

CÔNG TY CỔ PHẦN PHÚ TÀI

PHUTAI JSC

Số/No.: 171 /CBTT-PT

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Quy Nhơn, ngày 29 tháng 04 năm 2025

Quy Nhơn City, April 29, 2025

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

**DISCLOSURE OF INFORMATION
ON THE STATE SECURITIES
COMMISSION'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 PHẦN 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 Nguyen 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: ☒ Periodic ☐ Irregular ☐ 24 hours ☐ On demand

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

- Báo cáo Tài chính Quý I năm 2025 riêng/ *Separate Financial Statements for the first quarter of 2025*

- Báo cáo tài chính Quý I năm 2025 hợp nhất / *Consolidated financial statements for the first quarter of 2025*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 29/04/2025.

This information was disclosed on Company's Portal on date 29/04/2025.

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

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

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

Tài liệu đính kèm:

Báo cáo tài chính Quý I năm 2025 / *Financial statements for the first quarter of 2025*

Đại diện tổ chức/ Organization representative

Người UQ CBTT /Party authorized to disclose information

PHÓ TỔNG GIÁM ĐỐC

DEPUTY GENERAL DIRECTOR



PHAN QUỐC HOÀI

Lưu ý: Trường hợp có sự khác biệt hoặc có cách hiểu khác giữa thông tin bằng tiếng Việt và tiếng Anh thì thông tin bằng tiếng Việt được áp dụng.
Note: If there is any difference in words or understanding between the information in Vietnamese and English, the information in Vietnamese shall be used.

**SEPARATE FINANCIAL STATEMENTS
PHU TAI JOINT STOCK COMPANY**

For the accounting period from 01/01/2025 to 31/03/2025



SEPARATE STATEMENT OF FINANCIAL POSITION
As at 31 March 2025

Code	ASSETS	Note	31/03/2025 VND	01/01/2025 VND
100	A . CURRENT ASSETS		1.865.973.599.530	1.930.462.891.515
110	I . Cash and cash equivalents	3	240.771.904.550	317.305.626.195
111	1 . Cash		181.614.162.017	154.997.188.427
112	2 . Cash equivalents		59.157.742.533	162.308.437.768
120	II . Short-term investments	4	24.581.798.086	26.071.482.908
121	1 . Trading securities		25.995.440.630	27.485.125.452
122	2 . Provision for diminution in value of trading securities		(1.413.642.544)	(1.413.642.544)
130	III . Short-term receivables		1.264.632.949.074	1.194.087.119.637
131	1 . Short-term trade receivables	5	447.670.066.981	412.124.374.522
132	2 . Short-term prepayments to suppliers	6	57.329.756.055	36.606.518.522
135	3 . Short-term loan receivables	7	795.312.477.863	779.692.649.951
136	4 . Other short-term receivables	8	26.006.684.194	26.436.890.967
137	5 . Provision for short-term doubtful debts		(61.703.967.373)	(60.773.314.325)
139	6 . Shortage of assets awaiting resolution		17.931.354	
140	IV . Inventories	10	285.431.589.802	348.636.250.388
141	1 . Inventories		285.431.589.802	348.636.250.388
150	V . Other short-term assets		50.555.358.018	44.362.412.387
151	1 . Short-term prepaid expenses	11	7.905.656.087	8.243.914.939
152	2 . Deductible VAT		42.256.397.546	35.829.116.763
153	3 . Taxes and other receivables from the State budget	17	393.304.385	289.380.685
200	B . NON-CURRENT ASSETS		1.872.365.240.814	1.850.890.003.733
210	I . Long-term receivables		12.376.929.520	11.264.005.671
216	1 . Long-term trade receivables	8	12.376.929.520	11.264.005.671
220	II . Fixed assets		314.890.689.424	322.351.294.098
221	1 . Tangible fixed assets	12	309.412.470.840	316.634.159.413
222	- Historical cost		979.650.202.308	981.293.704.513
223	- Accumulated depreciation		(670.237.731.468)	(664.659.545.100)
227	2 . Intangible fixed assets	13	5.478.218.584	5.717.134.685
228	- Historical cost		19.087.566.359	19.087.566.359
229	- Accumulated amortization		(13.609.347.775)	(13.370.431.674)
240	III . Long-term assets in progress	14	77.907.438.552	51.150.239.088
242	1 . Construction in progress		77.907.438.552	51.150.239.088
250	IV . Long-term investments	4	1.410.963.117.702	1.410.963.117.702
251	1 . Investments in subsidiaries		1.192.036.775.243	1.192.036.775.243
252	2 . Investments in joint ventures and associates		249.307.565.778	249.307.565.778
254	4 . Provision for devaluation of long-term investments		(30.381.223.319)	(30.381.223.319)
260	V . Other long-term assets		56.227.065.616	55.161.347.174
261	1 . Long-term prepaid expenses	11	53.751.776.471	53.915.616.571
262	2 . Deferred income tax assets	34	2.475.289.145	1.245.730.603
270	TOTAL ASSETS		3.738.338.840.344	3.781.352.895.248

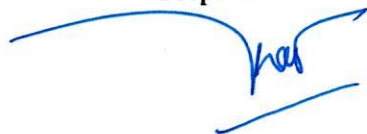
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PHAN QUỐC HOÀI

SEPARATE STATEMENT OF INCOME
For the accounting period from 01/01/2025 to 31/03/2025

Code	ITEMS	Note	1st quarter of year 2025	1st quarter of year 2024
			VND	VND
01	1. Revenues from sales of goods and rendering of services		570.443.305.303	571.087.878.331
02	2. Revenue deductions	02	0	118.125.000
10	3. Net revenues from sales of goods and rendering of services	10	570.443.305.303	570.969.753.331
11	4. Cost of goods sold	11	438.916.960.878	449.663.105.863
20	5. Gross profit from sales of goods and rendering of services	20	131.526.344.425	121.306.647.468
21	6. Financial income	21	16.993.192.401	24.100.687.240
22	7. Financial expense	22	10.174.196.642	16.528.569.204
23	<i>In which: Interest expense</i>	23	9.021.747.235	13.865.520.204
25	8. Selling expense	25	49.639.859.254	53.087.105.474
26	9. General and administrative expense	26	27.959.348.096	28.546.910.273
30	10. Net profit from operating activities	30	60.746.132.834	47.244.749.757
31	11. Other income	31	3.218.727.585	1.386.914.296
32	12. Other expense	32	2.288.387.168	1.354.923.751
40	13. Other profit	40	930.340.417	31.990.545
50	14. Total net profit before tax	50	61.676.473.251	47.276.740.302
51	15. Current corporate income tax expense	51	15.752.351.327	8.946.759.683
52	16. Deferred corporate income tax expense	52	(1.229.558.542)	125.495.884
60	17. Profit after corporate income tax	60	47.153.680.466	38.204.484.735

Preparer



Vo Phuong Thao

Chief Accountant



Nguyen Thi My Loan



PHAN QUỐC HOÀI

SEPARATE STATEMENT OF CASH FLOWS
For the accounting period from 01/01/2025 to 31/03/2025
(Indirect method)

Code	ITEMS	1st quarter of year 2025	1st quarter of year 2024
		VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES		
01	1. Profit before tax	61.676.473.251	47.276.740.302
	2. Adjustment for	12.184.317.666	15.906.972.543
02	- Depreciation and amortization of fixed assets and investment properties	15.295.276.787	16.577.692.914
03	- Provisions	1.420.265.136	3.288.517.503
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency	(95.713.300)	
05	- Gains / losses from investment	(13.457.258.192)	(17.824.758.078)
06	- Interest expense	9.021.747.235	13.865.520.204
08	3. Operating profit before changes in working capital	73.860.790.917	63.183.712.845
09	- Increase or decrease in receivables	(47.492.520.429)	10.559.863.519
10	- Increase or decrease in inventories	63.204.660.586	103.287.383.420
11	- Increase or decrease in payables	(1.635.706.287)	(49.122.197.670)
12	- Increase or decrease in prepaid expenses	297.266.767	2.590.336.547
13	- Increase or decrease in trading securities	1.489.684.822	(4.018.751.013)
14	- Interest paid	(8.416.808.344)	(15.174.081.922)
15	- Corporate income tax paid	(15.106.599.895)	(27.151.999.593)
16	- Other payments on operating activities	(5.971.228.441)	(4.332.450.280)
20	Net cash flows from operating activities	60.229.539.696	79.821.815.853
	II. Lưu chuyển tiền từ hoạt động đầu tư		
21	1. Purchase or construction of fixed assets and other long-term assets	(50.568.575.537)	(6.856.727.003)
22	2. Proceeds from disposals of fixed assets and other long-term assets	5.265.048.957	6.465.445.922
23	3. Loans and purchase of debt instruments from other entities	(215.791.451.988)	(147.356.980.000)
24	4. Collection of loans and resale of debt instrument of other entities	209.664.259.223	251.154.020.066
25	5. Equity investments in other entities		(122.200.000.000)
27	7. Interest and dividend received	2.538.992.211	23.386.455.216
30	Net cash flows from investing activities	(48.891.727.134)	4.592.214.201

SEPARATE STATEMENT OF CASH FLOWS
For the accounting period from 01/01/2025 to 31/03/2025
(Indirect method)
(Continued)

Code	ITEMS	1st quarter of year 2025 VND	1st quarter of year 2024 VND
III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	2. Proceeds from borrowings	572.999.954.216	622.521.247.102
34	3. Repayment of principal	(594.042.282.723)	(718.592.302.382)
36	4. Dividends or profits paid to owners	(66.924.919.000)	(100.261.927.000)
40	<i>Net cash flows from financing activities</i>	<i>(87.967.247.507)</i>	<i>(196.332.982.280)</i>
50	Net cash flows in the year	(76.629.434.945)	(111.918.952.226)
60	Cash and cash equivalents at the beginning of the year	317.305.626.195	316.595.697.060
61	Effect of exchange rate fluctuations	95.713.300	
70	Cash and cash equivalents at the end of the year	240.771.904.550	204.676.744.834

Preparer



Vo Phuong Thao

Chief Accountant



Nguyen Thi My Loan

Binh Dinh, 28 April 2025
General Director
KẾ TUNG GIÁM ĐỐC
PHÓ TỔNG GIÁM ĐỐC
CÔNG TY
CỔ PHẦN
PHÚ TÀI
TỈNH BÌNH ĐỊNH
PHAN QUỐC HOÀI

NOTES TO SEPARATE FINANCIAL STATEMENTS
For the accounting period from 01/01/2025 to 31/03/2025

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 changing Phu Tai Company under Military Region 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 As at 31 December 2024 is VND 669,384,030,000; equivalent to 66,938,403 shares with the par value of VND 10,000.

The number of employees of the Company As at 31 March 2025 is 2.414 people (It was 2.443 people as at 01 January 2025).

Business field: Industrial manufacturing, trading and services business.

Business activities: Main 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.

Corporate Structure

The Company's member entities are as follows:

Name of member entities	Address	Principal activities
Enterprise 380	Quy Nhon City, Binh Dinh	Production and trading of stone products
Thang Loi Enterprise	Tuy Phuoc District, Binh Dinh Province	Production and trading of wood products
Nhon Hoa Construction Material Production Enterprise	An Nhon District, Binh Dinh Province	Stone processing and mining
Branch in Ho Chi Minh City (i)	Ho Chi Minh City	Trading wood products
Granite Processing Plant in Binh Dinh Province	Phu Cat District, Binh Dinh Province	Stone processing and trading
Stone exploiting Enterprise in Binh Dinh Province	Phu Cat District, Binh Dinh Province	Stone processing and mining
Stone exploiting Enterprise in Khanh Hoa Province	Dien Tan District, Khanh Hoa Province	Stone processing and mining
Stone exploiting Enterprise in Van Ninh	Van Ninh District, Khanh Hoa Province	Stone processing and mining
Long My Granite Processing Factory (i)	Quy Nhon city, Binh Dinh Province	Stone processing and trading
Granite Processing Plant in Dong Nai Province (i)	Nhon Trach District, Dong Nai Province	Stone processing and trading
Phu Cat wood processing factory (i)	Phu Cat District, Binh Dinh Province	Production and trading of wood products

- (i) Branches have stopped operating due to restructuring. The Company is carrying out the necessary procedures to close dependent tax codes and dissolve these branches.

Information about the Company's subsidiaries, joint ventures and associates: see details in Note 04.

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 Company 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 and 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.

Declaration of compliance with Accounting Standards and Accounting System

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

2.3 Basis for preparation of The Separate Financial Statements

The Separate Financial Statements of the Company are prepared based on summarization of The Separate Financial Statements of the independent accounting entities and the head office of the Company.

In The Separate Financial Statements of the Company, the intra-group balances and transactions related to assets, equity, receivables and payables are eliminated in full.

The Users of this Separate Financial Statements should study the Separate Financial Statements combined with the Consolidated Financial Statements of the Company for the period from 01/01/2025 to 31/03/2025 in order to gain enough information regarding the financial position, operating results and cash flows of the Group.

2.4 Accounting estimates

The preparation of Separate 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 Separate 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 Separate Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Allocation of prepaid expenses;
- Estimated provisions for liabilities;
- Estimated 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 Separate Financial Statements of the Company and that are assessed by the Board of General Directors to be reasonable under the circumstances.

2.5 Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnamese Dong using the actual exchange rate at the transaction date.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Separate Financial Statements is determined under the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For foreign currency 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 actual exchange rate differences arising during the period and differences due to revaluation of balances of foreign currency items at the end of the period are recorded in the business results of the accounting period.

2.6 Cash and cash equivalents

Cash comprises cash on hand, 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 Financial investments

Trading securities are initially recognized at 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 the liquidation or transfer, cost of trading securities is determined using weighted average method.

Investments in subsidiaries, joint ventures or associates are initially recognized in the ledger at original cost. After initial recognition, value of these investments is measured at original cost less provision for devaluation of investments.

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 original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

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.

Investments in subsidiaries, joint ventures or associates: provision for loss investments shall be made based on the Financial Statements of subsidiaries, joint ventures or associates at the provision date.

Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the

reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.

2.8 Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on The Separate 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 or estimating the possible losses.

2.9 Inventories

Inventories are initially recognized at 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 minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual method.

The value of work in progress is recorded based on 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.

2.10 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.

Subsequent measurement after initial recognition

If these costs augment future economic benefits obtained from the use of tangible fixed assets are extended to their initial standard conditions, these costs are capitalized as an incremental cost of tangible fixed assets.

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

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

- Buildings, structures	06 - 30 years
- Machinery, equipment	04 - 10 years
- Vehicles, Transportation equipment	06 - 12 years
- Office equipment and furniture	03 - 08 years
- Site preparation expenses	10 - 25 years
- Mining rights	10 - 25 years

2.11 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.

2.12 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.

2.13 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.

Types of prepaid expenses include:

Prepaid land expenses include prepaid land rental, including those related to leased land for which the Company has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with the Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance guiding regulation on management, use and depreciation of fixed assets and other expenses related to ensure for the use of leased land. These expenses are recognized in the Separate Statement of Income on a straight-line basis according to the lease term of the contract.

Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs 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 Operating Costs are recorded at their historical cost and are allocated to production and business expenses on a straight-line basis over their useful life from 3 to 60 months.

Repair Costs for Assets are collected based on actual expenses incurred and are allocated to production and business expenses on a straight-line basis over their useful life from 6 to 36 months.

Other prepaid expenses are recorded at their historical cost and allocated using the straight-line method over their useful life from 1 to 3 years.

2.14 Payables

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

2.15 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.

2.16 Borrowing costs

Borrowing costs are recognized as operating expenses in the period, 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.

2.17 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 period shall be carried out under the matching principle between revenues and expenses during the period. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.18 Provision for payables

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

- The Company 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.

2.19 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.

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 Company.

Dividends to be paid to shareholders are recognized 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.

2.20 Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, 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 Company 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 the economic benefits associated with the transaction will flow to the Company; and
- 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.

2.21 Revenue deductions

Revenue deductions from sales of goods and rendering of services arising in the period include: sales discount.

Sales discount 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 Separate Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of Separate Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.22 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 period, and recorded on the basis of matching with revenue and on a prudence basis. 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 period.

2.23 Financial expenses

Items recorded into financial expenses consist of: borrowing costs; Provision for diminution in value of trading securities price, provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss... The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.24 Selling expenses

Selling expenses reflect the actual costs incurred during the sale of products, goods, and rendering of services. Selling costs mainly include: materials and packaging costs for sales; costs of employee salaries, social insurance, health insurance, unemployment insurance, and union fees for sales staff; transportation costs; customs fees, logistics costs; and other costs.

2.25 General and Administrative expenses

General and administrative expenses reflect the Company's overall management costs, mainly including: costs for employee salaries, social insurance, health insurance, union fees, and unemployment insurance for management staff; costs of materials and office tools; depreciation of fixed assets used for business management; conference and summary costs; travel and vacation expenses for employees; and other costs.

2.26 Corporate income tax

Deferred income tax asset

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 accounting period.

Current corporate income tax expenses and Deferred corporate income tax expenses

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

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

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

Current corporate income tax rate

The Company applies the corporate income tax rate of 20% for the operating activities which has taxable income for the period from 01/01/2025 to 31/03/2025.

2.27 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 Company or being under the control of the Company, or being under common control with the Company, including the Company's parent and subsidiaries;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, 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 on these Enterprises.

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

Detailed information of related party transactions are presented in both of the Company's Separate and Consolidated Financial Statements for the period from 01/01/2025 to 31/03/2025.

2.28 Segment information

A segment is a distinguishable component of the Company 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 Company in order to help users of financial statements better understand and make more informed judgements about the Company as a whole.

3 . CASH AND CASH EQUIVALENTS

	<u>31/03/2025</u>	<u>01/01/2025</u>
	VND	VND
Cash on hand	6.579.800.814	4.125.749.596
Demand deposits	175.034.361.203	150.871.438.831
Cash equivalents	59.157.742.533	162.308.437.768
Total	<u>240.771.904.550</u>	<u>317.305.626.195</u>

As at 31 March 2025, cash equivalents are deposits with value of VND 59.157.742.533 at BIDV at the interest rate of 1,6%/year; Vietnam Technological and Commercial Joint Stock Bank at the interest rate of 3,6%/year

4 . FINANCIAL INVESTMENTS

a . Trading securities

	31/03/2025			01/01/2025		
	Original cost VND	Fair Value VND	Provision VND	Original cost VND	Fair Value VND	Provision VND
<i>MBLand Holdings Joint Stock Company</i>	450.000.000	450.000.000		450.000.000	450.000.000	
<i>Securities and other financial instruments</i>	25.545.440.630	24.131.798.086	(1.413.642.544)	27.035.125.452	25.621.482.908	(1.413.642.544)
Total	25.995.440.630	24.581.798.086	(1.413.642.544)	27.485.125.452	26.071.482.908	(1.413.642.544)

The fair value of trading securities is determined on the basis of closing price listed on the stock exchanges as of 31 December 2024 and 31 March 2025.

b . Equity investments in other entities

	31/03/2025			01/01/2025		
	Original cost VND	Fair Value VND	Provision VND	Original cost VND	Fair Value VND	Provision VND
Investments in subsidiaries	1.192.036.775.243	1.161.655.551.924	(30.381.223.319)	1.192.036.775.243	1.161.655.551.924	(30.381.223.319)
<i>Tuan Dat Minerals One Member Company Limited</i>	10.700.000.000	10.700.000.000		10.700.000.000	10.700.000.000	
<i>Universal Stone Joint Stock Company</i>	6.000.000.000	2.670.189.662	(3.329.810.338)	6.000.000.000	2.670.189.662	(3.329.810.338)
<i>Vi Na G7 Joint - Stock Company</i>	41.877.750.000	41.877.750.000		41.877.750.000	41.877.750.000	
<i>Toyota Danang Company Limited</i>	40.000.000.000	40.000.000.000		40.000.000.000	40.000.000.000	
<i>Toyota Binh Dinh Company Limited</i>	25.309.025.243	25.309.025.243		25.309.025.243	25.309.025.243	
<i>Phu Tai Dong Nai Company Limited</i>	45.000.000.000	45.000.000.000		45.000.000.000	45.000.000.000	
<i>Granite Manufacturing Company Limited</i>	34.650.000.000	34.650.000.000		34.650.000.000	34.650.000.000	
<i>Phu Tai Real Estate Company Limited</i>	255.000.000.000	255.000.000.000		255.000.000.000	255.000.000.000	
<i>Thanh Chau Phu Yen Granite Company Limited</i>	30.000.000.000	30.000.000.000		30.000.000.000	30.000.000.000	
<i>Son Phat Production and Trading Company Limited</i>	39.600.000.000	39.600.000.000		39.600.000.000	39.600.000.000	
<i>Phu Tai Ninh Thuan Stone Joint Stock</i>	5.000.000.000	5.000.000.000		5.000.000.000	5.000.000.000	
<i>Phutai Quartz Stone Company Limited</i>	150.000.000.000	150.000.000.000		150.000.000.000	150.000.000.000	
<i>Phu Tai Binh Dinh Wood Company Limited</i>	146.000.000.000	146.000.000.000		146.000.000.000	146.000.000.000	
<i>Phu Tai Binh Dinh Quartz Company Limited</i>	64.900.000.000	64.900.000.000		64.900.000.000	64.900.000.000	
<i>Phu Tai Yen Bai Stone Company Limited</i>	30.000.000.000	2.948.587.019	(27.051.412.981)	30.000.000.000	2.948.587.019	(27.051.412.981)
<i>Phu Tai Khanh Hoa Stone Company Limited</i>	60.000.000.000	60.000.000.000		60.000.000.000	60.000.000.000	
<i>Phu Tai Dong Nai Stone Company Limited</i>	50.000.000.000	50.000.000.000		50.000.000.000	50.000.000.000	
<i>Phu Tai Home One Member Company Limited</i>	50.000.000.000	50.000.000.000		50.000.000.000	50.000.000.000	
<i>Phu Tai Dieu Tri Investment Company Limited</i>	108.000.000.000	108.000.000.000		108.000.000.000	108.000.000.000	

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

Separate Financial Statements
For the accounting period from 01/01/2025
to 31/03/2025

Investments in affiliated company	249.307.565.778	249.307.565.778		249.307.565.778	249.307.565.778	
<i>PY CONS MAT STO CO</i>	<i>9.307.565.778</i>	<i>9.307.565.778</i>		<i>9.307.565.778</i>	<i>9.307.565.778</i>	
<i>Phu Tai Van Ha Investment Joint Stock Company</i>	<i>240.000.000.000</i>	<i>240.000.000.000</i>		<i>240.000.000.000</i>	<i>240.000.000.000</i>	
Total	1.441.344.341.021	1.410.963.117.702	(30.381.223.319)	1.441.344.341.021	1.410.963.117.702	(30.381.223.319)

Detailed information on the Company's Investments in other as at 31 March 2025 is as follows:

Name of subsidiaries	Place of establishment and operation	Rate of interest	Principal activities
Investments in subsidiaries			
Tuan Dat Minerals One Member Company Limited	Quy Nhon City, Binh Dinh Province	100,00%	Stone processing and mining
Universal Stone Joint Stock Company	Phu Nhuan District, Ho Chi Minh City	60,00%	Stone products trading and manufacturing
Vi Na G7 Joint - Stock Company	Bien Hoa City, Dong Nai Province	75,00%	Wood products trading and manufacturing
Toyota Binh Dinh Company Limited	Quy Nhon City, Binh Dinh Province	100,00%	Car repair and trading
Toyota Danang Company Limited	Da Nang City	100,00%	Car repair and trading
Phu Tai Dong Nai Company Limited	Bien Hoa City, Dong Nai Province	100,00%	Wood products trading and manufacturing
Granite Manufacturing Company Limited	District 9, Ho Chi Minh City	70,00%	Stone products trading and manufacturing
Phu Tai Real Estate Company Limited	Quy Nhon City, Binh Dinh Province	100,00%	Real estate trading
Thanh Chau Phu Yen Granite Company Limited	Dong Xuan District, Phu Yen	100,00%	Stone processing and mining
Son Phat Production and Trading Company Limited	Van Ninh District, Khanh Hoa Province	99,00%	Stone processing and mining
Phu Tai Ninh Thuan Stone Joint Stock Company	Phan Rang - Thap Cham City, Ninh Thuan Province	98,00%	Stone processing and manufacturing
Phutai Quartz Stone Company Limited (i)	Nhon Trach District, Dong Nai Province	100,00%	Stone processing and manufacturing
Phu Tai Binh Dinh Wood Company Limited	Phu Cat District, Binh Dinh Province	100,00%	Wood products trading and manufacturing
Phu Tai Binh Dinh Quartz Company Limited (ii)	Quy Nhon City, Binh Dinh Province	100,00%	Production and processing of stone and stone powder
Phu Tai Yen Bai Stone Company Limited	Luc Yen District, Yen Bai province	100,00%	Stone processing and mining
Phu Tai Khanh Hoa Stone One Member Company Limited (iii)	Van Ninh District, Khanh Hoa Province	100,00%	Stone processing and mining
Phu Tai Dong Nai Stone One Member Company Limited (iv)	Nhon Trach District, Dong Nai Province	100,00%	Stone processing and mining
Phu Tai Home One Member Company Limited (v)	Go Vap District, Ho Chi Minh City	100,00%	Wood products trading and manufacturing
Phu Tai Dieu Tri Investment Company Limited (ii)	Quy Nhon City, Binh Dinh Province	60,00%	Real estate investment and business
Investments in affiliated company			
PY CONS MAT STO CO	Tuy Hoa City, Phu Yen Province	49,01%	Mining and processing of granite, construction stone, construction sand
Phu Tai Van Ha Investment Joint Stock Company	Quy Nhon City, Binh Dinh Province	50,00%	Real estate investment and business

5 . SHORT-TERM TRADE RECEIVABLES

	31/03/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Carrefour Imports Sas	522.119.824		31.950.203.172	
Home Goods Inc	23.442.945.173		6.068.396.073	
Anavil Company Ltd	361.891.072		7.040.438.368	
ASHLEY	13.936.959.907		40.805.616.505	
B and Q Plc	49.653.151.160		25.600.977.597	
Noble House Home Furnishings LLC (i)	63.901.877.467	(54.410.301.475)	63.901.877.467	(54.410.301.475)
Brico Depot Sas	19.933.120.952		23.096.894.005	
Castorama France SAS	21.396.459.780		12.532.619.247	
Coop Italia Scarl			17.993.504.541	
Lidl & Kaufland Asia Pte.Limited	1.084.444.682		16.505.028.036	
At Home Procurement INC	18.548.717.016		7.312.256.293	
Castorama Polska SP.ZO.O	18.249.267.132		10.081.983.183	
Euro Depot	13.095.755.380		6.046.331.244	
TRADEPOINT	27.364.322.464			
Yaraghi LLC	15.941.647.525		1.676.844.163	
Others	160.237.387.447	(6.363.012.850)	141.511.404.628	(6.363.012.850)
Total	447.670.066.981	(60.773.314.325)	412.124.374.522	(60.773.314.325)

- (i) On September 11, 2023, Noble House Home Furnishings LLC ("Noble House"), a customer purchasing the Company's exported wood products, filed for bankruptcy with the U.S. Bankruptcy Court for the Southern District of Texas under Chapter 11 of the U.S Bankruptcy Code. Therefore, the Company has been unable to collect its receivables from Noble House related to some wood product orders 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 request Noble House to settle its outstanding debts to the Company, including a payment request dated June 21, 2024 amounting to USD 446,138.17 of goods that Noble House received from the Company after filing for bankruptcy and within 20 days before the filing date under Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code. However, to date, all of the Company's claims have been fulfilled. The Company is continuing to work with the Law Firm to resolve outstanding issues and proceed with further legal actions to recover the debt. Based on documents filed with the Court regarding Noble House's monthly operating reports and the provisions of Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code, the Company has assessed the provision as of March 31, 2025 amounting to VND 54.41 billion (representing 85.15% of the outstanding receivable balance).

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/03/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Mr. Le Van Vien	18.000.000.000		18.000.000.000	
CPM EUROPE B.V.	5.819.727.690			
Phu Thinh Mechanical Engineering Co., Ltd.	11.457.720.000			
Others	22.052.308.365		18.606.518.522	
Cộng	57.329.756.055	-	36.606.518.522	-

7 . SHORT- TERM LOAN RECEIVABLES

	01/01/2025		31/03/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Toyota Đa Nang Company Limited	13.175.001.543		8.416.720.929	
Thanh Chau Phu Yen Granite Company Limited	20.824.310.639		20.634.470.010	
Phu Tai Ninh Thuan Stone Joint Stock Company	6.433.191.140		6.528.836.729	
Son Phat Production and Trading Company Limited	27.369.455.519		25.112.127.756	
Phutai Quartz Stone Company Limited	60.473.034.418		60.473.034.418	
Phu Tai Binh Dinh Wood Company Limited	122.435.478.632		161.168.775.937	
Phu Tai Binh Dinh Quartz Company Limited	103.302.116.215		109.653.097.794	
Phu Tai Yen Bai Stone Company Limited	17.131.458.979		15.972.715.616	
Tuan Dat Minerals One Member Company Limited	2.262.067.267		1.824.565.680	
Granite Manufacturing Company Limited	103.318.635.177		110.156.873.120	
Universal Stone Joint Stock Company	3.693.855.095		3.693.855.095	
Phu Tai Dong Nai Company Limited	27.000.000.000			
Phu Tai Real Estate Company Limited	208.301.151.382		211.657.524.511	
Phu Tai Home One Member Company Limited (v)	3.972.893.945		19.880.268	
Mrs. Dao Thi Lien	25.000.000.000		25.000.000.000	
Mrs. Le Thi Trang	25.000.000.000		25.000.000.000	
Mr. Le Hoai Ngoc	10.000.000.000		10.000.000.000	
Total	779.692.649.951	-	795.312.477.863	-

The above loans are made under the contracts signed between the Company and the borrowers, which are subsidiaries and individuals. The purpose of the loans is to support production and business activities. The currency for the loans is VND, and the interest rates are floating based on commercial bank rates. The loan term is 12 months or less and the loans are unsecured.

8 . OTHER RECEIVABLES

	31/03/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a . Short-term	26.006.684.194		26.436.890.967	
Interest receivable	10.397.281.607		9.609.132.016	
Dividends and profits receivables			1.552.001.000	
Advances	13.640.656.510		12.981.775.209	
Receivables from social insurance, health insurance, unemployment insurance	895.992.217		1.053.104.060	
Others	1.072.753.860		1.240.878.682	
b . Long- term	12.376.929.520		11.264.005.671	
Receivables from site clearance which are offset against land rental at Thang Loi Enterprise (i)	2.481.838.674		2.481.838.674	
Receivables from site clearance which	9.895.090.846		8.782.166.997	
- Environmental restoration deposit (ii)	9.892.090.846		8.779.166.997	
- Contract deposits	3.000.000		3.000.000	
Total	38.383.613.714	0	37.700.896.638	0

(i) The compensation for site clearance at Thang Loi Enterprise will continue to be offset against the land rental payable according to the annual land rental notice.

(ii) These are deposits for environmental restoration for quarrying activities paid by the Company according to the notices of the competent authorities.

9 . DOUBTFUL DEBTS

	31/03/2025		01/01/2025	
	Original	Recoverable value	Original	Recoverable value
	VND	VND	VND	VND
Noble House Home Furnishings LLC	63.901.877.467	9.491.575.992	63.901.877.467	9.491.575.992
Ha Binh Company Limited	668.552.930		668.552.930	
Others	10.361.364.175	3.736.251.207	8.394.830.455	2.700.370.535
Total	74.931.794.572	13.227.827.199	72.965.260.852	12.191.946.527

10 . INVENTORIES

	31/03/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Goods in transit	910.929.200		2.051.799.628	
Raw materials	132.860.869.699		153.720.567.217	
Tools, supplies	7.440.000		1.870.000	
Work in process	86.423.408.552		139.363.084.892	
Finished goods	56.819.621.884		51.508.788.403	
Goods	8.409.320.467	-	1.990.140.248	-
Total	285.431.589.802	-	348.636.250.388	-

11 . PREPAID EXPENSES

	31/03/2025	01/01/2025
	VND	VND
a . Short-term	7.905.656.087	8.243.914.939
Mining expenses	422.443.046	1.220.357.098
Tools and supplies awaiting for allocation	1.870.374.585	1.853.017.962
Expenditure on fixing machinery, equipment, factories	1.090.955.925	355.505.500
Insurance expenses	1.103.350.061	1.751.294.810
Other short-term prepaid expenses	3.418.532.470	3.063.739.569
b . Long- term	53.751.776.471	53.915.616.571
Expenses for land rental and infrastructure of Granite Processing Factory in Binh Dinh Province (i)	10.657.020.452	10.700.692.032
Expenses for the right to use leased land in Dien Tan, Dien Khanh, Khanh Hoa Province (ii)	6.116.161.616	6.151.515.152
Infrastructure rental expenses at Lot D7, Phu Tai Industrial Park under Enterprise 380 (iii)	11.892.576.092	12.018.383.161
Tools and supplies awaiting for allocation	4.092.765.668	4.227.213.351
Expenses for mining	15.731.972.605	16.210.236.475
Expenditure on overhaul of machinery, equipment, factories	5.073.303.199	4.528.514.773
Other long-term prepaid expenses	187.976.839	79.061.627
Total	61.657.432.558	62.159.531.510

(i) Including the value of land rental and infrastructure at Cat Nhon Industrial Cluster, Phu Cat District, Binh Dinh Province with areas of 39,426.5 m2 and 32,439 m2 respectively, lease term of 41 years from 2017 and 38 years from 2019 to serve the construction and implementation of production and business activities at Granite Processing Factory in Binh Dinh Province.

(ii) This is the amount that the Company paid to households under the land transfer contracts to serve stone mining work in Dien Tan Commune, Dien Khanh District, Khanh Hoa Province, allocation time is 50 years from January 2019.

(iii) This is rental value of infrastructure at Lot D7 Phu Tai Industrial Park, Binh Dinh Province with rental area of 47,086.1 m2, rental period until 31 December 2048 to serve for the construction and implementation of production and business activities at Stone Processing Factory at Enterprise 380.

12 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Office equipment	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	373.548.207.967	499.121.815.501	105.657.085.873	2.966.595.172	981.293.704.513
Purchase in the period		10.619.043.006		86.363.636	10.705.406.642
Liquidation, disposal		(11.392.883.589)	(956.025.258)		(12.348.908.847)
Ending balance of the period	373.548.207.967	498.347.974.918	104.701.060.615	3.052.958.808	979.650.202.308
Accumulated depreciation					
Beginning balance	233.018.115.411	356.335.708.683	73.641.834.304	1.663.886.702	664.659.545.100
Depreciation for the period	3.358.072.140	9.604.433.173	1.834.177.798	54.845.390	14.851.528.501
Liquidation, disposal		(8.317.316.875)	(956.025.258)		(9.273.342.133)
Ending balance of the period	236.376.187.551	357.622.824.981	74.519.986.844	1.718.732.092	670.237.731.468
Net carrying amount					
Beginning balance	140.530.092.556	142.786.106.818	32.015.251.569	1.302.708.470	316.634.159.413
Ending balance of the period	137.172.020.416	140.725.149.937	30.181.073.771	1.334.226.716	309.412.470.840

13 . INTANGIBLE FIXED ASSETS

	Compensation and site clearance costs VND	Mining rights VND	Total VND
Historical cost			
Beginning balance	11.145.440.096	7.942.126.263	19.087.566.359
Purchase in the period		Purchase in the period	(
Ending balance of the period	<u>11.145.440.096</u>	<u>7.942.126.263</u>	<u>19.087.566.359</u>
Accumulated amortization			
Beginning balance	10.510.916.416	2.859.515.258	13.370.431.674
Depreciation for the period	159.724.555	79.191.546	238.916.101
Ending balance of the period	<u>10.670.640.971</u>	<u>2.938.706.804</u>	<u>13.609.347.775</u>
Net carrying amount			
Beginning balance	634.523.680	5.082.611.005	5.717.134.685
Ending balance of the period	<u>474.799.125</u>	<u>5.003.419.459</u>	<u>5.478.218.584</u>

14 CONSTRUCTION IN PROGRESS

	31/03/2025 VND	01/01/2025 VND
- Machinery and equipment for stone	76.811.298.826	50.887.506.032
- Machinery and equipment for wood	620.000.000	
- Tan Dan Bach Viet mine project	273.089.176	262.733.056
- Wood Pellet Factory project	203.050.550	
Total	<u>77.907.438.552</u>	<u>51.150.239.088</u>

15 SHORT-TERM TRADE PAYABLES

	31/03/2025		01/01/2025	
	Outstanding balance VND	Amount can be paid VND	Outstanding balance VND	Amount can be paid VND
Hoang Giang Co., Ltd	36.234.742.022	36.234.742.022	40.229.751.281	40.229.751.281
Tan Dat Packaging Co., Ltd		-	5.907.030.300	5.907.030.300
Hoang Trang Company Limited	6.539.465.963	6.539.465.963	1.711.630.977	1.711.630.977
Others	178.574.003.043	178.574.003.043	162.246.892.352	162.246.892.352
Total	<u>221.348.211.028</u>	<u>221.348.211.028</u>	<u>210.095.304.910</u>	<u>210.095.304.910</u>

16 PREPAYMENT FROM CUSTOMERS

	<u>31/03/2025</u>	<u>01/01/2025</u>
	VND	VND
TRADEPOINT		
Sourcebynet Pte Ltd		6.780.419.253
Vietnam Import-Export and Construction Joint Stock Corporation	2.456.430.526	372.565.036
VCN Investment Joint Stock Company	5.320.035.704	5.320.035.704
Others	315.858.528	2.999.154.168
	9.297.390.006	10.046.948.590
Total	<u>17.389.714.764</u>	<u>25.519.122.751</u>

17 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivable at the beginning of year	Tax payable at the beginning of year	Tax payable in the period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
	VND	VND	VND	VND	VND	VND
Value-added tax	288.484.373	2.253.817.788	4.511.318.996	5.220.030.194	392.408.073	1.649.030.290
Export, import duties	-	-	92.523.851	92.523.851	-	-
Corporate income tax	-	13.218.502.994	15.752.351.327	15.106.599.895	-	13.864.254.426
Personal income tax	896.312	149.071.836	2.952.086.844	2.989.619.392	896.312	111.539.288
Natural resource tax	-	799.392.704	3.271.117.105	2.472.519.260	-	1.597.990.549
Land tax and land rental	-	-	653.986.643	-	-	653.986.643
Environmental protection tax and otl	-	285.417.947	1.098.687.644	856.233.976	-	527.871.615
Fees, charges and other payables	-	5.128.322.076	1.205.350.995	331.000.000	-	6.002.673.071
Total	289.380.685	21.834.525.345	29.537.423.405	27.068.526.568	393.304.385	24.407.345.882

18 . SHORT-TERM ACCRUED EXPENSES

	<u>31/03/2025</u>	<u>01/01/2025</u>
	VND	VND
Accured interest expenses	374.357.090	129.558.933
Accured land rental	1.970.413.914	1.265.739.513
Accured electricity expenses	2.765.791.527	1.268.842.182
Accured commission expenses	23.778.711	1.939.787.671
Accrued transportation expenses	107.399.000	231.283.000
Accrued design and material expenses	2.022.393.769	140.962.210
Others	634.028.590	834.145.245
Total	<u>7.898.162.601</u>	<u>5.810.318.754</u>

19 OTHER PAYABLES

	<u>31/03/2025</u>	<u>01/01/2025</u>
	VND	VND
a . Short-term	12.757.271.429	12.226.391.202
Trade union fee	2.943.465.348	2.767.655.191
Dividends payable to Owners	242.732.300	229.248.300
Land rental to Financial Department - Ministry of Defence	5.518.471.084	5.280.047.229
Interest payable	1.558.232.410	1.198.091.676
Labour Union, Communist membership fee	1.892.297.084	2.088.629.713
Payment to employees	224.630.760	
Others	377.442.443	662.719.093
b . Long-term	306.889.200	306.889.200
Long-term deposits, collateral received	306.889.200	306.889.200
Total	<u>13.064.160.629</u>	<u>12.533.280.402</u>

20 BORROWINGS

	01/01/2025		During the period		31/03/2025	
	Outstanding balance VND	Amount can be paid VND	Increase VND	Decrease VND	Outstanding balance VND	Amount can be paid VND
a . Short-term borrowings	816.099.368.831	816.099.368.831	572.999.954.216	594.042.282.723	795.057.040.324	795.057.040.324
<i>Short-term borrowings</i>	<i>811.125.185.831</i>	<i>811.125.185.831</i>	<i>572.999.954.216</i>	<i>594.042.282.723</i>	<i>790.082.857.324</i>	<i>790.082.857.324</i>
<i>Current portion of long-term debts</i>	<i>4.974.183.000</i>	<i>4.974.183.000</i>			<i>4.974.183.000</i>	<i>4.974.183.000</i>
b . Long-term borrowings	21.554.808.721	21.554.808.721	0	0	21.554.808.721	21.554.808.721
<i>Long-term borrowings</i>	<i>21.554.808.721</i>	<i>21.554.808.721</i>			<i>21.554.808.721</i>	<i>21.554.808.721</i>
Total	837.654.177.552	837.654.177.552	572.999.954.216	594.042.282.723	816.611.849.045	816.611.849.045
Amount due in 12 months	(4.974.183.000)	(4.974.183.000)	-	-	(4.974.183.000)	(4.974.183.000)
Amount due for settlement after 12 months	16.580.625.721	16.580.625.721	-	-	16.580.625.721	16.580.625.721

21 . LONG-TERM PROVISIONS FOR PAYABLES

	<u>31/03/2025</u>	<u>01/01/2025</u>
	VND	VND
Cost of environmental restoration	7.275.731.244	6.962.519.156
Land rental without contract (i)	5.821.200.000	5.644.800.000
Total	<u>13.096.931.244</u>	<u>12.607.319.156</u>

- (i) This is land rental expenses at some mining sites in Binh Dinh Province. Since the land lease contracts have not yet been signed and there has been no notification of land rental payments from the Binh Dinh Provincial Tax Department, the Company is temporarily accruing these expenses as production and business costs for the period based on the land rental rates announced by the Binh Dinh Provincial People's Committee.

22 . OWNERS' EQUITY

a) Changes in owners' equity

	Contributed capital	Other capital	Retained earnings	Total
	VND	VND	VND	VND
Beginning balance of previous year	669.384.030.000	1.575.298.307.128	216.469.382.405	2.461.151.719.533
Profit of the this year	-		38.204.484.735	38.204.484.735
Dividend distribution in cash			(100.407.604.500)	(100.407.604.500)
Ending balance of previous period	<u>669.384.030.000</u>	<u>1.575.298.307.128</u>	<u>154.266.262.640</u>	<u>2.398.948.599.768</u>
Beginning balance of current period	669.384.030.000	1.613.598.212.913	281.574.443.067	2.564.556.685.980
Profit for this period	-		47.153.680.466	47.153.680.466
Dividend distribution in cash			(66.938.403.000)	(66.938.403.000)
Ending balance of this period	<u>669.384.030.000</u>	<u>1.613.598.212.913</u>	<u>261.789.720.533</u>	<u>2.544.771.963.446</u>

b) Details of contributed capital of the Owner

	<u>31/03/2025</u>	<u>Rate</u>	<u>01/01/2025</u>	<u>Rate</u>
	VND	%	VND	%
	669.384.030.000	100,00%	669.384.030.000	100,00%
- Mr. Le Vy	88.669.230.000	13,25%	88.591.230.000	13,23%
- Mr. Le Van Thao	58.148.600.000	8,69%	58.148.600.000	8,69%
- Mr. Nguyen Sy Hoe	41.878.290.000	6,26%	41.878.290.000	6,26%
- Mr. Le Van Loc	41.159.050.000	6,15%	40.963.050.000	6,12%
- Others	439.528.860.000	65,66%	439.802.860.000	65,70%
Total	669.384.030.000	100,00%	669.384.030.000	100,00%

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

	1st quarter of year 2025	1st quarter of year 2024
	VND	VND
Owners' contributed capital		
- At the beginning of the year	669.384.030.000	669.384.030.000
- At the end of the period	669.384.030.000	669.384.030.000
Distributed dividends and profits		
- Dividends, profit payable at the beginning of the year	229.248.300	335.755.800
- Dividends, profit payable in the period	66.938.403.000	100.407.604.500
+ Dividends and profits distributed from the previous year's profit	66.938.403.000	100.407.604.500
- Dividends and profits paid in cash in the period	66.924.919.000	100.261.927.000
+ Dividends and profits distributed from the previous year's profit	66.924.919.000	100.261.927.000
- Ending balance of the period	242.732.300	481.433.300

d) Shares

	31/03/2025	01/01/2025
Quantity of Authorized issuing shares		
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	66.938.403	66.938.403
Par value per share: VND 10,000		

23 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

Doubtful debts written-off

	31/03/2025	01/01/2025
	VND	VND
	2.694.973.701	2.694.973.701

Foreign currencies

	31/03/2025	01/01/2025
USD	221.212,24	375.928,96
EUR	39.573,70	26.042,83

24 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	<u>1st quarter of year 2025</u> VND	<u>1st quarter of year 2024</u> VND
Revenue from sale of goods	570.106.794.668	570.700.833.991
- <i>Stone products</i>	136.676.787.037	147.040.759.239
- <i>Wood products</i>	429.077.432.179	423.069.869.141
- <i>Others</i>	4.352.575.452	590.205.611
Revenue from rendering of services	336.510.635	387.044.340
- <i>Office rental service</i>	336.510.635	387.044.340

25 . CÁC KHOẢN GIẢM TRỪ DOANH THU

	<u>1st quarter of year 2025</u> VND	<u>1st quarter of year 2024</u> VND
Giảm giá hàng bán	-	118.125.000

26 . COST OF GOODS SOLD

	<u>1st quarter of year 2025</u> VND	<u>1st quarter of year 2024</u> VND
Cost of goods sold	438.916.960.878	449.663.105.863
- <i>Stone products</i>	104.670.772.082	113.338.316.064
- <i>Wood products</i>	330.758.242.584	336.210.409.799
- <i>Others</i>	3.487.946.212	114.380.000
Total	438.916.960.878	449.663.105.863

27 . FINANCIAL INCOME

	<u>1st quarter of year 2025</u> VND	<u>1st quarter of year 2024</u> VND
Interest income	11.267.775.949	17.700.451.733
Gain from disposal of financial investments	1.017.422.780	2.244.143.693
Dividends or profits received	-	117.500.000
Gains on exchange difference in the period	4.612.280.372	4.038.591.814
Gains on exchange difference at the period-end	95.713.300	
Total	16.993.192.401	24.100.687.240

28 . FINANCIAL EXPENSES

	<u>1st quarter of year 2025</u>	<u>1st quarter of year 2024</u>
	VND	VND
Interest expenses	9.021.747.235	13.865.520.204
Realised exchange loss	1.067.614.689	792.437.274
Provision for devaluation of trading securities and loss of investment	-	1.714.411.260
Trading securities expenses	84.834.718	
Other financial expenses	-	156.200.466
Total	<u>10.174.196.642</u>	<u>16.528.569.204</u>

29 . SELLING EXPENSES

	<u>1st quarter of year 2025</u>	<u>1st quarter of year 2024</u>
	VND	VND
Raw materials	21.454.977.541	21.977.188.969
Labour expenses	3.073.486.362	3.144.739.798
Depreciation expenses for fixed assets	0	23.124.999
Tax, Charge, Fee	3.663.022.956	5.360.599.844
Expenses of outsourcing services	20.467.780.578	21.678.798.340
Other expenses in cash	980.591.817	902.653.524
Total	<u>49.639.859.254</u>	<u>53.087.105.474</u>

30 . GENERAL AND ADMINISTRATIVE EXPENSE

	<u>1st quarter of year 2025</u>	<u>1st quarter of year 2024</u>
	VND	VND
Labour expenses	20.641.955.455	18.169.403.435
Tools and supplies	923.305.470	1.065.152.630
Depreciation expenses for fixed assets	855.139.634	982.996.287
Tax, Charge, Fee	300.056.614	676.353.366
Provision expenses/ Reversal of provision expense	930.653.048	1.372.059.076
Expenses of outsourcing services	2.000.977.752	3.002.007.884
Other expenses in cash	2.307.260.123	3.278.937.595
Total	<u>27.959.348.096</u>	<u>28.546.910.273</u>

31 . OTHER INCOME

	1st quarter of year 2025	1st quarter of year 2024
	VND	VND
Gain from liquidation, disposal of fixed assets	2.189.482.243	6.806.345
Gain from sales support	53.989.423	521.874.091
Fines collected	-	132.813.209
Land rental is reduced	-	709.779.960
Gain from debt collection	232.915.919	3.151
Others	742.340.000	15.637.540
Total	3.218.727.585	1.386.914.296

32 . OTHER EXPENSES

	1st quarter of year 2025	1st quarter of year 2024
	VND	VND
Loss from liquidation, disposal of fixed assets	-	277.101.322
Penalty due to late delivery, defective products	163.939.542	337.518.431
Fine for administrative and tax violations	726.655.008	34.037.926
Debt collection expenses	34.561	496.189.491
Others	1.397.758.057	210.076.581
Total	2.288.387.168	1.354.923.751

33 . CURRENT CORPORATE INCOME TAX EXPENSES

	1st quarter of year 2025	1st quarter of year 2024
	VND	VND
Total profit before tax	61.676.473.251	47.276.740.302
Increase	7.644.798.884	598.656.008
- <i>Fines</i>	726.655.008	34.037.926
- <i>The depreciation cost of cars which are more than 1.6 billion</i>	142.714.460	178.448.625
- <i>Life insurance costs exceed 3 million/person</i>	58.711.100	59.711.100
- <i>Salary of non-specialized board of directors</i>	73.400.000	85.800.000
- <i>Exchange rate difference assessed at the end of 2024</i>	5.658.180.618	
- <i>Land rental costs</i>	176.400.000	176.400.000
- <i>Expenses for environmental renovation and restoration</i>	313.212.088	25.647.167
- <i>Infrastructure contribution costs</i>	480.325.610	
- <i>Others</i>	15.200.000	38.611.190
Decrease	-	(947.026.579)
- <i>Dividend payment</i>		(117.500.000)
- <i>Deferred corporate income tax expenses</i>		(829.526.579)
Taxable income	69.321.272.135	46.928.369.731
Current corporate income tax expense (tax rate 20%)	13.864.254.427	9.385.673.946
Adjustments of tax expenses from previous years to current year	1.888.096.900	(438.914.263)
Tax payable at the beginning of the year	13.218.502.994	17.226.073.440
Tax paid in the year	(15.106.599.895)	(27.151.999.593)
Corporate income tax due at the end of the period	13.864.254.426	(979.166.470)

34 DEFERRED INCOME TAX

a) Deferred income tax assets

	31/03/2025	01/01/2025
	VND	VND
Corporate income tax rate used to determine deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	2.475.289.145	1.245.730.603
	<u>2.475.289.145</u>	<u>1.245.730.603</u>

b) Deferred corporate income tax expense

	1st quarter of year 2025	1st quarter of year 2024
	VND	VND
Deferred CIT expense relating to reversal of deferred income tax assets	(1.131.636.124)	165.905.317
Deferred CIT income arising from deductible temporary difference	(97.922.418)	(40.409.433)
	<u>(1.229.558.542)</u>	<u>125.495.884</u>

35 . ADDITIONAL INFORMATION FOR THE ITEMS OF THE SEPARATE STATEMENT OF CASH FLOWS

	1st quarter of year 2025	1st quarter of year 2024
	VND	VND
a) Proceeds from borrowings during the year		
Proceeds from ordinary contracts	572.999.954.216	622.521.247.102
Total	<u>572.999.954.216</u>	<u>622.521.247.102</u>

b) . Actual repayments on principal during the year

	1st quarter of year 2025	1st quarter of year 2024
	VND	VND
Repayment on principal from ordinary contracts	594.042.282.723	706.492.302.382
Repayment on principal of common bonds		12.100.000.000
Total	<u>594.042.282.723</u>	<u>718.592.302.382</u>

37 EVENTS AFTER THE REPORTING PERIOD

- Pursuant to Decision No. 52/QD-HDQT dated April 13, 2025, it is decided that Mr. Le Vy will cease to hold the position of Chairman of the Board of Directors

- Pursuant to Decision No. 53/QD-HDQT dated April 13, 2025 to appoint Mr. Le Van Thao to hold the position of Chairman of the Board of Directors. And Decision No. 54/QD-HDQT dated April 13, 2025 decides that Mr. Le Van Thao will cease to hold the position of General Director.

- Pursuant to Decision No. 55/QD-HDQT dated April 13, 2025, Mr. Nguyen Sy Hoe is appointed to hold the position of General Director.

Pursuant to the resolution of the Annual General Meeting of Shareholders dated April 15, 2025

- The General Meeting of Shareholders elected Mr. Le Anh Van as a member of the Board of Directors.

- The General Meeting of Shareholders approved the resignation of Mr. Le Vy, no longer a member of the board of directors

38 . SEGMENT REPORTING

a. Under business fields

	<u>Kinh doanh đá</u>	<u>Kinh doanh gỗ</u>	<u>TM & Dịch vụ</u>	<u>Loại trừ</u>	<u>Cộng</u>
Net revenue from sales to external customers	136.676.787.037	429.077.432.179	4.689.086.087		570.443.305.303
- Domestic	89.092.656.381	9.256.865.558	4.689.086.087	0	103.038.608.026
- Export	47.584.130.656	419.820.566.621			467.404.697.277
Cost of goods sold	104.670.772.082	330.758.242.584	3.487.946.212		438.916.960.878
Profit from business activities	32.006.014.955	98.319.189.595	1.201.139.875	0	131.526.344.425
The total cost of acquisition of fixed assets	36.187.091.920	1.189.150.550	86.363.636		37.462.606.106
Segment assets	1.464.817.278.236	1.095.466.444.720	1.545.066.720.543	(404.465.971.993)	3.700.884.471.506
Unallocated assets					37.454.368.838
Total assets	1.464.817.278.236	1.095.466.444.720	1.545.066.720.543		3.738.338.840.344
Segment liabilities	345.468.617.746	765.563.458.426	407.171.694.052	(404.465.971.993)	1.113.737.798.231
Unallocated liabilities					79.829.078.667
Total liabilities	345.468.617.746	765.563.458.426	407.171.694.052		1.193.566.876.898

b. Under geographical areas:

	<u>Binh Dinh</u>	<u>Khanh Hoa</u>	<u>Exclude</u>	<u>Grand Total</u>
Net revenue from sales to external customers	565.564.629.313	4.878.675.990		570.443.305.303
- Domestic	98.159.932.036	4.878.675.990		103.038.608.026
- Export	467.404.697.277			467.404.697.277
Department assets	4.051.643.704.330	53.706.739.169	(404.465.971.993)	3.700.884.471.506
Total cost of acquisition of fixed assets	29.139.953.939	8.322.652.167		37.462.606.106
Segment liabilities	1.479.497.031.055	38.706.739.169	(404.465.971.993)	1.113.737.798.231

39 COMPARATIVE FIGURES

The comparative figures are figures in the Separate Financial Statements for the fiscal year ended as 31 March 2024.

Preparer



Vo Phuong Thao

Chief Accountant



Nguyen Thi My Loan

Binh Dinh, 28 April 2025

General Director

