

**VISSAN JOINT STOCK  
COMPANY**

No.: **3445** /CV-VISSAN

**THE SOCIALIST REPUBLIC OF VIET NAM  
Independence-Freedom-Happiness**

*Ho Chi Minh City, 29 July 2025*

To: State Securities Commission of Vietnam  
Hanoi Stock Exchange

**I. BRIEF INFORMATION OF THE DISCLOSING ORGANIZATION**

1. Organization's name: **VISSAN JOINT STOCK COMPANY**
2. Stock code: **VSN**
3. Address: 420 No Trang Long Street, Binh Loi Trung Ward, HCM City
4. Telephone: 08.35533999 Fax: 08.35533939
5. Website: [www.vissan.com.vn](http://www.vissan.com.vn)

**II. CONTENTS OF DISCLOSURE:**

Types of information disclosure: Periodic

Financial Statements for Q2 2025 and the first 6 months of 2025 (attached), including:

- Balance Sheet
- Income Statement
- Cash Flows Statement
- Notes to the Financial Statements

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**GENERAL DIRECTOR**

*Lê Minh Tuấn*

VISSAN JOINT STOCK COMPANY  
420 NO TRANG LONG, WARD 13, BINH THANH DISTRICT,  
HO CHI MINH CITY  
ERC No.: 0300105356

**FINANCIAL STATEMENTS  
FOR THE SECOND QUARTER  
AND THE FIRST HALF OF 2025**

HO CHI MINH CITY

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**VISSAN JOINT STOCK COMPANY**

420 No Trang Long, Binh Loi Trung Ward, Ho Chi Minh City

Form B 01 – DN

**BALANCE SHEET**

As at 30 June 2025

Expressed in VND

ASSETS	Code	Note	30/06/2025	01/01/2025
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>1,542,482,597,547</b>	<b>1,720,654,095,187</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	(3)	<b>594,032,519,929</b>	<b>869,310,775,392</b>
1. Cash	111		50,732,519,929	65,835,269,913
2. Cash equivalents	112		543,300,000,000	803,475,505,479
<b>II. Short-term investments</b>	<b>120</b>		<b>391,700,000,000</b>	<b>298,100,000,000</b>
1. Investments held to maturity	123	(4)	391,700,000,000	298,100,000,000
<b>III. Short-term receivables</b>	<b>130</b>		<b>151,252,501,220</b>	<b>142,400,358,299</b>
1. Short-term trade accounts receivable	131	(5)	127,187,755,907	130,972,862,795
2. Short-term prepayments to suppliers	132		8,224,799,410	2,234,243,227
3. Other short-term receivables	136	(6a)	17,742,539,058	11,095,845,432
4. Provision for doubtful debts – short-term	137		(1,902,593,155)	(1,902,593,155)
<b>IV. Inventories</b>	<b>140</b>	(7)	<b>380,067,331,147</b>	<b>404,057,263,245</b>
1. Inventories	141		381,408,314,210	405,611,364,373
2. Provision for decline in value of inventories	149		(1,340,983,063)	(1,554,101,128)
<b>V. Other current assets</b>	<b>150</b>		<b>25,430,245,251</b>	<b>6,785,698,251</b>
1. Short-term prepaid expenses	151	(8a)	23,423,320,086	4,945,915,624
2. Tax and other receivables from the State	153	(9a)	2,006,925,165	1,839,782,627
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>365,158,441,412</b>	<b>385,351,042,153</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>5,081,175,000</b>	<b>5,233,750,000</b>
1. Long-term prepayments to suppliers	212		4,663,075,000	4,663,075,000
2. Other long-term receivables	216	(6b)	418,100,000	570,675,000
<b>II. Fixed assets</b>	<b>220</b>		<b>323,184,306,225</b>	<b>338,728,138,484</b>
1. Tangible fixed assets	221	(10)	118,200,635,164	129,507,261,673
+ Historical cost	222		528,936,076,898	526,832,533,120
+ Accumulated depreciation	223		(410,735,441,734)	(397,325,271,447)
2. Intangible fixed assets	227	(11)	204,983,671,061	209,220,876,811
+ Historical cost	228		303,211,468,934	303,211,468,934
+ Accumulated amortisation	229		(98,227,797,873)	(93,990,592,123)
<b>III. Long-term assets in progress</b>	<b>240</b>		<b>15,170,561,544</b>	<b>14,875,194,878</b>
1. Construction in progress	242	(12)	15,170,561,544	14,875,194,878
<b>IV. Other long-term assets</b>	<b>260</b>		<b>21,722,398,643</b>	<b>26,513,958,791</b>
1. Long-term prepaid expenses	261	(8b)	11,579,557,825	12,151,561,546
2. Deferred income tax assets	262	(13)	10,142,840,818	14,362,397,245
<b>TOTAL ASSETS</b>	<b>270</b>		<b>1,907,641,038,959</b>	<b>2,106,005,137,340</b>



**VISSAN JOINT STOCK COMPANY**

420 No Trang Long, Binh Loi Trung Ward, Ho Chi Minh City

Form B 01 – DN

**BALANCE SHEET  
(Continued)**

As at 30 June 2025

Expressed in VND

RESOURCES	Code	Note	30/06/2025	01/01/2025
<b>C. LIABILITIES</b>	<b>300</b>		<b>679,257,054,978</b>	<b>811,055,382,315</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>655,067,922,940</b>	<b>785,180,151,479</b>
1. Short-term trade accounts payable	311	(14)	207,736,236,953	352,581,348,426
2. Short-term advances from customers	312		8,139,115,305	18,332,176,318
3. Tax and other payables to the State	313	(9b)	45,895,037,064	18,248,154,380
4. Payables to employees	314		17,947,064,162	36,206,174,129
5. Short-term accrued expenses	315	(16)	41,038,946,428	37,981,517,731
6. Other short-term payables	319	(15)	59,947,780,556	21,058,296,012
7. Short-term borrowings	320	(18)	242,917,369,657	244,585,565,739
8. Provision for short-term liabilities	321		3,075,210,000	-
9. Bonus and welfare fund	322	(20)	28,371,162,815	56,186,918,744
<b>II. Long-term liabilities</b>	<b>330</b>		<b>24,189,132,038</b>	<b>25,875,230,836</b>
1. Long-term borrowings	338	(19)	5,029,596,538	5,830,842,336
2. Provision for long-term liabilities	342	(17)	19,159,535,500	20,044,388,500
<b>D. OWNERS' EQUITY</b>	<b>400</b>		<b>1,228,383,983,981</b>	<b>1,294,949,755,025</b>
<b>I. Capital and reserves</b>	<b>410</b>	(21)	<b>1,228,383,983,981</b>	<b>1,294,949,755,025</b>
1. Owners' capital	411		809,051,000,000	809,051,000,000
- Ordinary shares with voting rights	411a		809,051,000,000	809,051,000,000
2. Share premium	412		(101,200,000)	(101,200,000)
3. Treasury shares	415		(22,200,000)	(22,200,000)
4. Investment and development fund	418		210,077,652,617	199,527,438,130
5. Undistributed earnings	421		209,378,731,364	286,494,716,895
- Undistributed post-tax profits of previous years	421a		175,774,460,922	175,439,827,554
- Post-tax profit of current year	421b		33,604,270,442	111,054,889,341
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>1,907,641,038,959</b>	<b>2,106,005,137,340</b>

Ho Chi Minh City, 28 July 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR

HUYNH THI PHUONG THAO

DO THI THU THUY



**VISSAN JOINT STOCK COMPANY**

420 No Trang Long, Binh Loi Trung Ward, Ho Chi Minh City

Form B 02 – DN

**INCOME STATEMENT**

For the period ended 30 June 2025

Expressed in VND

	Code	Note	Từ 01/04/2025 đến 30/06/2025	Từ 01/04/2024 đến 30/06/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
1. Revenue from sales of goods and rendering of services	01	(26)	670,029,171,673	723,876,926,629	1,435,518,703,106	1,566,815,534,419
2. Less deductions	02	(26)	9,841,023,143	2,972,089,822	15,615,348,039	8,579,965,592
3. Net revenue from sales of goods and rendering of services	10	(26)	660,188,148,530	720,904,836,807	1,419,903,355,067	1,558,235,568,827
4. Cost of goods sold and services rendered	11	(27)	527,257,341,345	541,475,366,950	1,114,855,570,830	1,177,127,541,608
5. Gross profit from sales of goods and rendering of services	20		132,930,807,185	179,429,469,857	305,047,784,237	381,108,027,219
6. Financial income	21	(29)	12,297,310,300	8,742,168,214	24,501,712,470	18,667,040,980
7. Financial expenses	22	(30)	4,719,639,898	4,335,052,744	9,462,077,102	9,342,532,251
- Including: Interest expense	23		2,441,408,776	1,918,624,159	4,399,060,675	3,844,591,196
8. Selling expenses	25	(31a)	91,583,104,533	115,327,407,742	201,155,833,350	247,612,749,612
9. General and administration expenses	26	(31b)	30,740,762,039	33,247,327,878	77,741,044,771	72,358,647,104
10. Net operating profit	30		18,184,611,015	35,261,849,707	41,190,541,484	70,461,139,232
11. Other income	31	(32)	1,123,090,780	312,196,550	1,779,039,037	1,975,976,223
12. Other expenses	32	(33)	41,599,961	1,763,650,600	55,283,586	1,944,175,829
13. Net other (expenses)/income	40		1,081,490,819	(1,451,454,050)	1,723,755,451	31,800,394
14. Net accounting profit before tax	50		19,266,101,834	33,810,395,657	42,914,296,935	70,492,939,626
15. Corporate income tax ("CIT") - current	51	(34)	4,035,525,271	3,930,696,235	5,090,470,066	4,069,494,241
16. CIT - deferred	52	(34)	192,818,307	3,181,078,322	4,219,556,427	10,837,372,648
17. Net profit after tax	60		15,037,758,256	26,698,621,100	33,604,270,442	55,586,072,737
18. Basic earnings per share	70	(23)			210	395
19. Diluted earnings per share	71				210	395

PREPARER



HUYNH THI PHUONG THAO

CHIEF ACCOUNTANT



DO THI THU THUY

Ho Chi Minh City, 28 July 2025

GENERAL DIRECTOR



LE MINH TUAN

The accompanying notes are an integral part of these financial statements





**VISSAN JOINT STOCK COMPANY**

420 No Trang Long, Binh Loi Trung Ward, Ho Chi Minh City

Form B 03 – DN

**CASH FLOW STATEMENT**
*(Direct method)*

For the period ended 30 June 2025

Expressed in VND

ITEMS	Code	Note	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
1. Proceeds from sales of goods, rendering of services and other revenues	01		1,448,327,309,256	1,591,540,493,927
2. Payments to suppliers of goods and services	02		(1,281,141,229,889)	(1,208,298,550,842)
3. Payments to employees	03		(215,637,119,893)	(234,868,103,852)
4. Interest paid	04		(4,417,920,730)	(3,894,995,807)
5. CIT paid	05		(11,335,982,335)	(13,296,640,498)
6. Other receipts from operating activities	06		2,653,674,487	4,439,484,309
7. Other payments on operating activities	07		(131,414,973,443)	(143,976,978,559)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>(192,966,242,547)</b>	<b>(8,355,291,322)</b>
1. Purchases of fixed assets and other long-term assets	21		(9,432,401,930)	(3,680,549,141)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	899,074,074
3. Term deposits	23		(402,116,547,945)	(474,800,000,000)
4. Collections of term deposits	24		308,516,547,945	264,300,000,000
5. Interest received	27		23,071,193,390	18,856,556,271
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>(79,961,208,540)</b>	<b>(194,424,918,796)</b>
1. Proceeds from borrowings	33		540,093,493,645	606,233,929,729
2. Repayments of borrowings	34		(542,562,935,525)	(638,943,435,810)
3. Dividends paid to owners	36		(855,000)	(3,225,000)
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>(2,470,296,880)</b>	<b>(32,712,731,081)</b>
<b>Net increase in cash and cash equivalents</b>	<b>50</b>		<b>(275,397,747,967)</b>	<b>(235,492,941,199)</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>60</b>		<b>869,310,775,392</b>	<b>759,659,077,465</b>
Effect of foreign exchange differences	61		119,492,504	60,109,486
<b>Cash and cash equivalents at end of period</b>	<b>70</b>	<b>(3)</b>	<b>594,032,519,929</b>	<b>524,226,245,752</b>

Ho Chi Minh City, 28 July 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR

HUYNH THI PHUONG THAO

DO THI THU THUY



LE MINH TUAN

**1. GENERAL INFORMATION**

Vissan Joint Stock Company (formerly known as Vissan Vietnam One Member Limited Liability Company) ("the Company") was established in SR Vietnam on 20 November 1970 and has started business operation and production since 18 May 1974.

On 1 July 2016, the Company was converted into a joint stock company called Vissan Joint Stock Company pursuant to the Enterprise registration certificate No.0300105356 and its 43rd amendment dated 27 December 2024 issued by the Department of Planning and Investment of Ho Chi Minh City with the initial charter capital of VND809,051,000,000.

The Company's shares were approved for trading on the Upcom market on 11 October 2016 with ticker symbol VSN in accordance with the Decision No.630/QĐ-SGDHN issued by the Hanoi Stock Exchange.

The normal business cycle of the Company is 12 months.

The principal activities of the Company include:

- Producing and trading pork, beef, poultry, seafood, processed meat, canned meat, chicken's eggs, ducks eggs;
- Producing and trading breeding pigs, breeding cows, cattle;
- Technical services for raising pigs, cows;
- Producing and trading animal animal feed;
- Trading vegetables, food (cereal flour), processed food (instant noodles);
- Trading vegetables and fruits, processed vegetables, spices and agricultural products, cultivation;
- Trading fruits;
- Retailing and wholesaling alcohol, carbonated beverages;
- Trading in beverages, catering food under contracts (not catering services at the head office);
- Trading in technology products and consumer products and other consumer goods.

As at 30 June 2025, the Company had 1 head office and 7 dependent branches as follows:

- Branch 1 - Vissan Food Business Center
- Branch 2 - Vissan Hanoi Branch
- Branch 3 - Food Factory of Vissan – Bac Ninh
- Branch 4 - Vissan Danang Branch
- Branch 5 - Vissan Breeding Enterprise in Binh Duong
- Branch 6 - Vissan Breeding Enterprise in Binh Thuan
- Branch 7 - Vissan Store Chain Center

As at 30 June 2025, the Company had 3,576 employees (as at 31 December 2024: 3,707 employees).

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**2.1 Basis of preparation of financial statements**

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



The accompanying financial statements are not intended to present the financial position and results of operations and 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.

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

## **2.2 Fiscal year**

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

## **2.3 Currency**

The financial statements are measured and presented in the Vietnamese Dong ("VND").

## **2.4 Exchange rates**

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

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

## **2.5 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at bank, cash in transit and other short-term investments 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 and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to the initial payment commitment (exclusive of the payment rescheduling between parties), or based on the estimated loss that may arise. Bad debts are written off when identified.

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

## **2.7 Inventories**

Inventories are stated at cost, in case net realisable value is lower than cost, inventories are stated at net realisable value. Cost includes all costs of purchase, other costs incurred directly in purchasing. In the case of manufactured products, cost includes direct cost of raw material, direct labour cost and overhead, if any, in bringing the inventories to their present location and condition. Cost is determined by the weighted average method. Net realisable value is the estimated selling price in the normal course of business, less the estimated costs of marketing expenses, selling expenses and distribution expenses.

The Company applies the perpetual system for inventories.

Provision have been prepared in accordance with current accounting policies. Therefore, Company is made provision for obsolete, slow-moving and defective inventory items or in case net realisable value is lower than cost at the balance sheet date.

## 2.8 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 bank deposits with maturities of more than 3 months.

## 2.9 Fixed assets

### *Tangible and intangible fixed assets*

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes expenditure that is directly attributable to the acquisition of the fixed assets bringing them to a suitable conditions for their intended use. Expenditure incurred subsequently which 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 income statement when incurred.

### *Depreciation and amortisation*

Fixed assets are depreciated and amortised using the straight-line method so as to write off the depreciable amount of the fixed assets over their estimated useful lives. The estimated useful lives of each asset class are as follows:

Plant and buildings	5 - 50 years
Machinery	5 - 30 years
Motor vehicles	6 - 10 years
Office equipment	3 - 10 years
Cattle	4 years
Software	3 - 6 years

Land use rights are comprised of land use rights with a definite useful life and prepaid land use rights obtained under land rental contracts which are effective before the effective date of land law 2003 and are granted land use right certificates as follows:

- Land use rights with a definite useful life are recorded in accordance with the terms indicated in the land use rights and amortised using the straight-line method with such land use rights certificate; and
- Prepaid land use rights obtained under land rental contracts which are effective before the effective date of land law 2003 and are granted lands use rights certificates, are recorded in accordance with the guidance of Circular 45/2013/TT-BTC dated 25 April 2013 issued by Ministry of Finance and allocated using the straight-line method in accordance with such land use rights certificates.

### *Disposals*

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

### *Construction in progress*

Construction in progress represents the cost of assets in the course of 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 such as construction costs; costs of tools and equipment; compensation and resettlement costs; project management expenditures; construction consulting expenditures; and capitalised borrowing costs for qualifying 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 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 balance sheet. Prepaid expenses are recorded at historical cost and allocated on a straight-line basis over their estimated useful lives.

**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.
- Other payables including non-trade payables, and payable not relating to purchase of goods and services.

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

**2.13 Borrowings**

Borrowings include borrowings from banks.

Borrowings costs are recognised in the income statement when incurred.

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

**2.14 Accrued expenses**

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

**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 fiscal year 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 period during which the employee actually works for the Company less the period 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.

The severance allowance is accrued at the end of the reporting year on the basis that each employee is entitled to half of an average monthly salary for each working year. The average monthly salary used for calculating the severance allowance is the employee contract's average salary for the year prior to the 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 Capital and reserves**

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

Treasury shares purchased before the effective date of the Law on Securities (1 January 2021) are shares issued by the Company and bought back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities.

Treasury shares bought after 1 January 2021 will be cancelled and adjusted to reduce equity.

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

## **2.18 Appropriation of profits**

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

Net 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) 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 of shareholders. This fund is used for investment and business expansion activities, and offsetting against damages incurred during the course of business (if any). The fund's disbursement is decided by the Board of Directors.

### **(b) Bonus and welfare fund**

The bonus and welfare fund is appropriated from the Company's profit after CIT and subject to shareholders' approval at the General Meeting of shareholders. This fund is presented as a liability on the balance sheet. This fund is used for paying bonuses and benefits to employees of the Company in accordance with the Company's bonus and welfare policies and rewarding the Board of Directors, the Board of Management, the Board of Supervision and Chief Accounting according to the level of performance of each member of the Board of Directors, the Board of Management, the Board of Supervision and Chief Accounting of the Company.

## **2.19 Revenue recognition**

### **(a) Revenue from sales of goods**

Revenue from sale of goods is recognised in the 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 sale obligation. In cases where the Company gives promotional goods to customers associated with their purchases, the Company allocates the total considerations received between goods sold and promotional goods. The cost of promotional goods is recognised as cost of goods sold in the income statement.

**(b) Revenue from rendering of services**

Revenue from rendering of services is recognised in the 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 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 in the income statement on the basis of the actual time and interest rates for each period when both (2) of the following conditions are satisfied:

- It is probable that economic benefits associated with the transaction will flow to the Company;
- Income can be measured reliably.

**2.20 Sales deductions**

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

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

**2.21 Cost of goods sold and services rendered**

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

**2.22 Financial expenses**

Financial expenses are expenses incurred in the year for financial activities including expenses or losses relating to cost of borrowing, losses from foreign exchange differences and payment discount.

**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 taxes include all income taxes which are based on taxable profits. Income tax expense comprises current tax expense and deferred tax expense.

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

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

The preparation of financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of financial statements requires the Board of Directors 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 financial statements and the reported amounts of revenues and expenses during the financial year.

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 are believed to be reasonable under the circumstances.



**3. CASH AND CASH EQUIVALENTS**

	30/06/2025	01/01/2025
	<u>VND</u>	<u>VND</u>
Cash on hand	3,037,276,000	2,831,027,000
Cash at bank	47,612,905,751	62,922,323,497
Cash in transit	82,338,178	81,919,416
Cash equivalents (*)	543,300,000,000	803,475,505,479
	<b>594,032,519,929</b>	<b>869,310,775,392</b>

(\*) Cash equivalents include bank deposits with a maturity from one to three months and earning interest at rate ranging from 4.3% to 4.75% per annum (as at 31 December 2024: 4.0% to 4.75% per annum).

**4. INVESTMENTS HELD TO MATURITY**

Held-to-maturity investments

	30/06/2025		01/01/2025	
	Cost	Book value	Cost	Book value
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
Short-term deposits	391,700,000,000	391,700,000,000	298,100,000,000	298,100,000,000
	<b>391,700,000,000</b>	<b>391,700,000,000</b>	<b>298,100,000,000</b>	<b>298,100,000,000</b>

This balance includes bank deposits with a six-month term and earn interest rates ranging from 4.6% to 5.6% per annum (as at 31 December 2024: 5.5% to 5.6% per annum).

**5. SHORT-TERM TRADE ACCOUNTS RECEIVABLE**

	30/06/2025	01/01/2025
	<u>VND</u>	<u>VND</u>
<b>a. Payables to third parties</b>	<b>114,793,507,375</b>	<b>118,471,255,608</b>
Saigon Union of Trading Co-operatives	29,982,116,187	32,137,121,167
Vincommerce General Commercial Services Joint Stock Company	16,727,157,379	14,327,090,864
Others	68,084,233,809	72,007,043,577
<b>b. Payables to Related parties (Note 36)</b>	<b>12,394,248,532</b>	<b>12,501,607,187</b>
	<b>127,187,755,907</b>	<b>130,972,862,795</b>

**6. OTHER SHORT-TERM RECEIVABLES**

	30/06/2025	01/01/2025
	<u>VND</u>	<u>VND</u>
<b>a. Short term</b>	<b>17,742,539,058</b>	<b>11,095,845,432</b>
Receivables from employees	309,740,000	201,500,000
Contract performance deposits	5,560,361,805	916,675,305
Interest receivables from banks	7,040,778,541	5,848,186,988
Receivables from related parties (Note 36)	1,018,276,863	1,018,276,863
Others	3,813,381,849	3,111,206,276
<b>b. Long term</b>	<b>418,100,000</b>	<b>570,675,000</b>
Contract performance deposits	418,100,000	570,675,000
	<b>18,160,639,058</b>	<b>11,666,520,432</b>

**7. INVENTORIES**

	<b>30/06/2025</b>		<b>01/01/2025</b>	
	Cost	Provision	Cost	Provision
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
Goods in transit	6,332,048,671	-	2,410,947,106	-
Raw materials	121,321,691,011	(88,999,544)	120,372,950,734	(154,473,025)
Tools and supplies	54,773,342,609	(1,166,164,327)	53,743,002,883	(1,109,335,406)
Finished goods	189,221,431,512	(85,819,192)	220,634,169,214	(290,292,697)
Merchandise	6,209,469,296	-	7,777,941,276	-
Goods on consignment	3,550,331,111	-	672,353,160	-
	<b><u>381,408,314,210</u></b>	<b><u>(1,340,983,063)</u></b>	<b><u>405,611,364,373</u></b>	<b><u>(1,554,101,128)</u></b>

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

	<b>From 01/01/2025 to 30/06/2025 <u>VND</u></b>	<b>From 01/01/2024 to 31/12/2024 <u>VND</u></b>
Beginning of period	1,554,101,128	2,105,011,307
(Reversal of provision)/provision for decline in value of inventories	(32,382,738)	(182,400,306)
Writte-offs	(180,735,327)	(368,509,873)
End of period	<b><u>1,340,983,063</u></b>	<b><u>1,554,101,128</u></b>

**8. PREPAID EXPENSES**

	<b>30/06/2025</b>	<b>01/01/2025</b>
	<u>VND</u>	<u>VND</u>
<b>a. Short-term</b>		
Tools and supplies	1,477,792,162	1,644,106,628
Operating lease expenses	19,676,937,169	897,223,781
Others	2,268,590,755	2,404,585,215
	<b><u>23,423,320,086</u></b>	<b><u>4,945,915,624</u></b>
<b>b. Long-term</b>		
Repairs and maintenance	8,144,947,710	9,946,088,828
Tools and supplies	1,646,419,175	817,246,336
Operating lease expenses	1,331,502,138	1,291,138,101
Others	456,688,802	97,088,281
	<b><u>11,579,557,825</u></b>	<b><u>12,151,561,546</u></b>



9. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE

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

	01/01/2025 VND	Receivable/payable during the period VND	Payment/Net off during the period VND	Reclassification	30/06/2025 VND
<b>a. Tax receivables</b>					
Personal income tax	1,578,892,498	1,853,194,436	-	(1,680,694,205)	1,751,392,729
Business registration fee	1,000,000	-	(1,000,000)	-	-
Others	259,890,129	-	-	(4,357,693)	255,532,436
	<b>1,839,782,627</b>	<b>1,853,194,436</b>	<b>(1,000,000)</b>	<b>(1,685,051,898)</b>	<b>2,006,925,165</b>
<b>b. Tax payable</b>					
VAT on domestic sales	6,698,443,280	44,382,677,520	(29,270,844,873)	-	21,810,275,927
VAT on importation	-	3,307,511,020	(3,307,511,020)	-	-
Import – export duties	-	1,395,550	(1,395,550)	-	-
CIT - current	11,218,335,660	5,090,470,066	(11,335,982,335)	-	4,972,823,391
Personal income tax	-	1,770,245,205	(89,551,000)	(1,680,694,205)	-
Land and housing tax	-	37,561,995,519	(18,781,433,216)	-	18,780,562,303
Non-agricultural land use tax	331,375,440	336,393,193	(336,393,190)	-	331,375,443
Foreign contractor tax	-	61,038,781	(61,038,781)	-	-
Business registration fee	-	89,000,000	(89,000,000)	-	-
Others	-	9,731,551	(5,373,858)	(4,357,693)	-
	<b>18,248,154,380</b>	<b>92,610,458,405</b>	<b>(63,278,523,823)</b>	<b>(1,685,051,898)</b>	<b>45,895,037,064</b>

10. TANGIBLE FIXED ASSETS

	Plant and buildings	Machinery	Motor vehicles	Office equipment	Total
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
<b>Historical cost</b>					
As at 1 January 2025	125,858,793,481	288,323,302,709	77,382,994,102	35,267,442,828	526,832,533,120
New purchases	1,638,543,778	277,085,000	-	178,915,000	2,094,543,778
Transfers from construction in progress	9,000,000	-	-	-	9,000,000
As at 30 June 2025	<u>127,506,337,259</u>	<u>288,600,387,709</u>	<u>77,382,994,102</u>	<u>35,446,357,828</u>	<u>528,936,076,898</u>
<b>Accumulated depreciation</b>					
As at 1 January 2025	64,068,983,343	239,946,623,084	61,444,150,898	31,865,514,122	397,325,271,447
Charge for the period	3,254,601,349	7,642,465,979	1,741,334,978	771,767,981	13,410,170,287
As at 30 June 2025	<u>67,323,584,692</u>	<u>247,589,089,063</u>	<u>63,185,485,876</u>	<u>32,637,282,103</u>	<u>410,735,441,734</u>
<b>Net book value</b>					
<b>As at 1 January 2025</b>	<u><b>61,789,810,138</b></u>	<u><b>48,376,679,625</b></u>	<u><b>15,938,843,204</b></u>	<u><b>3,401,928,706</b></u>	<u><b>129,507,261,673</b></u>
<b>As at 30 June 2025</b>	<u><b>60,182,752,567</b></u>	<u><b>41,011,298,646</b></u>	<u><b>14,197,508,226</b></u>	<u><b>2,809,075,725</b></u>	<u><b>118,200,635,164</b></u>

The historical cost of fully depreciated tangible fixed assets but still in use as at 30 June 2025 was VND251,740 million (as at 31 December 2024: VND237,957 million).

As at 30 June 2025, tangible fixed assets of the Company with a net book value of VND14,675 million (as at 31 December 2024: VND20,855 million) were pledged with bank as mortgaged assets for short-term and long-term borrowings granted to the Company (Note 19).

**11. INTANGIBLE FIXED ASSETS**

	Land use rights VND	Software VND	Total VND
<b>HISTORICAL COST</b>			
As at 1 January 2025	286,990,468,923	16,221,000,011	303,211,468,934
As at 30 June 2025	286,990,468,923	16,221,000,011	303,211,468,934
<b>ACCUMULATED AMORTISATION</b>			
As at 1 January 2025	79,726,664,053	14,263,928,070	93,990,592,123
Charge for the period	3,765,847,002	471,358,748	4,237,205,750
As at 30 June 2025	83,492,511,055	14,735,286,818	98,227,797,873
<b>NET BOOK VALUE</b>			
As at 1 January 2025	<u>207,263,804,870</u>	<u>1,957,071,941</u>	<u>209,220,876,811</u>
As at 30 June 2025	<u>203,497,957,868</u>	<u>1,485,713,193</u>	<u>204,983,671,061</u>

The historical cost of fully amortised intangible fixed assets but still in use as at 30 June 2025 was VND13,439 million (as at 31 December 2024: VND13,294 million).

**12. CONSTRUCTION IN PROGRESS**

	30/06/2025 VND	01/01/2025 VND
Relocate and technological innovation of Vissan's food processing factory project	14,480,576,600	14,480,576,600
Others	689,984,944	394,618,278
	<u>15,170,561,544</u>	<u>14,875,194,878</u>

**13. DEFERRED INCOME TAX ASSETS**

Details of deferred tax assets are as follows:

	30/06/2025 VND	01/01/2025 VND
The temporary not yet deductible differences related to provisions	19,159,535,500	20,044,388,500
The temporary not yet deductible differences related to accrued expenses	31,554,668,592	51,767,597,733
	<u>50,714,204,092</u>	<u>71,811,986,233</u>
The CIT rate used for determining deferred income tax assets	20%	20%
<b>Deferred income tax assets</b>	<u>10,142,840,818</u>	<u>14,362,397,245</u>

## NOTES TO THE FINANCIAL STATEMENTS FOR THE FIRST HALF OF 2025 (CONTINUE)

The corporate income tax rate used to determine the amount of deferred tax assets for the six-month period ended 30 June 2025 is 20% (31 December 2024: 20%)

Deferred tax assets are recognized based on the expectation of future taxable income to utilize these temporary differences.

**14. SHORT-TERM TRADE ACCOUNTS PAYABLE**

	30/06/2025		01/01/2025	
	Value	Able-to-pay amount	Value	Able-to-pay amount
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
a. Payables to third parties	195,276,481,521	195,276,481,521	331,225,183,376	331,225,183,376
<i>Including:</i>				
- Nhat Lam Import-Export and Commercial Company Limited	38,148,056,905	38,148,056,905	59,344,250,229	59,344,250,229
- Ha Long Food Import Export Company Limited	20,852,090,076	20,852,090,076	59,057,609,524	59,057,609,524
- Others	136,276,334,540	136,276,334,540	212,823,323,623	212,823,323,623
b. Payables to related parties (Note 36)	12,459,755,432	12,459,755,432	21,356,165,050	21,356,165,050
	<b><u>207,736,236,953</u></b>	<b><u>207,736,236,953</u></b>	<b><u>352,581,348,426</u></b>	<b><u>352,581,348,426</u></b>

**15. OTHER SHORT-TERM PAYABLES**

	30/06/2025	01/01/2025
	<u>VND</u>	<u>VND</u>
Social insurance, health insurance, unemployment insurance, trade union	1,894,203,995	1,984,416,097
Related parties (Note 36)	408,826,807	408,826,807
Trade discounts	5,279,424,876	5,931,626,029
Dividend payable (Note 22)	40,500,480,000	49,085,000
Others	11,864,844,878	12,684,342,079
	<b><u>59,947,780,556</u></b>	<b><u>21,058,296,012</u></b>



**16. SHORT-TERM ACCRUED EXPENSE**

	30/06/2025	01/01/2025
	<u>VND</u>	<u>VND</u>
Land rental	27,422,981,991	25,065,623,823
- Land fund development center (*)	26,715,003,260	24,357,797,090
- Others	707,978,731	707,826,733
Sale supports	11,445,277,206	9,829,787,685
Others	2,170,687,231	3,086,106,223
	<b>41,038,946,428</b>	<b>37,981,517,731</b>

(\*) According to Decision No.3976/QD-UBND dated 19 September 2019 ("the Decision"), Ho Chi Minh City People's Committee reacquired the land and facilities at No. 420, No Trang Long Street, Binh Loi Trung Ward, Ho Chi Minh City, which was under the management of Saigon Trading Group, and assigned Land fund development center (under the jurisdiction of the Department of Natural Resources and Environment) to manage these assets from the date of the Decision. According to this Decision, Ho Chi Minh City People's Committee assigned the Center of Land Fund Development to continue to sign a temporary lease contract with the Company at the above location until the relocate and technological innovation of Vissan's food processing factory project has been completed. The two parties are in the process of signing the lease contract.

**17. PROVISION FOR LONG-TERM LIABILITIES**

The provision for long-term liabilities represents the provision for severance allowances. Movements in provision for long-term liability in the period were as follows:

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 31/12/2024
	<u>VND</u>	<u>VND</u>
Beginning of period	20,044,388,500	22,397,772,000
Increase/(Decrease)	158,630,082	270,260,623
Utilisation	(1,043,483,082)	(2,623,644,123)
<b>End of period</b>	<b>19,159,535,500</b>	<b>20,044,388,500</b>

18. SHORT-TERM BORROWINGS

	01/01/2025	Increase	Decrease	Current portion	30/06/2025
	VND	VND	VND	VND	VND
Vietnam Joint Stock Commercial Bank For Industry And Trade	206,785,191,934	286,880,740,763	(303,726,675,308)	-	189,939,257,389
Joint Stock Commercial Bank for Foreign Trade of Vietnam	-	153,383,226,744	(103,101,206,299)	-	50,282,020,445
Shinhan Bank Vietnam Limited	33,552,117,073	99,829,526,138	(133,381,643,211)	-	-
<b>Total short-term borrowings</b>	<b>240,337,309,007</b>	<b>540,093,493,645</b>	<b>(540,209,524,818)</b>	<b>-</b>	<b>240,221,277,834</b>
Joint Stock Commercial Bank for Foreign Trade of Vietnam	4,014,225,132	-	(2,293,388,189)	684,229,998	2,405,066,941
Bank for Investment and Development of Vietnam	234,031,600	-	(60,022,518)	117,015,800	291,024,882
<b>Total short-term portion of long-term debt</b>	<b>4,248,256,732</b>	<b>-</b>	<b>(2,353,410,707)</b>	<b>801,245,798</b>	<b>2,696,091,823</b>
<b>Total</b>	<b>244,585,565,739</b>	<b>540,093,493,645</b>	<b>(542,562,935,525)</b>	<b>801,245,798</b>	<b>242,917,369,657</b>

**Vietnam Joint Stock Commercial Bank For Industry And Trade – Branch 7 Ho Chi Minh City**

These are short-term borrowings pursuant to the credit contract No.0813/2024-HĐCVHM/NHCT924-VISSAN dated 14 August 2024 with a maturity of no more than 3 months for each disbursement. This loan is unsecured and bears an interest rate specified at each disbursement.

**Joint Stock Commercial Bank For Foreign Trade Of Vietnam – Branch Ho Chi Minh City**

These are short-term borrowings pursuant to the credit contract No.9/98330/25-DN2/N-CTD dated 19 February 2025 with a maturity of no more than 6 months for each disbursement. This loan is unsecured and bears an interest rate specified at each disbursement.

**19. LONG-TERM BORROWINGS**

	01/01/2025	Short-term portion of long-term debt	30/06/2025
	<u>VND</u>	<u>VND</u>	<u>VND</u>
Joint Stock Commercial Bank for Foreign Trade of Vietnam	5,245,763,336	(684,229,998)	4,561,533,338
Bank for Investment and Development of Vietnam	585,079,000	(117,015,800)	468,063,200
<b>Total</b>	<b><u>5,830,842,336</u></b>	<b><u>(801,245,798)</u></b>	<b><u>5,029,596,538</u></b>

**Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh City branch**

These are long-term borrowings pursuant to credit contracts No.0088/2028/T-TL/01 dated 17 December 2020 and 32/98330/24-DN2/T-TL/01 dated 17 May 2024 with interest rates as specified in the agreements. The loan is secured by certain machinery and equipment of the Company (Note 10). This loan will be repaid in 60 months from the date of initial disbursement.

**Bank for Investment and Development of Vietnam – Ky Hoa Branch**

This is long-term borrowings pursuant to credit contract No.01/2023/93357/HDTD dated 10 April 2023, with interest rates as specified in the agreements. The loan is secured by certain machinery and equipment of the Company (Note 10). This loan will be repaid in 60 months from the date of initial disbursement.

**20. BONUS AND WELFARE FUND**

Changes in the bonus and welfare fund during the year are as follows:

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 31/12/2024
	<u>VND</u>	<u>VND</u>
Beginning of period	56,186,918,744	125,258,336,031
Appropriation to bonus and welfare (Note 21)	59,717,791,486	56,998,891,127
Fund utilization	(87,533,547,415)	(126,070,308,414)
<b>End of period</b>	<b><u>28,371,162,815</u></b>	<b><u>56,186,918,744</u></b>



**VISSAN JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE FIRST HALF OF 2025 (CONTINUED)**

**21. MOVEMENTS IN OWNERS' EQUITY**

**Movement in equity during the year**

	Owners' capital VND	Shares premium VND	Treasury shares VND	Investment and development funds VND	Undistributed earnings VND	Total VND
<b>As at 1 January 2024</b>	<b>809,143,000,000</b>	-	(215,400,000)	183,508,303,712	296,956,466,699	1,289,392,370,411
Net profit for the year	-	-	-	-	111,054,889,341	111,054,889,341
Cancellation of treasury shares	(92,000,000)	(101,200,000)	193,200,000	-	-	-
Appropriation to investment and development fund	-	-	-	16,019,134,418	(16,019,134,418)	-
Appropriation to bonus and welfare fund 2023 (Note 20)	-	-	-	-	(56,998,891,127)	(56,998,891,127)
Dividends paid for 2023	-	-	-	-	(48,542,700,000)	(48,542,700,000)
Other increases	-	-	-	-	44,086,400	44,086,400
<b>As at 1 January 2025</b>	<b>809,051,000,000</b>	<b>(101,200,000)</b>	<b>(22,200,000)</b>	<b>199,527,438,130</b>	<b>286,494,716,895</b>	<b>1,294,949,755,025</b>
Net profit for the period	-	-	-	-	33,604,270,442	33,604,270,442
Appropriation to investment and development fund	-	-	-	10,550,214,487	(10,550,214,487)	-
Provisional appropriation to bonus and welfare fund 2024 (Note 20)	-	-	-	-	(59,717,791,486)	(59,717,791,486)
Dividends paid for 2024	-	-	-	-	(40,452,250,000)	(40,452,250,000)
<b>As at 30 June 2025</b>	<b>809,051,000,000</b>	<b>(101,200,000)</b>	<b>(22,200,000)</b>	<b>210,077,652,617</b>	<b>209,378,731,364</b>	<b>1,228,383,983,981</b>

According to the Resolution No.01/NQDHDCCD-VISSAN dated 24 April 2025, the General Shareholders approved the distribution plan of profit after BIT for the year 2024 as follows:

- Appropriation to investment and development fund: VND10,550,214,487;
- Appropriation to bonus and welfare fund: VND59,191,935,236;
- Appropriation to bonus for the Board of Directors and Board of Supervision: VND525,856,250; and
- Dividend for the year 2024 (5% of par value): VND40,452,250,000.

## NOTES TO THE FINANCIAL STATEMENTS FOR THE FIRST HALF OF 2025 (CONTINUED)

## (a) Number of shares

	30/06/2025		01/01/2025	
	Ordinary shares	VND	Ordinary shares	VND
Number of shares registered	80,905,100	809,051,000,000	80,905,100	809,051,000,000
Number of shares issued	80,905,100	809,051,000,000	80,905,100	809,051,000,000
Number of shares repurchased	(600)	(22,200,000)	(600)	(22,200,000)
Number of existing shares in circulation	<b>80,904,500</b>	<b>809,028,800,000</b>	<b>80,904,500</b>	<b>809,028,800,000</b>

## (b) Details of owners' shareholding

	30/06/2025		01/01/2025	
	Ordinary shares	Percentage %	Ordinary shares	Percentage %
Saigon Trading Group	54,829,878	67.77	54,829,878	67.77
Masan Meatlife Corporation	20,180,026	24.94	20,180,026	24.94
Others	5,894,596	7.29	5,894,596	7.29
Treasury shares	600	0.00	600	0.00
Number of existing shares in circulation	<b>80,905,100</b>	<b>100.00</b>	<b>80,905,100</b>	<b>100.00</b>

## (c) Movement of share capital

The Company's authorized and issued share capital is:

	Number of shares VND	Ordinary shares VND
As at 1 January 2025 and 30 June 2025	80,905,100	809,051,000,000

The common shares have a par value of VND 10,000 per share.

## 22. DIVIDENDS

The movement of dividends during the period were as follows:

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 31/12/2024 VND
Beginning of period	49,085,000	44,590,000
Dividends payable during the period (Note 21)	40,452,250,000	48,542,700,000
Dividends paid in cash	(855,000)	(48,538,205,000)
End of period	<b>40,500,480,000</b>	<b>49,085,000</b>

**23. EARNINGS PER SHARE****a) Basic earnings per share (EPS)**

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

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
Net profit attributable to shareholders (VND)	33,604,270,442	55,586,072,737
Less amount allocated to bonus and welfare funds (VND) (*)	(16,643,308,162)	(23,650,063,510)
	<u>16,960,962,280</u>	<u>31,936,009,227</u>
Weighted average number of ordinary shares in issue (shares)	80,904,500	80,904,500
Basic earnings per share (VND)	<u>210</u>	<u>395</u>

(\*) The appropriated amount to bonus and welfare fund for the period ended 30 June 2025 is estimated at the rate of 1.5 months of the average actual salary of employees. The appropriated amount to the bonus fund for the Management Board for the period ended 30 June March 2025 is estimated at 1 month of the average actual salary of management. The appropriated amount to Bonus and Welfare fund for the period ended 30 June 2024 is calculated at the rate of 1.5 months of the average actual salary of employees. The appropriated amount to the bonus fund for the Management Board for the year ended 30 June 2024 is calculated at the rate of 1 month of the average actual salary of full-time managers.

**b) Diluted earnings per share**

The Company does not have any potential common shares that could have a dilutive effect during the period and as at the date of these financial statements. Therefore, diluted earnings per share is equal to basic earnings per share.

**24. OFF BALANCE SHEET ITEMS****a) Bad debts written-off**

Bad debts written-off is long overdue and uncollectible balance of domestic customers. Details of bad debts written-off within 10 years from the write-off date are as follows:

	Bad debts written-off VND
For the year ended 31 December 2020	<u>574,374,034</u>

**b) Foreign currencies**

	30/06/2025	01/01/2025
US Dollar (USD)	<u>45,269.85</u>	<u>92,016.98</u>



**25. SEGMENT REPORTING**

## Geographical segments report

The Company performs all of its business activities and services mainly in Vietnam, with other territories accounting for less than 10%. Therefore, the Company does not present segment report by geographical area.

## Business segments report

The main business segment of the Company is food, with other business segments accounting for less than 10%. Therefore, the Company does not present segment report by business segment.

**26. NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES**

	From 01/04/2025 to 30/06/2025	From 01/04/2024 to 30/06/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND	VND	VND
<b>Revenue from sales of goods and rendering of services</b>				
Revenue from sales of finished goods and merchandises	669,646,466,327	723,593,766,343	1,435,015,606,457	1,566,394,836,321
Revenue from rendering of services	382,705,346	283,160,286	503,096,649	420,698,098
	<b>670,029,171,673</b>	<b>723,876,926,629</b>	<b>1,435,518,703,106</b>	<b>1,566,815,534,419</b>
<b>Sales deductions</b>				
Trade discounts	3,415,830,462	2,968,870,319	8,007,517,021	8,462,857,530
Sales returns	6,425,192,681	3,219,503	7,607,831,018	117,108,062
	<b>9,841,023,143</b>	<b>2,972,089,822</b>	<b>15,615,348,039</b>	<b>8,579,965,592</b>
<b>Net revenue from sales of goods and rendering of services</b>				
Net revenue from sales of finished goods and merchandises	659,805,443,184	720,621,676,521	1,419,400,258,418	1,557,814,870,729
Net revenue from rendering of services	382,705,346	283,160,286	503,096,649	420,698,098
<b>Net revenue</b>	<b>660,188,148,530</b>	<b>720,904,836,807</b>	<b>1,419,903,355,067</b>	<b>1,558,235,568,827</b>

**27. COSTS OF GOODS SOLD AND SERVICES RENDERED**

	From 01/04/2025 to 30/06/2025	From 01/04/2024 to 30/06/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND	VND	VND
Cost of finished goods and merchandises sold	526,930,955,116	541,321,514,334	1,114,515,766,005	1,176,823,339,296
Cost of services rendered	297,250,803	217,705,743	372,187,563	309,789,012
(Reversal)/Provision for decline in value of inventories	29,135,426	(63,853,127)	(32,382,738)	(5,586,700)
	<b>527,257,341,345</b>	<b>541,475,366,950</b>	<b>1,114,855,570,830</b>	<b>1,177,127,541,608</b>

**28. COST 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 merchandise for trading activities. The details are as follows:

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Raw materials	824,684,636,273	907,316,727,363
Staff costs	167,966,658,711	234,126,078,734
Depreciation and amortisation expenses	17,647,376,037	18,466,185,152
Outside service expenses	81,981,582,880	106,208,479,084
Others	99,932,714,187	94,852,340,155
	<b>1,192,212,968,088</b>	<b>1,360,969,810,488</b>

**29. FINANCIAL INCOME**

	From 01/04/2025 to 30/06/2025	From 01/04/2024 to 30/06/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND	VND	VND
Interest income from deposits	12,231,744,637	8,664,074,047	24,263,790,601	18,487,154,543
Realised foreign exchange gains	57,377,441	77,400,613	220,944,807	168,648,245
Payment discounts	8,188,222	693,554	16,977,062	11,238,192
	<b>12,297,310,300</b>	<b>8,742,168,214</b>	<b>24,501,712,470</b>	<b>18,667,040,980</b>

**30. FINANCIAL EXPENSES**

	From 01/04/2025 to 30/06/2025	From 01/04/2024 to 30/06/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND	VND	VND
Interest expenses	2,441,408,776	1,918,624,159	4,399,060,675	3,844,591,196
Payment discounts	2,045,323,428	2,318,128,203	4,444,069,417	5,060,553,331
Realised foreign exchange losses	232,907,694	98,300,382	618,947,010	437,387,724
	<b>4,719,639,898</b>	<b>4,335,052,744</b>	<b>9,462,077,102</b>	<b>9,342,532,251</b>

**31. SELLING EXPENSES, GENERAL AND ADMINISTRATION EXPENSES**

	From 01/04/2025 to 30/06/2025	From 01/04/2024 to 30/06/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND	VND	VND
<b>a. Selling expenses</b>				
Staff costs	47,212,493,187	60,068,989,600	100,836,252,539	131,689,880,873
Transportation expenses	11,254,810,973	13,744,643,576	23,587,979,098	27,818,909,066
Others	33,115,800,373	41,513,774,566	76,731,601,713	88,103,959,673
	<b>91,583,104,533</b>	<b>115,327,407,742</b>	<b>201,155,833,350</b>	<b>247,612,749,612</b>
<b>b. General and administration expenses</b>				
Staff costs	13,204,987,217	11,638,066,465	28,973,290,352	26,875,107,799
Taxes, fees, and charges	2,060,296,209	2,171,794,571	19,395,024,475	4,381,800,917
Others	15,475,478,613	19,437,466,842	29,372,729,944	41,101,738,388
	<b>30,740,762,039</b>	<b>33,247,327,878</b>	<b>77,741,044,771</b>	<b>72,358,647,104</b>

## NOTES TO THE FINANCIAL STATEMENTS FOR THE FIRST HALF OF 2025 (CONTINUED)

## 32. OTHER INCOME

	From 01/04/2025 to 30/06/2025	From 01/04/2024 to 30/06/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND	VND	VND
Gains on disposal of fixed assets	-	-	-	899,074,074
Discounts and promotions	802,873,349	138,096,055	991,964,683	218,734,452
Others	320,217,431	174,100,495	787,074,354	858,167,697
	<b>1,123,090,780</b>	<b>312,196,550</b>	<b>1,779,039,037</b>	<b>1,975,976,223</b>

## 33. OTHER EXPENSES

	From 01/04/2025 to 30/06/2025	From 01/04/2024 to 30/06/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND	VND	VND
Others	41,599,961	1,763,650,600	55,283,586	1,944,175,829
	<b>41,599,961</b>	<b>1,763,650,600</b>	<b>55,283,586</b>	<b>1,944,175,829</b>

## 34. CIT

According to current tax regulations, Vissan Breeding Enterprise in Binh Thuan is entitled to a preferential tax rate of 15% throughout its operation period due to its income from livestock farming breeding and processing in agricultural areas that are not classified as economically disadvantaged or extremely disadvantaged.

The CIT on the Company's profit before tax differs from the theoretical amount that would arise using the applicable tax rate of 20% as follows:

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Net accounting profit before tax	42,914,296,935	70,492,939,626
Net accounting profit is subjected to the tax rate of 20%	42,914,296,935	61,164,664,799
Net accounting profit is subjected to the tax rate of 15%	-	9,328,274,827
Tax expense:	8,582,859,387	13,632,174,184
Tax calculated at a rate of 20%	8,582,859,387	12,232,932,960
Tax calculated at a rate of 15%	-	1,399,241,224
Effect of:		
Expenses not deductible for tax purposes	727,167,106	1,129,840,754
Expenses not deductible for tax purposes 20%	727,167,106	1,129,240,754
Expenses not deductible for tax purposes 15%	-	600,000
Under-provision in previous years	-	144,851,951
<b>CIT charge (*)</b>	<b>9,310,026,493</b>	<b>14,906,866,889</b>
Charged to income statement:		
CIT - current	5,090,470,066	4,069,494,241
CIT - deferred	4,219,556,427	10,837,372,648
	<b>9,310,026,493</b>	<b>14,906,866,889</b>

(\*) The CIT charge was based on estimated taxable income and were subject to review and possible adjustments by the tax authorities.



**35. COMMITMENTS****a. Commitments under operating leases**

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

	<b>30/06/2025</b>	<b>30/06/2024</b>
	<u>VND</u>	<u>VND</u>
Within one year	14,149,943,864	17,987,474,017
Between one and five years	5,853,901,460	9,970,485,149
Over five years	4,044,249,158	4,708,356,302
<b>Total minimum payments</b>	<b><u>24,048,094,482</u></b>	<b><u>32,666,315,468</u></b>

**b. Capital expenditure commitments:**

Capital expenditure commitments as the balance sheet date were as follows:

	<b>30/06/2025</b>	<b>30/06/2024</b>
	<u>VND</u>	<u>VND</u>
Approved but not yet contracted	1,288,228,559,701	1,285,970,559,701
Approved and contracted but not yet carried out	18,875,387,585	19,290,987,585
	<b><u>1,307,103,947,286</u></b>	<b><u>1,305,261,547,286</u></b>

The total value of the approved projects is VND1,590,193,259,621. Of this amount, the capital commitments for the projects are primarily related to the relocate and technological innovation of Vissan's food processing factory project.

**36. RELATED PARTY DISCLOSURES**

The Company is controlled by Saigon Trading Group, which owns 67.77% of the Company's charter capital.

<b>Related party</b>	<b>Relationship</b>
Saigon Trading Group	Parent company
Satra Service Centre	Parent company's Branch
Satrafood Management Centre	Parent company's Branch
Satra Commercial Centre Pham Hung Street	Parent company's Branch
Saigon Supermarket	Parent company's Branch
Satra Can Tho Retail Centre	Parent company's Branch
Satra Centre Mall Cu Chi	Parent company's Branch
Satra Centre Mall Vo Van Kiet	Parent company's Branch
Binh Dien Market Trading and Management Company	Parent company's Branch
Tax Supermarket	Parent company's Branch
Satra Distribution Centre	Parent company's Branch
Satra Cold Storage	Parent company's Branch
Coastal Economic Development Company (COFIDEC)	Parent company's Branch

During the year, the following major transactions were carried out with related parties:

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
<b>Net sales of goods and services</b>		
Saigon Trading Group		
- Saigon Trading Group	353,943,898	303,696,985
- Satrafoods Management Centre	32,185,998,082	38,398,869,447
- Satra Commercial Centre Pham Hung Street	2,426,610,001	3,342,583,605
- Satra Distribution Centre	(14,592,503)	(20,385,490)
- Saigon Supermarket	1,212,385,122	1,584,731,897
- Tax Supermarket	13,334,852	48,165,029
- Satra Can Tho Retail Centre	(1,923,960)	1,207,825,825
- Binh Dien Market Trading and Management Company	123,797,375	151,330,900
- Satra Centre Mall Cu Chi	1,388,011,236	1,536,450,425
- Coastal Economic Development Company (COFIDEC)	73,072,310	45,715,960
- Satra Centre Mall Vo Van Kiet	741,903,570	-
	<b>38,502,539,983</b>	<b>46,598,984,583</b>
<b>Purchases of goods and services</b>		
Saigon Trading Group		
- Saigon Trading Group	149,408,895,203	21,988,112,378
- Satra Service Centre	202,397,404	197,469,364
- Satrafoods Management Centre	255,691,372	363,851,249
- Satra Cold Storage	5,219,574,236	10,735,561,020
- Satra Distribution Centre	702,581,246	863,154,085
- Satra Commercial Centre Pham Hung Street	36,813,128	26,875,634
- Saigon Supermarket	53,254,725	70,555,672
- Tax Supermarket	1,413,758	1,410,025
- Satra Can Tho Retail Centre	(94,137)	9,932,234
- Binh Dien Market Trading and Management Company	76,365,344	75,428,307
- Satra Centre Mall Cu Chi	25,910,171	27,021,934
- Satra Centre Mall Vo Van Kiet	6,728,361	-
	<b>155,989,530,811</b>	<b>34,359,371,902</b>

**Remuneration to members of the Board of Directors, General Director, Directors, and Audit Committee:**

		From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Board of Directors</b>			
Mr. Truong Hong Phong	Chairman (appointed effective from 24 April 2025)	123,038,461	48,000,000
Mr. Nguyen Phuc Khoa	Chairman (removed effective from 24 April 2025)	155,669,231	342,000,000
Mr. Nguyen Ngoc An	Vice Chairman (removed effective from 24 April 2025)	-	48,000,000
Mr. Le Minh Tuan	Vice Chairman (appointed effective from 24 April 2025)	49,200,000	48,000,000
Mr. Nguyen Quoc Trung	Vice Chairman	49,200,000	48,000,000
Mr. Truong Hai Hung	Member (appointed effective from 24 April 2025)	18,292,308	-
Mr. Phan Van Phuc	Member (appointed effective from 24 April 2025)	18,292,308	-
<b>Board of Management</b>			
Mr. Le Minh Tuan	General Director (appointed effective from 20 December 2024)	270,600,000	300,000,000
Mr. Nguyen Ngoc An	General Director (removed effective from 20 December 2024)	-	330,000,000
Mr. Phan Van Dung	Deputy General Director	246,000,000	300,000,000
Mr. Truong Hai Hung	Deputy General Director	246,000,000	300,000,000
<b>Board of Supervision</b>		<b>288,000,000</b>	<b>372,000,000</b>
<b>Chief Accountant</b>		<b>221,400,000</b>	<b>270,000,000</b>



**Balances with related parties:**

	30/06/2025	01/01/2025
	<u>VND</u>	<u>VND</u>
<b>Short-term trade accounts receivables (Note 5)</b>		
Saigon Trading Group		
- Saigon Trading Group	-	198,016,725
- Satrafood Management Centre	11,784,305,309	10,759,623,603
- Satra Commercial Centre Pham Hung Street	286,196,722	855,173,020
- Saigon Supermarket	92,843,544	313,226,765
- Tax Supermarket	-	40,657,087
- Satra Can Tho Retail Centre	-	1,429,190
- Binh Dien Market Trading and Management Company	13,415,436	26,093,748
- Satra Centre Mall Cu Chi	139,179,973	228,328,921
- Coastal Economic Development Company (COFIDEC)	6,350,076	-
- Satra Centre Mall Vo Van Kiet	71,957,472	79,058,128
	<b>12,394,248,532</b>	<b>12,501,607,187</b>

**Other short-term receivables (Note 6)**

Saigon Trading Group	1,018,276,863	1,018,276,863
- Others		
	<b>1,018,276,863</b>	<b>1,018,276,863</b>

	30/06/2025	01/01/2025
	<u>VND</u>	<u>VND</u>

**Short-term trade accounts payable (Note 14)**

Saigon Trading Group		
- Saigon Trading Group	10,397,748,921	8,835,634,909
- Satra Cold Storage	1,991,374,350	12,437,573,921
- Satra Distribution Centre	53,437,500	56,760,000
- Saigon Supermarket	10,967,024	20,507,248
- Binh Dien Market Trading and Management Company	6,227,637	5,688,972
	<b>12,459,755,432</b>	<b>21,356,165,050</b>

**Other short-term payables (Note 15)**

Saigon Trading Group	408,826,807	408,826,807
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## NOTES TO THE FINANCIAL STATEMENTS FOR THE FIRST HALF OF 2025 (CONTINUED)

## 37. NOTES TO THE CASH FLOW STATEMENT

	30/06/2025	01/01/2025
	VND	VND
Purchases and construction of fixed assets not yet paid	3,230,784,425	2,465,777,738
Advances for the purchase of fixed assets and construction in progress	4,663,075,000	4,663,075,000

  
 Huynh Thi Phuong Thao  
 Prepared by

  
 Do Thi Thu Thuy  
 Chief Accountant



  
 Le Minh Tuan  
 General Director  
 28 July 2025

T.C.P