

Số/No.: 5.0/CBTT-PT

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

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, P. Quy Nhơn Nam, tỉnh Gia Lai/
No. 278 Nguyen Thi Dinh st, Quy Nhơn Nam ward, Gia Lai province
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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 hợp nhất năm 2025/ Consolidated Financial Statements for 2025.
- Báo cáo tài chính riêng năm 2025/ Separate Financial Statements for 2025.

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/01/2026.

This information was disclosed on Company's Potral on date 30/01/2026.

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

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

Tôi cam kết các thông tin công bố trên đây là đúng 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 misrepresentation.

Tài liệu đính kèm/ Attached
Documents:

1. Báo cáo tài chính hợp nhất năm 2025/ Consolidated Financial Statements for 2025.
2. Báo cáo tài chính riêng năm 2025/ Separate Financial Statements for 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

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

For the period from 01/01/2025 to 31/12/2025



SEPARATE STATEMENT OF FINANCIAL POSITION
As at 31 December 2025

Code	ASSETS	Note	31/12/2025	01/01/2025
			VND	VND
100	A . CURRENT ASSETS		2.162.606.972.461	1.930.462.891.515
110	I . Cash and cash equivalents		470.618.600.681	317.305.626.195
111	1 . Cash		426.479.055.821	154.997.188.427
112	2 . Cash equivalents		44.139.544.860	162.308.437.768
120	II . Short-term investments		38.576.635.504	26.071.482.908
121	1 . Trading securities		41.158.050.501	27.485.125.452
122	2 . Provision for diminution in value of trading securities		(2.581.414.997)	(1.413.642.544)
130	III . Short-term receivables		1.161.276.061.045	1.194.087.119.637
131	1 . Short-term trade receivables		372.323.676.367	412.124.374.522
132	2 . Short-term prepayments to suppliers		81.696.915.879	36.606.518.522
135	3 . Short-term loan receivables		738.584.689.440	779.692.649.951
136	4 . Other short-term receivables		45.215.076.591	26.436.890.967
137	5 . Provision for short-term doubtful debts		(76.544.297.232)	(60.773.314.325)
140	IV . Inventories		403.840.376.969	348.636.250.388
141	1 . Inventories		403.840.376.969	348.636.250.388
150	V . Other short-term assets		88.295.298.262	44.362.412.387
151	1 . Short-term prepaid expenses		13.588.015.730	8.243.914.939
152	2 . Deductible VAT		74.707.282.532	35.829.116.763
153	3 . Taxes and other receivables from the State budget			289.380.685
200	B . NON-CURRENT ASSETS		2.064.141.328.125	1.850.890.003.733
210	I . Long-term receivables		12.279.663.976	11.264.005.671
216	1 . Long-term trade receivables		12.279.663.976	11.264.005.671
220	II . Fixed assets		492.117.219.916	322.351.294.098
221	1 . Tangible fixed assets		487.010.284.491	316.634.159.413
222	- Historical cost		1.192.561.313.257	981.293.704.513
223	- <i>Accumulated depreciation</i>		(705.551.028.766)	(664.659.545.100)
227	2 . Intangible fixed assets		5.106.935.425	5.717.134.685
228	- Historical cost		19.087.566.359	19.087.566.359
229	- <i>Accumulated amortization</i>		(13.980.630.934)	(13.370.431.674)
240	III . Long-term assets in progress		7.789.830.251	51.150.239.088
242	1 . Construction in progress		7.789.830.251	51.150.239.088
250	IV . Long-term investments		1.491.468.990.526	1.410.963.117.702
251	1 . Investments in subsidiaries		1.274.029.775.243	1.192.036.775.243
252	2 . Investments in joint ventures and associates		249.307.565.778	249.307.565.778
254	3 . Provision for devaluation of long-term investments		(33.468.350.495)	(30.381.223.319)
255	4 . Head-to-maturity investments		1.600.000.000	
260	V . Other long-term assets		60.485.623.456	55.161.347.174
261	1 . Long-term prepaid expenses		58.103.309.796	53.915.616.571
262	2 . Deferred income tax assets		2.382.313.660	1.245.730.603
270	TOTAL ASSETS		4.226.748.300.586	3.781.352.895.248

SEPARATE STATEMENT OF FINANCIAL POSITION
As at 31 December 2025
(Continued)

Code	CAPITAL	Note	31/12/2025	01/01/2025
			VND	VND
300	A . LIABILITIES		<u>1.500.775.378.849</u>	<u>1.216.796.209.268</u>
310	I . Current liabilities		1.410.779.793.228	1.187.301.375.191
311	1 . Short-term trade payables		215.758.082.594	210.095.304.910
312	2 . Short-term prepayments from customers		37.438.102.111	25.519.122.751
313	3 . Taxes and other payables to State budget		59.519.196.061	21.834.525.345
314	4 . Payables to employees		57.990.014.752	49.400.094.476
315	5 . Short-term accrued expenses		6.840.398.498	5.810.318.754
319	6 . Other short-term payables		15.417.565.034	12.226.391.202
320	7 . Short-term borrowings and finance lease liabilities		970.752.329.308	816.099.368.831
322	9 . Bonus and welfare fund		47.064.104.870	46.316.248.922
330	II . Non-current liabilities		<u>89.995.585.621</u>	<u>29.494.834.077</u>
337	1 . Other long-term payables		203.173.200	306.889.200
338	2 . Long-term borrowings		75.245.447.685	16.580.625.721
342	3 . Provisions for long-term payables		14.546.964.736	12.607.319.156
400	B . OWNER'S EQUITY		<u>2.725.972.921.737</u>	<u>2.564.556.685.980</u>
411	1 . Contributed capital		669.384.030.000	669.384.030.000
411a	- Ordinary shares with voting rights		669.384.030.000	669.384.030.000
412	2 . Share premium		(201.200.000)	
414	3 . Other capital		1.713.747.926.327	1.613.598.212.913
421	6 . Retained earnings		343.042.165.410	281.574.443.067
421a	- Retained earnings accumulated till the end of the		-	243.369.958.332
421b	- Retained earnings of the current period		343.042.165.410	38.204.484.735
440	TOTAL CAPITAL		<u>4.226.748.300.586</u>	<u>3.781.352.895.248</u>

Preparer

Tran Nguyen Kha

Chief Accountant

Nguyen Thi My Loan

Gia Lai, 30 January 2026

General Director



SEPARATE STATEMENT OF INCOME
For the accounting period from 01/01/2025 to 31/12/2025

Code	ITEMS	Note	YEAR 2025		YEAR 2024	
			4rd quarter VND	Cumulative VND	4rd quarter VND	Cumulative VND
01	1. Revenues from sales of goods and rendering of services	24	649.698.096.945	2.104.243.258.233	644.638.884.400	1.924.439.783.154
02	2. Revenue deductions	25				118.125.000
10	3. Net revenues from sales of goods and rendering of services		649.698.096.945	2.104.243.258.233	644.638.884.400	1.924.321.658.154
11	4. Cost of goods sold	26	500.225.608.369	1.615.655.272.635	512.739.810.176	1.499.845.492.075
20	5. Gross profit from sales of goods and rendering of services		149.472.488.576	488.587.985.598	131.899.074.224	424.476.166.079
21	6. Financial income	27	117.201.121.533	257.493.724.725	182.772.186.124	248.598.332.825
22	7. Financial expense	28	18.724.808.420	57.181.262.227	19.151.925.149	60.618.759.926
23	<i>In which: Interest expense</i>		13.572.794.642	43.780.631.833	8.594.946.126	42.872.580.558
25	8. Selling expense	29	53.451.496.934	176.128.982.684	57.971.607.858	186.207.244.738
26	9. General and administrative expense	30	35.574.327.165	126.673.264.403	44.065.345.897	119.652.348.881
30	10. Net profit from operating activities		158.922.977.590	386.098.201.009	193.482.381.444	306.596.145.359
31	11. Other income	31	4.888.666.276	9.894.464.149	9.211.337.241	14.551.510.270
32	12. Other expense	32	2.516.298.216	7.534.937.872	6.330.194.256	10.516.587.724
40	13. Other profit		2.372.368.060	2.359.526.277	2.881.142.985	4.034.922.546
50	14. Total net profit before tax		161.295.345.650	388.457.727.286	196.363.524.429	310.631.067.905
51	15. Current corporate income tax expense	33	12.368.641.622	46.552.144.933	6.082.037.081	28.169.299.961
52	16. Deferred corporate income tax expense	34	286.938.242	(1.136.583.057)	936.205.542	887.324.877
60	17. Profit after corporate income tax		148.639.765.786	343.042.165.410	189.345.281.806	281.574.443.067

Preparer

TRẦN NGUYỄN KHA

Chief Accountant

Nguyễn Thị Mỹ Loan

M.S.D.N:41/2025
Gia Lai, 30 January 2026
General Director



SEPARATE STATEMENT OF CASH FLOWS
 For the accounting period from 01/01/2025 to 31/12/2025
 (Indirect method)

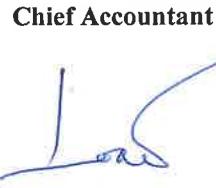
Code	ITEMS	Year 2025	
		VND	VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax	388.457.727.286	310.631.067.905
02	- Depreciation and amortization of fixed assets and investment properties	65.013.818.205	62.876.922.730
03	- Provisions	21.965.528.116	27.113.963.721
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency	(1.907.700.834)	(5.658.180.618)
05	- Gains / losses from investment	(228.202.491.903)	(222.750.980.280)
06	- Interest expense	43.780.631.833	42.872.580.558
08	3. Operating profit before changes in working capital	289.107.512.703	215.085.374.016
09	- Increase or decrease in receivables	(29.305.376.326)	21.457.927.271
10	- Increase or decrease in inventories	(55.204.126.581)	52.119.856.836
11	- Increase or decrease in payables	34.157.077.699	(34.855.587.595)
12	- Increase or decrease in prepaid expenses	(10.504.958.268)	6.429.958.466
13	- Increase or decrease in trading securities	(13.672.925.049)	(7.842.126.933)
14	- Interest paid	(42.258.058.605)	(44.676.132.568)
15	- Corporate income tax paid	(15.176.759.581)	(32.176.870.407)
16	- Other payments on operating activities	(13.330.866.205)	(13.305.802.237)
20	Net cash flows from operating activities	143.811.519.787	162.236.596.849
III. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets	(221.534.747.219)	(72.661.678.692)
22	2. Proceeds from disposals of fixed assets and other long-term assets	9.127.646.418	18.823.636.729
23	3. Loans and purchase of debt instruments from other entities	(1.228.492.534.048)	(985.583.178.741)
24	4. Collection of loans and resale of debt instrument of other entities	1.361.780.660.705	1.224.547.476.269
25	5. Equity investments in other entities	(81.993.000.000)	(145.300.000.000)
26	6. Proceeds from recovery of investments in and capital contributions to other entities		30.000.000.000
27	7. Interest and dividend received	122.451.583.826	189.912.577.180
30	Net cash flows from investing activities	(38.660.390.318)	259.738.832.745

SEPARATE STATEMENT OF CASH FLOWS
 For the accounting period from 01/01/2025 to 31/12/2025
(Indirect method)
(Continued)

Code	ITEMS	Year 2025	Year 2024
		VND	VND
III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	2. Proceeds from borrowings	2.538.001.175.643	2.104.935.435.683
34	3. Repayment of principal	(2.324.683.393.202)	(2.360.267.683.175)
36	4. Dividends or profits paid to owners	(167.271.856.000)	(167.452.515.000)
40	<i>Net cash flows from financing activities</i>	46.045.926.441	(422.784.762.492)
50	Net cash flows in the year	151.197.055.910	(809.332.898)
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	2.115.918.576	1.519.262.033
70	Cash and cash equivalents at the end of the year	470.618.600.681	317.305.626.195

Preparer


Tran Nguyen Kha

Chief Accountant


Nguyen Thi My Loan



NOTES TO SEPARATE FINANCIAL STATEMENTS
For the accounting period from 01/01/2025 to 31/12/2025

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 30th time on July 08, 2025 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 December 2025 is 2,397 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 Bac Ward, Gia Lai Province	Production and trading of stone products
Thang Loi Enterprise	Tuy Phuoc Commune, Gia Lai Province	Production and trading of wood products
Nhon Hoa Construction Material Production Enterprise	An Nhon Nam Ward, Gia Lai 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	Xuan An Commune, Gia Lai Province	Stone processing and trading
Stone exploiting Enterprise in Binh Dinh Province	Xuan An Commune, Gia Lai Province	Stone processing and mining
Stone exploiting Enterprise in Khanh Hoa Province	Dien Tho Commune, Khanh Hoa Province	Stone processing and mining
Stone exploiting Enterprise in Van Ninh (iii)	Van Thang Commune, Khanh Hoa Province	Stone processing and mining
Long My Granite Processing Factory (iv)	Quy Nhon Tay Ward, Gia Lai Province	Stone processing and trading
Phu Cat wood processing factory (ii)	Xuan An Commune, Gia Lai 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.

(ii) The company has completed the procedures to dissolve Phu Cat wood processing factory, due to restructuring and merger into Phu Tai Binh Dinh Wood Company Limited.

(iii) The company has completed the procedures to dissolve Van Ninh Stone Exploitation Enterprise, due to restructuring and merger into Khanh Hoa Stone Export and Import.

(iv) The company has completed the procedures to dissolve Long My Granite Processing Factory, due to restructuring and merger into Phu Tai Binh Dinh Quartz Stone One Member Co., Ltd.

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 31/12/2025 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 revaluing 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 dong 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 31/12/2025.

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 31/12/2025.

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

	31/12/2025	01/01/2025
	VND	VND
Cash on hand	7.531.841.256	4.125.749.596
Demand deposits	418.947.214.565	150.871.438.831
Cash equivalents	44.139.544.860	162.308.437.768
Total	470.618.600.681	317.305.626.195

4 . FINANCIAL INVESTMENTS

a) Head to maturity investments

	31/12/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Long-term	1.600.000.000	-	-	-
Term deposits	1.600.000.000	-	-	-
	1.600.000.000	-	-	-

As at September 30, 2025, held-to-maturity investments consisted of a 12-month time deposit of VND 1,600,000,000 with the Vietnam Bank for Agriculture and Rural Development - Quy Nhon Branch, at an annual interest rate of 4.5% per annum.

4 . FINANCIAL INVESTMENTS

b . Trading securities

	Stock Code	31/12/2025			01/01/2025		
		Original cost	Fair Value	Provision	Original cost	Fair Value	Provision
		VND	VND	VND	VND	VND	VND
Phat Dat Real Estate Development Joint Stock Company	PDR			-	2.570.448.187	2.484.000.000	(86.448.187)
Viglacera Corporation - Joint Stock Company	VGC			-	3.493.184.850	3.281.350.000	(211.834.850)
Kinh Bac Urban Development Corporation - JSC	KBC			-	5.984.868.619	5.766.400.000	(218.468.619)
SSI Securities Corporation	SSI	10.261.190.368	9.377.500.000	(883.690.368)			-
Saigon - Hanoi Commercial Joint Stock Bank	SHB	5.274.648.750	4.905.000.000	(369.648.750)			
Masan Group Joint Stock Company	MSN	8.122.672.415	7.700.000.000	(422.672.415)			
MBLand Holdings JSC		450.000.000	450.000.000		450.000.000	450.000.000	
Others		17.049.538.968	16.144.135.504	(905.403.464)	14.986.623.796	14.089.732.908	(896.890.888)
Total		41.158.050.501	38.576.635.504	(2.581.414.997)	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 December 2025.

c . Equity investments in other entities

	31/12/2025			01/01/2025		
	Original cost VND	Fair Value VND	Provision VND	Original cost VND	Fair Value VND	Provision VND
Investments in subsidiaries	1.274.029.775.243	1.240.561.424.748	(33.468.350.495)	1.192.036.775.243	1.161.655.551.924	(30.381.223.319)
Tuan Dat Minerals One Member Company Limited	10.700.000.000	10.700.000.000		10.700.000.000	10.700.000.000	
Universal Stone Joint Stock Company	6.000.000.000	2.531.649.505	(3.468.350.495)	6.000.000.000	2.670.189.662	(3.329.810.338)
Vi Na G7 Joint - Stock Company	41.877.750.000	41.877.750.000		41.877.750.000	41.877.750.000	
Toyota Danang Company Limited	40.000.000.000	40.000.000.000		40.000.000.000	40.000.000.000	
Toyota Binh Dinh Company Limited	25.309.025.243	25.309.025.243		25.309.025.243	25.309.025.243	
Phu Tai Dong Nai Company Limited	45.000.000.000	45.000.000.000		45.000.000.000	45.000.000.000	
Granite Manufacturing Company Limited	34.650.000.000	34.650.000.000		34.650.000.000	34.650.000.000	
Phu Tai Real Estate Company Limited	255.000.000.000	255.000.000.000		255.000.000.000	255.000.000.000	
Thanh Chau Phu Yen Granite Company Limited	30.000.000.000	30.000.000.000		30.000.000.000	30.000.000.000	
Son Phat Production and Trading Company Limited	39.600.000.000	39.600.000.000		39.600.000.000	39.600.000.000	
Phu Tai Ninh Thuan Stone Joint Stock	5.000.000.000	5.000.000.000		5.000.000.000	5.000.000.000	
Phutai Quartz Stone Company Limited	150.000.000.000	150.000.000.000		150.000.000.000	150.000.000.000	
Phu Tai Binh Dinh Wood Company Limited	146.000.000.000	146.000.000.000		146.000.000.000	146.000.000.000	
Phu Tai Binh Dinh Quartz Company Limited	64.900.000.000	64.900.000.000		64.900.000.000	64.900.000.000	
Phu Tai Yen Bai Stone Company Limited	30.000.000.000		(30.000.000.000)	30.000.000.000	2.948.587.019	(27.051.412.981)
Phu Tai Khanh Hoa Stone Company Limited	60.000.000.000	60.000.000.000		60.000.000.000	60.000.000.000	
Phu Tai Dong Nai Stone Company Limited	50.000.000.000	50.000.000.000		50.000.000.000	50.000.000.000	
Phu Tai Home One Member Company Limited	50.000.000.000	50.000.000.000		50.000.000.000	50.000.000.000	
Phu Tai Dieu Tri Investment Company Limited	108.000.000.000	108.000.000.000		108.000.000.000	108.000.000.000	
Phuc Tan Kieu One Member Company Limited	18.420.000.000	18.420.000.000				

Phu Tai Primeum Metal Furniture One Member Limited Liability Company	50.000.000.000	50.000.000.000
An Phu Forestry Joint Stock Company	13.573.000.000	13.573.000.000

	Original cost VND	Fair Value VND	Provision VND	Original cost VND	Fair Value VND	Provision VND
Investments in affiliated company						
Phu Yen Construction Materials Joint Stock Company	249.307.565.778	249.307.565.778		249.307.565.778	249.307.565.778	
Phu Tai Van Ha Investment Joint Stock Company	9.307.565.778	9.307.565.778		9.307.565.778	9.307.565.778	
	240.000.000.000	240.000.000.000		240.000.000.000	240.000.000.000	
Total	1.523.337.341.021	1.489.868.990.526	(33.468.350.495)	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 December 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	Phu My Tay Commune, Gia Lai Province	100,00%	Stone processing and mining
Universal Stone Joint Stock Company	Tang Nhon Phu Ward, Ho Chi Minh City	60,00%	Stone products trading and manufacturing
ViNa G7 Joint - Stock Company	Tam Phuoc Ward, Dong Nai Province	75,00%	Wood products trading and manufacturing
Toyota Binh Dinh Company Limited	Quy Nhon Nam Ward, Gia Lai Province	100,00%	Car repair and trading
Toyota Danang Company Limited	Hoa Cuong Ward, Da Nang City	100,00%	Car repair and trading
Phu Tai Dong Nai Company Limited	Tam Phuoc Ward, Dong Nai Province	100,00%	Wood products trading and manufacturing
Granite Manufacturing Company Limited	Son Hoa Commune, Dak Lak Province	70,00%	Stone products trading and manufacturing
Phu Tai Real Estate Company Limited	Quy Nhon Nam Ward, Gia Lai Province	100,00%	Real estate trading
Thanh Chau Phu Yen Granite Company Limited	Xuan Lanh Commune, Dak Lak Province	100,00%	Stone processing and mining
Son Phat Production and Trading Company Limited	Van Thang Commune, Khanh Hoa Province	99,00%	Stone processing and mining
Phu Tai Ninh Thuan Stone Joint Stock Company	Dong Hai Ward, Khanh Hoa Province	98,00%	Stone processing and manufacturing
Phutai Quartz Stone Company Limited (i)	Nhon Trach Commune, Dong Nai Province	100,00%	Stone processing and manufacturing
Phu Tai Binh Dinh Wood Company Limited	Xuan An Commune, Gia Lai Province	100,00%	Wood products trading and manufacturing
Phu Tai Binh Dinh Quartz Company Limited (ii)	Quy Nhon Tay Ward, Gia Lai Province	100,00%	Production and processing of stone and stone powder
Phu Tai Yen Bai Stone Company Limited	Muong Lai Commune, Lao Cai Province	100,00%	Stone processing and mining
Phu Tai Khanh Hoa Stone One Member Company Limited (iii)	Tu Bong Commune, Khanh Hoa Province	100,00%	Stone processing and mining
Phu Tai Dong Nai Stone One Member Company Limited (iv)	Nhon Trach Commune, Dong Nai Province	100,00%	Stone processing and mining
Phu Tai Home One Member Company Limited (v)	Hanh Thong Ward, Ho Chi Minh City	100,00%	Wood products trading and manufacturing
Phu Tai Dieu Tri Investment Company Limited (ii)	Quy Nhon Nam Ward, Gia Lai Province	60,00%	Real estate investment and business
Phuc Tan Kieu One Member Company Limited	Binh An Ward, Gia Lai Province	100,00%	Production of wood chips and pellets
Phu Tai Primeum Metal Furniture One Member Limited Liability Company	Xuan An Commune, Gia Lai Province	100,00%	Production of metal combined with other materials
An Phu Forestry Joint Stock Company	Quy Nhon Nam Ward, Gia Lai Province	98,00%	Production of wood chips and pellets

Investments in affiliated company

Phu Yen Construction Materials Joint Stock Company	Binh Kien Ward, Dak Lak Province	49,01%	Mining and processing of granite, construction stone, construction sand
Phu Tai Van Ha Investment Joint Stock Company	Quy Nhon Nam Ward, Gia Lai Province	50,00%	Real estate investment and business

5 . SHORT-TERM TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Carrefour Imports Sas	-	-	31.950.203.172	-
Home Goods Inc	-	-	6.068.396.073	-
Anavil Company Ltd	-	-	7.040.438.368	-
ASHLEY	9.133.918.113	-	40.805.616.505	-
B and Q Plc	-	-	25.600.977.597	-
Noble House Home Furnishings LLC (i)	64.950.404.920	(54.522.852.855)	63.901.877.467	(54.410.301.475)
Brico Depot Sas	-	-	23.096.894.005	-
Castorama France SAS	-	-	12.532.619.247	-
Coop Italia Scarl	-	-	17.993.504.541	-
Lidl & Kaufland Asia Pte.Limited	-	-	16.505.028.036	-
At Home Procurement INC	-	-	7.312.256.293	-
TCT CP XNK và XD Việt Nam	18.141.715.962	-	-	-
Castorama Polska SP.ZO.O	-	-	10.081.983.183	-
Euro Depot	-	-	6.046.331.244	-
Chis chis	9.981.877.320	-	8.357.169.097	-
Yaraghi LLC	4.142.949.321	-	1.676.844.163	-
TRADEPOINT	22.242.493.990			
R.R.STONES PRIVATE LIMITED	8.196.047.492			
Venezia Surfaces, LLC	11.218.116.433			
An Phat Construction and Trading Co., Ltd.	8.045.196.246			
Tin Nhan Bioenergy Co., Ltd.	9.124.696.212			
Others	127.855.197.933	(9.650.212.396)	133.154.235.531	(6.363.012.850)
Total	293.032.613.942	(64.173.065.251)	412.124.374.522	(60.773.314.325)

5. SHORT-TERM TRADE RECEIVABLES

	31/12/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Carrefour Imports Sas	16.830.277.557	-	31.950.203.172	-
Anavil Company Ltd	3.671.073.643	-	7.040.438.368	-
ASHLEY	23.741.323.790	-	40.805.616.505	-
B and Q Plc	8.535.177.337	-	25.600.977.597	-
Noble House Home Furnishings LLC (i)	65.293.435.201	(65.293.435.201)	63.901.877.467	(54.410.301.475)
Brico Depot Sas	5.901.146.347	-	23.096.894.005	-
Castorama France SAS	8.118.585.528	-	12.532.619.247	-
Coop Italia Scarl	18.373.264.077	-	17.993.504.541	-
At Home Procurement INC	3.800.404.611	-	7.312.256.293	-
TCT CP XNK và XD Viet Nam	13.439.121.948	-	-	-
Castorama Polska SP.ZO.O	3.887.070.999	-	10.081.983.183	-
Euro Depot	6.269.716.579	-	6.046.331.244	-
Chis chis	7.080.057.150	-	8.357.169.097	-
Yaraghi LLC	11.389.118.798	-	1.676.844.163	-
COCAM	9.266.809.296	-	-	-
Others	166.727.093.506	(11.250.862.031)	155.727.659.640	(6.363.012.850)
Total	372.323.676.367	(76.544.297.232)	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 at 31 September 2025 amounting to VND 65,29 billion (representing 100% of the outstanding receivable balance).

6. TRẢ TRƯỚC CHO NGƯỜI BÁN NGÂN HẠN

	31/12/2025		01/01/2025	
	Giá gốc VND	Dự phòng VND	Giá gốc VND	Dự phòng VND
Cơ sở kinh doanh Lê Văn Viên	18.000.000.000	-	18.000.000.000	-
Công ty CP Năng lượng xanh và Toàn Cầu	24.246.266.064	-	-	-
Các người bán khác	39.450.649.815	-	18.606.518.522	-
Công	81.696.915.879	-	36.606.518.522	-

7 . SHORT- TERM LOAN RECEIVABLES

	01/01/2025		31/12/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Ralated parties				
Toyota Da Nang Company Limited	719.692.649.951		688.584.689.440	
Thanh Chau Phu Yen Granite Company Limited	13.175.001.543		1.051.160.997	
Phu Tai Ninh Thuan Stone Joint Stock Company	20.824.310.639		18.901.805.313	
Son Phat Production and Trading Company Limited	6.433.191.140		6.829.459.439	
Phutai Quartz Stone Company Limited	27.369.455.519		14.142.038.432	
Phu Tai Binh Dinh Wood Company Limited	60.473.034.418		71.537.495.784	
Phu Tai Binh Dinh Quartz Company Limited	122.435.478.632		-	
Phu Tai Yen Bai Stone Company Limited	103.302.116.215		116.622.747.552	
Tuan Dat Minerals One Member Company Limited	17.131.458.979		14.793.223.853	
Granite Manufacturing Company Limited	2.262.067.267		505.926.243	
Universal Stone Joint Stock Company	103.318.635.177		104.278.172.173	
Phu Tai Dong Nai Company Limited	3.693.855.095		3.843.855.095	
Phu Tai Real Estate Company Limited	27.000.000.000		-	
Phu Tai Home One Member Company Limited	208.301.151.382		203.839.449.936	
Phuc Tan Kieu One Member Company Limited	3.972.893.945		-	
Phu Tai Primeum Metal Furniture One Member Limited	-		88.375.479.782	
Liability Company	-		43.863.874.841	
Others				
Mrs. Dao Thi Lien	60.000.000.000		50.000.000.000	
Mrs. Le Thi Trang	25.000.000.000		25.000.000.000	
Mr Le Hoai Ngoc	25.000.000.000		25.000.000.000	
Total	779.692.649.951	-	738.584.689.440	-

Loans receivable:

- + For organizations (mainly subsidiaries): the loans were provided to supplement working capital for their business and production activities.
- + For individuals: the loans were granted for business and investment purposes in accordance with relevant legal provisions.

8 . OTHER RECEIVABLES

	31/12/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
a . Short-term	45.215.076.591		26.436.890.967	
Interest receivable	5.167.022.660		9.609.132.016	
Dividends and profits receivables	14.760.501.500		1.552.001.000	
Advances	18.663.377.727		12.981.775.209	
Receivables from social insurance, health insurance, unemployment insurance	2.105.734.939		1.053.104.060	
Others	4.518.439.765		1.240.878.682	
b . Long- term	12.279.663.976		11.264.005.671	
Receivables from site clearance which are offset against land rental at Thang Loi Enterprise (i)	2.384.573.130		2.481.838.674	
Collateral, deposits	9.895.090.846 -		8.782.166.997	
<i>Environmental restoration deposit (ii)</i>	9.892.090.846		8.779.166.997	
<i>- Collateral, deposits</i>	3.000.000		3.000.000	
Total	57.494.740.567		37.700.896.638	

(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

	31/12/2025		01/01/2025	
	Original VND	Recoverable value VND	Original VND	Recoverable value VND
Noble House Home Furnishings LLC	65.293.435.201		63.901.877.467	9.491.575.992
Ha Binh Company Limited	668.552.930		668.552.930	
Others	11.421.300.199	838.991.098	8.394.830.455	2.700.370.535
Total	77.383.288.330		72.965.260.852	
	838.991.098		12.191.946.527	

10 . INVENTORIES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Goods in transit	1.533.395.506		2.051.799.628	
Raw materials	187.338.433.131		153.720.567.217	
Tools, supplies	1.484.000		1.870.000	
Work in process	136.804.336.127		139.363.084.892	
Finished goods	71.781.852.298		51.508.788.403	
Goods	6.380.875.907		1.990.140.248	
Total	403.840.376.969	-	348.636.250.388	-

11 . PREPAID EXPENSES

	31/12/2025	01/01/2025
	VND	VND
a . Short-term		8.243.914.939
Expenses for mining	602.077.692	1.220.357.098
Tools and supplies awaiting for allocation	5.112.647.545	1.853.017.962
Expenditure on fixing machinery, equipment, factories	1.207.787.391	355.505.500
Insurance expenses	3.899.347.763	1.751.294.810
Other short-term prepaid expenses	2.766.155.339	3.063.739.569
b . Long- term	58.103.309.796	53.915.616.571
Expenses for land rental and infrastructure of Granite Processing Factory in Binh Dinh Province (i)	10.372.170.199	10.700.692.032
Expenses for the right to use leased land in Dien Tho, Khanh Hoa Province (ii)	6.010.101.009	6.151.515.152
Infrastructure rental expenses at Lot D7, Phu Tai Industrial Park under Enterprise 380 (iii)	11.515.154.885	12.018.383.161
Tools and supplies awaiting for allocation	3.799.807.353	4.227.213.351
Expenses for mining	16.722.026.482	16.210.236.475
Expenditure on overhaul of machinery, equipment, factories	9.174.251.379	4.528.514.773
Other long-term prepaid expenses	509.798.489	79.061.627
Total	71.691.325.526	62.159.531.510

(i) Including the value of land rental and infrastructure at Cat Nhon Industrial Cluster, Xuan An Commune, Gia Lai 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 Tho Commune, 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
<i>Purchase in the period</i>		185.116.662.245	18.015.453.525	2.729.235.216	205.861.350.986
<i>Completed construction investment</i>	33.868.524.416	-	-		33.868.524.416
<i>Liquidation, disposal</i>		(27.506.241.400)	(956.025.258)		(28.462.266.658)
Ending balance of the period	407.416.732.383	656.732.236.346	122.716.514.140	5.695.830.388	1.192.561.313.257
Accumulated depreciation					
Beginning balance	233.018.115.411	356.335.708.683	73.641.834.304	1.663.886.702	664.659.545.100
<i>Depreciation for the period</i>	16.300.914.000	38.972.435.840	7.643.540.683	513.564.170	63.430.454.693
<i>Liquidation, disposal</i>		(21.582.945.769)	(956.025.258)		(22.538.971.027)
Ending balance of the period	249.319.029.411	373.725.198.754	80.329.349.729	2.177.450.872	705.551.028.766
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	158.097.702.972	283.007.037.592	42.387.164.411	3.518.379.516	487.010.284.491

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			
Ending balance of the period	11.145.440.096	7.942.126.263	19.087.566.359
Accumulated amortization			
Beginning balance	10.510.916.416	2.859.515.258	13.370.431.674
Số tăng trong năm	293.433.074	316.766.186	610.199.260
<i>Depreciation for the period</i>	<i>293.433.074</i>	<i>316.766.186</i>	<i>610.199.260</i>
Ending balance of the period	10.804.349.490	3.176.281.444	13.980.630.934
Net carrying amount			
Beginning balance	634.523.680	5.082.611.005	5.717.134.685
Ending balance of the period	341.090.606	4.765.844.819	5.106.935.425

14 CONSTRUCTION IN PROGRESS

	31/12/2025 VND	01/01/2025 VND
Purchase of fixed assets		
- Machinery and equipment for stone exploitation	7.384.008.077	50.887.506.032
- Machinery and equipment for wood	97.222.223	-
Interest expense		
- Tan Dan Bach Viet mine project	308.599.951	262.733.056
Total	7.789.830.251	51.150.239.088

15 . SHORT-TERM TRADE PAYABLES

	31/12/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
Hiep Nghia Trading Service & Production Company Limited	8.720.707.142	8.720.707.142	1.460.756.082	1.460.756.082
Binh Thanh Co., Ltd	6.810.094.320	6.810.094.320	3.730.112.116	3.730.112.116
Hoang Giang Co., Ltd	13.938.774.041	13.938.774.041	40.229.751.281	40.229.751.281
Tan Dat Packaging Co., Ltd	8.313.862.570	8.313.862.570	5.907.030.300	5.907.030.300
Hoang Trang Company	11.110.311.815	11.110.311.815	1.711.630.977	1.711.630.977
Tan Dat Packaging Company Limited	8.313.862.570	8.313.862.570	5.627.925.156	5.627.925.156
Phuong Tin VN Co., Ltd	8.180.543.465	8.180.543.465	-	-
Others	150.369.926.671	150.369.926.671	151.428.098.998	151.428.098.998
Total	215.758.082.594	215.758.082.594	210.095.304.910	210.095.304.910

16 . PREPAYMENT FROM CUSTOMERS

	31/12/2025		01/01/2025	
	VND	VND	VND	VND
Tradepoint			6.780.419.253	
Sourcebynet Pte Ltd			372.565.036	
Vietnam Import-Export and Construction Joint Stock Corporation			5.320.035.704	
VCN Investment Joint Stock Company			2.999.154.168	
Thanh Cong Construction Consulting Co., Ltd.		10.857.941.237	239.869.152	
Huy Hung Building Material JSC		12.832.913.145		
Tin Nhan Co., Ltd		1.740.000.000		
Others		12.007.247.729	9.807.079.438	
Total	37.438.102.111		25.519.122.751	



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	30.559.760.267	28.978.227.103	-	3.546.866.579
Export, import duties	-	-	216.015.270	216.015.270	-	-
Corporate income tax	-	13.218.502.994	46.552.144.933	15.176.759.581	-	44.593.888.346
Personal income tax	896.312	149.071.836	9.447.401.361	9.392.257.091	-	203.319.794
Natural resource tax	-	799.392.704	20.024.948.800	18.598.913.549	-	2.225.427.955
Land tax and land rental	-	-	3.043.138.214	3.043.138.214	-	-
Environmental protection tax and other taxes	-	285.417.947	6.869.898.423	6.587.889.257	-	567.427.113
Fees, charges and other payables	-	5.128.322.076	9.268.655.164	6.014.710.966	-	8.382.266.274
Total	289.380.685	21.834.525.345	125.981.962.432	88.007.911.031	-	59.519.196.061

18 . SHORT-TERM ACCRUED EXPENSES

	31/12/2025 VND	01/01/2025 VND
Accured interest expenses	292.411.955	129.558.933
Accured land rental	821.145.170	1.265.739.513
Accured electricity expenses	3.573.736.923	1.268.842.182
Accured commission expenses	1.021.433.978	1.939.787.671
Accrued transportation expenses	318.178.300	231.283.000
Accrued design and material expenses	449.265.758	140.962.210
Others	364.226.414	834.145.245
Total	6.840.398.498	5.810.318.754

19 OTHER PAYABLES

	31/12/2025 VND	01/01/2025 VND
a . Short-term	15.417.565.034	12.226.391.202
Trade union fee	976.293.851	2.767.655.191
Dividends payable to Owners	303.399.800	229.248.300
Advances to employees	55.139.796	104.536.707
Land rental to Financial Department - Ministry of Defence	7.885.268.719	5.280.047.229
Interest payable	2.557.811.882	1.198.091.676
Labour Union, Communist membership fee	1.367.219.981	2.088.629.713
Payment to Vi Na G7 Joint - Stock Company	550.000.000	-
PTI advances compensation for damages	100.000.000	-
Others	1.622.431.005	558.182.386
b . Long-term	203.173.200	306.889.200
Long-term deposits, collateral received	203.173.200	306.889.200
Total	15.620.738.234	12.533.280.402

20 BORROWINGS

	01/01/2025		During the period		31/12/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a . Short-term borrowings	816.099.368.831	816.099.368.831	2.460.754.845.679	2.306.101.885.202	970.752.329.308	970.752.329.308
Short-term borrowings	811.125.185.831	811.125.185.831	2.442.173.337.679	2.301.127.702.202	952.170.821.308	952.170.821.308
Current portion of long-term debts	4.974.183.000	4.974.183.000	18.581.508.000	4.974.183.000	18.581.508.000	18.581.508.000
b . Long-term borrowings	21.554.808.721	21.554.808.721	95.827.837.964	23.555.691.000	93.826.955.685	93.826.955.685
Long-term borrowings	21.554.808.721	21.554.808.721	95.827.837.964	23.555.691.000	93.826.955.685	93.826.955.685
Total	837.654.177.552	837.654.177.552	2.556.582.683.643	2.329.657.576.202	1.064.579.284.993	1.064.579.284.993
Amount due in 12 months	(4.974.183.000)	(4.974.183.000)	(18.581.508.000)	(4.974.183.000)	(18.581.508.000)	(18.581.508.000)
Amount due for settlement after 12 months	16.580.625.721	16.580.625.721	77.246.329.964	18.581.508.000	75.245.447.685	75.245.447.685

(i) Detailed information on Short-term borrowings and Current portion of long-term debts:

Detailed information on Short-term borrowings from banks and credit institutions is as follows:

	Curren cy	Interest Rate	Loan purpose	Guarantee	31/12/2025	01/01/2025
Short-term borrowings					VND	VND
Phu Tai Van Ha Investment Joint Stock Company	VND	0,5%/year	For operating activities	Unsecured	952.170.821.308	811.125.185.831
					221.160.000.000	234.910.000.000
Phu Tai Dieu tri Investment Company Limited	VND	0,5%/year	For operating activities	Unsecured	28.800.000.000	58.800.000.000
Toyota Binh Dinh Company Limited	VND	0,5%/year	For operating activities	Unsecured	13.787.607.764	13.956.388.550
Phu Tai Binh Dinh Wood Company Limited	VND	0,5%/year	For operating activities	Unsecured	22.535.122.217	-
Phu Tai Khanh Hoa Stone One Member Company Limited	VND	0,5%/year	For operating activities	Unsecured	42.563.194.977	29.820.223.297
Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tai Branch	VND	Floating	For operating activities	Secured by asset (*)	92.461.755.708	84.580.374.161
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Quy Nhon Branch	VND	Floating	For operating activities	Secured by asset (*)	88.390.838.200	172.132.967.694
Military Commercial Joint Stock Bank - Binh Dinh Branch	VND	Floating	For operating activities	Secured by asset (*)	195.707.487.181	40.319.068.583
HSBC Bank (Viet Nam) Ltd - Ho Chi Minh City Branch	VND	Floating	For operating activities	Unsecured	65.484.137.836	37.248.529.177
Vietnam Technological and Commercial Joint Stock Bank - Quy Nhon Branch	VND	Floating	For operating activities	Secured by asset (*)	93.812.084.244	99.448.727.584
Vietnam Bank for Agriculture and Rural Development - Binh Dinh Branch	VND	Floating	For operating activities	Secured by asset (*)	25.000.000.000	23.717.213.045

Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tai Branch	VND	Floating	For operating activities	Secured by asset (*)	12.530.843.578	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Quy Nhon Branch	USD	Floating	For operating activities	Secured by asset (*)	49.937.749.603	16.191.693.740
Current portion of long-term debts					18.581.508.000	4.974.183.000
					970.752.329.308	816.099.368.831

(ii) Detailed information on Long-term borrowings:

	Currency	Interest Rate	Date due	Loan purpose	Guarantee	31/12/2025	01/01/2025
						VND	VND
Military Commercial Joint Stock Bank - Binh Dinh Branch	VND	Floating	2030	Investment in Artificial Stone Pressing and Production Line Project	Secured by asset (*)	16.580.625.721	21.554.808.721
Military Commercial Joint Stock Bank - Binh Dinh Branch	VND	Floating	2030	Investment in rooftop solar power projects	Secured by asset (*)	12.246.329.964	-
Vietnam Bank for Agriculture and Rural Development - Binh Dinh Branch	VND	Floating	2030	Investment in the Pelletizing Production	Secured by asset (*)	65.000.000.000	-
						93.826.955.685	21.554.808.721
Amount due for settlement within 12 months						(18.581.508.000)	(4.974.183.000)
Amount due for settlement after 12 months						75.245.447.685	16.580.625.721

21 . LONG-TERM PROVISIONS FOR PAYABLES

	31/12/2025 VND	01/01/2025 VND
Cost of environmental restoration	8.196.964.736	6.962.519.156
Land rental without contract (i)	6.350.000.000	5.644.800.000
Total	14.546.964.736	12.607.319.156

(i) This is land rental expenses at some mining sites in Gia Lai 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	Share premium	Other capital	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of previous year	669.384.030.000 #		1.575.298.307.128	216.469.382.406	2.461.151.719.534
Profit of the this year	-	-		281.574.443.067	281.574.443.067
Dividend distribution in cash				(167.346.007.500)	(167.346.007.500)
Additional deductions for other capital of the owner			38.299.905.785	(10.823.469.121)	27.476.436.664
Bonus and welfare fund				(10.823.469.120)	(10.823.469.120)
Ending balance of previous period	669.384.030.000	-	1.613.598.212.913	309.050.879.732	2.592.033.122.645
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	-	-		343.042.165.410	343.042.165.410
Dividend distribution in cash	-	-		(167.346.007.500)	(167.346.007.500)
Bonus and welfare fund	-	-		(14.078.722.153)	(14.078.722.153)
Share issuance advisory expenses		(201.200.000)			(201.200.000)
Additional deductions for other capital of the owner	-	-	100.149.713.414	(100.149.713.414)	-
Ending balance of this period	669.384.030.000 #	(201.200.000)	1.713.747.926.327	343.042.165.410 #	2.725.972.921.737

b) Details of contributed capital of the Owner

	31/12/2025 VND	Rate %	01/01/2025 VND	Rate %
	669.384.030.000	100,00%	669.384.030.000	100,00%
- <i>Mr. Le Vy</i>	90.340.230.000	13,50%	88.591.230.000	13,23%
- <i>Mr. Le Van Thao</i>	58.148.600.000	8,69%	58.148.600.000	8,69%
- <i>Mr. Nguyen Sy Hoe</i>	41.878.290.000	6,26%	41.878.290.000	6,26%
- <i>Mr. Le Van Loc</i>	41.413.050.000	6,19%	40.963.050.000	6,12%
- <i>Others</i>	437.603.860.000	65,37%	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

	Year 2025 VND	Year 2024 VND
Owners' contributed capital		
- <i>At the beginning of the year</i>	669.384.030.000	669.384.030.000
- <i>At the end of the period</i>	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	167.346.007.500 #	167.346.007.500
+ <i>Dividends and profits distributed from the previous year's profit</i>	167.346.007.500	167.346.007.500
- Dividends and profits paid in cash in the period	167.271.856.000	167.325.106.000
+ <i>Dividends and profits distributed from the previous year's profit</i>	167.271.856.000	167.325.106.000
- Ending balance of the period	303.399.800	356.657.300

d) Shares

	31/12/2025	01/01/2025
Quantity of Authorized issuing shares		
Quantity of issued shares	66.938.403	66.938.403
- <i>Common shares</i>	66.938.403	66.938.403
Quantity of outstanding shares in circulation	66.938.403	66.938.403
- <i>Common shares</i>	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

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
	2.694.973.701	2.694.973.701

Foreign currencies

	<u>31/12/2025</u>	<u>01/01/2025</u>
<i>USD</i>	375.928,96	375.928,96
<i>EUR</i>	26.042,83	26.042,83

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

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Revenue from sale of goods	2.103.390.775.746	1.922.834.381.509
- <i>Stone products</i>	758.759.917.690	623.591.097.784
- <i>Wood products</i>	1.228.431.093.736	1.286.983.633.432
- <i>Wood pellet products</i>	100.352.231.600	
- <i>Others</i>	15.847.532.720	12.259.650.293
Revenue from rendering of services	852.482.487	1.605.401.645
- <i>Office rental service</i>	852.482.487	1.605.401.645
Total	2.104.243.258.233	1.924.439.783.154

25 . REVENUE DEDUCTIONS

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Sale discounts	118.125.000	
- <i>Wood products</i>	118.125.000	
Total	-	118.125.000

26 . COST OF GOODS SOLD

	Year 2025	Year 2024
	VND	VND
Cost of goods sold	1.615.655.272.635	1.500.814.219.270
- <i>Stone products</i>	580.420.755.855	484.143.897.639
- <i>Wood products</i>	942.094.556.860	1.007.446.588.831
- <i>Wood pellet products</i>	87.900.992.881	
- <i>Others</i>	5.238.967.039	9.223.732.800
Provision for devaluation of inventory		(968.727.195)
Total	1.615.655.272.635	1.499.845.492.075

27 . FINANCIAL INCOME

	Year 2025	Year 2024
	VND	VND
Interest income	45.768.546.190	52.432.468.023
Gain from disposal of financial investments	10.722.233.093	4.974.908.228
Dividends or profits received	179.229.594.926	166.333.666.534
Gains on exchange difference in the period	19.865.649.682	19.199.109.422
Gains on exchange difference at the period-end	1.907.700.834	5.658.180.618
Total	257.493.724.725	248.598.332.825

28 . FINANCIAL EXPENSES

	Year 2025	Year 2024
	VND	VND
Interest expenses	43.780.631.833	42.872.580.558
Realised exchange loss	2.290.873.885	3.032.994.365
Provision for devaluation of trading securities and loss of	4.254.899.629	13.047.858.980
Trading securities expenses	-	-
Other financial expenses	6.854.856.880	1.665.326.023
Total	57.181.262.227	60.618.759.926

29 . SELLING EXPENSES

	Year 2025 VND	Year 2024 VND
Raw materials	82.017.968.838	64.114.870.116
Labour expenses	11.526.200.282	11.398.901.178
Depreciation expenses for fixed assets		46.249.998
Tax, Charge, Fee	13.305.372.381	17.241.081.278
Expenses of outsourcing services	66.708.087.189	90.386.651.806
Other expenses in cash	2.571.353.994	3.019.490.362
Total	176.128.982.684	186.207.244.738

30 . GENERAL AND ADMINISTRATIVE EXPENSE

	Year 2025 VND	Year 2024 VND
Labour expenses	78.101.860.178	69.137.213.263
Tools and supplies	3.878.108.457	4.676.635.060
Depreciation expenses for fixed assets	3.465.053.742	3.594.871.837
Tax, Charge, Fee	3.281.047.817	2.973.887.270
Provision expenses/ Reversal of provision expense	14.790.039.083	12.983.749.122
Expenses of outsourcing services	8.206.977.248	10.924.885.421
Other expenses in cash	14.950.177.878	15.361.106.908
Total	126.673.264.403	119.652.348.881

31 . OTHER INCOME

	Year 2025 VND	Year 2024 VND
Gain from liquidation, disposal of fixed assets	3.204.350.787	3.984.845.723
Gain from sales support	236.453.378	507.180.996
Fines collected	-	-
Land rental is reduced	1.590.000.120	3.186.896.153
Gain from debt collection	17.092.219	820.578.862
Others	4.846.567.645	6.052.008.536
Total	9.894.464.149	14.551.510.270

32 . OTHER EXPENSES

	Year 2025	Year 2024
	VND	VND
Penalty due to late delivery, defective products	1.916.033.414	2.570.195.393
Fine for administrative and tax violations	1.797.664.030	365.968.612
Debt collection expenses	1.022.009.318	-
Others	2.799.231.110	7.580.423.719
Total	7.534.937.872	10.516.587.724

33 . CURRENT CORPORATE INCOME TAX EXPENSES

	Year 2025	Year 2024
	VND	VND
Total profit before tax	388.457.727.286	310.631.067.905
Increase	14.137.669.103	3.125.410.137
- <i>Fines</i>	2.367.558.007	276.276.451
- <i>The depreciation cost of cars which are more than 1.6</i>	536.317.836	619.544.500
- <i>Life insurance costs exceed 3 million/person</i>	234.844.400	238.344.400
- <i>Salary of non-specialized board of directors</i>	320.800.000	303.400.000
- <i>Exchange rate difference assessed at the end of 2024</i>	3.743.269.706	-
- <i>Land rental costs</i>	705.600.000	-
- <i>Expenses for environmental renovation and restoration</i>	1.234.045.580	-
- <i>Infrastructure contribution costs</i>	4.609.434.298	-
- <i>Others</i>	385.799.276	1.687.844.786
Decrease	(179.229.594.926)	(170.770.290.917)
- <i>Dividend payment</i>	(179.229.594.926)	(166.333.666.534)
- <i>Deferred corporate income tax expenses</i>	-	(4.436.624.383)
Taxable income	223.365.801.463	142.986.187.125
Current corporate income tax expense (tax rate 20%)	44.673.160.293	28.597.237.425
Adjustments of tax expenses from previous years to current	1.878.984.640	(427.937.464)
Tax payable at the beginning of the year	13.218.502.994	17.226.073.439
Tax paid in the year	(15.176.759.581)	(32.176.870.406)
Corporate income tax due at the end of the period	44.593.888.346	13.218.502.994

34 DEFERRED INCOME TAX

a) Deferred income tax assets

	31/12/2025 VND	01/01/2025 VND
Corporate income tax rate used to determine deferred	20%	20%
Deferred income tax assets related to deductible temporary	2.382.313.660	1.245.730.603
	<u>2.382.313.660</u>	<u>1.245.730.603</u>

b) Deferred corporate income tax expense

	Year 2025 VND	Year 2024 VND
Deferred CIT expense relating to reversal of deferred income tax assets	(4.946.933)	721.419.561
Deferred CIT income arising from deductible temporary	<u>(1.131.636.124)</u>	<u>165.905.316</u>
	<u>(1.136.583.057)</u>	<u>887.324.877</u>

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

	Year 2025 VND	Year 2024 VND
a) Proceeds from borrowings during the year		
Proceeds from ordinary contracts	2.537.742.949.040	2.104.935.435.683
Tiền thu từ phát hành trái phiếu thông thường		
Total	<u>2.537.742.949.040</u>	<u>2.104.935.435.683</u>

b) . Actual repayments on principal during the year

	Year 2025 VND	Year 2024 VND
Repayment on principal from ordinary contracts	2.324.683.393.202	2.312.567.683.175
Repayment on principal of common bonds	24.200.000.000	
Total	<u>2.324.683.393.202</u>	<u>2.336.767.683.175</u>

36 EVENTS AFTER THE REPORTING PERIOD

37 . SEGMENT REPORTING

a. Under business fields

	Stone business	Wood business	Trading, Services and Others	Exclude	Grand Total
Net revenue from sales to external customers	758.759.917.690	1.328.783.325.336	16.700.015.207		2.104.243.258.233
- Domestic	488.663.654.862	138.566.479.709	16.700.015.207		643.930.149.778
- Export	270.096.262.828	1.190.216.845.627			1.460.313.108.455
Cost of goods sold	580.420.755.855	1.029.995.549.741	5.238.967.039		1.615.655.272.635
Profit from business activities	178.339.161.835	298.787.775.595	11.461.048.168		488.587.985.598
 The total cost of acquisition of fixed assets	 50.985.699.112	 142.654.532.237	 2.729.235.216		 196.369.466.565
Segment assets	1.263.300.047.120	1.370.561.502.093	2.063.458.408.176	(531.458.130.127)	4.165.861.827.262
Unallocated assets					60.886.473.324
Total assets	<u>1.263.300.047.120</u>	<u>1.370.561.502.093</u>	<u>2.063.458.408.176</u>		<u>4.226.748.300.586</u>
 Segment liabilities	 449.364.757.415	 922.105.878.135	 514.539.646.866	 (531.458.130.127)	 1.354.552.152.289
Unallocated liabilities					146.223.226.560
Total liabilities	<u>449.364.757.415</u>	<u>922.105.878.135</u>	<u>514.539.646.866</u>		<u>1.500.775.378.849</u>

b. Under geographical areas:

	Binh Dinh	Khanh Hoa	Exclude	Grand Total
Net revenue from sales to external customers	2.061.159.612.143	43.083.646.090		2.104.243.258.233
- Domestic	600.846.503.688	43.083.646.090		643.930.149.778
- Export	1.460.313.108.455			1.460.313.108.455
Department assets	4.637.296.324.793	60.023.632.596	(531.458.130.127)	4.165.861.827.262
Total cost of acquisition of fixed assets	188.046.814.398	8.322.652.167		196.369.466.565
Segment liabilities	1.840.986.649.820	45.023.632.596	(531.458.130.127)	1.354.552.152.289

38 COMPARATIVE FIGURES

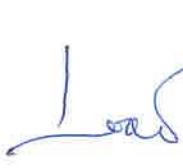
The comparative figures are figures in the Separate Financial Statements for the fiscal year ended as 31 December 2024.

Preparer



Tran Nguyen Kha

Chief Accountant



Nguyen Thi My Loan

Gia Lai, 30 January 2026

General Director



PHAN QUỐC HOÀI

