

**ROYAL INTERNATIONAL JOINT STOCK CORPORATION**  
**FINANCIAL STATEMENTS CONVERTED INTO**  
**VIETNAM DONG**  
**FOR THE YEAR ENDED 31 December 2024**



**TABLE OF CONTENTS**

<b><u>CONTENT</u></b>	<b><u>PAGE(S)</u></b>
LEGAL REPRESENTATIVE'S REPORT	2 - 4
INDEPENDENT AUDITORS' REPORT	5 - 6
BALANCE SHEET CONVERTED INTO VIETNAM DONG	7 - 8
INCOME STATEMENT CONVERTED INTO VIETNAM DONG	9
CASH FLOW STATEMENT CONVERTED INTO VIETNAM DONG	10
NOTES TO THE FINANCIAL STATEMENTS CONVERTED INTO VIETNAM DONG	11 - 37

## **LEGAL REPRESENTATIVE'S REPORT**

The Legal representative of Royal International Joint Stock Corporation (hereinafter referred to as "the Company") presents this report along with the Company's audited financial statements for the year ended 31 December 2024.

### **BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND LEGAL REPRESENTATIVE**

The members of the Board of Directors, Board of Management and the Legal Representative of the Company who held office during the year ended 31 December 2024 and to the date of this report are:

#### **Board of Directors**

Ms. Chen Yu Chen	Chairman	
Ms. Nguyen Mai Phuong	Member	
Ms. Tran Gia Ngoc Phuong	Member	
Ms. Tran Thi Hong Lieu	Member	Appointed on 28 June 2024
Mr. Dau Quoc Dung	Member	
Mr. Lin Yi Huang	Member	Resigned on 28 June 2024

#### **Audit Committee**

Mr. Dau Quoc Dung	Chairman
Ms. Tran Gia Ngoc Phuong	Member

#### **Board of Management**

Ms. Tran Thi Hong Lieu	Deputy General Director	
Mr. Nguyen Thang Hien	Deputy General Director	Resigned on 17 January 2024
Ms. Mai Thi Dung	Chief Accountant	Appointed on 17 April 2023
Ms. Mai Thi Dung	Chief Accountant	Resigned on 17 April 2024
Ms. Nguyen Thi Thu Binh	Acting Chief Accountant	Appointed on 17 April 2024

#### **Legal Representative**

Ms. Chen Yu Chen	Chairman
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#### **Head Office**

Ha Long, Bai Chay Ward, Ha Long City, Quang Ninh, Vietnam

### **EVENTS AFTER THE REPORTING PERIOD**

The legal representative confirms that no material events have occurred after the financial year-end that would require adjustments or disclosures in the financial statements for the year ended 31 December 2024.

### **AUDITORS**

The accompanying Financial Statements have been audited by UHY Auditing and Consulting Company Limited.



## **LEGAL REPRESENTATIVE'S REPORT (CONT'D)**

### **THE LEGAL REPRESENTATIVE'S RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS**

The legal Representative of Royal International Joint Stock Company ("the Company") is responsible for preparing and presenting the Financial Statements converted to Vietnam dong in a true and fair view of Company's Financial position as at 31 December 2024 as well as the operating results and cash flows for the year ended 31 December 2024, in accordance with the provisions of Circular 200/2014/TT-BTC ("Circular 200") as described in Note 2 of the Financial Statements converted to Vietnam dong.

In preparing these financial statements, the legal representative is required to:

- Adopt suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the Financial Statements;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.
- Establishing and implementing an internal control system effectively to limit the risk of material misstatement due to fraud or error in preparing and presenting the Financial Statements.

The legal representative confirms that the Company has complied with the above requirements in preparing the Financial Statements.

The legal representatives of the Company is responsible for ensuring that proper accounting records are established and maintained to accurately reflect the financial position of the Company at all times and serve as the basis for preparing the Financial Statements converted to Vietnam dong in compliance with the accounting policies as disclosed in Note 2 of the Financial Statements converted to Vietnam dong. The legal representative is also responsible for safeguarding the Company's assets and taking reasonable measures to prevent and detect fraud or errors.

### **APPROVAL OF THE FINANCIAL STATEMENTS CONVERTED TO VIETNAM DONG**

The legal representative approves the Financial Statements converted to Vietnam dong of the Company, covering pages 7 to 37, are hereby approved. The Financial Statements converted to Vietnam dong give a true and fair view of the financial position of the Company as at 31 December 2024, as well as the results of operations and cash flows for the year then ended, in accordance with the provisions of Circular 200/2014/TT-BTC as disclosed in Note 2 of the Financial Statements converted to Vietnam dong.

**LEGAL REPRESENTATIVE'S REPORT (CONT'D)**

**APPROVAL OF THE FINANCIAL STATEMENTS CONVERTED TO VIETNAM DONG (CONT'D)**

Users are advised to read the financial statements converted to Vietnam dong in conjunction with the financial statements prepared in US Dollars for the financial year ended 31 December 2024, to gain further insights into the Company's financial position, operating results, and changes in its financial condition as presented in the Company's accounting currency.

The Legal representatives of the Company affirms that the Company has complied with and has not violated its obligations to disclose information in accordance with the provisions of Circular No. 96/2020/TT-BTC dated 16 November 2020, issued by the Ministry of Finance, guiding the disclosure of information on the securities market; Decree No. 155/2020/ND-CP dated 31 December 2020, issued by the Government, detailing the implementation of certain provisions of the Securities Law; and Circular No. 116/2020/TT-BTC dated 31 December 2020, issued by the Ministry of Finance, guiding certain provisions on corporate governance applicable to public companies under Decree No. 155/2020/ND-CP.

Ms. Chen Yu Chen, Chairwoman of the Board of Directors and the Company's Legal representative, has authorized Ms. Tran Thi Hong Lieu, Deputy General Director of the Company, to approve and sign the Financial Statements converted to Vietnam dong of the Company for the financial year ended 31 December 2024, pursuant to Power of Attorney No. 17012024/UQ2024 dated 17 January 2024.

For and on behalf of The legal representative of the Company,



**Tran Thi Hong Lieu**  
**Deputy General Director**  
*Quang Ninh, 27 March 2025*



No: 320/2025/UHY-BCKT

## **INDEPENDENT AUDITORS' REPORT**

**To: The Board of Directors, Board of Management and Legal Representative of Royal International Joint Stock Corporation**

We have audited the Financial Statements converted into Vietnam dong of The Royal International (hereinafter referred to as the "Company") for the year ended 31 December 2024 and approved by the Deputy General Director (authorized by The Legal Representatives) of the Company on 27 March 2025. The Financial Statement converted into Vietnam dong comprises: the Balance Sheet converted into Vietnam dong as at 31 December 2024; the Income Statement converted into Vietnam dong; the Cash Flow Statement converted into Vietnam dong for the financial year ended on the same date; and the Notes to the Financial Statements converted into Vietnam dong, including the principal accounting policies presented from pages 7 to 37.

### **Responsibilities of The Legal Representative**

The legal representative of the Company is responsible for preparing and presenting the financial statements converted to Vietnam dong in a true and fair view in accordance with Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 ("Circular 200") as disclosed in Note 2 to the Financial Statements. The legal representative is also responsible for maintaining internal control deemed necessary to enable the preparation and presentation of the financial statements that are free from material misstatements, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express an opinion on these financial statements converted to Vietnam dong based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements, plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements converted to Vietnam dong. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



## INDEPENDENT AUDITORS' REPORT (COND'T)

### Opinion

In our opinion, the financial statements converted into Vietnam dong give a true and fair view, in all material respects, of the financial position converted to Vietnam dong of the Company as at 31 December 2024 and the results of its operations and its cash flows for the year then ended, in accordance with the guidance provided in Circular No. 200/2014/TT-BTC, as disclosed in Note 2 to the financial statements converted to Vietnam dong.

### Accounting Policies

We do not disclaim the above opinion; however, we draw attention to Note 2 of the financial statements converted into Vietnam dong, which describes the accounting policies. These financial statements converted to Vietnam dong have been prepared to assist the Company's legal representative in meeting the requirements of Circular 200. Therefore, these financial statements converted to Vietnam dong may not be suitable for other purposes.

### Emphasis of matter

As disclosed in Note 2.1 of the financial statement notes as of 31 December 2024, the Company incurred a loss after tax of VND 27,199,576,800 (Year 2023 was VND 101,781,679,389) . In addition, as of this date, the Company's accumulated loss amounted to VND 604,138,226,564 (In 01/01/2024: VND 576,938,649,764), and its current liabilities exceeded its current assets by VND 184,769,874,579 (In 01/01/2024: VND 188,837,357,870). These matters indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

Our audit opinion is not modified in respect of the above-mentioned matter.

### Other matter

The legal representative of the Company has prepared a separate set of financial statements in US Dollars for the year ended 31 December 2024, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the financial statements. We issued an unmodified audit opinion on these separate financial statements on 27 March 2025.



**Pham Gia Dat**  
**Deputy General Director**  
Auditor's practicing certificate  
No. 0798-2023-112-1

*For and on behalf of*  
**UHY AUDITING AND CONSULTING COMPANY LIMITED**  
*Ha Noi, 27 March 2025*

**Nguyen Van Hai**  
**Auditor**  
Auditor's practicing certificate  
1395-2023-112-1

**BALANCE SHEET**  
*As at 31 December 2024*

ASSETS	Code	Note	31/12/2024 VND	01/01/2024 VND
<b>CURRENT ASSETS</b>	<b>100</b>		<b>52,795,977,597</b>	<b>40,929,061,260</b>
<b>Cash and cash equivalents</b>	<b>110</b>	<b>4</b>	<b>36,892,998,801</b>	<b>26,099,269,490</b>
Cash	111		36,892,998,801	26,099,269,490
<b>Short-term receivables</b>	<b>130</b>		<b>11,891,024,163</b>	<b>10,532,045,130</b>
Short-term trade receivables	131	5	8,353,131,804	7,791,218,300
Short-term advances to suppliers	132	6	3,659,703,183	3,063,990,650
Other short-term receivables	136	7	5,855,075,625	5,640,491,590
Provision for doubtful short-term receivables	137	8	(5,976,886,449)	(5,963,655,410)
<b>Inventories</b>	<b>140</b>	<b>9</b>	<b>3,281,695,713</b>	<b>3,997,377,110</b>
Inventories	141		3,281,695,713	3,997,377,110
<b>Other current assets</b>	<b>150</b>		<b>730,258,920</b>	<b>300,369,530</b>
Short-term prepaid expenses	151	10	730,258,920	300,369,530
<b>NON-CURRENT ASSETS</b>	<b>200</b>		<b>870,311,798,679</b>	<b>863,149,694,530</b>
<b>Fixed assets</b>	<b>220</b>		<b>801,665,919,888</b>	<b>795,161,283,690</b>
Tangible fixed assets	221	14	801,623,523,459	795,045,868,040
- Historical costs	222		1,492,313,065,917	1,424,015,499,750
- Accumulated depreciation	223		(690,689,542,458)	(628,969,631,710)
Intangible fixed assets	227	13	42,396,429	115,415,650
- Historical costs	228		113,540,136,711	108,229,816,270
- Accumulated amortization	229		(113,497,740,282)	(108,114,400,620)
<b>Long-term assets in progress</b>	<b>240</b>		<b>49,431,913,122</b>	<b>47,119,961,540</b>
Construction in progress	242	11	49,431,913,122	47,119,961,540
<b>Long-term investments</b>	<b>250</b>		<b>10,590,547,161</b>	<b>10,095,222,770</b>
Investment in other entities	253	15	10,590,547,161	10,095,222,770
<b>Other long-term assets</b>	<b>260</b>		<b>8,623,418,508</b>	<b>10,773,226,530</b>
Long-term prepaid expenses	261	10	1,260,832,932	3,879,024,920
Long-term tools, supplies and spare parts	263	12	7,362,585,576	6,894,201,610
<b>TOTAL ASSETS</b>	<b>270</b>		<b>923,107,776,276</b>	<b>904,078,755,790</b>



**BALANCE SHEET (CONT'D)**

*As at 31 December 2024*

RESOURCES	Code	Note	31/12/2024 VND	01/01/2024 VND
<b>LIABILITIES</b>	<b>300</b>		<b>364,815,842,580</b>	<b>345,516,425,500</b>
<b>Current liabilities</b>	<b>310</b>		<b>237,565,852,176</b>	<b>229,766,419,130</b>
Short-term trade payables	311	16	3,564,759,423	4,133,348,540
Short-term advances from customers	312		687,382,722	827,887,650
Tax and other payables to the State budget	313	17	5,748,970,923	3,195,244,360
Payables to employees	314		3,537,841,857	7,646,316,900
Short-term accrued expenses	315	18	42,028,824,942	60,740,620,930
Short-term unearned revenues	318		2,239,157,676	1,035,154,420
Short-term other payables	319	19	92,362,426,023	89,285,546,840
Short-term loan and finance lease obligations	320	20	87,396,488,610	62,902,299,490
<b>Non-current liabilities</b>	<b>330</b>		<b>127,249,990,404</b>	<b>115,750,006,370</b>
Long-term loans and finance lease obligations	338	20	127,249,990,404	115,750,006,370
<b>OWNER'S EQUITY</b>	<b>400</b>	<b>21</b>	<b>558,291,933,696</b>	<b>558,562,330,290</b>
<b>Capital</b>	<b>410</b>		<b>558,291,933,696</b>	<b>558,562,330,290</b>
Contributed charter capital	411		703,687,540,000	703,687,540,000
- Shares with voting rights	411a		703,687,540,000	703,687,540,000
Share premium	412		81,363,105,200	81,363,105,200
Foreign exchange differences reserve	417		366,173,321,651	339,244,141,445
Investment and development fund	418		11,206,193,409	11,206,193,409
Retained earnings	421		(604,138,226,564)	(576,938,649,764)
- Undistributed earnings by the end of prior year	421a		(576,938,649,764)	(475,156,970,375)
- Undistributed profit after tax for the current period	421b		(27,199,576,800)	(101,781,679,389)
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>	<b>440</b>		<b>923,107,776,276</b>	<b>904,078,755,790</b>

Nguyen Thi Hue  
Preparer

Nguyen Thi Thu Binh  
Acting Chief Accountant



Quang Ninh, 27 March 2025

Trần Thị Hồng Liễu  
Deputy General Director

**INCOME STATEMENT**  
*For the year ended 31 December 2024*

ITEMS	Code	Note	Year 2024 VND	Year 2023 VND
Revenue from sale of goods and	01	23	133,354,210,704	111,574,631,316
Net revenue from sale of goods and rendering of services	10		133,354,210,704	111,574,631,316
Cost of goods sold and services rendered	11	24	112,822,916,448	152,612,257,388
Gross profit from sale of goods and	20		20,531,294,256	(41,037,626,072)
Finance income	21	25	12,207,983,040	7,543,125,908
Finance expenses	22	26	24,217,289,184	24,705,109,062
- In which: Interest expense	23		22,962,765,936	22,343,215,748
Selling expenses	25	27	12,154,132,320	13,966,347,602
General and administrative expenses	26	27	23,144,890,560	29,223,426,971
Operating profit	30		(26,777,034,768)	(101,389,383,799)
Other income	31		98,469,888	96,476,368
Other expenses	32		521,011,920	488,771,958
Other loss	40		(422,542,032)	(392,295,590)
Accounting loss before tax	50		(27,199,576,800)	(101,781,679,389)
Current corporate income tax expense	51	29	-	-
Net loss after tax	60		(27,199,576,800)	(101,781,679,389)
Basic earnings loss per share	70	30	(387)	(1,446)

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Nguyen Thi Hue  
Preparer

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Nguyen Thi Thu Binh  
Acting Chief Accountant

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Trần Thị Hồng Liễu  
Deputy General Director



Quang Ninh, 27 March 2025



**CASH FLOW STATEMENT**  
(Under indirect method)  
For the year ended 31 December 2024

Items	Codes Note	Year 2024 VND	Year 2023 VND
<b>I. Cash flows from operating activities</b>			
Profit before tax	01	(27,199,576,800)	(101,781,679,389)
Depreciation and amortization	02	33,299,994,816	47,695,360,292
Provisions	03	(274,564,224)	(162,827,894)
Gains - losses on exchange rate differences from revaluation of accounts derived from foreign currencies	04	(4,324,634,688)	(2,180,327,480)
Gains - losses on investing activities	05	(9,851,952)	(9,032,648)
Interest expense	06	22,962,765,936	223,432,157,48
Operating profit before movements in working capital	08	24,454,133,088	(34,095,291,371)
Increase - decrease in receivables	09	(828,258,816)	12,032,015,642
Increase decrease in inventories	10	896,105,760	2,614,471,136
Increase - decrease in payables (exclusive of interest payables, enterprise income tax payables)	11	(41,003,650,512)	30,379,726,030
Increase - decrease in prepaid expenses	12	2,352,134,928	1,716,275,189
Interest paid	14	(5,732,421,552)	(6,597,844,881)
Net cash flows from operating activities	20	(19,861,957,104)	6,049,351,745
<b>II. Cash flows from investing activities</b>			
Purchase or construction of fixed assets and other long-term assets	21	(1,349,915,952)	(12,617,720,405)
Interest and dividends received	27	9,851,952	9,032,648
Net cash flows from investing activities	30	(1,340,064,000)	(12,608,687,757)
<b>III. Cash flows from financing activities</b>			
Proceeds from borrowings	33	158,072,857,536	151,245,564,895
Repayment of borrowings	34	(126,006,217,920)	(131,599,123,081)
Net cash flows from/(used in) financing activities	40	32,066,639,616	19,646,441,814
Net increase/(decrease) in cash for the year	50	10,864,618,512	13,087,105,802
Cash and cash equivalents at the beginning of the	60	26,099,269,490	13,465,037,680
Impact of exchange rate fluctuation	61	(70,889,201)	(452,873,992)
Cash and cash equivalents at the end of the year	70 4	36,892,998,801	26,099,269,490

Nguyen Thi Hue  
Preparer

Nguyen Thi Thu Binh  
Acting Chief Accountant

Tran Thi Hong Lieu  
Deputy General Director





**NOTES TO THE FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**1. CORPORATE INFORMATION**

**1.1 STRUCTURE OF OWNERSHIP**

Royal International Joint Stock Corporation (“the Company”) is a joint stock company established in SR Vietnam pursuant to the Investment Certificate No. 221.032.000.118 dated 01 July 2008 which was issued by the People’s Committee of Quang Ninh Province for a period of 49 years from 13 August 1994. Subsequently, the Investment Certificate and its subsequent amendments were replaced by the Enterprise Registration Certificate No. 5700102119 dated 11 May 2018 which was issued by the Department of Planning and Investment of Quang Ninh Province and the Investment Registration Certificate No. 544.2194.665 dated 17 July 2018 which was issued by the People’s Committee of Quang Ninh Province. The latest amendment to the Enterprise Registration Certificate (13th) was issued on 08 September 2023. The latest amendment to the Investment Registration Certificate (15th) was issued on 10 October 2023.

Before 13 May 2022, the Company's shares were listed on the Ho Chi Minh City Stock Exchange (“HOSE”). Since 26 May 2022, the Company's shares have been traded on the Unlisted Public Company Market (“Upcom”). The stock ticker symbol of the Company is ‘RIC’.

The Company’s normal business cycle is 12 months.

As at 31 December 2024, the total number of employees was 385 (as of 31 December 2023: 455).

**1.2 MAIN BUSINESS ACTIVITIES**

The principal activities of the Company are to provide the services on prize-winning games for foreigners; to build and operate a five-star hotel; and to provide other entertainment services; and providing entertainment services in Bai Chay Ward, Ha Long City, Quang Ninh Province.

In addition, the Company acts as an authorized foreign exchange agency under the License No. 09/QUN1 dated 05 January 2024 issued by the State Bank of Vietnam – Quang Ninh branch.

**2. ACCOUNTING POLICY, ACCOUNTING PERIOD AND CURRENCY UNIT**

**2.1 BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS CONVERTED TO VIETNAM DONG**

The Financial Statements converted into Vietnam dong have been prepared in accordance with the provisions of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 (“Circular 200”) regarding the preparation and presentation of Financial Statements converted into Vietnam dong. The Financial Statements converted into Vietnam dong are prepared based on the historical cost principle.

The Financial Statements converted into Vietnam dong are not intended to present the financial position, operating results, and cash flows in accordance with accounting principles and practices generally accepted in countries and institutions outside of Vietnam. The accounting principles and practices applied in Vietnam may differ from those applied in other countries and institutions.



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**2.1 BASIS OF PREPARATION FINANCIAL STATEMENTS CONVERTED TO VIETNAM DONG (CONT'D)**

In accordance with Circular 200, the financial statements prepared in U.S. Dollars for the fiscal year ended 31 December 2024, have been converted into Vietnam dong for the purpose of public disclosure and submission to regulatory authorities based on the following principles:

- Assets and liabilities are converted into Vietnam dong at the actual transaction exchange rate as of 31 December 2024, which is the transfer exchange rate of a commercial bank with which the Company has regular transactions at the reporting date.
- Equity (including owners' contributed capital, share premium, convertible bond options, other owners' capital, and treasury shares) is converted into Vietnam dong at the actual transaction exchange rate at the date of capital contribution.
- Foreign exchange differences and revaluation differences on assets are converted into Vietnam dong at the actual transaction exchange rate at the revaluation date.
- Profit/loss after tax and reserves appropriated from undistributed profit after tax arising after the investment date (including development investment funds and other equity reserves) are converted into Vietnam dong by applying the relevant items of the Income Statement.
- Dividends paid are converted into Vietnam dong at the actual transaction exchange rate on the payment date.
- Items in the Income Statement and Statement of Cash Flows are converted into Vietnam dong at the average exchange rate, as the average exchange rate for the accounting period is approximately equal to the actual transaction rate at the time of the transaction (with a deviation not exceeding 3%).
- Foreign exchange differences arising from the conversion of financial statements prepared in U.S. Dollars into Vietnam dong are recorded under the item "Foreign exchange differences" - Code 417 in the equity section of the Balance Sheet converted into Vietnam dong.

Users should read the Financial Statements converted into Vietnam dong together with the Financial Statements prepared in U.S. Dollars for the fiscal year ended 31 December 2024, to obtain further information on the Company's financial position, business performance, and cash flows as presented in the Company's functional currency.

For the fiscal year ended 31 December 2024, the Company recorded a net loss after tax of VND 27,199,576,800. As of the same date, the Company's accumulated losses amounted to VND 604,138,226,564 (01 January 2024: VND 576,938,649,764), and its current liabilities exceeded its current assets by VND 184,769,874,579 (01 January 2024: VND 188,837,357,870). The Company's Board of Directors has assessed that the Company remains capable of continuing as a going concern based on the cash flows generated from its business operations. The Company's business performance has improved following the significant impact of the Covid-19 pandemic.



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**2.1 BASIS OF FINANCIAL STATEMENTS CONVERTED TO VIETNAM DONG  
(CONT'D)**

Furthermore, the Company has received financial support from lenders, who have committed to extending due loans when immediate payment is not feasible and continuing to provide new loans to supplement the Company's working capital, enabling it to meet due obligations and continue operations over the next 12 months.

Additionally, as of the date of approval of these financial statements converted into Vietnam dong, the Company is in the process of completing necessary procedures with a domestic commercial bank to secure a new loan of VND 150 billion. Therefore, these financial statements converted into Vietnam dong have been prepared on a going concern basis.

**2.2 FISCAL YEAR**

The accompanying financial statements have been prepared for the year ended 31 December 2024.

**2.3 CURRENCY**

The Company uses the United States Dollar ("USD") as its functional currency for accounting and financial statement presentation. The determination of the functional currency is based on the primary currency used in sales transactions, service provision, and other key factors influencing pricing and revenue recognition, including the currency in which selling prices are quoted and payments are received.

The financial statements are presented in Vietnam dong ("VND") after conversion. The principles for translating financial statements from USD to VND are detailed in Note 2.1.

**2.4 TYPES OF EXCHANGE RATES APPLIED IN ACCOUNTING**

Transactions denominated in foreign currencies are converted into the functional currency using the actual exchange rates prevailing at the transaction dates. Foreign exchange differences arising from these transactions are recognized as income or expenses in the statement of financial performance after conversion to VND.

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

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies, which have been adopted by the Company in the preparation of these financial statements, are as follows:



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**3.1 ADOPTION OF ACCOUNTING STANDARD AND SYSTEM**

The accounting policies adopted by the Company in preparing the financial statements for the fiscal year ended 31 December 2024, are consistent with those applied in preparing the financial statements for the fiscal year ended 31 December 2023.

**3.2 ACCOUNTING ESTIMATES**

The preparation of financial statements in conformity with Vietnamese Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the operating period. Actual results could differ from those estimates.

**3.3 CASH AND CASH EQUIVALENTS**

Cash and cash equivalents comprise cash on hand and at bank, cash in transit, short-term investments and highly liquidate investments with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

**3.4 RECEIVABLES**

Receivables represent trade receivables from customers arising from sales of goods and rendering of services or non-trade receivables from others and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to the initial payment commitment (exclusive of the payment rescheduling between parties) or based on the estimated loss that may arise. Bad debts are written off when identified as uncollectible

Receivables are classified into short-term and long-term receivables in the financial statements converted into Vietnam dong based on their remaining maturity as of the balance sheet date until their due date for collection.

**3.5 INVENTORIES**

Inventories are stated at the lower of cost and net realisable value. The costing methods applied for inventory are either weighted average or specific identification or first in- first out depending on each category of inventory. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. In the case of manufactured products, cost includes all direct expenditure and production overheads based on normal levels of operating activity. Net realisable value is the estimated selling price in the normal course of business, less the estimated costs of completion and selling expenses.

The Company applies the perpetual inventory system for accounting purposes.

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



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**3.6 INVESTMENTS IN OTHER ENTITIES**

Investment in other entity is investment in equity instruments of other entity without controlling rights or co-controlling rights, or without significant influence over the investee. This investment is accounted for initially at cost. Subsequently, The Legal representatives s reviews all outstanding investments to determine the amount of provision to recognise at the year end.

**3.7 TANGIBLE FIXED ASSETS AND DEPRECIATION**

***Tangible and Intangible Fixed Assets***

Fixed assets are recognized at their original cost minus accumulated depreciation. The original cost includes all directly attributable costs incurred to bring the asset to a condition where it is ready for use. Subsequent costs incurred after the initial recognition of the asset should only be added to the asset's original cost if it is certain that these costs will result in future economic benefits from using the asset. Costs that do not meet this condition should be recognized as production or operating expenses in the current period.

The original cost of purchased tangible fixed assets includes the purchase price and all direct costs related to bringing the asset to a ready-for-use state. The original cost of tangible fixed assets constructed by contractors includes the value of the completed project upon handover, related direct costs, and registration fees. The original cost of self-constructed or self-made tangible fixed assets includes the actual cost of the asset and costs for installation and testing.

Fixed assets are depreciated using the straight-line method based on the estimated useful life. The specific depreciation periods are as follows:

<b>Assets</b>	<b>Time of depreciation (year)</b>
- Buildings and structures	35 - 50
- Machinery and equipment	05 - 10
- Transportation vehicles	05
- Management tools and equipment	08
- Land use rights	27
- Management software	05 - 10
- Other fixed assets	05

Land use rights comprise of land use rights granted by the State for which land use fees are collected and land use right certificates are granted. Definite land use rights are stated at costs less accumulated amortisation. Costs of land use rights consists of its purchased prices and any directly attributable costs in obtaining the land use rights. Land use rights are amortised using the straight-line basis over the terms of the land use right certificates. Indefinite-term land use rights are recorded at cost and are not subject to amortization.

***Disposal***

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



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**3.7 TANGIBLE FIXED ASSETS AND DEPRECIATION (CONT'D)**

*Construction in Progress*

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

**3.8 LEASED ASSETS**

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

**3.9 PREPAID EXPENSES**

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

**3.10 PAYABLES**

Payables include trade payables and other payables. Payables are not recognized below the liability.

Classifications of payables are based on their nature as follows:

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

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

**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**3.11 ACCRUED EXPENSES**

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

**3.12 BORROWINGS**

Borrowings include borrowings from banks and other entities..

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

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

**3.13 PROVISIONS**

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

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

**3.14 UNEARNED REVENUE**

Unearned revenue mainly comprises the amounts of hotel room rental that customers have paid in advance for one or many accounting periods. The Company records unearned revenue for the future obligations that the Company has to fulfil. Unearned revenue is recognised as revenue in the income statement during the year to the extent that revenue recognition criteria have been met.

**3.15 OWNERS' EQUITY**

Contributed capital is recognized at the actual amount contributed by shareholders and is reflected at the par value of shares.



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**3.15 OWNERS' EQUITY (CONT'D)**

Share premium represents the difference between the contributed capital at the par value of shares and the actual issuance price of shares; and the difference between the repurchase price of treasury shares and the reissuance price of treasury shares.

Foreign exchange differences arise from the conversion of financial statements prepared in U.S. Dollars into Vietnam dong.

Accumulated losses reflect the Company's post-tax earnings at the reporting date.

**3.16 PROFIT DISTRIBUTION**

Dividends of the Company are recognized as liabilities in the financial statements for the accounting period in which they are approved by the General Meeting of Shareholders.

Post-tax profits may be distributed to shareholders after approval by the General Meeting of Shareholders and after making statutory reserves as required by the Company's charter and Vietnamese regulations.

The Development Investment Fund is appropriated from the Company's post-tax profit and approved by the General Meeting of Shareholders. This fund is used for business expansion investments.

**3.17 REVENUE AND EXPENSE RECOGNITION**

Revenue is recognized when the Company has the ability to receive identifiable economic benefits with certainty. Net revenue is determined based on the fair value of the amounts received or receivable after deducting trade discounts, sales reductions, and returns. Revenue is recognized when the following conditions are met:

**Revenue from sales of goods**

Sales revenue is recognized when all of the following conditions are met:

- *The Company has transferred the significant risks and rewards associated with ownership of the product or goods to the buyer;*
- *The Company no longer retains management rights or control over the product or goods as the owner;*
- *The revenue amount can be reliably measured;*
- *The Company has received or will receive economic benefits from the sales transaction; and*
- *The costs related to the sales transaction can be determined.*

Revenue is not recognized if there is material uncertainty about the collectability of the sales amount or the possibility of goods being returned.

Revenue is recognized based on substance rather than form and is allocated according to the obligation of supplying products or goods.



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**3.17 REVENUE AND EXPENSE RECOGNITION (CONT'D)**

**Service Revenue**

Service revenue is recognized in the statement of income when the service has been rendered, based on the percentage of completion of each transaction, determined by assessing the proportion of service provided compared to the total service required. Service revenue is only recognized when all four (4) conditions below are met:

- *The revenue amount can be reliably measured;*
- *The transaction is likely to generate economic benefits;*
- *The extent of work completed as of the balance sheet date is determinable; and*
- *The costs incurred and required to complete the service transaction can be determined.*

Financial revenue includes interest income from bank deposits, investment income, dividends, and profit shares from investments. The Company recognizes such revenue when it is reliably measurable and there is a probability of economic benefits being received.

Operating Expenses and Cost of Goods Sold

Operating expenses incurred and related to revenue generation in the period are recorded based on actual amounts and reasonable estimates.

The cost of goods sold and services provided represents the total costs incurred for finished goods, goods, and materials sold, and services rendered to customers during the year. These costs are recognized in accordance with the matching principle and the prudence principle.

**3.18 CORPORATE INCOME TAX**

Corporate income tax (CIT) includes the total tax expense calculated on taxable income. CIT expense comprises current CIT expense and deferred CIT expense.

Current CIT is the amount of CIT payable or recoverable, calculated based on taxable income and the applicable CIT rate for the current year. Both current and deferred CIT are recognized as income or expense when determining profit or loss for the year in which they arise, except in cases where CIT arises from a transaction or event that is recognized directly in equity in the same or a different year.

Deferred CIT, using the liability method, is fully recognized for temporary differences between the carrying amounts of assets and liabilities in the financial statements and their tax bases. Deferred CIT liabilities are not recognized for taxable temporary differences arising from the initial recognition of an asset or liability in a transaction that is not a business combination and does not affect either accounting profit or taxable profit/loss at the transaction date. Deferred CIT is measured at the tax rates expected to apply in the period when the asset is realized or the liability is settled, based on tax rates that have been enacted or are substantively enacted at the balance sheet date. Deferred CIT assets are recognized only to the extent that it is probable that future taxable profits will be available against which deductible temporary differences can be utilized.



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**3.19 RELATED PARTIES**

Related parties include enterprises and individuals that, directly or indirectly through one or more intermediaries, have control over the Company, are controlled by the Company, or are under common control with the Company. This includes the parent company and other companies within the same Group.

Affiliates, individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel including the Board of Directors and the Executive Board of the Company, their close family members, or entities affiliated with these individuals are also considered related parties.

In assessing each related party relationship, the Company considers the substance of the relationship rather than merely its legal form

**3.20 CRITICAL ACCOUNTING ESTIMATES**

The preparation of interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and applicable regulations on preparation and presentation of interim financial statements requires The Legal representatives s to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim financial statements and the reported amounts of revenues and expenses during the accounting period.

The areas involving significant estimates and assumptions are include:

- Going concern assumption (Note 2.1);
- The estimated useful lives of fixed assets (Note 3.7);
- Provision for doubtful debts (Note 3.4);
- Provisions (Note 3.13);
- Corporate income tax (Note 3.18); and

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

**4. CASH AND CASH EQUIVALENTS**

	31/12/2024	01/01/2024
	VND	VND
Cash	25,308,042,009	23,590,742,230
Cash at bank	11,584,956,792	2,508,527,260
<b>Total</b>	<b>36,892,998,801</b>	<b>26,099,269,490</b>

**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**5. SHORT-TERM TRADE RECEIVABLES**

	31/12/2024	01/01/2024
	VND	VND
<b>Short-term trade receivables</b>		
- Long bay (Group tour)	5,976,886,449	5,963,657,817
- Quang Ninh Investment Promotion and Support Board	580,293,231	-
- Viet Center Tourist	74,111,685	131,518,480
- Others	1,721,840,439	1,696,042,003
	<u>8,353,131,804</u>	<u>7,791,218,300</u>

**6. PREPAYMENTS TO SUPPLIERS**

	31/12/2024	01/01/2024
	VND	VND
<b>Short-term advances to suppliers</b>		
- NME Development and Investment Joint Stock Company	1,039,154,403	990,552,710
- Others	2,620,548,780	2,073,437,940
	<u>3,659,703,183</u>	<u>3,063,990,650</u>

**7. OTHER RECEIVABLES**

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>Short-term</b>	<b>5,855,075,625</b>	<b>-</b>	<b>5,640,491,590</b>	<b>-</b>
- Receivables of VAT and special consumption tax related to the chips held by customers at the period/year end (*)	5,743,238,946	-	5,531,478,560	-
- Receivables from employees	111,836,679	-	109,013,030	-
	<u>5,855,075,625</u>	<u>-</u>	<u>5,640,491,590</u>	<u>-</u>

(\*) The balance includes the value-added tax and special consumption tax that the Company has prepaid to the Tax Authority in relation to the chips held by customers at year-end (due to the timing difference between tax calculation/payment and revenue recognition under Vietnamese Accounting Standards). This tax receivable will be offset against future tax payable.



NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

8. DOUBTFUL DEBTS

	31/12/2024		01/01/2024	
	Historical cost	Recoverable value	Historical cost	Recoverable value
	VND	VND	VND	VND
Long Bay (Group tour)	(5,976,886,449)	-	(5,963,655,410)	-
<b>Total</b>	<b>(5,976,886,449)</b>	<b>-</b>	<b>(5,963,655,410)</b>	<b>-</b>

9. INVENTORIES

	31/12/2024		01/01/2024	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
- Raw materials	2,463,815,823	-	3,213,345,000	-
- Goods	817,879,890	-	784,032,110	-
	<b>3,281,695,713</b>	<b>-</b>	<b>3,997,377,110</b>	<b>-</b>

10. PREPAID EXPENSES

	31/12/2024	01/01/2024
	VND	VND
<b>Short-term prepaid expenses</b>	<b>730,258,920</b>	<b>300,369,530</b>
- Tools and supplies	730,258,920	300,369,530
<b>Long-term prepaid expenses</b>	<b>1,260,832,932</b>	<b>3,879,024,920</b>
- Tools and supplies	1,260,832,932	3,879,024,920
	<b>1,991,091,852</b>	<b>4,179,394,450</b>

11. CONSTRUCTION IN PROGRESS

	31/12/2024	01/01/2024
	VND	VND
Renovation and New Construction Project of Royal Hotel and Villas (*)	49,431,913,122	47,119,961,540
	<b>49,431,913,122</b>	<b>47,119,961,540</b>

(\*) As of 31 December 2024, the renovation and new construction project of the Royal Hotel and Villas has been temporarily suspended due to the impact of the Covid-19 pandemic. The Company's Board of Directors is in the process of reassessing and considering the continuation of the project in the future. The treatment of the construction in progress balance related to this project will be determined upon an official decision from the Company's Board of Directors.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

Movements in construction in progress during the year are as follows:

	Year 2024	Year 2023
	VND	VND
Beginning balance	47,119,961,540	45,886,659,680
Additions during the year	-	915,468,484
Transfers to tangible fixed assets	-	(915,468,484)
Exchange rate differences due to translation into VND	2,311,951,582	1,233,301,860
	<u>49,431,913,122</u>	<u>47,119,961,540</u>

12. LONG - TERM SPARE PARTS, SUPPLIES AND EQUIPMENT

	31/12/2024	01/01/2024
	VND	VND
Replacement and repair materials	7,362,585,576	6,894,201,610
	<u>7,362,585,576</u>	<u>6,894,201,610</u>

13. INTANGIBLE FIXED ASSETS

Items	Land use right (*) VND	Computer software VND	Total VND
<b>Cost</b>			
01/01/2024	105,770,030,760	2,459,785,510	108,229,816,270
- Exchange rate differences	5,189,630,508	120,689,933	5,310,320,441
31/12/2024	<u>110,959,661,268</u>	<u>2,580,475,443</u>	<u>113,540,136,711</u>
<b>Accumulated depreciation</b>			
01/01/2024	(105,770,030,760)	(2,344,369,860)	(108,114,400,620)
- Depreciation	-	(78,682,116)	(78,682,116)
- Exchange rate differences	(5,189,630,508)	(115,027,038)	(5,304,657,546)
31/12/2024	<u>(110,959,661,268)</u>	<u>(2,538,079,014)</u>	<u>(113,497,740,282)</u>
<b>Net book value</b>			
01/01/2024	-	115,415,650	115,415,650
31/12/2024	-	<u>42,396,429</u>	<u>42,396,429</u>

As of 31 December 2024: The original cost of fully depreciated intangible fixed assets that are still in use was VND 113,146,776,633 (as of 01 January 2024: VND 107,854,833,810).

(\*): This amount includes the initial contributed capital value of land use rights, which had a term until 13 April 2021. After this period, the Company is obligated to pay annual land rent to the Quang Ninh Provincial People's Committee (For details, see Note 18).



Ha Long, Bai Chay Ward, Ha Long City, Quang Ninh

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

14. TANGIBLE FIXED ASSETS

Items	Building VND	Machinery & Equipment VND	Furniture & Equipment VND	Office Equipment VND	Other VND	Total VND
Cost						
01/01/2024	1,052,455,743,440	300,669,201,500	14,713,124,480	18,856,678,700	37,320,751,630	1,424,015,499,750
- New acquisitions	-	580,924,506	-	-	792,654,141	1,373,578,647
- Disposals	-	(2,856,140,610)	-	(44,467,011)	(45,047,784)	(2,945,655,405)
- Exchange rate differences	51,638,979,352	14,752,402,450	721,902,784	925,207,210	1,831,151,129	69,869,642,925
31/12/2024	1,104,094,722,792	313,146,387,846	15,435,027,264	19,737,418,899	39,899,509,116	1,492,313,065,917
Accumulated depreciation						
01/01/2024	(282,953,585,220)	(276,481,523,270)	(14,257,647,870)	(18,833,017,890)	(36,443,857,460)	(628,969,631,710)
- Depreciation	(26,641,572,570)	(6,373,402,902)	(477,824,673)	(15,680,871)	(296,547,744)	(33,805,028,760)
- Eliminated on disposals	-	2,856,140,610	-	44,467,011	45,047,784	2,945,655,405
- Exchange rate differences	(13,883,181,726)	(13,565,628,541)	(699,554,721)	(924,046,287)	(1,788,126,118)	(30,860,537,393)
31/12/2024	(323,478,339,516)	(293,564,414,103)	(15,435,027,264)	(19,728,278,037)	(38,483,483,538)	(690,689,542,458)
Net book value						
01/01/2024	769,502,158,220	24,187,678,230	455,476,610	23,660,810	876,894,170	795,045,868,040
31/12/2024	780,616,383,276	19,581,973,743	-	9,140,862	1,416,025,578	801,623,523,459

As of 31 December 2024:

- The original cost of fixed assets at the end of the period, fully depreciated but still in use: VND 355,916,430,462 (as of 01 January 2024: VND 192,354,345,920).
- The remaining value of tangible fixed assets pledged or mortgaged for loans: VND 730,531,252,035 (as of 01 January 2024: VND 746,868,992,800).
- Fixed assets include some assets temporarily out of service for repairs with a remaining value of VND 2,623,684,773 (as of 01 January 2024: VND 2,683,756,860).

Ha Long, Bai Chay Ward, Ha Long City, Quang Ninh

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

15. LONG - TERM FINANCIAL INVESTMENTS

	31/12/2024			01/01/2024		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
	VND	VND	VND	VND	VND	VND
<b>Investments in equity of other entities</b>						
+ Royal International Securities Joint Stock Company	10,590,547,161	(*)	-	10,095,222,770	(*)	-
	<b>10,590,547,161</b>	<b>-</b>	<b>-</b>	<b>10,095,222,770</b>	<b>-</b>	<b>-</b>

(\*) As of 31 December 2024, and 1 January 2024, the Company has not yet determined the fair value of these investments for disclosure in the financial statements converted into Vietnam dong. The fair value of these investments may differ from their carrying value.

Detailed information about the Company's investments as of 31 December 2024, is as follows:

Name of Company	Place of Incorporation and Operations	Equity Interest (%)	Voting Rights Held (%)	Main Business Activities
Royal International Securities Joint Stock Company	12th Floor, CDC Building, No. 25 Le Dai Hanh Street, Hai Ba Trung District, Hanoi, Vietnam	2,25%	2,25%	Securities Brokerage; Proprietary Trading; Securities Custody; Underwriting for Securities Issuance; Securities Investment Advisory and Corporate Financial Advisory



ROYAL INTERNATIONAL JOINT STOCK CORPORATION

FINANCIAL STATEMENTS CONVERTED  
INTO VIETNAMESE DONG  
For the year ended 31 December 2024

Ha Long, Bai Chay Ward, Ha Long City, Quang Ninh

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

16. ACCOUNT PAYABLES

	31/12/2024		01/01/2024	
	Balance		Balance	
	VND	Amount can be settled	VND	Amount can be settled
<b>Short-term trade payables</b>				
- Kha Thuy Private Enterprise	727,514,641	727,514,641		606,900,980
- Development Century Trade and Tours Company.,LTD	-	-		997,653,360
- Dinh Nga Trading and Services Company Limited	328,966,998	328,966,998		-
- Mr Nguyen Manh Ha	203,896,017	203,896,017		-
- Ms Pham Thi Hien	191,249,559	191,249,559		-
- Others	2,113,132,208	2,113,132,208		2,528,794,200
	<b>3,564,759,423</b>	<b>3,564,759,423</b>	<b>4,133,348,540</b>	<b>4,133,348,540</b>

17. TAXES AND OTHER PAYABLES TO THE STATE

	01/01/2024	Amount payable	Amount paid	Amount deduct	Exchange rate differences	31/12/2024
	VND	VND	VND	VND	VND	VND
Payables						
- Output VAT	1,050,631,430	16,469,257,722	(14,139,095,442)	(1,897,435,893)	51,549,469	1,534,907,286
- Excise duty	2,035,913,440	34,652,603,826	(33,291,751,683)	-	99,917,144	3,496,682,727
- Personal income tax	108,699,490	1,476,223,962	(1,203,891,927)	-	5,308,775	386,340,300
- Housing and land tax, and rental charges	-	52,556,623,368	(52,556,623,368)	-	-	-
- Fees, charges and other payables	-	536,811,009	(205,770,399)	-	-	331,040,610
	<u>3,195,244,360</u>	<u>105,691,519,887</u>	<u>(101,397,132,819)</u>	<u>(1,897,435,893)</u>	<u>156,775,388</u>	<u>5,748,970,923</u>



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NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

18. ACCRUED EXPENSES

	31/12/2024	01/01/2024
	VND	VND
<b>Short-term</b>		
- Prepaid land lease	-	37,326,263,660
- Interest expenses	40,740,190,659	22,132,798,260
- Other accrued expenses	1,288,634,283	1,281,559,010
	<b>42,028,824,942</b>	<b>60,740,620,930</b>

(\*) According to Land Lease Contract No. 341/HĐ-TĐ dated 7 December 2018, signed between the Company and the People's Committee of Quang Ninh Province regarding the lease of a land lot with a total area of 62,377.6 m<sup>2</sup>, the Company is obligated to pay land rental fees from 13 April 2021. As of May 31, 2024, the Company received Land Rental Notification No. 5563/TB-CTQNI from the People's Committee of Quang Ninh Province, with key details as follows: Lease term: 25 years, until August 13, 2043; Payment method: Annual land rental payment; Land use purpose: Construction of a 5-star hotel and entertainment facilities; Land category: Commercial and service land; Land rental rate: 211,932 VND per m<sup>2</sup> per year; Stable rental rate period: From 13 April 2021, to 12 April 2026.

19. OTHER CURRENT LIABILITIES

	31/12/2024	01/01/2024
	VND	VND
<b>Short-term</b>		
- Payable to Long Bay Agency (*)	92,362,426,023	89,285,554,783
- Short-term deposits and guarantees received	54,798,583,905	52,235,630,850
- Unused deposited by customers	16,365,248,853	15,524,451,970
- Unused deposited by customers	16,857,618,102	16,069,180,140
- Other payables and liabilities	4,340,975,163	5,456,283,880
	<b>92,362,426,023</b>	<b>89,285,546,840</b>

(\*) The payable to Long Bay Agency is the amount deposited by Long Bay Agency with the Company to ensure that its customers can participate in the gaming activities at the Company's Club and to support the Company's business operations. This deposit does not accrue interest.

Ha Long, Bai Chay Ward, Ha Long City, Quang Ninh

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

## 20. SHORT - TERM AND LONG - TERM BORROWINGS

	01/01/2024		During the fiscal year					31/12/2024	
	Balance	Amount can be settled	Increase	Decrease	Reclassification	Unrealized exchange rate gain (loss)	Exchange rate differences due to conversion	Balance	Amount can be settled
	VND	VND	VND	VND	VND	VND	VND	VND	VND
Short - term borrowings	62,902,299,490	62,902,299,490	160,843,718,796	(128,214,982,620)	(12,291,378,768)	1,070,516,145	3,086,315,567	87,396,488,610	87,396,488,610
- <i>Short-term borrowings</i>	62,902,299,490	62,902,299,490	160,843,718,796	(128,214,982,620)	(12,291,378,768)	1,070,516,145	3,086,315,567	87,396,488,610	87,396,488,610
Vietnam Public Joint Stock Commercial Bank - Quang Ninh Branch (1)	39,709,747,270	39,709,747,270	144,751,003,986	(115,948,728,597)	-	818,814,177	1,948,367,741	71,279,204,577	71,279,204,577
Ho Chi Minh City Development Joint	6,192,561,110	6,192,561,110	4,082,753,186	(6,496,400,523)	-	34,543,368	303,839,413	4,117,276,554	4,117,276,554
Xuan Lan Real Estate Company Limited	16,999,991,110	16,999,991,110	12,009,981,624	(5,769,853,500)	(12,291,378,768)	217,158,600	834,108,413	12,000,007,479	12,000,007,479
Long - term borrowings	115,750,006,370	115,750,006,370	-	-	12,291,378,768	(6,470,695,005)	5,679,300,271	127,249,990,404	127,249,990,404
- <i>Long-term borrowings</i>	115,750,006,370	115,750,006,370	-	-	12,291,378,768	(6,470,695,005)	5,679,300,271	127,249,990,404	127,249,990,404
Xuan Lan Real Estate Company Limited	115,750,006,370	115,750,006,370	-	-	12,291,378,768	(6,470,695,005)	5,679,300,271	127,249,990,404	127,249,990,404

(1) The loan under Credit Agreement No. 228/2024/HĐHM/PVBQNH-G, signed on 10 October 2024, between Royal International Corporation (“the Borrower”) and Vietnam Public Commercial Joint Stock Bank - Quang Ninh Branch (“the Lender”), with the following details:

- Credit limit: VND 75,500,000,000; Maximum payment guarantee amount: VND 1,500,000,000.
- Purpose of the loan: Working capital financing and issuance of payment guarantees for business operations.
- Contract term: 12 months from the signing date.
- Principal repayment period: 6 months from the disbursement date.
- Loan interest rate: 9% - 13% per annum.

*Collateral: Mortgage of eight secured assets, which are construction works within the "5-Star Hotel and Entertainment Complex" project located in Bai Chay Ward, Ha Long City, Quang Ninh Province (including the 5-star hotel, villas, amusement park, and other functional areas built on leased land with annual rental payments, excluding the land use rights value)*



Ha Long, Bai Chay Ward, Ha Long City, Quang Ninh

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

20. SHORT - TERM AND LONG - TERM BORROWINGS (CONT'D)

(2) The loan under Credit Agreement No. 30563/24MB/HDTD, signed on 09 December 2024, between Royal International Corporation ("the Borrower") and Ho Chi Minh City Development Commercial Joint Stock Bank - Quang Ninh Branch ("the Lender"), with the following details:

- **Credit limit:** VND 10,000,000,000; *Guarantee issuance limit: up to VND 10,000,000,000.*
- **Purpose of the loan:** *Working capital financing (for electricity payments and employee salaries) to support the Company's business operations in accommodation, hotels, restaurants, and gaming entertainment services.*
- **Contract term:** 36 months from the signing date.
- **Principal repayment period:** *The repayment term for each disbursement/credit facility is specified in the respective loan agreements, guarantee agreements, or other relevant credit agreements and may extend beyond the credit limit expiration date.*
- **Loan interest rate:** *Specified in each loan agreement/credit facility agreement/guarantee agreement, based on HD Bank's prevailing lending rates and subject to periodic adjustments as notified by HD Bank.*

**Debt security measures:** *Guarantee by Chen Yu Chen and other assets owned/used by the Borrower/Credit Beneficiary and/or a third party.*

(3) The loan under Credit Agreements between Royal International Corporation ("the Borrower") and Lam Xuan Real Estate Co., Ltd. ("the Lender"), with the following details:

- **Purpose of the loan:** *Working capital financing.*
  - **Contract term:** 12 months from the signing date.
  - **Principal repayment period:** 12 months from the disbursement date.
  - **Loan interest rate:** 12.1% - 13.8% per annum.
- Collateral:** *No collateral required.*

(4) The loan under Credit Agreements between Royal International Corporation ("the Borrower") and Lam Xuan Real Estate Co., Ltd. ("the Lender"), with the following details:

- **Purpose of the loan:** *Working capital financing and fixed asset construction.*
  - **Contract term:** 3 years from the signing date.
  - **Principal repayment period:** 3 years from the disbursement date.
  - **Loan interest rate:** 12.1% - 12.5% per annum.
- Collateral:** *No collateral required.*

**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**21. OWNERS' EQUITY**

**21.1 EQUITY TRANSACTIONS WITH OWNERS**

	31/12/2024	01/01/2024
	VND	VND
- Khai Viet Investment Co., Ltd	369,386,320,000	369,386,320,000
- Ms Nguyen Tieu Mai	35,870,510,000	35,870,510,000
- Other shareholders	298,430,710,000	298,430,710,000
	<b>703,687,540,000</b>	<b>703,687,540,000</b>

**21.2 EQUITY TRANSACTIONS WITH OWNERS**

	Year 2024	Year 2023
	VND	VND
<b>Owner's invested equity</b>		
+ Opening equity	703,687,540,000	703,687,540,000
+ Closing capital	703,687,540,000	703,687,540,000

**21.3 SHARES**

	31/12/2024	01/01/2024
	Shares	Shares
- Number of shares registered for issuance	70,368,754	70,368,754
- Number of shares sold public market	70,368,754	70,368,754
+ <i>Common shares</i>	70,368,754	70,368,754
- Number of shares outstanding	70,368,754	70,368,754
+ <i>Common shares</i>	70,368,754	70,368,754

\* Par value of shares outstanding (10,000 VND/Shares)

**21.4 FUNDS**

	31/12/2024	01/01/2024
	VND	VND
- Development investment funds	11,206,193,409	11,206,193,409



**ROYAL INTERNATIONAL JOINT STOCK CORPORATION**

**FINANCIAL STATEMENTS  
CONVERTED INTO  
VIETNAMESE DONG**

Ha Long, Bai Chay Ward, Ha Long City, Quang Ninh

For the year ended 31 December 2024

**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**21.5. STATEMENT OF CHANGES IN EQUITY**

Items	Share capital	Share premium	Exchange rate difference	Development investment fund	Undistributed profit after tax	Total
	VND	VND	VND	VND	VND	VND
<b>01/01/2023</b>	<b>703,687,540,000</b>	<b>81,363,105,200</b>	<b>322,154,417,926</b>	<b>11,206,193,409</b>	<b>(475,156,970,375)</b>	<b>643,254,286,160</b>
- Net loss for the year	-	-	-	-	(101,781,679,389)	(101,781,679,389)
- Exchange rate difference	-	-	17,089,723,519	-	-	17,089,723,519
<b>31/12/2023</b>	<b>703,687,540,000</b>	<b>81,363,105,200</b>	<b>339,244,141,445</b>	<b>11,206,193,409</b>	<b>(576,938,649,764)</b>	<b>558,562,330,290</b>
<b>01/01/2024</b>	<b>703,687,540,000</b>	<b>81,363,105,200</b>	<b>339,244,141,445</b>	<b>11,206,193,409</b>	<b>(576,938,649,764)</b>	<b>558,562,330,290</b>
- Net loss for the year	-	-	-	-	(27,199,576,800)	(27,199,576,800)
- Exchange rate difference	-	-	26,929,180,206	-	-	26,929,180,206
<b>31/12/2024</b>	<b>703,687,540,000</b>	<b>81,363,105,200</b>	<b>366,173,321,651</b>	<b>11,206,193,409</b>	<b>(604,138,226,564)</b>	<b>558,291,933,696</b>

**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**22. OFF- BALANCE SHEET ITEMS**

**a) Cash as of 31 December 2024, includes the following foreign currencies:**

	31/12/2024	31/12/2023
- VND	16,467,375,271	11,662,893,464
- KRW	520,000	65,640,000
- JPY	20,000	300,000
- THB	1,000	182,900
- SGD	600	27,066
- HKD	425,800	502,100
- AUD	1,170	1,200
- CAD	100	195
- EURO	1,699	10,498

**b) Leased assets**

The Company signed Land Lease Contract No. 341/HĐ-TĐ dated 07 December 2018, with the People's Committee of Quang Ninh Province for a leased land area of 62,377.6 m<sup>2</sup>. As of 31 May 2024, the Company received Land Rental Notification No. 5563/TB-CTQNI from the People's Committee of Quang Ninh Province. Key details include: Lease term: 25 years, until 13 August 2043; Land rental payment method: Annual payment; Land use purpose: Construction of a 5-star hotel and entertainment facilities; Land type: Commercial and service land; Land rental unit price: VND 211,932/m<sup>2</sup>/year; Land rental unit price stabilization period: From 13 April 2021, to 12 April 2026. The Company has not yet determined the exact minimum lease payments related to this land lease contract after 12 April 2026. However, based on the estimated rental price recorded in accordance with Notification No. 5563/TB-CTQNI (Note 18), the total minimum lease payments from 01 January 2024, until the lease expiration date (13 August 2043), are estimated to be approximately VND 259,470,453,217.

**23. REVENUE**

	Year 2024 VND	Year 2023 VND
<b>Revenues from sales and services</b>		
- Revenue from room and premise rental	14,477,629,584	23,994,989,182
- Revenue from prize-winning games	97,217,201,136	66,739,185,151
- Revenue from foods and beverages	18,429,577,584	18,797,228,764
- Revenue from other services	3,229,802,400	2,043,228,219
	<b>133,354,210,704</b>	<b>111,574,631,316</b>



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**24. COST OF GOODS SOLD**

	Year 2024 VND	Year 2023 VND
- Staff costs	42,118,782,288	46,581,846,196
- Depreciation and amortization	31,244,882,592	45,637,069,652
- Raw materials	10,684,975,488	10,463,481,903
- Others	28,774,276,080	49,929,859,637
	<b>112,822,916,448</b>	<b>152,612,257,388</b>
<b>Purchases from related parties</b> <i>(Refer to note 32 for more detail)</i>	<b>5,558,784</b>	<b>99,457,240</b>

**25. FINANCIAL INCOME**

	Year 2024 VND	Year 2023 VND
- Interest income	9,851,952	9,032,648
- Realised foreign exchange gains	7,683,108,048	5,006,393,200
- Net gain from foreign currency translation at period-end	4,324,634,688	2,180,327,480
- Others	190,388,352	347,372,580
	<b>12,207,983,040</b>	<b>7,543,125,908</b>

**26. FINANCIAL EXPENSES**

	Year 2024 VND	Year 2023 VND
- Interest expenses	22,962,765,936	22,343,215,748
- Realised foreign exchange losses	767,509,248	2,361,893,314
- Others	487,014,000	-
	<b>24,217,289,184</b>	<b>24,705,109,062</b>

**27. ADMINISTRATIVE EXPENSES AND SELLING EXPENSES**

	Year 2024 VND	Year 2023 VND
<b>General and administrative expenses</b>	<b>23,144,890,560</b>	<b>29,223,426,971</b>
- Staff costs	14,780,856,288	19,050,118,885
- Depreciation and amortization	895,162,752	935,431,597
- Provision exp for doubtful debts	1,288,223,376	2,102,156,638
- Outsourcing fee	(274,564,224)	(162,827,894)
- Others	6,455,212,368	7,298,547,745
<b>Selling expenses</b>	<b>12,154,132,320</b>	<b>13,966,347,602</b>
- Staff costs	8,664,109,344	9,783,703,072
- Depreciation and amortization	1,159,924,656	1,122,859,043
- Others	2,330,098,320	3,059,785,487
<b>Total</b>	<b>35,299,022,880</b>	<b>43,189,774,573</b>

**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**28. COST BY FACTORS**

	Year 2024 VND	Year 2023 VND
- Raw materials	10,684,975,488	10,463,481,903
- Staff costs	65,563,747,920	75,415,668,153
- Depreciation	33,299,994,816	47,695,360,292
- Provision exp for doubtful debts	(274,564,224)	(162,827,894)
+ Allowance for doubtful accounts	(274,564,224)	(162,827,894)
- Others	38,847,785,328	62,390,349,507
	<b>148,121,939,328</b>	<b>195,802,031,961</b>

**29. CURRENT CORPORATE INCOME TAX (CIT)**

	Year 2024 VND	Year 2023 VND
Net profit before tax	(27,199,576,800)	(101,781,679,389)
Adjustments increasing taxable income	876,972,624	1,566,419,715
Adjustments decreasing taxable income	1,057,111,968	828,378,185
Taxable corporate income	(27,379,716,144)	(101,043,637,859)
Corporate income tax rate	20%	20%
<b>Total CIT charge</b>	-	-

Taxable losses can be carried forward to offset taxable income in future years for up to five consecutive years, starting from the year immediately following the loss year. The actual amount of losses carried forward for tax purposes will be subject to review and approval by the tax authorities and may differ from the figures presented in the financial statements. The estimated losses that can be offset against the Company's future taxable income are as follows:

Year of tax loss	Losses incurred VND	Losses utilised VND	Losses carried forward VND
Year 2020	80,922,557,268	-	80,922,557,268
Year 2021	98,571,838,295	-	98,571,838,295
Year 2022	60,524,514,588	-	60,524,514,588
Year 2023	101,043,637,859	-	101,043,637,859
Year 2024	27,379,716,144	-	27,379,716,144

The Company does not recognize deferred corporate income tax assets for its incurred taxable losses because the likelihood of generating future taxable income to offset these losses is considered uncertain.

The corporate income tax expense for the financial year is estimated based on taxable income and may be subject to adjustments depending on the tax authorities' review.



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**30. LOSS PER SHARE**

**30.1. BASIC LOSS PER SHARE**

Basic loss per share is calculated by dividing the net loss by the weighted average number of common shares outstanding during the year. The details are as follows:

	Year 2024 VND	Year 2023 VND
Net profit/loss	(27,199,576,800)	(101,781,679,389)
Profit/loss attributable to ordinary shareholders	(27,199,576,800)	(101,781,679,389)
Weighted average number of ordinary shares in issue	70,368,754	70,368,754
<b>Basic loss per share (VND/Shares)</b>	<b>(387)</b>	<b>(1,446)</b>

**30.2. DILUTED LOSS PER SHARE**

The Company did not have any ordinary shares potentially diluted during the year and up to the date of this financial statements. Therefore, the diluted loss per share is equal to the basic loss per share.

**31. SEGMENT REPORTING**

All the Company's business activities are carried out in Quang Ninh province, Vietnam. The Legal representatives of the Company determines that the management decisions of the Company are based primarily on the types of services provided by the Company. As a result, the primary segment reporting of the Company is presented in respect of the Company's business segments. Revenue and expenses by Company's business segments as follows:

	Year 2024		Total
	Club for prize - winning games	Hotel and Villas	
	VND	VND	VND
Net revenue from sales of goods and rendering services	97,217,201,136	36,137,009,568	133,354,210,704
Total depreciation and amortisation of fixed assets and allocation of long term prepaid expenses	(8,428,406,976)	(24,871,563,024)	(33,299,970,000)
Segment assets	150,587,772,636	726,206,967,783	876,794,740,419
Unallocated assets			46,313,035,857
<b>Total assets</b>	<b>150,587,772,636</b>	<b>726,206,967,783</b>	<b>923,107,776,276</b>
Segment liabilities	125,197,993,140	92,502,922,587	217,700,915,727
Unallocated liabilities	-	-	147,114,926,853
<b>Total liabilities</b>	<b>125,197,993,140</b>	<b>92,502,922,587</b>	<b>364,815,842,580</b>

**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**31. SEGMENT REPORTING (CONT'D)**

	Year 2023		
	Club for prize - winning games	Hotel and Villas	Total
	VND	VND	VND
Net revenue from sales of goods and rendering services	66,739,185,151	44,835,446,165	111,574,631,316
Total depreciation and amortisation of fixed assets and allocation of long term prepaid expenses	(10,192,718,670)	(37,502,641,622)	(47,695,360,292)
Total expense incurred for purchases of fixed assets	-	1,927,821,727	1,927,821,727
Segment assets	149,560,894,670	716,539,998,490	866,100,893,160
Unallocated assets	-	-	37,977,862,630
<b>Total assets</b>	<b>149,560,894,670</b>	<b>716,539,998,490</b>	<b>904,078,755,790</b>
Segment liabilities	84,391,777,175	88,051,020,369	172,442,797,544
Unallocated liabilities	-	-	173,073,627,956
<b>Total liabilities</b>	<b>84,391,777,175</b>	<b>88,051,020,369</b>	<b>345,516,425,500</b>

**32. RELATED PARTY DISCLOSURES**

Transactions with relate party

	Year 2024 VND	Year 2023 VND
Buying goods from related parties	5,558,784	99,457,240
- Other related parties	5,558,784	99,457,240

Income and loan of the Board of Director

	Position	Year 2024 VND	Year 2023 VND
Ms Chen Yu Chen	Chairman of the Board of Directors	360,003,507	241,479,196
Mr Lin Yi Huang	Member of the Board of Directors	59,996,376	451,007,802
Ms Nguyen Mai Phuong	Member of the Board of Directors	119,992,752	121,556,380
Mr Dau Quoc Dung	Member of the Board of Directors	240,010,755	160,978,123
Mr Tran Gia Ngoc Phuong	Member of the Board of Directors	167,994,903	170,154,909
Ms Nguyen Tieu Mai	Member of the Board of Directors	-	41,055,307
Ms Nguyen Khoa Hoang Oanh	Member of the Board of Directors	-	82,110,614
Mr Nguyen Thang Hien	Deputy General Director	59,213,595	741,277,711
Ms Tran Thi Hong Lieu	Deputy General Director	1,037,412,084	268,553,117
Ms Nguyen Thi Thu Binh	Acting Chief Accountant	367,831,317	-
Ms Mai Thi Dung	Chief Accountant	253,393,785	402,433,296
Ms Cao Thi Huyen	Chief Accountant	-	148,149,841
		<b>2,665,849,074</b>	<b>2,828,756,296</b>



**NOTES TO THE FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)*

**33. CONTINGENT LIABILITIES**

The company signed the land rental contract No. 341/HD-TD dated 7 December 2018 with the People's Committee of Quang Ninh Province and carried out the construction of building and infrastructure on the land with total area of 62,377.6 m<sup>2</sup> at Ha Long Street, Bai Chay Ward, Ha Long City, Quang Ninh Province. This contract stipulates that the settlement of assets on land at the end of the rental period shall be made in accordance with the prevailing regulations and law. The Legal representatives assessed that the Company may have the obligation to dismantle, remove the Company's assets on land and restore the land to its original conditions. This obligation can only be ascertained when there are further events in the future, such as additional discussion with the lessor or when the governmental authority promulgates additional legal documents for clarifying lessee's obligation for land restoration. Accordingly, the land restoration obligation has not been determined at the date of the financial statements for the year ended 31 December 2024.

**34. COMPARATIVE FIGURES**

The comparative figures are the financial statement figures converted into Vietnam dong for the financial year ended 31 December 2023, which were audited by another audit firm.

Quang Ninh, 27 March 2025

Nguyen Thi Hue  
Preparer

Nguyen Thi Thu Binh  
Acting Chief Accountant



Trần Thị Hồng Liễu  
Deputy General Director

