CÔNG TY CỔ PHẦN PHÚ TÀI

PHUTAI JSC

Số/No.: 62./CBTT-PT

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc lập - Tự do - Hạnh phúc THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness

Quy Nhơn, ngày . 25. tháng 01 năm 2025 Quy Nhơn City, 25. ./01/2025

CÔNG BỐ THÔNG TIN TRÊN CÔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SGDCK TP.HCM

DISCLOSURE OF INFORMATION ON THE STATE SECURITIES COMMISION'S PORTAL AND HCM STOCK EXCHANGE'S PORTAL

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ The State Securities Commission

- Sở Giao dịch chứng khoán TP.HCM/ Hochiminh Stock Exchange

Tên tổ chức / Organization name: CÔNG TY CỔ PHẨN PHÚ TÀI/ PHU TAI J.S.C

Mã chứng khoán/ Securities Symbol: PTB

Địa chỉ trụ sở chính/ Address: 278 Nguyễn Thị Định, TP. Quy Nhơn, Bình Định/ No. 278
 Nguyên Thi Dinh st, Quy Nhon City, Binh Dinh province

- Điện thoại/ *Telephone*: 0256 3847 668 - Fax: 0256 3847 556

Người thực hiện công bố thông tin/ Submitted by: Ông/Mr. Phan Quốc Hoài

- Chức vụ/ Position: Phó Tổng giám đốc/ Deputy General Director

Loại thông tin công bố: ⊠ định kỳ □ bất thường □ 24h □ theo yêu cầu

Information disclosure type: \square Periodic \square Irregular \square 24 hours \square On demand

Nội dung thông tin công bố (*)/ Content of Information disclosure:

Báo cáo tài chính quý 4 năm 2024 (riêng và hợp nhất).

(Q4/2024 Separate financial statements; Q4/2024 Consolidated financial statements)

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày \$5./01/2025.

Tại dường dẫn: http://phutai.com.vn (mục Báo cáo tài chính)

This information was disclosed on Company's Potral on date .25./01/2025.

Available at http://phutai.com.vn (Financial statements)

Tôi cam kết các thông tin công bố trên đây là dúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./

I commit that all information provided in this paper is true and accurate; I shall be legally responsible for any mispresentation.

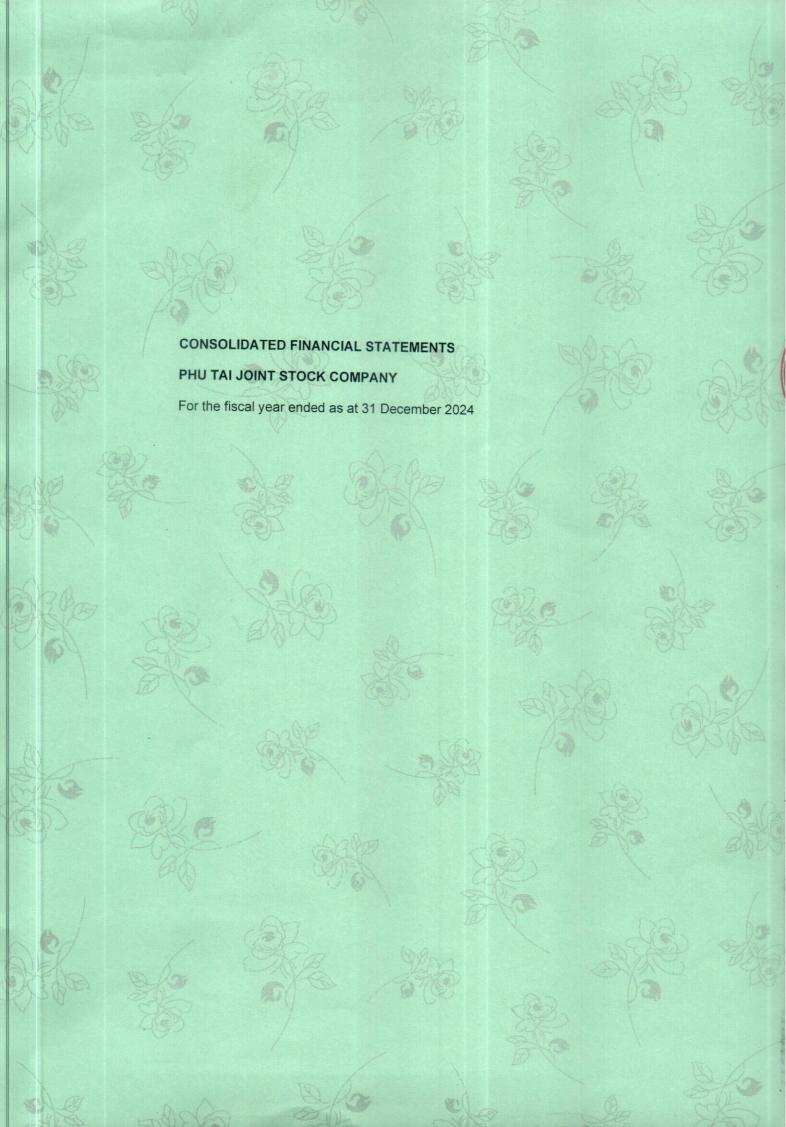
Tài liệu đính kèm: BCTC quý 4/2024 Attachment: Q4/2024 Financial statements

Đại diện tổ chức/ Organization representative Người UQ CBTT /Party authorized to disclose information PHÓ TỔNG GIÁM ĐỐC

CÔNG TY
CÓ PHẨN
PHÚ TÀI

PHÚ TÀI

O QUỐC HOÀI



CONSOLIDATED FINANCIAL STATEMENTS PHU TAI JOINT STOCK COMPANY

For the fiscal year ended as at 31 December 2024

CONSOLIDATED STATEMENT OF FINANCIAL POSITION As at 31 December 2024

Code	ASSETS	Note	31/12/2024	01/01/2024
			VND	VND
100	A. CURRENT ASSETS		3.244.921.677.159	2.941.135.680.146
110	I. Cash and cash equivalents	3	470.850.849.148	428.337.603.384
111	1. Cash		287.824.071.647	277.919.515.821
112	2. Cash equivalents		183.026.777.501	150.418.087.563
120	II. Short-term investments	4	26.071.482.908	19.642.998.519
121	Trading securities		27.485.125.452	19.642.998.519
122	Provision for devaluation of held for trading securities		(1.413.642.544)	
130	III. Short-term receivables		1.153.527.281.231	881.106.546.565
131	Short-term trade receivables	5	887.789.624.296	801.306.343.454
132	2. Short-term prepayments to suppliers	6	121.796.069.965	36.387.325.176
135	3. Short-term loan receivable	7	100.640.000.000	50.000.000.000
136	4. Other short-term receivables	8	109.996.977.381	47.546.810.854
137	5. Provision for short-term doubtful debts		(66.695.390.411)	(54.133.932.919)
140	IV. Inventories	10	1.454.217.892.146	1.466.264.339.417
141	1. Inventories		1.454.217.892.146	1.471.566.806.749
149	2. Provision for devaluation of inventories			(5.302.467.332)
150	V. Other short-term assets		140.254.171.726	145.784.192.261
151	Short-term prepaid expenses	11	26.545.767.383	32.598.455.201
152	2. Deductible VAT		113.096.147.088	112.539.172.175
153	3. Taxes and other receivables from State budget	19	612.257.255	646.564.885

CONSOLIDATED STATEMENT OF FINANCIAL POSITION As at 31 December 2024 (Continued)

Code	ASSETS	Note	31/12/2024	01/01/2024
			VND	VND
200	B. NON-CURRENT ASSETS		2.243.186.974.334	2.322.640.631.269
210	I. Long-term receivables		96.490.663.536	26.986.388.966
216	Other long-term receivables	8	96.490.663.536	26.986.388.966
220	II . Fixed assets		1.558.547.770.331	1.740.613.476.366
221	Tangible fixed assets	12	1.542.604.854.970	1.719.487.677.944
222	- Historical cost		3.335.821.673.136	3.364.384.661.721
223	- Accumulated depreciation		(1.793.216.818.166)	(1.644.896.983.777)
227	2. Intangible fixed assets	13	15.942.915.361	21.125.798.422
228	- Historical cost		35.978.183.553	46.771.252.085
229	- Accumulated amortization		(20.035.268.192)	(25.645.453.663)
230	III. Investment properties	14	5.152.502.053	5.379.818.317
231	- Historical cost		5.682.906.669	5.682.906.669
232	- Accumulated depreciation		(530.404.616)	(303.088.352)
240	IV. Long-term assets in progress	15	73.175.517.178	13.913.537.284
242	Construction in progress		73.175.517.178	13.913.537.284
250	V. Long-term investments	4	256.760.727.294	255.768.271.464
252	Investments in joint ventures and associates		256.160.727.294	255.168.271.464
253	2. Equity investments in other entities		600.000.000	600.000.000
260	V. Other long-term assets		253.059.793.942	279.979.138.872
261	Long-term prepaid expenses	11	242.032.977.579	264.924.456.609
262	Deferred income tax assets	37	2.186.720.441	3.089.950.913
269	3. Goodwill	16	8.840.095.922	11.964.731.350
270	TOTAL ASSETS		5.488.108.651.493	5.263.776.311.415

CONSOLIDATED STATEMENT OF FINANCIAL POSITION As at 31 December 2024 (Continued)

Code	CAPITAL	Note	31/12/2024	01/01/2024
			VND	VND
300	C. LIABILITIES		2.454.752.224.649	2.487.058.359.709
310	I. Current liabilities		2.339.991.537.887	2.352.427.924.624
311	Short-term trade payables	17	516.450.394.304	499.008.561.005
312	2. Short-term prepayments from customers	18	68.886.197.866	45.771.192.387
313	3. Taxes and other payables to State budget	19	56.135.488.076	46.354.295.700
314	4. Payables to employees		114.438.823.265	94.950.389.026
315	5. Short-term accrued expenses	20	31.163.991.054	19.823.250.083
319	6. Other short-term payables	21	27.126.017.163	27.636.221.167
320	7. Short-term borrowings and finance lease liabilities	22	1.460.746.465.245	1.553.449.538.124
321	8. Provisions for short-term payables	23	2.158.999.718	2.206.231.131
322	9. Bonus and welfare fund		62.885.161.196	63.228.246.001
330	II. Non-current liabilities		114.760.686.762	134.630.435.085
337	1. Other long-term payables	21	381.889.200	427.789.200
338	2. Long-term borrowings and finance lease liabilities	22	91.664.414.571	115.510.775.343
341	3. Deferred income tax liabilities	37	6.076.244.664	3.749.401.376
342	4. Provisions for long-term payables	23	16.638.138.327	14.942.469.166
400	D. OWNER'S EQUITY		3.033.356.426.844	2.776.717.951.706
410	I. Owner's equity	24	3.033.356.426.844	2.776.717.951.706
411	Contributed capital		669.384.030.000	669.384.030.000
411a	- Ordinary shares with voting rights		669.384.030.000	669.384.030.000
414	2. Other capital		1.648.102.008.793	1.635.896.772.394
421	3. Retained earnings		586.272.358.655	418.222.554.667
421a	- Retained earnings accumulated till the end of the previous year		159.304.169.909	160.459.824.844
421b	- Retained earnings of the current year		426.968.188.746	257.762.729.823
429	4. Non – Controlling Interests		129.598.029.396	53.214.594.645
440	TOTAL CAPITAL		5.488.108.651.493	5.263.776.311.415

Preparer

Vo Phuong Thao

Chief Accountant

Nguyen Thi My Loan

Binh Dinh, 25 January 2025 General Director

K/T. TÔNG GIẨM ĐỐC G GLÁM ĐỐC

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PHAN QUỐC HOÀI

Consolidated Financial Statements

No. 278 Nguyen Thi Dinh, Quy Nhon City, Binh Dinh Province

For the fiscal year ended as at 31 December 2024

CONSOLIDATED STATEMENT OF INCOME

Year 2024

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e ITEMS	Note	Year 2	024	Year 2	023
		4th quarter VND	Accumulated VND	4th quarter VND	Accumulated VND
 Revenue from sales of goods and rendering of services Revenue deductions 	26 27	1.936.670.303.716 217.232.630	6.466.811.874.895 341.840.620	1.548.010.433.625 55.631.792	5.618.812.230.602 242.340.363
3. Net revenue from sales of goods and rendering of services	28	1.936.453.071.086	6.466.470.034.275	1.547.954.801.833	5.618.569.890.239
4. Cost of goods sold	29	1.626.394.775.314	5.242.143.749.727	1.265.190.093.059	4.474.327.555.274
5. Gross profit from sales of goods and rending of services		310.058.295.772	1.224.326.284.548	282.764.708.774	1.144.242.334.965
6. Financial income	30	29.118.380.623	77.097.787.953	8.267.408.138	30.019.281.345
7. Financial expense	31	20.802.707.648	96.304.550.807	31.573.263.567	143.457.076.970
In which: Interest expense		17.679.353.394	78.047.461.664	26.933.644.843	116.816.101.883
8. Share of joint ventures and associates' profit or loss		91.551.129	992.455.830	(6.853.409.755)	(6.949.062.213)
9. Selling expense	32	147.997.668.154	496.931.572.409	127.007.993.520	439.292.282.902
10. General and administrative expense	33	85.968.910.835	264.256.794.366	94.262.126.690	248.692.530.978
11. Net profit from operating activities		84.498.940.887	444.923.610.749	31.335.323.380	335.870.663.247
12. Other income	34	114.720.522.285	124.442.855.313	7.249.286.084	18.463.160.594
13. Other expense	35	76.628.733.565	97.385.073.446	10.801.614.874	31.580.506.540
14. Other profit		38.091.788.720	27.057.781.867	(3.552.328.790)	(13.117.345.946)
15. Total net profit before tax		122.590.729.607	471.981.392.616	27.782.994.590	322.753.317.301
16. Current corporate income tax expense	36	26.189.884.200	89.334.361.447	10.545.254.173	61.652.884.612
17. Deferred corporate income tax expense	37	2.700.955.066	3.329.610.409	(232.108.385)	1.633.125.034
18. Profit after corporate income tax		93.699.890.341	379.317.420.760	17.469.848.802	259.467.307.655
19. Profit after tax attributable to owners of the parent		91.705.456.576	370.922.923.945	17.100.423.672	257.762.340.542
20. Profit after tax attributable to non-controlling interest		1.994.433.765	8.394.496.815	369.425.130	1.704.967.113
21. Basic earnings per share	38	1.370	5.541 N:41003	K/T. TổNG GIÁM ĐỐC	3.851
	 Revenue deductions Net revenue from sales of goods and rendering of services Cost of goods sold Gross profit from sales of goods and rending of services Financial income Financial expense In which: Interest expense Share of joint ventures and associates' profit or loss Selling expense General and administrative expense Net profit from operating activities Other income Other expense Other expense Other profit Total net profit before tax Current corporate income tax expense Deferred corporate income tax expense Profit after corporate income tax Profit after tax attributable to owners of the parent Profit after tax attributable to non-controlling interest 	1. Revenue from sales of goods and rendering of services 2. Revenue deductions 27 3. Net revenue from sales of goods and rendering of services 4. Cost of goods sold 29 5. Gross profit from sales of goods and rending of services 6. Financial income 7. Financial expense In which: Interest expense 8. Share of joint ventures and associates' profit or loss 9. Selling expense 10. General and administrative expense 11. Net profit from operating activities 12. Other income 13. Other expense 14. Other profit 15. Total net profit before tax 16. Current corporate income tax expense 17. Deferred corporate income tax expense 18. Profit after corporate income tax 19. Profit after tax attributable to owners of the parent 20. Profit after tax attributable to non-controlling interest	Ath quarter VND	TEMS	TEMS

Preparer

Chief Accountant

Võ Phương Chảo

Nguyễn Chu Thy Tom

Cổ PHẨN General Director

PHÚ TÀI *

PHAN QUỐC HOÀ

CONSOLIDATED STATEMENT OF CASH FLOWS Year 2024 (Indirect method)

Code	e ITEMS Note	Year 2024	Year 2023
		VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES		
01	1. Profit before tax	471.981.392.616	322.753.317.301
	2. Adjustment for:		
02	- Depreciation and amortization of fixed assets and in	248.367.673.806	240.907.549.239
03	- Provisions	10.321.070.452	37.757.261.587
04	- Exchange gains / losses from retranslation	(7.122.284.369)	623.274.428
	of monetary items denominated in foreign		
05	- Gains / losses from investment	(22.889.283.266)	(4.988.700.701)
06	- Interest expense	78.047.461.664	116.816.101.883
08	3. Operating profit before changes in	778.706.030.903	713.868.803.737
	working capital		
09	- Increase or decrease in receivables	(268.378.326.508)	(83.141.637.629)
10	- Increase or decrease in inventories	17.348.914.603	284.697.487.152
11	- Increase or decrease in payables	86.373.210.569	70.268.208.243
12	- Increase or decrease in prepaid expenses	28.109.699.695	37.438.069.565
13	- Increase or decrease in trading securities	(7.842.126.933)	1.737.005.354
14	- Interest paid	(77.835.351.955)	(116.149.586.241)
15	- Corporate income tax paid	(84.973.468.606)	(115.720.846.535)
17	 Other payments on operating activities 	(14.118.503.430)	(14.531.762.076)
20	Net cash flow from operating activities	457.390.078.338	778.465.741.570
	II. CASH FLOWS FROM INVESTING ACTIVITIES		
21	Purchase or construction of fixed assets	(223.961.414.880)	(172.352.962.169)
	and other long-term assets		
22	2. Proceeds from disposals of fixed assets	79.502.967.714	27.414.637.333
	and other long-term assets		
23	3. Loans and purchase of debt instruments	(50.640.000.000)	(63.355.558.838)
	from other entities		
24	4. Collection of loans and resale of debt		24.423.558.838
	instrument of other entities		
25	5. Equity investments in other entities	992.455.830	(240.000.000.000)
26	6. Proceeds from equity investment in other		6.102.146.311
	entities		
27	7. Interest and dividend received	6.940.891.782	4.831.557.825
30	Net cash flow from investing activities	(187.165.099.554)	(412.936.620.700)

CONSOLIDATED STATEMENT OF CASH FLOWS

Year 2024 (Indirect method) (Continued)

0 1	ITEMS NO	ote _	Year 2024	Year 2023 VND
Code	ITEMS		VND	VIVE
31	III. CASH FLOWS FROM FINANCING ACTIVITI 1. Proceeds from the issuance of stocks and receipt of capital contributions from owners	ES	72.000.000.000	
32	2. Proceeds from issuance of shares and		-	(57.068.977.185)
32	receipt of contributed capital		4 750 400 047 077	4.265.598.296.911
33	3. Proceeds from borrowings		4.750.428.847.977 (4.866.978.281.628)	(4.211.679.356.595)
34	4 Repayment of principal		(176.040.015.000)	(205.493.137.000)
36 40	5. Dividends or profits paid to owners Net cash flow from financing activities		(220.589.448.651)	(208.643.173.869)
50	Net cash flows in the year		49.635.530.133	156.885.947.001
60	Cash and cash equivalents at the		428.337.603.384	272.074.930.811
00	beginning of the year		(7.122.284.369)	(623.274.428)
61	Effect of exchange rate fluctuations			100 227 602 294
70	Cash and cash equivalents at the end of the year	3	470.850.849.148	428.337.603.384

Preparer

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Vo Phuong Thao

Chief Accountant

Nguyen Thi My Loan

Binh Dinh, 25 January 2025 General Director

CÔNG TY PAÓ TỔNG GIÁM ĐỐC CÔNG TY PAÓ TỔNG GIÁM ĐỐC CỔ PHẬN MÝ

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS Year 2024

1 GENERAL INFORMATION OF THE COMPANY

Form of ownership

Phu Tai Joint Stock Company was established under the Decision No. 150/QD-BQP dated 10 November 2004 by the Ministry of Defence on the transformation of Phu Tai Company under Military Zone 5 into Phu Tai Joint Stock Company.

The Company operates under Certificate of Business Registration and Tax Registration No. 4100259236 issued for the first time on December 30, 2004 and amended for the 28th time on August 16, 2023 by the Department of Planning and Investment of Binh Dinh Province.

The Company's charter capital is VND 669,384,030,000, equivalent to 66.938.403 shares with the par value of VND 10,000.

The total number of employees of the Company As at 31 December 2024 is 6.651 employees (It was 6.249 people as at 01 January 2024).

Business field: Industrial manufacturing, trading and services.

Business activities: Main business activities of the Company include:

- Cutting, shaping and finishing granite, basalt, marble;
- Exploiting granite, basalt; exploiting stone, sand and gravel for use as construction materials;
- Manufacturing beds, wardrobes, tables, chairs and other products of wood;
- Producing crushed stone, lime and similar products;
- Office leasing;
- Purchasing and selling products from granite, basalt, marble;
- Wholesaling automobiles and other motor vehicles;
- Sale of spare parts and accessories of cars and other motor vehicles;
- Real estate investment and business.

The Company's structure

The Company's subsidiaries consolidated in the Consolidated Financial Statements As at 31

Name of Company	Head office	Proportion of ownership and voting rights	Principal activities
Tuan Dat Minerals One -member Company Limited	Quy Nhon, Binh Dinh	100%	Mining and processing of stone
Universal Stone Joint Stock Company	Phu Nhuan, Ho Chi Minh	60%	Trading and processing of stone
Vina G7 Joint Stock Company	Bien Hoa, Dong Nai	75%	Trading and processing of wood products
Toyota Binh Dinh One -member Company Limited	Quy Nhon, Binh Dinh	100%	Trading and repairing of cars
Toyota Da Nang One -member Company Limited	Thành phố Đà Nẵng	100%	Trading and repairing of cars
Phu Tai Dong Nai One - member Company Limited	Bien Hoa, Dong Nai	100%	Trading and processing of wood products
Granite Manufacturing Company Limited	Ho Chi Minh city	70%	Mining and processing of stone

Name of Company	Head office	Proportion of ownership and voting rights	Principal activities
Phu Tai Real Estate One Member Limited Company	Quy Nhon, Binh Dinh	100%	Real estate business
Thanh Chau Phu Yen Granite Company Limited	Dong Xuan, Phu Yen	100%	Mining and processing of stone
Son Phat Production and Trading Company Limited	Van Ninh, Khanh Hoa	99%	Mining and processing of stone
Phu Tai Ninh Thuan Stone Joint Stock Company	Phan Rang City - Thap Cham, Ninh Thuan	98%	Stone production and processing
Phu Tai Quartz Stone One Member Company Limited	Nhon Trach, Dong Nai	100%	Stone production and processing
Phu Tai Binh Dinh Wood Company Limited	Phu Cat, Binh Dinh	100%	Manufacturing of beds, cabinets, tables, and chairs
Phu Tai Binh Dinh Quartz Company Limited	Quy Nhon, Binh Dinh	100%	Production and processing of stone and stone powder
Phu Tai Yen Bai Stone Company Limited	Luc Yen, Yen Bai	100%	Mining and processing of stone
Phu Tai Khanh Hoa Stone One Member Company Limited (i)	Van Ninh, Khanh Hoa	100%	Mining and processing of stone
Phu Tai Dong Nai Stone Company Limited	Nhon Trach, Dong Nai	100%	Mining and processing of stone
Phu Tai Home Company Limited	Go Vap, Ho Chi Minh	100%	Trading of wood and stone products
Phu Tai Dieu Tri Investment Company Limited (i)	Quy Nhon, Binh Dinh	60%	Real estate business

(i) Phu Tai Dieu Tri Investment Co., Ltd. ("Phu Tai Dieu Tri") was established based on a joint venture agreement between the Company and An Phat Land Investment JSC, signed on October 31, 2023, to undertake the procedures for bidding and implementing the Residential Area combined with Urban Renovation Project in the southern and northern areas of Tang Bat Ho Street, Dieu Tri Town, Tuy Phuoc District. On January 8, 2024, the Binh Dinh Provincial People's Committee issued Decision No. 74/QD-UBND, approving the joint venture as the investor for the aforementioned project. On January 25, 2024, the Company's Board of Management issued Decision No. 21/NQ-HDQT, approving the capital contribution to establish Phu Tai Dieu Tri with a total charter capital of VND 180 billion, of which the Company's contribution is VND 108 billion, equivalent to 60%. Phu Tai Dieu Tri was granted its initial Business Registration Certificate by the Department of Planning and Investment of Binh Dinh Province on January 30, 2024, with business registration number 4101637716. Phu Tai Dieu Tri's headquarters is located at No. 278 Nguyen Thi Dinh Street, Quy Nhon City, Binh Dinh Province, Vietnam. It's main business activities are real estate business.

2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Group maintains its accounting records in Vietnamese Dong (VND).

2.2 Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance, the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC and the Circular No. 202/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 Basis for preparation of Consolidated Financial Statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control as at 31 December annually. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated Financial Statements.

Non - controlling interests

Non - controlling interest represents the portion of profit or loss and net assets of subsidiaries not held by owners.

Profit and loss when there is a change in the Group's ownership in subsidiaries:

In case the Parent Company reduces their investment in subsidiaries and loses control over the subsidiaries, the subsidiaries become associates: Profit/loss recorded in the Consolidated Financial Statements is the difference between the receipt from divestment and the total value of net assets transferred and remaining goodwill.

2.4 Accounting estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Consolidated Financial Statements include:

- Provision for bad debts:
- Provision for devaluation of inventory;
- Estimated useful life of fixed assets and investment properties;
- Allocation of prepaid expenses and goodwill;
- Classification and provision of financial investments;
- Estimated provision for payables;
- Estimated corporate income tax.

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 Consolidated Financial Statements of the Group and that are assessed by the Board of General Directors to be reasonable under the circumstances.

2.5 Foreign currency transactions

The foreign currency transactions during the year are translated into Vietnam Dong using the real exchange rate ruling at the transaction date.

Real exchange rates are determined under the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For cash deposited in bank, applying the bid rate of the commercial bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transactions.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

2.6 Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7 Goodwill

The goodwill or interest from a cheap purchase is defined as the difference between the cost of the business combination and the acquirer's interest in the net fair value of the identifiable subsidiable assets at the acquisition date held by the Parent. Cheap purchase interest (if any) will be recognized in the consolidated income statement. Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically the Group will assess goodwill losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the period of arising.

2.8 Financial investments

Trading securities are initially recognized at the original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. Upon liquidation or transfer, the cost of trading securities is determined using weighted average method.

Equity Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at the original cost. After initial recognition, these investments are measured at the original cost minus the provision for devaluation of investments.

In the Consolidated Financial Statements, investments in joint ventures and associates are accounted for using the equity method. Under this method, the investments are initiarecognizedised at cost and adjusted thereafter for the post acquisition change in the Group's share in net assets of the associate after the acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Group will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

For the adjustment of the value of investments in joint ventures and associates from the date of investment to the beginning of the reporting period, the Group shall:

- For the adjustment to the income statement of previous periods: make an adjustment to the undistributed profit after tax according to the net adjusted accumulated amount to the beginning of the reporting period.
- For the adjustment due to the difference in revaluation of assets and the difference in foreign exchange rates, recorded in the balance sheet of the previous periods: determine the adjustment to the corresponding items on the balance sheet of the previous period: determine the adjustment to the corresponding items on the statement of financial position according to net accumulated adjusted amount.

For the adjustment of the value of investments in joint ventures and associates arising in the period, the Company shall exclude the preferred dividends of other shareholders (if preferred shares are classified as Owner's capital); expected number of deductions for bonus and welfare funds of joint ventures and associates; share of profits related to transactions of joint ventures, associates contributing capital or selling assets to the Company before determining the Company's share in the profit or loss of the joint venture or associated company during the reporting period. The Company then adjusts the value of the investment in proportion to its share in profits and losses of joint ventures and associates and immediately recognizes it in the Consolidated Income Statement.

Financial Statements of associates are prepared in the same period with the Group's consolidated financial statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

Provision for devaluation of investments is made at the end of the period as follows:

Investments in trading securities: provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.

Long-term investments (other than trading securities) without significant influence on the investee, provision shall be made based on the Financial Statements at the provision date of the investee.

2.9 Receivables

The receivables shall be recorded in detail in terms of maturity date, entities receivable, types of currency and other factors according to requirements for management of the Group. The receivables shall be classified into short-term receivables or long-term receivables on the Consolidated Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

2.10 Inventories

Inventories are initially recognized at the original cost including purchase price, processing cost, and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory less the estimated

costs of completion and the estimated costs of selling the product.

The cost of inventory is calculated using the weighted average method.

Inventory is recorded by the perpetual method.

Method for valuation of work in process at the end of the period: The value of work in progress is recorded based on the actual cost incurred for each unfinished product.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.11 Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Value after initial recognition

If costs arise after initial recognition that increase future economic benefits expected to be obtained from the use of tangible fixed assets beyond standard operating level according to the initial assessment, these costs are capitalized as an additional historical cost of tangible fixed assets.

Other costs incurred after fixed assets have been put into operation, such as repair, maintenance and overhaul costs, are recorded in the Separate Income Statement in the year in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight - line method over their estimated useful lives as follows:

-	Buildings and structures	06 - 30 years
-	Machinery, equipment	04 - 10 years
-	Vehicles, transportation equipment	06 - 12 years
-	Office equipment	03 - 08 years
-	Others tangible fixed assets	05 - 08 years
-	Site preparation expenses	10 - 25 years
-	Land use rights	50 years
-	Mining rights	10 - 25 years
-	Accounting sortware	05 years
-	Others intangible fixed assets	02 - 20 years

2.12 Investment properties

Investment properties are initially recognised at historical cost.

Investment properties for operating leases are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Buildings and structures

50 years

2.13 Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.14 Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

2.15 Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

The Group's prepaid expenses include:

Prepaid land costs are prepaid land and infrastructure rentals, including those related to leased land associated with infrastructure for which the Company has received the land use rights certificate but not eligible to recognize as intangible fixed assets according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding regulation on management, use and depreciation of fixed assets and other expenses related to ensure for the use of leased land. These costs are recognized in the Consolidated Statement of Income on the straight-line basis over the term of the lease contract.

Tools and supplies include assets which are possessed by the Group in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed assets under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 01 to 03 years.

Mining service costs are recorded at historical cost and are allocated using the straight-line method over their useful life from 03 to 60 months.

Major repair costs for machinery, equipment, factories and offices are allocated using the straight-line method over a period of 01 to 03 years.

Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis over their useful life from 01 to 03 years.

2.16 Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Group. The payables shall be classified into short-term payables or long-term payables on the Consolidated Financial Statements according to their remaining terms at the reporting date.

2.17 Borrowings

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.18 Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.19 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expenses, land rental, transportation expense etc. which are recorded as operating expenses of the reporting period.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.20 Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Group has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement:
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Provisions for payables are recorded as operating expenses of the accounting period. In case provision made for the previous accounting period but not used up exceeds the one made for the current accounting period, the difference is recorded as a decrease in production and business expenses in the period.

Environmental Restoration Costs for Mining Sites are accrued based on the total estimated costs for environmental rehabilitation and the duration of mining operations approved by the relevant authorities.

The accrual ensures the principle of matching revenues and expenses, thereby avoiding significant fluctuations in costs during the fiscal year in which the environmental restoration is carried out.

2.21 Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Other capital is the operating capital formed from the operating results or from gifts, presents, financing and asset revaluation (If allowed to record increase or decrease in Owner's Investment Capital).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Group.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Management and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.22 Revenues

Revenue is recognized when it is probable that the economic benefits, which can be measured reliably, will flow to the Company. Revenue is determined at the fair value of amounts received or expect to get after deducting trade discounts, sales discounts, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods

 The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;

The Group no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

Revenue from rendering of services

 The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

It is probable that economic benefits associated with the transaction will flow to the Company;

The amount of the revenue can be measured reliably.

Dividends and distributed profits are recognized when the Company is entitled to receive dividends or receive profits from capital contribution.

2.23 Revenue deductions

Revenue deductions from sales and service provisions arising in the year include: Sales returns, sales discounts.

Sales return and sales discounts incurred in the same period of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Consolidated Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of issuance Consolidated Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.24 Cost of goods sold

The recognition of cost of goods sold is matched against revenue in the year and complies with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year.

2.25 Financial expenses

Items recorded into financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc...

For the fiscal year ended as at 31 December 2024

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.26 Corporate income tax

Deferred income tax asset and Deferred income tax liability

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits. Deferred income tax liability is recognized for taxable temporary differences.

Deferred income tax asset and Deferred income tax liability are determined based on prevailing corporate income tax rate, tax rates and tax laws enacted at the end of the reporting period.

Current corporate income tax expenses are determined based on taxable income during the accounting period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary difference, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses cannot be offset against deferred corporate income tax expenses.

Tax incentives

Nai Province

Project	Document	Corporate income tax incentives	Offers currently available
Wood furniture processing factory at Lot B10C, B11, B12 Cat Nhon Industrial Park, Cat Nhon Commune, Phu Cat District, Binh Dinh Province	Investment Registration certificate No. 2720780240 dated September 4, 2020, issued by the Department of Planning and Investment of Binh Dinh province	Enjoy a preferential tax rate of 10% corporate income tax for 15 years from the first year of revenue from the project and tax exemption for 4 years, a 50% reduction of tax payable for the next 9 years from the first year of taxable income from the project.	Currently enjoying a preferential tax rate of 10% and being exempted from corporate income tax
Phu Cat Wood Processing Factory at Lot B1-B7 Cat Nhon Industrial Park, Cat Nhon Commune, Phu Cat District, Binh Dinh Province.	Investment registration certificate No. 4421721746 dated January 23, 2017, issued by the Department of Planning and Investment of Binh Dinh province	Exemption from corporate income tax for 4 years from the time of taxable income and a 50% reduction in corporate income tax for the next 9 years for taxable income arising from the project	Currently enjoying a 50% corporate income tax reduction
High-grade Quartz Stone Processing Factory in Nhon Trach Textile Industrial Park, Hiep Phuoc Town, Nhon Trach District, Dong	Investment registration certificate No. 7675111413 dated July 30, 2019, issued by Dong Nai Industrial Parks Management Board	Exemption from corporate income tax for 2 years and 50% reduction of tax payable for the next 4 years from the first year that the project has taxable income	Currently enjoying a 50% corporate income tax reduction

Current corporate income tax rate

For the fiscal year ended as at 31 December 2024, the Company is subject to the CIT rate of 20% for production and business activities with taxable income.

2.27 Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to common shareholders of the Company (after appropriation to bonus and welfare fund and allowance for Board of Management) by the weighted average number of outstanding common shares in circulation in the year.

2.28 Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

 Companies, directly or indirectly through one or more intermediaries, having control over the Group or being under the control of the Group, or being under common control with the Group, including the Company's parent, subsidiaries and associates;

 Individuals, directly or indirectly, holding voting power of the Group that have a significant influence on the Group, key management personnel including directors and employees of the Group, the close family members of these individuals;

 Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence over the Company.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Consolidated Financial Statements, the Group should consider the nature of the relationship rather than the legal form of the relationship.

2.29 Segment information

A segment is a distinguishable component of the Group that is engaged in providing an individual or group of related products or services (business segment) or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Group in order to help users of consolidated financial statements better understand and make more informed judgements about the Group as a whole.

3 CASH AND CASH EQUIVALENTS

	31/12/2024 VND	01/01/2024 VND
Cash on hand Demand deposits Cash equivalents (i)	16.319.820.445 271.504.251.202 183.026.777.501	17.078.030.596 260.841.485.225 150.418.087.563
	470.850.849.148	428.337.603.384

⁽i) As at December 31, 2024, cash equivalents are deposits with terms from 01 to 02 months with a value of VND 183.026.777.501 deposited at commercial banks at the interest rates from 3.2% - 4.1%/year.

For the fiscal year ended as at 31 December 2024

4 FINANCIAL INVESTMENTS

a) Trading securities

	Mã CK		31/12/2024			01/01/2024	
		Original cost	Fair value	Provision	Original cost	Fair value	Provision
		VND	VND	VND	VND	VND	VND
Tổng giá trị cổ phiếu		27.485.125.452	23.937.560.000	(1.413.642.544)	19.642.998.519	17.889.937.100	
 Vietnam Technological and Commercial Joint Stock Bank 	ТСВ				3.690.379.840	3.711.060.000	
- PC1 Group Joint Stock Company	PC1			•	3.248.114.875	3.643.200.000	
- KinhBac City Development Holding Corporation	KBC	5.984.868.619	5.766.400.000	(218.468.619)	942.842.498	952.500.000	
- GELEX Group Joint Stock Company	GEX	1.738.824.000	1.528.000.000	(210.824.000)			
Viglacera Corporation - Joint Stock Company	VGC	3.493.184.850	3.281.350.000	(211.834.850)			
- Mbland Holdings Joint Stock		450.000.000		-	450.000.000		-
- Securities and other financial instruments		15.818.247.983	13.361.810.000	(772.515.075)	11.311.661.306	9.583.177.100	
		27.485.125.452	23.937.560.000	(1.413.642.544)	19.642.998.519	17.889.937.100	<u> </u>

b) Equity investments in associates and joint - ventures

		31	1/12/2024		01/01/2024
	Address	Proportion of ownership and voting rights	Book value under the equity method	Proportion of ownership and voting rights	Book value under the equity method
		%	VND	%	VND
Investments in associates					
- PY CONS MAT STO CO (i)	Phu Yen	49,01%	16.394.309.483	49,01%	15.454.911.694
- Phu Tai Van Ha Investment JSC (ii)	Binh Dinh	50,00%	239.766.417.811	50,00%	239.713.359.770
			256.160.727.294		255.168.271.464

c) Equity investments in other entities

	31/12/202	24	01/01/2	024
=	Original cost VND	Provision	Original cost VND	Provision VND
Invest in other units - Lao Cai Chemical Industry	600.000.000	-	600.000.000	
Joint Stock Company	600.000.000		600.000.000	- tho

The Group has not determined the fair value of these financial investments because the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System have not yet provided any detailed guidance on determining the fair value.

5 SHORT-TERM TRADE RECEIVABLES

	31/12/2	024	01/01/2024		
_		Provision	Value	Provision	
-	Value VND	VND	VND	VND	
			26.085.262.000	-	
Brico Depot Sas			41.879.685.809	-	
Carrefour Imports SAS	6.068.396.073		24.094.357.700	-	
Home Goods Inc Forest Products	42.949.819.728	-	6.056.048.964		
Distributors Inc.			10.984.463.073		
Anavil Company Ltd Kingfield International		-	9.327.023.188		
Enterprise Coop Danmark			14.043.041.583		
Speditionen A/S Noble House Home	63.901.877.467	(54.410.301.475)	60.938.466.176	(42.656.926.323)	
Furnishings LLC (i) TJX Australia Pty	11.813.756.608	-	15.829.348.237		
Limited	22 225 225 227		19.437.093.782	-	
Fabuwood	30.665.685.307		24.816.412.574		
Huynh Le Wood	16.850.724.554		24.010.112.01		
Company Limited	107 100 000 705		94.491.336.153	-	
Masterbrand Cabinets	127.429.960.735	(10.783.268.236)	453.323.804.215	(9.975.185.896)	
Others	588.109.403.824	(10.763.266.256)			
	887.789.624.296	(65.193.569.711)	801.306.343.454	(52.632.112.219)	
	887.789.624.296		C ("Noble House")	The state of the s	

(i) On September 11, 2023, Noble House Home Furnishings LLC ("Noble House"), a customer purchasing exported wooden products of the Company, applied for bankruptcy in the Southern District of Texas - United States under Chapter 11 of the United States Bankruptcy Code. As a result, the Company has been unable to recover receivables from Noble House related to a number of orders of wooden products sold to Noble House in 2023. Through the Law Firm representing the members of the Unsecured Creditors Committee, the Company has submitted claims to the Court to force Noble House to pay full debts, including a payment request dated June 21, 2024, for USD 446,138.17 for goods received by Noble House from the Company after filing for the bankruptcy and within 20 days before the filing date under Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code. However, up to now, all claims made by the Company remain unfulfilled. The Company is continuing to work with the Law Firm to clarify outstanding issues and proceed with the necessary steps to recover the debt. According to document No. 453 submitted to the Court on July 22, 2024, regarding Noble House's monthly operational report for the accounting period ending June 30, 2024, and the provisions of Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code, the Company has assessed the provisions as at June 30, 2024 at 85% of the value of receivables.

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/12/2	024	01/01/2	024
		Provision	Value	Provision
-	Value VND	VND	VND	VND
	10.675.693.104			·
Thien Thanh	7.164.142.350			
Construction Trading				
Tan Dai Nam	3.511.550.754	-		
Xincheng International		-	166.218.151	
Sudima International			1.281.732.284	
PTE LTD Kim Hung Thinh	13.761.481.322	•		
Construction Consulting Tan Dai Phu Production	3.778.688.596	-		•
& Trading Co., Ltd. Tri Nam Son Trading	3.334.496.832	-		
Co., Ltd. Others	90.245.710.111	(1.501.820.700)	34.939.374.741	(1.501.820.700)
	121.796.069.965	(1.501.820.700)	36.387.325.176	(1.501.820.700)

7 SHORT-TERM LOAN RECEIVABLES

		01/01/202	Δ	31/12/202	4
		Value	Provision	Value	Provision
		VND	VND	VND	VND
a)	Short-term	50.000.000.000	_	60.000.000.000	-
	Mrs. Dao Thi Lien Mrs. Le Thi Trang Mr. Le Hoai Ngoc	25.000.000.000 25.000.000.000		25.000.000.000 25.000.000.000 10.000.000.000	
	Others An Phat Land Investment Joint Stock Company		:	40.640.000.000 40.640.000.000	
		50.000.000.000	-	100.640.000.000	-

Short-term loans receivable as of Dec 31, 2024, consist of loans to Mrs. Dao Thi Lien for VND 25 billion, Mrs. Le Thi Trang for VND 25 billion, and Mr. Le Hoai Ngoc, according to agreements between the Group and the individuals and organizations. The loan currency is VND, with a floating interest rate based on commercial bank rates. The purpose of the loans is to earn periodic interest. The loan terms are up to 12 months, and the loans are unsecured.

OTHER RECEIVABLES

		31/12/2024		01/01/2024		
		Value	Provision	Value	Provision	
		VND	VND	VND	VND	
a)	Short-term			0.404.504.004		
	Dividends and profits receivables	6.798.901.911	-	2.491.564.081		
	Receivables dividends and distributed profits	1.552.001.000	•			
	Advances to employees	22.215.739.456	-	20.921.808.578	-	
	Collateral, deposits	665.258.540	-	3.247.678.475	-	
	Receivables from sale of securities		-	8.349.990.000	-	
	Receivables from social insurance, health insurance, unemployment	1.300.136.372		1.278.585.414	-	
	Maintenance fee receivables	7.686.092.954	-	9.396.721.494	-	
	Receivables from advances on site	64.908.372.000				
	clearance expenses Others	4.870.475.148	-	1.860.462.812	-	
		109.996.977.381	-	47.546.810.854	-	
b)	Long-term Receivables from employees Receivables from site clearance which	6.918.567.230	-	5.284.117.230	-	
	are offset against land rental at Thang Loi Enterprise (i)	2.481.838.674		2.579.104.219		
	Ký cược, ký quỹ	86.635.557.632		18.310.467.517		
	Environmental restoration deposit (ii) Contract deposits	454.700.000		812.700.000	-	
		96.490.663.536		26.986.388.966	-	

Compensation for land clearance at Thang Loi Enterprise will continue to be offset against the annual land rental payment as per the land rental notifications.

These are environmental restoration deposits for the Group's stone mining activities, paid (i)

(ii) in accordance with notifications from the relevant authorities.

9 DOUBTFUL DEBTS

Total value of receivables and debts that are overdue or not due but difficult to be recovered:

	31/12/	2024	01/01/2024		
	Original cost		Original cost	Recoverable value	
	VND	VND	VND	VND	
Noble House Home Furnishings LLC	63.901.877.467,00	9.491.575.992	60.938.466.176	18.281.539.853	
Tan Cuong Company Limited	1.175.007.342,00	-	1.175.007.342	•	
Made.com Design Ltd			4.048.090.020	3.087.080.919	
Ha Binh Company Limited	668.552.930,00	-	668.552.930		
Binh Dinh Granite	-	-	507.015.869	•	
Company Limited Others	23.732.049.398,00	13.290.520.734	12.453.852.993	4.288.431.639	
	89.477.487.137,00	22.782.096.726	79.790.985.330	25.657.052.411	

10 INVENTORIES

		31/12/2024		01/01/20)24
		Original cost	Provision	Original cost	Provision
		VND	VND	VND	VND
	Goods in transit	2.448.441.300	-	-	-
	Raw materials	427.654.351.724		385.642.163.182	(3.179.522.643)
	Tools, supplies	709.086.000	-	164.510.574	-
	Work in process	619.122.479.808	-	613.260.525.491	(1.154.217.494)
	Stone and wood products	375.797.675.490		453.030.055.717	(1.154.217.494)
_	Real estate (i)	242.671.835.041		159.782.786.185	
-	Repair services	652.969.277		447.683.589	-
	Finished goods	341.246.465.885		418.133.067.913	
	Real estate (ii)	179.909.999.338		227.264.868.633	-
-	Stone and wood products	161.336.466.547		190.868.199.280	
-	Goods	63.037.067.429	-	54.366.539.589	(968.727.195)
		1.454.217.892.146	-	1.471.566.806.749	(5.302.467.332)

(i) This refers to the construction investment costs for the Phu Tai Central Life High-rise Apartment Project, executed under Decision No. 43/QD-HĐQT dated May 25, 2022, issued by the Company's Board of Management, with the following key details:

Project Name: Project at the former Viet Rang Warehouse site (remaining part), Quang Trung Ward,
 Quy Nhon City;

- Commercial Name: Phu Tai Central Life High-Rise Apartment;

Investor: Phu Tai Real Estate One-Member LLC (a subsidiary);

- Investment Location: Hoang Van Thu Street, Quang Trung Ward, Quy Nhon City, Binh Dinh Province;

Investment Objective: To build a commercial apartment building;

 Project Scale: Land area of 2,920 m²; total construction area of 1,271.15 m²; 25 above -ground floors (excluding basement, technical floor, and roof); a total of 380 apartments (including 12 commercial apartments and 368 residential apartments);

- Total Investment: 614,961,486,209 VND;

- Investment Source: Equity, loans, and working capital;

Project Timeline: From November 2021, expected completion by June 2025.

The project was granted Construction Permit No. 17/GPXD by the Binh Dinh Provincial Department of Construction on December 30, 2022. As of June 30, 2024, the project is in the stage of constructing the apartment building's main structure.

(ii)Completed real estates consist of completed apartments awaiting sale or handover at the Phu Tai Residence High-end apartment project, located at Le Duc Tho Street, Hai Cang Ward, Quy Nhon City, Binh Dinh Province. The project includes 634 apartments, of which 501 have been handed over as of June 30, 2024. The remaining balance represents the value of 133 apartments.

11 PREPAID EXPENSES

		31/12/2024	01/01/2024
	Ob and Assess	VND	VND
a)	Short-term Mining expenses	1.316.913.856	2.160.952.059
	Tools and supplies awaiting for allocation	6.093.335.575	11.100.660.152
	Expenditure on fixing machinery, equipment, factories	6.036.190.609	6.646.299.568
	Insurance expenses	4.918.449.294	6.302.845.426
	Other short-term prepaid expenses	8.180.878.049	6.387.697.996
		26.545.767.383	32.598.455.201
b)	Long-term -		100 004
	Land and infrastructure rental expenses (i)	149.908.389.787	155.091.136.664
	The land transfer of Son Phat Factory and Da Loc quarry	45.747.578.825	46.942.564.565
	Mining service costs	18.315.023.373	26.481.965.811
	Tools and supplies awaiting for allocation	8.560.238.809	11.530.535.816
	Expenditure on overhaul of machinery, equipment,	10.817.407.647	14.333.573.339
	Other prepaid expenses	8.684.339.138	10.544.680.414
		242.032.977.579	264.924.456.609

(i) The Company and its subsidiaries have signed land and infrastructure lease contracts to serve as locations for wood and stone factories in the provinces of Binh Dinh, Dong Nai, Phu Yen, Khanh Hoa with Lease term from 03 years to 50 years. The Company and its subsidiaries have paid in advance for the lease period and allocated it to annual expenses according to the lease term.

12 TANGIBLE FIXED ASSETS

	Buildings, structures VND	Machinery, equipment VND	Vehicles, transportation VND	Office equipment	Other tangibles fixed assets VND	Total
Original cost Beginning balance - Purchase in the period - Completed construction investme - Liquidation, disposal Ending balance of the period	1.282.348.248.285 15.812.484.775 16.890.738.440 (60.327.957.850) 1.254.723.513.650	1.722.755.779.062 71.478.136.991 9.976.050.912 (73.145.529.116) 1.731.064.437.849	354.114.755.499 18.023.179.210 (28.737.483.242) 344.196.142.376	4.393.131.138 1.297.075.879 (9.629.820) 5.680.577.197	772.747.737 - (615.745.673) 157.002.064	3.364.384.661.721 106.610.876.855 26.866.789.352 (162.836.345.701) 3.335.821.673.136
Accumulated depreciation Opening balance - Depreciation for the period - Liquidation, disposal Ending balance of the period	553.037.407.990 66.945.212.015 (23.748.935.813) 596.233.684.192	906.841.979.842 145.302.912.961 (50.784.762.810) 1.001.360.129.993	180.739.058.416 29.882.670.322 (19.320.930.380) 191.300.798.358	4.046.578.583 128.254.796 (9.629.820) 4.165.203.559	231.958.946 42.760.106 (117.716.988) 157.002.064	1.644.896.983.777 242.301.810.200 (93.981.975.811) 1.793.216.818.166
Net carrying amount Opening balance Ending balance of the period	729.310.840.295 658.489.829.458	815.913.799.220 729.704.307.856	173.375.697.083 152.895.344.018	346.552.555 1.515.373.638	540.788.791	1.719.487.677.944 1.542.604.854.970

INTANGIBLE FIXED ASSETS	O'le reportion	Land use rights	Mining rights	Softwares	Other intangible fixed assets	Total
_	Site preparation expenses VND	VND	VND	VND	VND	VND
Historical cost Opening balance Ending balance of the period	11.705.395.393 11.755.395.393	12.303.892.946 10.147.439.000	21.944.021.828 13.257.407.242	86.416.000 86.416.000	731.525.918 731.525.918	46.771.252.085 35.978.183.553
Accumulated depreciation Opening balance - Depreciation for the period Số dư cuối năm	10.490.306.821 630.564.888 11.120.871.709	4.842.150.897 244.805.037 3.628.719.126	9.495.054.027 868.712.035 4.332.372.638	86.416.000 86.416.000	731.525.918 135.362.801 866.888.719	25.645.453.663 1.879.444.761 20.035.268.192
Net carrying amount Opening balance Ending balance of the period	1.215.088.572 634.523.684	7.461.742.049 6.518.719.874	12.448.967.801 8.925.034.604	-	(135.362.801)	21.125.798.422 15.942.915.361

14 INVESTMENT REAL ESTATE

Real Estate for Rent

		Buildings, structures	Tota
	Original cost	VND	VNI
	Beginning balance		
	Ending balance of the period	5.682.906.669	5.682.906.669
	=	5.682.906.669	5.682.906.669
	Accumulated depreciation		
	Opening balance		
	- Depreciation for the period	303.088.352	303.088.352
	Ending balance of the period —	227.316.264	227.316.264
	=	530.404.616	530.404.616
	Net carrying amount		
	Opening balance	5.070.04	
	Ending balance of the period	5.379.818.317	5.379.818.317
15	CONSTRUCTION IN PROGRESS	5.152.502.053	5.152.502.053
	Purchase - Machinery and equipment for stone exploitation Construction in progress - Quartz stone processing factory project - Construction cost of Song Hinh quarry - Other projects	31/12/2024 VND 51.187.382.760 51.187.382.760 21.988.134.418 7.795.137.591 1.039.964.500 13.153.032.327	9.160.855.895 2.116.324.554 1.039.964.500 6.004.566.841
16	GOODWILL		13.913.537.284
		Year 2024	Year 2023
		VND	VND
	Beginning balance	11.964.731.350	15 145 000 05
	Goodwill amortized during the period	3.124.635.428	15.145.622.631
		0.124.000.420	2.399.732.429
	Ending balance of the period	8.840.095.922	12 745 000 000
			12.745.890.202

17 SHORT-TERM TRADE PAYABLES

	31/12/	2024	01/01/	2024
	Outstanding	Amount	Outstanding	Amount
	balance	can be paid	balance	can be paid
	VND	VND	VND	VND
Related Parties	1.789.767.634	1.789.767.634	2.766.082.548	2.766.082.548
Phu Yen Construction Materials Joint Stock	1.789.767.634	1.789.767.634	2.766.082.548	2.766.082.548
Others	514.660.626.670	514.660.626.670	496.242.478.457	496.242.478.457
Hoang Giang Co., Ltd	43.638.312.281	43.638.312.281	40.986.664.578	40.986.664.578
Vu Tin Co., Ltd	10.292.018.532	10.292.018.532	7.259.333.460	7.259.333.460
Giang Dat Thanh Production and Trade Co., Ltd	11.610.517.430	11.610.517.430	9.691.701.600	9.691.701.600
Binh Thanh Acacia Chemical Production and Trade Co., Ltd	4.258.659.716	4.258.659.716	8.000.669.050	8.000.669.050
Hoang Thong Wood One Member	19.892.627.286	19.892.627.286	27.672.282.070	27.672.282.070
Others	424.968.491.425	424.968.491.425	402.631.827.699	402.631.827.699
	516.450.394.304	516.450.394.304	499.008.561.005	499.008.561.005

18 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	31/12/2024	01/01/2024
	VND	VND
Customers pay in advance to buy House of real	18.709.383.513	9.045.902.843
Vietnam Import-Export and Construction Joint Stock Corporation	5.320.035.704	
TRADEPOINT	6.780.419.253	
Others	38.076.359.396	36.725.289.544
	68.886.197.866	45.771.192.387

⁽i) This is amount of prepayment made by customers for the purchase of apartments in the Dong Da High-rise Eco-Lake Residential Project (Phu Tai Residence) implemented by Phu Tai Real Estate Company Limited (Subsidiary).

Phu Tai Joint Stock Company Statements No.278 Nguyen Thi Dinh, Quy Nhon City, Binh Dinh Province 2024

19 TAX AND OTHER PAYABLES TO THE STATE BUDGET

TAX AND OTHER PAYABLE		Tax payable at the beginning VND	Tax payable in the period VND	Tax paid in the period VND	Tax receivable at the end of VND	Tax payable at the end of VND
Value-added tax Export, import duties Corporate income tax Personal income tax	288.484.373 161.358.600 189.766.751 6.955.161	28.406.312.402 240.667.980	72.731.785.825 1.214.551.183 93.815.897.939 10.807.142.188	70.274.964.654 1.053.192.583 84.973.468.606 10.547.508.122 35.825.396.483	288.484.373 - 322.876.570 896.312	8.730.400.817
Natural resource tax Land tax and land rental Other taxes Fees, charges and other		3.065.501.999 617.532.962 7.750.700.711	34.635.129.188 4.328.351.019 73.011.191 19.298.576.552	4.328.351.019 117.478.898 19.968.584.715	-	7.653.757.803 56.135.488.076
payables	646.564.885	46.354.295.700	236.904.445.085	227.088.945.080		56.135.466.076

The Company's tax settlement will be subject to inspection by tax authorities. Because the application of tax laws and regulations to many different types of transactions can be interpreted in different ways, the tax amounts presented in the Consolidated Financial Statements are subject to change at discretion of the tax authority.

20 SHORT-TERM ACCRUED EXPENSES

5.999 7.600 4.684 31.357
50.083
1/2024
VND
44.431 53.325 33.775 55.800
00.000 99.054
514.136 264.860 755.786
221.167
789.200
789.200

22 BORROWINGS

22	BORROWINGS	ORROWINGS			- mariad	31/12/2024	
		01/01/20	024	During the	e periou	Outstanding	Amount can be
		Outstanding	Amount can be paid	Increase	Decrease	balance	paid VND
	-	balance VND	VND	VND	VND	VND	VND
a)	Short-term borrowings Short-term borrowings (i) Current portion of long-	1.467.626.337.956 85.823.200.168	1.467.626.337.956 85.823.200.168	4.728.874.039.256 30.000.000.000	4.765.753.911.967 85.823.200.168	1.430.746.465.245 30.000.000.000	1.430.746.465.245 30.000.000.000
	term borrowings	4 550 440 529 124	1.553.449.538.124	4.758.874.039.256	4.851.577.112.135	1.460.746.465.245	1.460.746.465.245
		1.553.449.538.124	1.555.446.6551123				
b)	Long-term borrowings Long-term borrowings (ii)	153.633.975.511 47.700.000.000	153.633.975.511 47.700.000.000	21.554.808.721	53.524.369.661 47.700.000.000	121.664.414.571	121.664.414.571
	Common bonds				101 001 000 001	121.664.414.571	121.664.414.571
		201.333.975.511	201.333.975.511	21.554.808.721	101.224.369.661	121.004.414.071	
			(85.823.200.168)		(85.823.200.168)	(30.000.000.000)	(30.000.000.000)
	Amount due for settlement	(85.823.200.168)	(05.025.200.100)				91.664.414.571
	Amount due for settlement after 12	115.510.775.343	115.510.775.343			91.664.414.571	91.004.414.571
	months						

c) Borrowings to related parties:

c)	Borrowings to	related parties.				
,			31/12/2024	1	01/01	1/2024
				Interest	Va	lue Interest
		Realationship	Value VND	VND	V	ND VND
Inv	u Tai Van Ha vestment Joint ock Company	Joint venture	234.910.000.000		237.500.000.	
			234.910.000.000	-	237.500.000	.000
23	PROVISIONS	FOR PAYABLES				
					31/12/2024	01/01/2024
					VND	VND
a)	Short-term Construction p	project warranty re	eserve	2.1	158.999.718	2.206.231.131
				2.	158.999.718	2.206.231.131
b)	Long-term			10.9	993.338.327	10.003.269.166
	Cost of enviro	nmental restorati ithout contract (ii)	on (i)		644.800.000	4.939.200.000
				16.	638.138.327	14.942.469.166

- (i) Provision for environmental restoration costs for mining mines is made in advance based on total cost estimation of environmental restoration and mining term approved by competent authorities.
- (ii) This is land rental at some mines in Binh Dinh Province. Because the Company has not signed land lease contract and has not yet received payment notice of land rental from Tax Department of Binh Dinh Province, the Company is temporarily deducting into production and business expenses in the year based on unit price of land rental announced by the People's Committee of Binh Dinh Province.

Consolidated Financial Statements
For the fiscal year ended as at 31 December 2024

Phu Tai Joint Stock Company No.278 Nguyen Thi Dinh, Quy Nhon City, Binh Dinh Province

OWNERS' EQUITY 24

Changes in owners' equity a)

Changes in owners out	Contributed	Share premium	Other capital	Development and investment	Retained earnings	Non-controlling Interest	Total
	capital VND	VND	VND	VND	VND	VND	VND
			1.488.034.236.063	2.398.764.475	492.859.984.324	74.019.019.295	2.761.260.561.125
Beginning balance of previous year Profit for previous period	680.384.030.000	23.564.526.968			257.762.340.542 (136.079.249.468)	1.704.967.113	259.467.307.655 (136.076.806.000)
Dividend distribution in o	cash		2.443.468 183.245.201.982		(183.245.201.982)		-
Other capital Bonus and welfare					(28.802.511.093)	(191.132.185)	(28.993.643.278)
fund Shares repurchased (i) Due to divestment of	(11.000.000.000)	(23.060.265.988) (504.260.980)	(23.008.711.197) (12.376.397.922)	(2.398.764.475)	15.279.423.377	(22.270.769.577)	(57.068.977.185) (22.270.769.577)
subsidiaries Other		(504.200.300)			447.768.967	(47.490.001)	400.278.966
increases/decreases at subsidiaries						F0 044 F04 G45	2.776.717.951.706
= U belence of	669.384.030.000	-	1.635.896.772.394		418.222.554.667	53.214.594.645	Zir I VII - I - I - I - I - I - I - I - I -
Ending balance of Other capital Profit of the this year	-		38.299.905.785 - -		(38.299.905.785) 370.922.923.944 (175.933.507.500)	8.379.676.364 (2.362.500.000)	379.302.600.308 (178.296.007.500)
Dividend distribution in Bonus and welfare				_	(14.711.112.035)	(89.163.949)	(14.800.275.984)
fund						72.000.000.000	72.000.000.000
Increase due to capital increase by Other			(26.094.669.386) -	26.071.405.364	(1.544.577.665)	(1.567.841.686)
increases/decreases			1.648.102.008.79	3 -	586.272.358.655	129.598.029.396	3.033.356.426.844
Ending balance of this year	669.384.030.00	0	- 1.648.102.008.79	3			

b) Details of contributed capital

Total	669.384.030.000	100%	669.384.030.000	100%
Mr. Le Vy Mr. Le Van Thao Mr. Nguyen Sy Hoe Mr. Le Van Loc Others	88.591.230.000 58.148.600.000 41.878.290.000 40.963.050.000 439.802.860.000	13,23% 8,69% 6,26% 6,12% 65,70%	89.804.230.000 58.148.600.000 41.878.290.000 40.881.050.000 438.671.860.000	13,42% 8,69% 6,26% 6,11% 65,53%
Details of contributed suprais	31/12/2024 VND	Rate _	01/01/2024 VND	Rate

c) Capital transactions with owners and distribution of dividends and profit

	Year 2024 _	Year 2023
	VND	VND
Owners' contributed capital - At the beginning of the year - At the end of the period	669.384.030.000 669.384.030.000	680.384.030.000 680.384.030.000
 Distributed dividends and profits Dividends, profit payable at the beginning of the year Dividends, profit payable in the period Dividends and profits distributed from the previous Dividends distributed in form of cash Dividends and profits distributed from the previous Provisional dividend paid from this year's profit 	335.755.800 178.296.007.500 178.296.007.500 176.040.015.000 176.040.015.000 2.591.748.300	69.752.086.800 136.076.806.000 136.076.806.000 205.493.137.000 205.493.137.000 335.755.800

d) Shares

	31/12/2024	01/01/2024
	VND	VND
	66.938.403	66.938.403
Quantity of Authorized issuing shares	66.938.403	66.938.403
Quantity of issued shares	66.938.403	66.938.403
- Common shares	66.938.403	66.938.403
Quantity of outstanding shares in circulation	66.938.403	66.938.403
- Common shares		
m line mer oboro: VIVII I III IIII		

Par value per share: VND 10,000 25 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING ASSETS

a) Operating assets for leasing

The Company is the lessor under operating lease contracts. As at 30 June 2024, total future minimum lease income under operating lease contracts are presented as follows:

	31/12/2024 VND	01/01/2024 VND
Under 1 year	1.401.907.828	1.401.907.828
From 1 year to 5 years	2.967.615.656	2.967.615.656

b) Operating leased assets

The Company is the leasee and leased lands under lease contracts with the State for the purpose of serving production and business activities in the localities. Under these contracts, the Company must pay the annual land rental until the contracts' maturity date in accordance with current regulations of the State.

In addition, the Company also has lease contracts to lease infrastructure in industrial parks (detailed as in Note 11) for the purpose of serving production and business activities. The Company paid full payment of rental for the entire lease term.

c) Foreign currencies

c)	Foreign currenties	31/12/2024	01/01/2024
	USD EUR	1.114.769,01 26.042,83	1.113.952,00 29,10
d)	Doubtful debts written-off		
-,		31/12/2024 VND	01/01/2024 VND
	Doubtful debts written-off	5.848.978.892	4.670.980.892

26 TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Year 2024	Year 2023
	VND	VND
Doanh thu bán hàng - Stone products - Wood products - Toyota Car - Real estate - Others Revenue from rendering of services - Car repair service - Others	6.369.779.308.410 1.777.741.798.694 3.629.211.953.590 882.004.362.944 70.250.456.000 10.570.737.182 97.032.566.485 95.427.164.840 1.605.401.645	5.508.778.785.302 1.778.063.848.077 2.785.374.855.712 876.739.786.134 57.884.427.000 10.715.868.379 110.033.445.300 108.188.531.451 1.844.913.849 5.618.812.230.602
REVENUE DEDUCTIONS	0,700101110	
KEVEROLDED	Year 2024 _	Year 2023
	VND	VND
		149.545.454
Trade discounts	341.840.620	92.794.909
Sale discounts	341.840.620	242.340.363

29 COST OF GOODS SOLD

		Year 2024	Year 2023
		VND	VND
		5.172.504.855.314	4.389.510.419.199
	Cost of goods sold	1.509.439.238.374	1.265.687.939.953
	- Stone products	2.750.816.528.463	2.227.017.667.560
	- Wood products	855.063.338.072	856.161.228.892
	- Toyota Car	47.582.185.559	37.145.252.622
	- Real estate	9.603.564.846	3.498.330.172
	- Others	74.941.361.745	83.848.408.880
	Cost of services rendered		83.833.198.880
	- Car repair service	74.941.361.745	15.210.000
	- Others	(5,000,407,000)	968.727.195
	Provision for devaluation of inventory	(5.302.467.332)	900.727.100
		5.242.143.749.727	4.474.327.555.274
	In which: Purchase from related parties Total purchase value:	4.159.771.353	5.148.157.901
30	(Detailed as in Note 40) FINANCIAL INCOME		
		Year 2024	Year 2023
		VND	VND
			1 011 100 000
	Interest income	6.295.326.612	4.644.120.906
	Interest from selling trading securities	4.974.908.228	5.611.425.948
	Dividends or profits received	4.952.903.000	2.679.001.000
	Gains from exchange rate difference arising during the	51.066.979.654	15.929.793.587
	Foreign exchange gains due to revaluation of year-end	9.807.670.459	1.019.827.614
	Deferred sales interest, discount payment		135.112.290
		77.097.787.953	30.019.281.345
31	FINANCIAL EXPENSES		
		Year 2024	Year 2023
		VND	VND
		78.047.461.664	116.816.101.883
	Interest expenses	12.476.969.486	26.372.871.656
	Realised exchange loss	2.685.386.090	
	Unrealised exchange loss		(5.280.873.873)
	Provision for devaluation of trading securities and loss of investment		
	Trading securities expenses	1.681.091.023	
	Loss from divestment activities at subsidiaries		4.952.576
	Deferred sales interest, discount payment		63.609.811
		96.304.550.807	143.457.076.970
	In which: Financial expenses from related parties	883.270.706	577.671.120
	(Detailed as in Note 40)		

SELLING EXPENSES 32

33

	Year 2024	Year 2023
	VND	VND
Raw materials Labour expenses Tools and supplies Depreciation expenses for fixed assets Thuế, phí và lệ phí Expenses of outsourcing services Other expenses in cash	240.262.791.941 18.426.224.897 5.490.718.342 2.343.980.412 24.186.349.693 193.879.048.674 12.342.458.450	184.374.866.669 16.093.829.835 777.881.386 2.116.176.525 16.341.970.763 210.976.998.155 8.610.559.569
	496.931.572.409	439.292.282.902
GENERAL AND ADMINISTRATIVE EXPENSE		
	Year 2024	Year 2023

Raw materials Labour expenses Tools and supplies Depreciation expenses for fixed assets Tax, Charge, Fee Provision expenses Expenses of outsourcing services Other expenses in cash Goodwill

264.256.794.366	248.692.530.978
3.124.635.428	3.180.891.281
23.004.070.702	24.841.947.804
36.868.502.430	25.693.188.322
16.459.457.340	44.013.317.666
5.964.996.819	3.640.366.967
10.056.020.081	11.680.075.632
12.288.673.718	18.016.475.584
156.039.494.591	116.755.649.813
450.943.257	870.617.910

VND

OTHER INCOME

Gain from liquidating, disposing fixed assets Gain from Toyota car sale promotion Gain from wood sale promotion Land rental reduced Income from non-repayable debt recovery Other incomes

Year 2024	Year 2023
VND	VND
14.609.465.710	5.433.451.962
2.466.277.640	4.154.925.894
1.182.500.027	432.186.555
5.188.830.651	690.216.630
1.711.973.843	4.197.237.718
99.283.807.442	3.555.141.835
124.442.855.313	18.463.160.594

35 OTHER EXPENSES

35	OTHER EXPENSES		
		Year 2024	Year 2023
		VND	VND
	Loss from liquidation, disposal of fixed assets	3.960.867.886	818.810.954
		9.236.903.879	6.322.069.715
	Penalty due to late delivery	2.512.655.365	3.908.819.832
	Tax penalties and administrative violation fines	848.570.080	
	Fixed asset depreciation costs	1.514.789.760	2.328.388.308
	Bad debts recovery cost Expenses during the period of stopping exploitation at	-	8.977.186.558
	Subsidiaries Others	79.311.286.476	9.225.231.173
	Others	97.385.073.446	31.580.506.540
	—	97.303.070.440	
36	CURRENT CORPORATE INCOME TAX EXPENSES		Year 2023
		Year 2024	VND
		VIII	
	Current corporate income tax expense in parent com	28.168.299.962	27.452.761.701
	Current corporate income tax expense in subsidiary	61.166.061.485	34.200.122.911
	- Phu Yen Construction Materials JSC		715.007.926
	- Tuan Dat Minerals One Member Company Limited	879.020.291	1.063.297.844
	- ViNa G7 Joint - Stock Company	9.358.745.164	1.740.028.128
	- Toyota Binh Dinh Company Limited	1.767.392.390	746.420.565
	Toyota Billi Dilli Company Limited	1.170.302.584	1.166.596.959
	- Toyota Danang Company Limited	14.577.163.765	5.432.403.011
	- Phu Tai Dong Nai Company Limited	9.748.613.452	417.630.498
	- Granite Manufacturing Company Limited		9.796.824
	- Phu Tai Real Estate Company Limited	14.690.757	
	- Thanh Chau Phu Yen Granite Company Limited	2.940.316.569	2.577.999.374
	- Son Phat Production and Trading Company Limited	5.685.158.744	5.272.953.007
	- Phutai Quartz Stone Company Limited (i)	2.497.417.985	1.617.537.334
	- Phu Tai Binh Dinh Wood Company Limited	229.123.430	4.121.593.946
	Phy Tai Rinh Dinh Quartz Company Limited (II)	4.416.307.965	2.755.203.613
	- Phu Tai Dong Nai Stone Company Limited (IV)	6.305.503.562	6.274.204.318
	Phy Tai Khanh Hoa Stone Company Limited (III)	1.576.304.827	289.449.564
	- Phu Tai Home One Member Company Limited (v)	1.570.304.027	
	Current corporate income tax expense	89.334.361.447	61.652.884.612
37	TAY		
2)	Deferred income tax assets		
a)	Deletted moonie tax as	31/12/2024 _	01/01/2024
		VND	VND
	Deffered income tax assets related to deuctible	2.186.720.441	2.133.055.480
	temporary differences Deferred income tax assets related to unused tax losses		956.895.433
	103363	2.186.720.441	3.089.950.913
		2.100.720.441	Water and the second second second

	Deferred income tax liabilities		
b)	Deferred income tax many	31/12/2024	01/01/2024
		VND	VND
	Deferred income tax liabilities arising from deductible	6.076.244.664	3.749.401.376
	temporary difference	6.076.244.664	3.749.401.376
c)	Deferred corporate income tax expense		
0)		Year 2024	Year 2023
		VND	VND
	Deferred CIT expense relating to taxable temporary	1.705.668.823	1.705.668.823
	difference Deferred CIT expense relating to reversal of deferred	300.871.807	1.173.621.809
	income tax assets Deferred CIT income arising from deductible temporary	289.270.165	(289.270.165)
	difference Deferred CIT income arising from unused tax loss and tax credits	1.033.799.614	(956.895.433)
		3.329.610.409	1.633.125.034
	PAGIC FARMINGS PER SHARE		

38 BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the company are calculated as follows:

	Year 2024 VND -	Year 2023 VND
Net profit after tax Profit distributed for common shares Average number of outstanding common shares in	370.922.923.945 370.922.923.945 66.938.403	257.762.340.542 257.762.340.542 66.938.403
Lãi cơ bản trên cổ phiếu	5.541	3.851

The Company has not yet planned to deduct the Bonus and Welfare Fund and the Executive Board's Bonus Fund on profit after tax at the time of preparation of the Consolidated Financial Statements.

As at 31 December 2024, the Company did not have shares with dilutive potential for earnings per share.

39 ADDITIONAL INFORMATION FOR THE ITEMS OF THE CONSOLIDATED STATEMENT OF CASH FLOWS

	CACITIZATIO		
		Năm 2024	Năm 2023
		VND	VND
	Proceeds from borrowings during the year	4.750.428.847.977	4.265.598.296.911
a)	Proceeds from ordinary contracts	4.750.428.847.977	4.265.598.296.911
b \	Actual repayment on principal during the year	4.866.978.281.628	4.211.679.356.595
b)	Repayment of Principal under a regular contract	4.819.278.281.628	4.163.279.356.595
	Repayment of Principal Regular bond	47.700.000.000	48.400.000.000

40. SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Consolidated Financial Statements.

Phu Tai Joint Stock Company No.278 Nguyen Thi Dinh, Quy Nhon City Binh Dinh Province

41	SEGMENT REPORTING						
a)	Under geographical areas	O b in ooo	Wood business	Real estate	Trade and	Elimination	Total
		Stone business VND	VND	VND	VND	VND	VND
	Net revenue from sales to	1.777.741.798.694	3.628.870.112.970	70.250.456.000	989.607.666.611		6.466.470.034.275
	external customers - Domestic	928.786.536.795	238.747.870.231	70.250.456.000	989.607.666.611		2.227.392.529.637 4.239.077.504.638
	- Export Cost of goods sold	848.955.261.899 1.509.439.238.374	3.390.122.242.739 2.750.816.528.463	47.582.185.559	934.305.797.331		5.242.143.749.727
	Profit from business	268.302.560.320	878.053.584.507	22.668.270.441	55.301.869.280	=	1.224.326.284.548
	The total cost of	134.634.383.669	88.295.844.847	-	1.031.186.364		223.961.414.880
	acquisition of fixed assets Segment assets	2.302.589.938.387	2.247.352.295.914	491.475.568.643	580.046.840.596	(181.571.507.179)	5.439.893.136.360 48.662.390.133
	Unallocated assets			491.475.568.643	580.046.840.596	(181.571.507.179)	5.488.555.526.493
	Total assets	2.302.589.938.387	2.247.352.295.914	491.475.500.040			2.354.513.782.661
	Segment liabilities Unallocated liabilities	723.331.583.798	1.394.660.082.972	235.929.292.501	182.164.330.570	(181.571.507.179)	100.685.316.988
		723.331.583.798	1.394.660.082.972	235.929.292.501	182.164.330.570	(181.571.507.179)	2.455.199.099.649
	Total liabbilities	720.00 11000					
b)	By geographical area	Binh Dinh	Dong Nai	Ho Chi Minh City	Da Nang city	Others	Total
		VND	VND	VND			VND
	Net revenue from sales to	3.569.638.337.959	2.169.132.866.646	344.358.610.795	594.880.411.219	(211.540.192.344)	6.466.470.034.275
	external customers - Domestic - Export	1.235.029.095.766 2.334.609.242.193	268.613.093.090 1.900.519.773.556	340.410.121.905 3.948.488.890	594.880.411.219	(211.540.192.344)	2.227.392.529.637 4.239.077.504.638

41 TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

Related parties	Relation
Materials Joint Stock Company	Affiliated company from May 10, 2023, previously a subsidiary
Phu Tai Van Ha Investment Joint Stock Company	Joint venture

TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

Related parties	Relation
Phu Yen Construction Materials Joint Stock Company	Affiliated company from May 10, 2023, previously a subsidiary
Phu Tai Van Ha Investment Joint Stock Company	Joint venture

In addition to the information with related parties presented in the above Note. During the fiscal year, the Company has the transactions and balances with related parties as follows:

year, the company	Year 2024	Year 2023
	VND	VND
Sales revenue Phu Yen Construction Materials Joint Stock Company Phu Tai Van Ha Investment Joint Stock Company	73.652.181	1.494.129.994 1.445.346.668
	73.652.181	48.783.326
	4.159.771.353	5.148.157.901
Purchase Phu Yen Construction Materials Joint Stock Company	4.159.771.353	5.148.157.901
	234.910.000.000	237.500.000.000
Borrowings Phu Tai Van Ha Investment Joint Stock Company	234.910.000.000	237.500.000.000
	883.270.706	577.671.120
Borrowings interest Phu Tai Van Ha Investment Joint Stock Company	883.270.706	577.671.120
		240.000.000.000
Capital contribution Phu Tai Van Ha Investment Joint Stock Company		240.000.000.000

Remuneration, salaries and other income of the members of the Board of Management, General Director and other Managers are as follows:

	Position	Year 2024	Year 2023 VND
Mr.Le Vy Mr.Le Van Thao	Chairman of the Board of Vice Chairman of the Board	1.632.690.000 1.671.860.000	1.651.460.000 1.587.420.000
Mr.Phan Quoc Hoai	of Management cum Member of the Board of	1.338.440.000	1.210.770.000
Mr.Tran Thanh Cung	Management cum Deputy Member of the Board of	1.046.180.000	982.430.000
Mr.Nguyen Sy Hoe	Management cum Deputy Member of the Board of	1.185.357.891	1.062.367.052
Mr.Le Van Loc Mr.Do Xuan Lap	Management cum Deputy Member of the Board of Member of the Board of	1.681.468.237 144.000.000	1.603.767.771 147.300.000
Mr.Tran Huu Duc	Management Member of the Board of		46.800.000
Mr. Doan Minh Son	Management Independent Member of the Board of Management and	144.000.000	147.300.000
Mrs. Nguyen Thi My Loan In addition to the above	Chairman of the Audit Chief Accountant	704.156.042	644.570.000 did not have any
transactions during the pe Company.	eriod and have no balance at the	ne end of the account	ng pened mar are

42 COMPARATIVE FIGURES

The comparative figures are figures in the Consolidated Financial Statements for the fiscal year ended as at 31 December 2023.

Preparer

Vo Phuong Thao

Chief Accountant

Nguyen Thi My Loan

Binh Dinh, 25 January 2025 General Director

N:41002 KT. TổNG GIÁM ĐỐC

CÔNG TY TỔNG GIÁM ĐỐC

CO PHAN

HAN QUỐC HOÀI