchases to the due dates of the land use right certificates.

Indefinite land use rights are stated at costs and not amortised.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.9 Fixed assets (continued)***Disposals*

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

Construction in progress

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

2.10 Leased assets

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

2.11 Prepaid expenses

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

Prepayments for land rental contracts which are not recorded as intangible assets as described in Note 2.9 are recorded as prepaid expenses and allocated using the straight-line basis over the prepaid lease term.

2.12 Payables

Classifications of payables are based on their nature as follows:

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.13 Borrowings**

Short-term borrowings include borrowings from banks.

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

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

2.14 Accrued expenses

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

2.15 Provisions

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

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

2.16 Provision for severance allowances

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.16 Provision for severance allowances (continued)**

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

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

2.17 Owners' capital

Owners' capital is recorded according to the actual amounts contributed at the par value of the share.

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

Treasury shares bought before the effective date of the Securities Law (ie. 1 January 2022) are shares issued by the Company and bought back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Treasury shares bought after 1 January 2022 will be cancelled and adjusted to reduce owners' equity.

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

2.18 Appropriation of net profit

The Company's dividends are recognised as a liability in the separate financial statements in the period in which the dividends are approved by the General Meeting of Shareholders and the Company has finalised the list of Shareholders receiving dividend in accordance with Resolution of the Board of Directors.

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

The Company's funds are as below:

(a) Bonus and welfare fund

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

(b) Investment and development fund

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.19 Revenue recognition****(a) Revenue from sales of goods**

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

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

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

Revenue is recognised in accordance with the “substance over form” principle and allocated to each sales obligation. If the Company gives promotional goods to customers associated with their purchases, the Company allocates the total considerations received between goods sold and promotional goods.

(b) Revenue from rendering of services

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

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

(c) Interest income

Interest income is recognised on an earned basis.

(d) Dividend income

Income from dividend or distributed profits is recognised when the Company has established the receiving right from investees.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.20 Sales deductions**

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

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

2.21 Cost of goods sold and services rendered

Cost of goods sold and services rendered are cost of finished goods, merchandise, materials sold or services rendered during the period, and recorded on the basis of matching with revenue and on a prudence basis.

2.22 Financial expenses

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

2.23 Selling expenses

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

2.24 General and administration expenses

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

2.25 Current and deferred income tax

Income tax include all income tax which are based on taxable profits including profits generated from production and trading activities in other countries with which the Socialist Republic of Vietnam has not signed any double taxation agreement. Income tax expense comprises current tax expense and deferred tax expense.

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.25 Current and deferred income tax (continued)**

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

2.26 Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including members of the Company's Board of Directors and Board of Management and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering its relationships with each related party, the Company considers the substance of the relationship not merely the legal form.

2.27 Segment reporting

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

2.28 Accounting estimates

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

The areas involving significant estimates and assumptions are as follows:

- Estimated useful life of fixed assets (Note 2.9 and 12);
- Estimation of provision for doubtful debts (Note 9) and provision for decline in value of inventories (Note 10);
- Recognition of deferred tax assets for difference between tax base and accounting base (Note 23).

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

3 CASH AND CASH EQUIVALENTS

	31.12.2023 VND	31.12.2022 VND
Cash on hand	241,334,599	414,366,556
Cash at bank	46,106,665,585	38,372,367,854
Cash equivalents	-	247,000,000,000
	<u>46,348,000,184</u>	<u>285,786,734,410</u>

4 INVESTMENTS**(a) Investments held-to-maturity**

	As at 31.12.2023		As at 31.12.2022	
	Cost VND	Book value VND	Cost VND	Book value VND
Short-term				
Term deposits (i)	<u>1,469,000,000,000</u>	<u>1,469,000,000,000</u>	<u>866,000,000,000</u>	<u>866,000,000,000</u>
Long-term				
Term deposits (ii)	<u>27,000,000,000</u>	<u>27,000,000,000</u>	<u>46,000,000,000</u>	<u>46,000,000,000</u>

- (i) As at 31 December 2023, short-term investments held-to-maturity comprise of term deposits at commercial banks with remaining period less than 1 year and earn interest at the rate of 4.9% - 11.5% per annum (as at 31 December 2022: 5.5% - 12% per annum). Besides, the Company has pledged VND176 billions of these investments with banks as collateral assets for the Company's borrowings (Note 21).
- (ii) As at 31 December 2023, long-term investments held-to-maturity comprise of term deposits at commercial banks with the remaining period more than 12 months and earn interest at the rate of 4.8% per annum (as at 31 December 2022: 11.5% per annum).

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4 INVESTMENTS (continued)

(b) Investments in subsidiaries, associate and other entities

	As at 31.12.2023				As at 31.12.2022			
	Ownership and voting rights %	Cost VND	Fair value	Provision VND	Ownership and voting rights %	Cost VND	Fair value	Provision VND
i. Investments in subsidiaries								
Malloca Vietnam Company Limited	100	120,000,000,000	(*)	-	100	120,000,000,000	(*)	-
An Cuong Wood-Working Manufacturing Company Limited	100	796,600,000,000	(*)	-	100	796,600,000,000	(*)	-
An Khang MDF Co., Ltd	-	-	(*)	-	51	-	(*)	-
	100	916,600,000,000			100	916,600,000,000		
ii. Investments in associate								
Thang Loi Homes Joint Stock Company (**)	30	396,031,200,000	(*)	-	30	393,631,200,000	(*)	-
iii. Other long-term investments								
Thang Loi Group Real Estate Joint Stock Company	12.97	119,200,000,000	(*)	-	12.97	119,200,000,000	(*)	-

(*) As at 31 December 2023 and 31 December 2022, the Company had not determined the fair value of these investments for disclosure in the separate financial statements since their shares are not listed, and Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements do not provide detailed guidance on the methods to determine fair value. The fair value of such investments may be different from their book value.

(**) Pursuant to the Resolution No. 09-2023/NQ-GAC dated 1 June 2023, the Board of Directors of the Company approved the plan to buy 30% total new shares of Thang Loi Homes Joint Stock Company.

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5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	31.12.2023 VND	31.12.2022 VND
Third parties		
Ai Linh Trading Import - Export Joint Stock Company	32,970,348,517	45,704,544,547
Hung Thinh Furniture Joint Stock Company	29,965,421,278	27,772,243,386
Western City Company Limited	33,107,012,766	-
Others	223,510,819,761	235,943,101,475
Related parties (Note 36(b))	21,039,334,421	39,056,569,563
	<u>340,592,936,743</u>	<u>348,476,458,971</u>

As at 31 December 2023 and 31 December 2022, the balances of short-term trade accounts receivable which were past due amounting to VND54,222,537,377 and VND33,351,118,362 respectively as presented in Note 9.

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31.12.2023 VND	31.12.2022 VND
Third parties		
Dat Moi Trading Service Joint Stock Company	-	2,653,701,897
Cata Electrodomesticos SL	-	2,564,450,694
Others	8,646,168,765	16,103,429,823
Related parties (Note 36(b))	398,940,400	3,802,046,000
	<u>9,045,109,165</u>	<u>25,123,628,414</u>

7 LENDINGS
(a) Short-term

	31.12.2023 VND	31.12.2022 VND
Novareal Joint Stock Company (*)	<u>114,021,132,127</u>	<u>-</u>

(b) Long-term

	31.12.2023 VND	31.12.2022 VND
Novareal Joint Stock Company (*)	<u>142,526,415,151</u>	<u>-</u>

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7 LENDINGS (continued)

(b) Long-term (continued)

- (*) According to Resolution No. 01-2021/NQ-GAC dated 11 January 2021 of the Board of Directors, the Company signed the purchase option agreements with Novareal Joint Stock Company ("Novareal") for real estates of the Novaworld Phan Thiet project and has deposited VND285,052,830,311 in 2021. Pursuant to the above agreements, until 15 March 2023, the Company can decide whether to exercise or not the real estate purchase option. According to the confirmation of buy-back commitment with Novareal signed on 20 April 2023 and the liquidation minutes dated 11 October 2023, the Company decided to not exercise the real estate purchase option and the deposits will be collected from Quarter IV 2023 to 2025. Accordingly, the Company collected VND28,505,283,033 on 3 November 2023. The interest rate is applied at 13% per annual until September 2023 and then at 15% per annual. The Company recognised the above interest income in the separate financial statements for the year ended 31 December 2023 and for the year ended 31 December 2022.

8 OTHER RECEIVABLES

(a) Short-term

	31.12.2023 VND	31.12.2022 VND
Entrusted-investment (*)	114,730,527,301	156,017,700,000
Interest income from entrusted-investment (*)	10,867,216,930	18,720,311,067
Interest income from term deposits	34,381,169,793	18,066,530,507
Interest receivables (Note 7)	99,490,956,156	-
Deposits	2,731,297,440	4,149,048,176
Advances to employees	688,177,229	1,387,873,529
Others	7,377,446	222,570,680
	<u>262,896,722,295</u>	<u>198,564,033,959</u>

- (*) The Company entrusted VinaCapital Fund Management Joint Stock Company ("VinaCapital") to invest in corporate bonds and earned an expected interest at the rate of 13.8% per annum according to the entrusted-investment contract No. GB2021001 dated 5 February 2021 signed between the Company and VinaCapital. These bonds matured on 30 December 2022. At the date of these financial statements, VinaCapital is in the process of dealing with bond issuer to collect this investment. The Company collected the interest of VND7,778,630,137 on 3 January 2023 and the principal of VND41,318,016,556 on 9 June 2023. According to Board of Management's assessment, this investment will be fully recovered and hence, there's no impairment indicator which requires a provision to be made.

(b) Long-term

	31.12.2023 VND	31.12.2022 VND
Deposits (Note 7) (**)	-	285,052,830,311
Interest receivables (Note 7)	5,681,532,440	68,790,574,235
Other deposits	14,065,200,080	10,618,567,600
	<u>19,746,732,520</u>	<u>364,461,972,146</u>

8 OTHER RECEIVABLES (continued)**(b) Long-term (continued)**

- (**) As at 31 December 2023, the deposit is classified as lending according to the confirmation of not exercising the real estate purchase option with Novareal Joint Stock Company signed on 20 April 2023 which is presented in Note 7.

9 DOUBTFUL DEBTS

31.12.2023				
	Cost VND	Recoverable amount VND	Provision VND	Overdue period
Receivables that were past due:				
Long Giang Investment and Urban Development Joint Stock Company	4,735,807,801	-	4,735,807,801	Over 3 years
An Gia Hung Investment Construction Joint Stock Company	3,338,942,601	-	3,338,942,601	Over 3 years
Hung Thinh Furniture Joint Stock Company	22,594,915,109	11,297,457,553	11,297,457,556	Over 1 years, under 2 years
No.1- Lao Cai Investment Construction and Trading Joint Stock Company	11,758,568,349	8,230,997,844	3,527,570,505	Over 6 months, under 1 year
Hung Thinh Incons Joint Stock Company	6,700,609,266	4,211,801,232	2,488,808,034	Over 6 months, under 2 years
Others	5,093,694,251	2,176,672,855	2,917,021,396	Over 6 months
	<u>54,222,537,377</u>	<u>25,916,929,484</u>	<u>28,305,607,893</u>	
31.12.2022				
	Cost VND	Recoverable amount VND	Provision VND	Overdue period
Receivables that were past due:				
No.1- Lao Cai Investment Construction and Trading Joint Stock Company	18,799,490,297	9,399,745,149	9,399,745,149	Over 2 years, under 3 years
Long Giang Investment and Urban Development Joint Stock Company	5,235,807,801	-	5,235,807,801	Over 2 years, under 3 years
An Gia Hung Investment Construction Joint Stock Company	3,338,942,601	-	3,338,942,601	Over 3 years
Others	5,976,877,663	963,629,496	5,013,248,167	Over 1 year
	<u>33,351,118,362</u>	<u>10,363,374,645</u>	<u>22,987,743,718</u>	

10 INVENTORIES

	31.12.2023		31.12.2022	
	Cost VND	Provision VND	Cost VND	Provision VND
Goods in transit	26,675,466,855	-	27,858,140,925	-
Raw materials	324,289,166,219	(15,611,746,978)	402,482,294,220	(10,786,154,521)
Tools and supplies	6,591,322,304	-	-	-
Work in progress	78,882,345,131	(2,706,350,783)	124,037,465,903	(2,431,079,708)
Finished goods	88,245,071,521	(4,499,216,083)	125,995,998,180	(4,212,662,775)
Merchandise	14,121,331,535	(2,378,851,500)	29,965,698,784	(848,571,650)
Finished goods in transit	14,291,766,549	-	6,871,256,014	-
	<u>553,096,470,114</u>	<u>(25,196,165,344)</u>	<u>717,210,854,026</u>	<u>(18,278,468,654)</u>

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

	For the year ended 31.12.2023 VND	For the year ended 31.12.2022 VND
Beginning of year	18,278,468,654	20,944,199,080
Provision/ (Reversal of provision) (Notes 29)	<u>6,917,696,690</u>	<u>(2,665,730,426)</u>
End of year	<u>25,196,165,344</u>	<u>18,278,468,654</u>

11 PREPAID EXPENSES**(a) Short-term**

	31.12.2023 VND	31.12.2022 VND
Tools and supplies	2,858,083,269	5,723,400,406
Rental	658,142,000	610,340,000
Insurance	577,063,803	739,385,873
Advertising	103,831,819	10,156,785,302
Others	4,197,233,327	10,141,475,657
	<u>8,394,354,218</u>	<u>27,371,387,238</u>

11 PREPAID EXPENSES (continued)**(b) Long-term**

	31.12.2023	31.12.2022
	VND	VND
Land rental (*)	62,599,520,521	64,419,790,083
Office and factory renovation	11,740,426,387	12,349,834,490
Tools and supplies	4,622,179,070	5,786,869,689
Rental	1,955,823,931	2,001,933,729
Others	3,340,388,680	1,282,524,392
	<u>84,258,338,589</u>	<u>85,840,952,383</u>

(*) As at 31 December 2023, land use rights of some land plots located in Binh Duong Province with the carrying amount of VND60,046,390,546 (as at 31 December 2022: VND61,797,500,831) have been pledged for short-term borrowings with banks (Note 21).

Movements in long-term prepaid expenses during the year were as follows:

	For the year ended	For the year ended
	31.12.2023	31.12.2022
	VND	VND
Beginning of year	85,840,952,383	83,193,368,488
Increase	14,314,077,443	18,207,227,852
Allocation during the year	<u>(15,896,691,237)</u>	<u>(15,559,643,957)</u>
End of year	<u>84,258,338,589</u>	<u>85,840,952,383</u>

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12 FIXED ASSETS

(a) Tangible fixed assets

	Plant and buildings VND	Machinery VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Historical cost						
As at 1 January 2023	156,425,241,636	218,759,966,915	75,476,867,747	4,064,844,180	20,404,563,522	475,131,484,000
New purchases	2,597,986,996	36,954,252,051	5,712,448,818	247,966,363	-	45,512,654,228
Disposals	-	(6,250,807,519)	(2,629,996,818)	-	-	(8,880,804,337)
Write-off	(8,485,572,163)	(6,967,721,957)	(255,000,000)	(93,478,000)	(2,053,273,912)	(17,855,046,032)
As at 31 December 2023	150,537,656,469	242,495,689,490	78,304,319,747	4,219,332,543	18,351,289,610	493,908,287,859
Accumulated depreciation						
As at 1 January 2023	90,404,942,731	150,667,148,224	51,506,585,577	3,548,020,114	18,115,208,266	314,241,904,912
Charge for the period	11,953,706,581	22,322,392,836	6,487,608,323	333,660,214	754,782,502	41,852,150,456
Disposals	-	(4,318,049,326)	(2,627,471,566)	-	-	-6,945,520,892
Write-off	(7,780,170,598)	(6,967,721,957)	(255,000,000)	(93,478,000)	(2,053,273,912)	(17,149,644,467)
As at 31 December 2023	94,578,478,714	161,703,769,777	55,111,722,334	3,788,202,328	16,816,716,856	331,998,890,009
Net book value						
As at 1 January 2023	66,020,298,905	68,092,818,691	23,970,282,170	516,824,066	2,289,355,256	160,889,579,088
As at 31 December 2023	55,959,177,755	80,791,919,713	23,192,597,413	431,130,215	1,534,572,754	161,909,397,850

Historical cost of tangible fixed assets fully depreciated but still in use as at 31 December 2023 was VND 100,117,299,811 (as at 31 December 2022: VND77,388,426,143).

As at 31 December 2023, tangible fixed assets with the carrying value of VND 26,638,861,991 (as at 31 December 2022: VND30,164,505,782) were pledged with banks as security for short-term borrowings granted to the Company (Note 21).

12 FIXED ASSETS (continued)**(b) Intangible fixed assets**

	Land use rights VND	Software VND	Total VND
Historical cost			
As at 1 January 2023	8,090,909,091	24,477,658,255	32,568,567,346
New purchases	-	1,936,311,142	1,936,311,142
As at 31 December 2023	8,090,909,091	26,413,969,397	34,504,878,488
Accumulated amortisation			
As at 1 January 2023	1,843,415,183	17,463,431,933	19,306,847,116
Charge for the year	221,804,518	3,161,231,293	3,383,035,811
As at 31 December 2023	2,065,219,701	20,624,663,226	22,689,882,927
Net book value			
As at 1 January 2023	6,247,493,908	7,014,226,322	13,261,720,230
As at 31 December 2023	6,025,689,390	5,789,306,171	11,814,995,561

Historical cost of intangible fixed assets fully amortised but still in use as at 31 December 2023 was VND3,668,852,090 (as at 31 December 2022: VND3,398,852,090).

As at 31 December 2023, intangible fixed assets with the carrying value of VND 6,025,689,390 (as at 31 December 2022: VND6,247,493,908) were pledged with banks as security for short-term borrowings granted to the Company (Note 21).

13 CONSTRUCTIONS IN PROGRESS

	31.12.2023 VND	31.12.2022 VND
Management software	18,628,673,191	934,020,000
Machinery and equipment	408,529,651	732,079,544
Office and factory renovation	729,289,463	289,317,394
Others	575,858,282	51,030,103
	20,342,350,587	2,006,447,041

13 CONSTRUCTIONS IN PROGRESS (continued)

Movements of the construction in progress during the year were as follows:

	For the year ended 31.12.2023 VND	For the year ended 31.12.2022 VND
Beginning of year	2,006,447,041	677,894,956
Increase during the year	18,335,903,546	1,328,552,085
End of year	<u>20,342,350,587</u>	<u>2,006,447,041</u>

14 SHORT-TERM TRADE ACCOUNTS PAYABLE

	31.12.2023 VND	31.12.2022 VND
Third parties		
Vina Eco Board Limited	17,076,232,316	17,471,924,992
VRG Kien Giang MDF Joint Stock Company	28,290,617,496	14,775,145,826
Others	105,193,205,868	155,050,618,899
Related parties (Note 36(b))	63,223,246,993	132,679,409,511
	<u>213,783,302,673</u>	<u>319,977,099,228</u>

As at 31 December 2023 and 31 December 2022, there was no balance of short-term trade accounts payable that was past due.

15 SHORT-TERM ADVANCES FROM CUSTOMERS

	31.12.2023 VND	31.12.2022 VND
Conglom Inc.	11,477,000,000	11,477,000,000
Kember Kreative Interiors	10,116,270,497	-
Others	75,166,691,395	91,739,991,711
	<u>96,759,961,892</u>	<u>103,216,991,711</u>

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16 TAX AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE

Movements in tax and other receivables from/payables to the State during the year were as follows:

	As at 1.1.2023 VND	Receivables during the year VND	Received during the year VND	Net off during the year	As at 31.12.2023 VND
(a) Receivables					
Value added tax ("VAT") input	1,333,331,682	150,720,625,689	-	(150,267,872,822)	1,786,084,549
Import tax to be reclaimed	1,154,368,726	217,966,964	(1,330,583,570)	-	41,752,120
Others	66,809,019	1,676,156,738	(1,688,782,826)	-	54,182,931
	<u>2,554,509,427</u>	<u>152,614,749,391</u>	<u>(3,019,366,396)</u>	<u>(150,267,872,822)</u>	<u>1,882,019,600</u>
(b) Payables					
VAT	6,077,191,730	187,755,995,490	(35,887,236,668)	(150,267,872,822)	7,678,077,730
CIT	70,304,116,183	73,489,244,961	(119,552,558,539)	-	24,240,802,605
Personal income tax	7,066,232,963	16,007,648,761	(15,973,449,661)	-	7,100,432,063
Import tax	-	6,324,649,566	(6,324,649,566)	-	-
	<u>83,447,540,876</u>	<u>283,577,538,778</u>	<u>(177,737,894,434)</u>	<u>(150,267,872,822)</u>	<u>39,019,312,398</u>

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17 PAYABLES TO EMPLOYEES

Payables to employees represent salary and bonus payable to employees.

18 SHORT-TERM ACCRUED EXPENSES

	31.12.2023 VND	31.12.2022 VND
Bonus to employees	6,079,777,047	8,786,389,043
Based-investment-performance fees to VinaCapital	6,000,000,000	6,000,000,000
Others	2,943,301,420	5,340,754,465
	<u>15,023,078,467</u>	<u>20,127,143,508</u>

19 OTHER SHORT-TERM PAYABLES

	31.12.2023 VND	31.12.2022 VND
Appropriation to the charity fund	-	2,130,000,000
Compulsory insurances	105,983,688	101,303,850
Dividends payable to shareholders	321,548,500	-
Others	1,358,599,151	776,439,392
	<u>1,786,131,339</u>	<u>3,007,743,242</u>

20 BONUS AND WELFARE FUNDS

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

	For the year ended 31.12.2023 VND	For the year ended 31.12.2022 VND
Beginning of year	22,258,606,951	354,323,432
Increase	30,779,064,467	32,087,642,807
Decrease	(50,135,666,970)	(10,183,359,288)
End of year	<u>2,902,004,448</u>	<u>22,258,606,951</u>

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21 SHORT-TERM BORROWINGS

	As at 1.1.2023 VND	Increase VND	Decrease VND	As at 31.12.2023 VND
Bank loans (*)	520,147,652,725	1,187,387,202,768	(1,319,297,875,999)	388,236,979,494

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

	Currency	As at 31.12.2023 VND	Term Months	Expiry date	Interest (%/annum)	Collateral
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	232,680,824,672	6	12/3/2024- 25/6/2024	3.3- 4.4	Bank term- deposits with the value of VND176billion; debt collection rights, land use rights and assets, machineries belonged to land plot No. 218 located in Binh Duong.
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	155,556,154,822	4 - 6	05/03/2024- 06/05/2024	3.3- 4.4	Debt collection rights, land use rights and assets belonged to land plots located in Binh Duong; machinery and equipment.
		388,236,979,494				

22 PROVISION FOR LONG-TERM LIABILITIES

	31.12.2023 VND	31.12.2022 VND
Provision for severance allowances	3,731,175,415	2,786,319,167
Provision for dismantling costs	6,000,000,000	4,000,000,000
	<u>9,731,175,415</u>	<u>6,786,319,167</u>

23 DEFERRED INCOME TAX

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same taxation authority.

	31.12.2023 VND	31.12.2022 VND
Deferred tax assets:		
Deferred tax assets are recovered than more 12 months	1,946,235,083	1,357,263,833
Deferred tax assets are recovered within 12 months	8,021,557,003	6,291,817,679
	<u>9,967,792,086</u>	<u>7,649,081,512</u>

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

	For the year ended 31.12.2023 VND	For the year ended 31.12.2022 VND
Beginning of year	7,649,081,512	5,095,520,566
Separate income statement credit	2,318,710,574	2,553,560,946
End of year	<u>9,967,792,086</u>	<u>7,649,081,512</u>
Details of deferred tax assets		
	31.12.2023 VND	31.12.2022 VND
Deductible temporary differences	<u>9,967,792,086</u>	<u>7,649,081,512</u>

The Company uses tax rate of 20% for determining deferred tax assets. Deferred tax assets mainly arise from deductible temporary differences relating to accrued expenses, and provisions.

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

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24 OWNERS' CAPITAL
(a) Number of ordinary shares

	31.12.2023	31.12.2022
Number of shares registered	150,787,946	135,846,122
Number of shares issued	150,787,946	135,846,122
Number of shares repurchased	-	(9,600)
Number of existing shares in circulation	150,787,946	135,836,522

(b) Details of owners' shareholding

	31.12.2023		31.12.2022	
	Ordinary shares	%	Ordinary shares	%
NC Viet Nam Investment Ltd.	75,463,194	50.05	67,984,860	50.05
Sumitomo Forestry (Singapore) Ltd.	29,571,819	19.61	26,641,279	19.61
Whitlam Holding Pte. Ltd.	27,242,397	18.07	24,542,700	18.07
Others	18,510,536	12.27	16,667,683	12.27
	150,787,946	100.00	135,836,522	100.00

(c) Movements of share capital

	Number of shares	Ordinary shares VND	Treasury shares VND	Total VND
As at 1 January 2022	87,640,744	876,503,440,000	(653,230,147)	875,850,209,853
New shares issued	48,195,778	481,957,780,000	-	481,957,780,000
As at 31 December 2022	135,836,522	1,358,461,220,000	(653,230,147)	1,357,807,989,853
New shares issued	14,941,824	149,418,240,000	-	149,418,240,000
Re-issuance of treasury share	9,600	-	653,230,147	653,230,147
As at 31 December 2023	150,787,946	1,507,879,460,000	-	1,507,879,460,000

Par value per share: VND10,000

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25 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital VND	Share premium VND	Treasury shares VND	Development and investment fund VND	Undistributed earnings VND	Total VND
As at 1 January 2022	876,503,440,000	1,419,304,688,703	(653,230,147)	21,397,458,939	994,790,724,554	3,311,343,082,049
Capital increased during the year	43,754,300,000	(6,100,000)	-	-	-	43,748,200,000
Net profit for the year	-	-	-	-	590,921,588,966	590,921,588,966
Dividend paid in shares	438,203,480,000	-	-	-	(438,203,480,000)	-
Dividend paid in cash	-	-	-	-	(464,913,590,200)	(464,913,590,200)
Appropriation to the bonus and welfare fund	-	-	-	-	(10,690,183,868)	(10,690,183,868)
Transfer to bonus and welfare fund	-	-	-	(21,397,458,939)	-	(21,397,458,939)
Appropriation to the charity funds	-	-	-	-	(5,000,000,000)	(5,000,000,000)
As at 31 December 2022	1,358,461,220,000	1,419,298,588,703	(653,230,147)	-	666,905,059,452	3,444,011,638,008
Net profit for the year	-	-	-	-	547,163,601,905	547,163,601,905
Appropriation to the charity funds (i)	-	-	-	-	(5,000,000,000)	(5,000,000,000)
Appropriation to the development and investment fund (i)	-	-	-	30,779,064,467	(30,779,064,467)	-
Appropriation to the bonus and welfare fund (i)	-	-	-	-	(30,779,064,467)	(30,779,064,467)
Payments from development and investment fund	-	-	-	(8,028,247,049)	-	(8,028,247,049)
Dividend paid in shares (ii)	149,418,240,000	-	-	-	(149,418,240,000)	-
Dividend paid in cash (iii)	-	-	-	-	(105,544,842,200)	(105,544,842,200)
Re-issuance of treasury shares (iv)	-	(557,230,147)	653,230,147	-	-	96,000,000
As at 31 December 2023	1,507,879,460,000	1,418,741,358,556	-	22,750,817,418	892,547,450,223	3,841,919,086,197

25 MOVEMENTS IN OWNERS' EQUITY (continued)

- (i) Pursuant to the Resolution of the Annual General Meeting of Shareholders No. 07-2023/NQ-GAC dated 26 April 2023, it was approved for the appropriation of the Bonus and Welfare Fund and the Investment and Development Fund at the rate of 5% on profit after tax in the audited consolidated financial statements of the Group as at 31 December 2022 , equivalents to VND30,779,064,467 for each fund and the appropriation of the charity fund amounting to VND5,000,000,000.
- (ii) Pursuant to the Resolution of the Board of Directors No. 10-2023/NQ-GAC dated 21 June 2023, the Resolution of the Annual General Meeting of Shareholders No. 07-2023/NQ-GAC dated 26 April 2023, the Company approved the plan to issue ordinary shares for the 2nd dividend payment of 2022 at ratio 11% (100:11). Accordingly, as at 26 July 2023, the Company's charter capital has increased by VND149,418,240,000, which is equivalent to 14,941,824 shares with voting rights.
- (iii) Pursuant to Resolution of the Board of Directors No. 19-2023/NQ-GAC dated 16 November 2023, the Company approved the 1st dividend payment of 2023 by cash for existing shareholders at the rate of 7% at par value of each share, equivalents to VND105,544,842,200.
- (iv) Pursuant to the Resolution of the Annual General Meeting of Shareholders No. 07-2023/NQ-GAC dated 26 April 2023, the General Meeting of Shareholders approved the plan to issue shares in ESOP for employees from treasury shares. Accordingly, the Company's treasury shares of 9,600 shares were sold to employees at par value on 23 November 2023.

26 DIVIDENDS

	For the year ended 31.12.2023 VND	For the year ended 31.12.2022 VND
Beginning of year	262,857,700	-
Increase	254,963,082,200	903,117,070,200
Dividend paid in cash	(105,486,151,400)	(464,650,732,500)
Dividend paid in shares	(149,418,240,000)	(438,203,480,000)
End of year	<u>321,548,500</u>	<u>262,857,700</u>

27 OFF BALANCE SHEET ITEMS**Foreign currencies**

As at 31 December 2023, included in cash were balances held in foreign currencies of US\$482,117.53 and EUR 50,709.43 (as at 31 December 2022: US\$415,893.42 and EUR14,945.32).

28 NET REVENUE OF SALES OF GOODS AND RENDERING OF SERVICES

	For the three-month period ended		For the year ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	VND	VND	VND	VND
Revenue				
Revenue from sales of goods	691,113,985,581	891,539,860,430	2,408,309,781,755	2,886,592,718,976
Revenue from rendering of services	10,698,019,139	19,853,163,608	43,042,699,989	67,716,216,722
	<u>701,812,004,720</u>	<u>911,393,024,038</u>	<u>2,451,352,481,744</u>	<u>2,954,308,935,698</u>
Sales deduction				
Trade discounts	(138,644,515)	(1,373,431,190)	(275,008,151)	(4,148,554,769)
Sales returns	(102,125,090)	(1,879,197,461)	(2,996,232,449)	(5,341,007,253)
Sales allowances	(11,259,600)	(4,080,000)	(48,879,654)	(8,735,560)
	<u>(252,029,205)</u>	<u>(3,256,708,651)</u>	<u>(3,320,120,254)</u>	<u>(9,498,297,582)</u>
Net revenue from sales of goods and rendering of services				
Net revenue from sales of goods	690,861,956,376	888,283,151,779	2,404,989,661,501	2,877,094,421,394
Net revenue from rendering of services	10,698,019,139	19,853,163,608	43,042,699,989	67,716,216,722
	<u>701,559,975,515</u>	<u>908,136,315,387</u>	<u>2,448,032,361,490</u>	<u>2,944,810,638,116</u>

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29 COST OF GOODS SOLD AND SERVICES RENDERED

	For the three-month period ended		For the year ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	VND	VND	VND	VND
Cost of goods sold	516,059,505,170	666,540,971,493	1,801,888,683,477	2,177,318,903,189
Cost of services rendered	5,505,211,723	12,582,557,156	23,656,527,671	43,866,437,428
(Reversal of provision)/ Provision for decline in value of inventories	(1,263,911,327)	(2,703,600,065)	6,917,696,690	(2,665,730,426)
Provision for dismantling cost	-	2,000,000,000	2,000,000,000	2,000,000,000
	<u>520,300,805,566</u>	<u>678,419,928,584</u>	<u>1,834,462,907,838</u>	<u>2,220,519,610,191</u>

30 FINANCIAL INCOME

	For the three-month period ended		For the year ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	VND	VND	VND	VND
Profit distributed	104,000,000,000	-	323,000,000,000	286,000,000,000
Interest income from bank deposits	23,280,023,217	16,882,879,191	84,038,394,246	60,750,615,607
Interest income from deposits (Note 8)	14,896,939,008	9,340,361,234	36,382,195,723	37,056,867,940
Interest entrusted- investment	-	5,231,342,466	-	21,099,747,945
Interest income from lending	-	-	-	2,065,890,411
Dividend distributed	-	-	-	8,940,000,000
Realised foreign exchange gains	3,093,475,438	6,523,457,726	12,108,452,656	13,357,375,632
Unrealised foreign exchange gains	149,354,324	1,983,839,896	149,354,324	1,983,839,896
Other	184,307,440	-	184,307,440	-
	<u>145,604,099,427</u>	<u>39,961,880,513</u>	<u>455,862,704,389</u>	<u>431,254,337,431</u>

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31 FINANCIAL EXPENSE

	For the three-month period ended		For the year ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	VND	VND	VND	VND
Interest expense	3,334,019,383	6,466,151,066	22,831,809,157	18,725,124,935
Realised foreign exchange losses	883,202,280	6,589,454,960	3,943,263,765	12,093,212,047
Based-investment-performance fees to VinaCapital	-	6,000,000,000	-	6,000,000,000
	4,217,221,663	19,055,606,026	26,775,072,922	36,818,336,982

32 SELLING EXPENSES

	For the three-month period ended		For the year ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	VND	VND	VND	VND
Staff costs	35,821,599,727	43,349,239,786	113,884,173,182	133,136,440,312
Transportation	11,409,081,439	14,312,495,417	44,640,955,890	50,640,198,016
Marketing and advertising	20,141,546,188	28,483,408,520	76,120,553,061	63,699,983,310
Tools and supplies	1,624,088,770	2,026,165,327	8,475,486,367	5,693,629,656
Rental	6,703,460,824	6,786,992,905	26,873,667,284	23,710,788,338
Depreciation and amortisation	1,941,542,082	2,193,731,382	8,070,740,272	8,929,921,442
Repair and maintenances	4,188,455,146	4,607,722,100	15,804,468,095	16,154,822,105
Others	2,963,644,216	16,629,538,142	42,392,047,597	49,064,680,410
	84,793,418,392	118,389,293,579	336,262,091,748	351,030,463,589

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33 GENERAL AND ADMINISTRATION EXPENSES

	For the three-month period ended		For the year ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	VND	VND	VND	VND
Staff costs	9,990,819,528	17,667,067,841	38,552,000,628	49,753,035,817
Professional fees	983,200,000	516,339,999	2,433,102,340	2,056,966,644
Tools and supplies	284,271,336	473,199,985	1,375,165,749	1,211,749,381
Depreciation and amortisation	445,870,679	532,723,815	1,897,727,629	2,196,059,082
Provision for doubtful debts	4,085,931,286	8,025,983,281	5,602,418,963	7,694,753,982
Others	16,614,467,902	13,033,421,585	44,253,960,411	30,882,348,356
	<u>32,404,560,731</u>	<u>40,248,736,506</u>	<u>94,114,375,720</u>	<u>93,794,913,262</u>

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34 CORPORATE INCOME TAX ("CIT")

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

	For the three-month period ended		For the year ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	VND	VND	VND	VND
Net accounting profit before tax	206,915,789,854	92,153,690,352	618,334,136,292	676,734,145,756
Tax calculated at a rate of 20%	41,383,157,971	18,430,738,070	123,666,827,259	135,346,829,150
Effect of:				
Expenses not deductible for tax purposes	3,066,945,679	3,864,037,644	10,297,886,408	9,453,727,640
Incomes not subject to tax	(20,800,000,000)	-	(64,600,000,000)	(58,988,000,000)
Under-provision in previous years	-	-	1,805,820,720	-
CIT (*)	23,650,103,650	22,294,775,714	71,170,534,387	85,812,556,790
Charged/ (credit) to the separate income statement:				
CIT – current	24,996,447,722	24,438,720,578	73,489,244,961	88,366,117,736
CIT – deferred	(1,346,344,072)	(2,143,944,864)	(2,318,710,574)	(2,553,560,946)
	23,650,103,650	22,294,775,714	71,170,534,387	85,812,556,790

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

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35 COSTS OF OPERATION BY FACTOR

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

	For the three-month period ended		For the year ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	VND	VND	VND	VND
Raw materials	357,133,588,331	455,720,691,102	1,351,623,225,741	1,639,431,488,120
Staff costs	97,251,376,198	126,021,061,894	355,153,669,357	419,615,447,241
Outside services	45,059,612,287	53,555,796,934	189,181,450,330	153,835,982,231
Transportation	12,332,612,423	14,620,078,139	47,554,640,494	52,175,070,887
Tools and supplies	12,846,799,976	15,950,377,322	53,981,200,861	50,777,322,634
Depreciation and amortisation	11,471,337,732	11,460,749,820	45,235,186,267	48,585,352,965
Others	26,015,312,593	49,810,314,680	116,775,485,517	127,501,610,773
	<u>562,110,639,540</u>	<u>727,139,069,891</u>	<u>2,159,504,858,567</u>	<u>2,491,922,274,851</u>

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36 RELATED PARTY DISCLOSURES

During the period, the Company had balances and/or transactions with below related parties:

Related parties	Relationship
NC Vietnam Investment Company Limited	Controlling shareholder
Malloca Vietnam Company Limited	Subsidiary
An Cuong Wood-Working Manufacturing Company Limited	Subsidiary
An Khang MDF Co., Ltd	Subsidiary (until 9 November 2023 as presented in Note 1 (**))
AConcept Vietnam Company Limited	Indirect subsidiary (*)
Trung Hieu Plywood Company Limited	Controlled by the Chairman's family member
Sumitomo Forestry (Singapore) Ltd.	Major shareholder
Whitlam Holding Pte. Ltd.	Major shareholder
Thao Nghia Thanh One-Member Company Limited	Controlled by the Head of Supervision's family member
Sumitomo Forestry Vietnam Company Limited	Controlled by the Deputy Chairman
Thang Loi Homes Joint Stock Company	Associate

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

(a) Related party transactions

	For the three-month period ended		For the year ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	VND	VND	VND	VND
i) Sales of goods and rendering of services				
Trung Hieu Plywood Company Limited	9,316,608,527	15,661,685,617	34,057,729,498	56,212,222,130
Malloca Vietnam Company Limited	9,484,066,550	10,557,040,317	27,325,756,504	34,238,320,853
AConcept Vietnam Company Limited	2,164,695,386	885,105,144	6,593,983,925	9,120,818,834
An Cuong Wood-Working Manufacturing Company Limited	33,548,087,275	55,327,172,577	132,002,731,754	202,093,561,458
	54,513,457,738	82,431,003,655	199,980,201,681	301,664,923,275

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36 RELATED PARTY DISCLOSURES (continued)

(a) Related party transactions (continued)

		For the three-month period ended		For the year ended	
		31.12.2023	31.12.2022	31.12.2023	31.12.2022
		VND	VND	VND	VND
ii)	Purchases of goods and services				
	An Cuong Wood-Working Manufacturing Company Limited	65,384,667,515	132,241,622,279	268,092,428,193	417,505,213,317
	Malloca Vietnam Company Limited	169,130,000	1,746,450,000	13,303,382,269	19,986,299,000
	Thao Nghia Thanh One-Member Company Limited	1,682,860,820	6,175,985,000	13,566,005,610	10,917,927,163
	AConcept Vietnam Company Limited	253,439,566	676,253,296	2,343,771,599	1,532,480,140
	Sumitomo Forestry Vietnam Company Limited	805,246,497	478,683,476	2,154,107,591	1,698,717,435
	Sumitomo Forestry (Singapore) Ltd.	3,239,587,996	1,339,137,765	7,953,009,743	7,432,065,037
		71,534,932,394	142,658,131,816	307,412,705,005	459,072,702,092
iii)	Sales of fixed asset to				
	An Cuong Wood-Working Manufacturing Company Limited	-	-	1,736,000,000	-
iv)	Purchases of fixed assets from				
	An Cuong Wood-Working Manufacturing Company Limited	-	-	28,995,000,000	-
v)	Compensation of key management				
	Gross salaries and other benefits	10,072,600,000	10,460,354,162	21,960,486,667	24,192,394,931

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36 RELATED PARTY DISCLOSURES (CONTINUED)

(a) Related party transactions (continued)

		For the three-month period ended		For the year end	
		31.12.2023	31.12.2022	31.12.2023	31.12.2022
		VND	VND	VND	VND
vi) Dividend paid during the period	NC Vietnam Investment Ltd.	52,824,235,800	74,783,346,000	127,607,575,800	451,989,666,000
	Whitlam Holding Pte. Ltd	19,069,677,900	26,996,970,000	46,066,647,900	163,169,370,000
	Sumitomo Forestry (Singapore) Ltd.	20,700,273,300	29,305,406,900	50,005,673,300	177,121,535,900
	Others	12,950,655,200	18,334,451,300	127,607,575,800	451,989,666,000
		105,544,842,200	149,420,174,200	254,963,082,200	903,117,070,200
vii) Profit received from (Note 30)	Malloca Vietnam Company Limited	13,000,000,000	-	32,000,000,000	35,000,000,000
	An Cuong Wood-Working Manufacturing Company Limited	91,000,000,000	-	291,000,000,000	251,000,000,000
		104,000,000,000	-	323,000,000,000	286,000,000,000
viii) Investment activities	Investment activities in associates and other entity	-	-	10,200,000,000	-
	An Khang MDF Co.,Ltd	-	-	2,400,000,000	393,631,200,000
	Thang Loi Homes Joint Stock Company	-	-	12,600,000,000	393,631,200,000
	Divest from subsidiary	-	-	-	-
	An Khang MDF Co.,Ltd	10,200,000,000	-	-	-

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36 RELATED PARTY DISCLOSURES (CONTINUED)

(b) Year/ Period end balances with related parties

	31.12.2023 VND	31.12.2022 VND
Long-term investments (Note 4(b))		
<i>Investments in subsidiaries</i>		
An Cuong Wood-Working Manufacturing Company Limited	796,600,000,000	796,600,000,000
Malloca Vietnam Company Limited	120,000,000,000	120,000,000,000
	<u>916,600,000,000</u>	<u>916,600,000,000</u>
<i>Investments in associates</i>		
Thang Loi Homes Joint Stock Company	<u>396,031,200,000</u>	<u>393,631,200,000</u>
<i>Short-term trade accounts receivable (Note 5)</i>		
An Cuong Wood-Working Manufacturing Company Limited	12,998,377,854	22,061,724,847
Trung Hieu Plywood Company Limited	5,715,974,205	8,826,856,174
Malloca Vietnam Company Limited	2,324,982,362	7,543,309,030
AConcept Vietnam Company Limited	-	624,679,512
	<u>21,039,334,421</u>	<u>39,056,569,563</u>
<i>Short-term prepayments to suppliers (Note 6)</i>		
Thao Nghia Thanh One-Member Company Limited	<u>398,940,400</u>	<u>3,802,046,000</u>
<i>Short-term trade accounts payable (Note 14)</i>		
An Cuong Wood-Working Manufacturing Company Limited	49,703,241,189	126,479,738,673
Malloca Vietnam Company Limited	9,523,020,887	2,653,424,000
AConcept Vietnam Company Limited	642,105,221	2,726,335,424
Sumitomo Forestry Vietnam Company Limited		516,978,154
Thao Nghia Thanh One-Member Company Limited	1,838,597,596	302,933,260
	<u>63,223,246,993</u>	<u>132,679,409,511</u>

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The separate financial statements were approved by the Board of Management on 26 January 2024.



Nguyen Thi Hong Lan
Preparer



Thieu Thi Ngoc Diem
Chief Accountant



Vo Thi Ngoc Anh
General Director

