



CÔNG TY TNHH DỊCH VỤ TƯ VẤN TÀI CHÍNH KẾ TOÁN & KIỂM TOÁN PHÍA NAM
SOUTHERN AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES COMPANY LIMITED (AASCS)

HIGH GRADE BRICK TILE CORPORATION

Audited financial statements

For the financial year 2024, ended 31 December 2024

(Vietnamese report is the official report to reference)

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HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province.

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of High Grade Brick Tile Corporation presents the financial report of the Company for the fiscal year ended on December 31, 2024.

High Grade Brick Tile Corporation ("the Company"), equitized from the High Grade Brick Tile Factory under Binh Duong Building Materials and Construction Company (now Binh Duong Building Materials and Construction Corporation) operates under the Business Registration Certificate and Tax Identification Number 3700762464 (with the 12th amended registration issued on May 02, 2024) with a charter capital of VND 50,161,240,000, issued by the Business Registration Office of the Department of Planning and Investment of Binh Duong Province.

As of December 31, 2024, the Company's actual contributed capital amounts to VND 50,161,240,000.

Head Office Address : 246 Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province.

Phone : 0274.3.658.278 **Fax**: 0274.3.625.379

Legal Representative : Mr. Nguyen An – Director

The Company operates subsidiary branches as follows:

- Non-Fired Brick Plant Branch of High Grade Brick Tile Corporation: Branch code 3700762464-001, initially registered on August 13, 2013, by the Department of Planning and Investment of Binh Duong Province, located in Dong Chinh Hamlet, Phuoc Hoa Commune, Phu Giao District, Binh Duong Province. Due to limited demand for non-fired bricks, the Company has deferred the construction of this plant.
- Binh Phuoc Branch High Grade Brick Tile Corporation: Operating under Branch Registration Certificate No. 3700762464-002, initially registered on March 13, 2017, by the Department of Planning and Investment of Binh Phuoc Province. Located in Hamlet 1, Tan Lap Commune, Dong Phu District, Binh Phuoc Province. The branch focuses on the production and trading of various types of construction stone (excluding stone quarrying). Production has ceased, and the Company is processing the dissolution of the Binh Phuoc Branch according to Resolution No. 05/04/NQ-HĐQT dated August 12, 2022.

Primary Business Activities:

- Mining of clay for tile manufacturing;
- Extraction of sand and related construction materials (subject to approval from regulatory authorities);
- Production of tiles using the Tuynel kiln method;

Subsequent Events

No material events have occurred from the fiscal year-end on December 31, 2024, up to the date of issuance of these financial statements.

HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province.

The Board of Directors, Supervisory Board, Board of Management, and Chief Accountant

The composition of the Board of Directors, Supervisory Board, Board of Management, and Chief Accountant during the fiscal year and as of the date of this statement is as follows:

Board of Directors

<u>Full name</u>	<u>Nationality</u>	<u>Position</u>	<u>Appointed</u>
- Mr. Mai Van Chanh	Vietnam	Chairman	22/04/2021
- Mr. Huynh Thanh Son	Vietnam	Member	22/04/2021
- Mr. Tran Thien The	Vietnam	Member	22/04/2021
- Mrs. Pham Thi Bang Trang	Vietnam	Member	22/04/2021
- Mr. Pham Ngu Co	Vietnam	Member	22/04/2021

Board of Management

<u>Full name</u>	<u>Nationality</u>	<u>Position</u>	<u>Appointed</u>	<u>Resigned</u>
- Mr. Nguyen An	Vietnam	General Director	25/03/2024	
- Mr. Truong Van Hien	Vietnam	General Director	26/12/2019	25/03/2024
- Mr. Le Tien Hung Cuong	Vietnam	Deputy Director	01/07/2024	01/07/2024

Supervisory Board

<u>Full name</u>	<u>Nationality</u>	<u>Position</u>	<u>Appointed</u>
- Mr. Nguyen Hoang Chau	Vietnam	Head of Board	22/04/2021
- Mrs. Nguyen Thi Anh	Vietnam	Member	22/04/2021
- Mrs. Mai Thi Thanh Thuy	Vietnam	Member	22/04/2021

Chief Accountant

<u>Full name</u>	<u>Nationality</u>	<u>Appointed</u>
- Mr. Hua Ngoc Chinh	Vietnam	01/12/2006

Auditor

The auditors of Southern Auditing and Accounting Financial Consulting Services Company Limited (AASCs) has been appointed to audit the financial statement of Company in 2024.

Declaring the responsibility of the Board of Management about financial statements

The Board of Management is responsible for the financial statements of the Company which give a true and fair view of the financial position of the Company and of the results of its operations and its cash flows for the year. In preparing these financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- Applicable accounting standards have been followed, no material departures need to be disclosed and explained in the financial statements;



HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province.

- Prepare the financial statements on going concern basis unless it is inappropriate to presume that the Company will continue in business;

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirmed that it has complied with the above requirements in preparing the accompanying financial statements.

The Board of Management does hereby state that, in its opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2024 and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of financial statements.

Binh Duong, 17 March 2025

ON BEHALF OF THE BOARD OF MANAGEMENT

DIRECTOR



NGUYEN AN

APPROVAL OF FINANCIAL STATEMENTS

We, the Board of Directors of High Grade Brick Tile Corporation, approve the financial statements for the year ended 31 December 2024.

Binh Duong, 17 March 2025

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN



MAI VAN CHANH

No: 160 /BCKT/TC/2025/AASCS

INDEPENDENT AUDITOR'S REPORT

*On the financial statements of High Grade Brick Tile Corporation
for the year ended 31 December 2024*

**To : SHAREHOLDERS, BOARD OF DIRECTORS, AND BOARD OF MANAGEMENT
HIGH GRADE BRICK TILE CORPORATION**

We have audited the accompanying financial statements of High Grade Brick Tile Corporation ("the Company") as prepared on 17 March 2025 and set out on page 06 to 39, which comprise the balance sheet as at 31 December 2024, and the income statement and the cash flow statement for the year then ended and the notes thereto.

The Board of Management' Responsibility

The Board of Management is responsible for the preparation and fair presentation of these financial statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements; and for such internal control as management determines is necessary to ensure the preparation and presentation of the financial statements are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Auditing Standards. Those standards require that we comply with ethical regulations and standards, plan and perform the audit to obtain reasonable assurance about 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. The procedures selected depend on the auditor's judgement, including assessments of the risk of material misstatement in financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate with actual circumstance, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Company's Board of 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.

The opinion of the auditor

In our opinion, the financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 31 December 2024, and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the financial statements.

Ho Chi Minh City, 17 March 2025

Southern Auditing and Accounting Financial Consulting Services Company Limited -

AASCs

Deputy Director



Le Kim Ngoc

Audit Practising Registration Certificate:
0181-2023-142-1

Auditor

Nguyen Dang Le Trung

Audit Practising Registration Certificate:
3264-2022-142-1



BALANCE SHEET
AS AT 31 DECEMBER 2024

Unit: VND

Items	Codes	Notes	Ending balance	Beginning balance
(1)	(2)	(3)	(4)	(5)
A. CURRENT ASSETS	100		13,093,474,429	21,071,567,076
I. Cash and cash equivalents	110	6.1	3,937,999,063	1,860,475,002
1. Cash	111		2,720,445,355	1,860,475,002
2. Cash equivalents	112		1,217,553,708	-
II. Short-term receivables	130		1,168,756,920	4,494,014,653
1. Short-term trade receivables	131	6.2	2,777,737,616	4,679,875,236
2. Short-term prepayments to suppliers	132		16,170,444	90,000,600
3. Other short-term receivables	136		249,612,200	10,000,000
4. Short-term provision for doubtful debts	137	6.2	(1,874,763,340)	(285,861,183)
III. Inventories	140	6.3	7,395,727,852	13,763,260,762
1. Inventories	141		7,548,661,082	13,763,260,762
2. Provision for decline in value of inventories	149		(152,933,230)	-
IV. Other current assets	150		590,990,594	953,816,659
1. Deductible value added tax	152		62,233,632	62,233,632
2. Taxes and other receivables from government budget	153	6.10	528,756,962	891,583,027
B. NON-CURRENT ASSETS	200		68,712,846,823	68,001,646,338
I. Long-term receivables	210		2,144,992,790	846,577,301
1. Other long-term receivables	216	6.4	2,144,992,790	846,577,301
II. Fixed assets	220		989,857,573	1,271,928,613
1. Tangible fixed assets	221	6.5	989,857,573	1,271,928,613
- Costs	222		21,184,018,400	21,282,245,913
- Accumulated depreciation	223		(20,194,160,827)	(20,010,317,300)
III. Other long-term assets	260		65,577,996,460	65,883,140,424
1. Long-term prepaid expenses	261	6.6	65,403,164,472	65,722,713,404
2. Deferred income tax assets	262	6.7	169,831,988	160,427,020
TOTAL ASSETS (270 = 100 + 200)	270		81,806,321,252	89,073,213,414

BALANCE SHEET

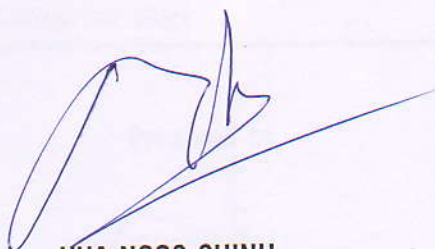
AS AT 31 DECEMBER 2024

Unit: VND

Items	Codes	Notes	Ending balance	Beginning balance
(1)	(2)	(3)	(4)	(5)
C. LIABILITIES	300		12,376,564,611	18,384,868,321
I. Short-term liabilities	310		11,527,404,670	17,582,733,219
1. Short-term trade payables	311	6.8	2,907,946,642	4,820,797,320
2. Short-term advances from customers	312	6.9	275,547,497	84,151,828
3. Tax and other payables to the State	313	6.10	1,922,719,482	5,931,428,445
4. Payables to employees	314		339,171,000	41,615,000
5. Short-term accrued expenses	315	6.11	431,466,788	423,653,967
6. Other short-term payments	319	6.12	1,902,805,150	2,250,439,377
7. Short-term loans and finance lease liabilities	320	6.13	3,600,000,000	4,000,000,000
8. Bonus and welfare fund	322		147,748,111	30,647,282
II. Long-term liabilities	330		849,159,941	802,135,102
1. Long-term provisions	342	6.14	849,159,941	802,135,102
D. OWNER'S EQUITY	400		69,429,756,641	70,688,345,093
I. Owner's equity	410	6.15	69,429,756,641	70,688,345,093
1. Contributed capital	411		50,161,240,000	50,161,240,000
- Ordinary shares with voting rights	411a		50,161,240,000	50,161,240,000
2. Treasury shares	415		(730,457,045)	(730,457,045)
3. Development and investment funds	418		18,340,444,198	18,340,444,198
4. Undistributed profit after tax	421		1,658,529,488	2,917,117,940
- Undistributed profit after tax brought forward	421a		523,778,420	2,779,458,453
- Undistributed profit after tax for the current year	421b		1,134,751,068	137,659,487
TOTAL RESOURCES (440=300+400)	440		81,806,321,252	89,073,213,414

Binh Duong, March 2025

Prepared by



HUA NGOC CHINH

Chief Accountant



HUA NGOC CHINH

Director




NGUYEN AN

INCOME STATEMENT

YEAR 2024

Unit: VND

Items	Codes	Notes	Current year	Previous year
(1)	(2)	(3)	(4)	(5)
1. Revenue from sales of goods and rendering of services	01	7.1	22,439,004,239	17,286,549,382
2. Revenue deductions	02		-	-
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		22,439,004,239	17,286,549,382
4. Cost of goods sold and services rendered	11	7.2	14,280,643,423	13,245,039,498
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		8,158,360,816	4,041,509,884
6. Financial income	21	7.3	21,212,420	6,389,783
7. Financial expenses	22	7.4	450,104,794	456,000,000
- In which: Interest expenses	23		450,104,794	456,000,000
8. Selling expenses	25	7.5	879,232,388	787,004,531
9. General and administration expenses	26	7.6	4,382,792,278	3,155,374,722
10. Net profit from operating activities (30=20+(21-22)-(25+26))	30		2,467,443,776	(350,479,586)
11. Other income	31	7.7	140,640,111	1,548,959,878
12. Other expenses	32	7.8	797,024,136	776,395,169
13. Net other profit/(loss) (40=31-32)	40		(656,384,025)	772,564,709
14. Accounting profit/(loss) before tax (50=30+40)	50		1,811,059,751	422,085,123
15. Current corporate income tax expenses	51	7.9	530,974,870	-
16. Deferred corporate income tax expenses	52	7.10	(9,404,968)	269,407,763
17. Net profit/(loss) after corporate income tax (60=50-51-52)	60		1,280,680,913	152,677,360
18. Basic earnings per share	70	7.11	228	27
19. Diluted earnings per share	71	7.12	228	27

Binh Duong, 17 March 2025

Prepared by



HUA NGOC CHINH

Chief Accountant



HUA NGOC CHINH

Director



NGUYEN AN

CASH FLOW STATEMENT

(Direct method)

Year 2024

Unit: VND

ITEMS	Code	Notes	Current year	Previous year
I. Cash flows from operating activities				
1- Proceeds from sales and services rendered and other revenues	01		30,029,032,730	22,582,549,192
2- Expenditures paid to suppliers	02		(5,630,397,974)	(10,790,449,424)
3- Expenditures paid to employees	03		(2,655,124,000)	(6,216,511,000)
4- Paid interests	04		(508,643,836)	(342,312,329)
5- Other proceeds from operating activities	06		104,616,000	119,169,192
6- Other expenditures on operating activities	07		(7,131,262,006)	(5,549,507,260)
Net cash flows from operating activities	20		14,208,220,914	(197,061,629)
II. Cash flows from investing activities				
1- Expenditures on purchase and construction of fixed assets and long-term assets	21		(9,305,915,394)	(375,007,350)
2- Proceeds from disposal or transfer of fixed assets and other long-term assets	22		122,727,273	-
3- Proceeds from interests, dividends and distributed profits	27		21,212,420	6,389,783
Net cash flows from investing activities	30		(9,161,975,701)	(368,617,567)
III. Cash flows from financial activities				
1- Proceeds from borrowings	33		3,000,000,000	-
2- Repayment of principal	34		(3,400,000,000)	-
3- Dividends and profits paid to owners	36		(2,568,721,152)	(996,131,385)
Net cash flows from financial activities	40		(2,968,721,152)	(996,131,385)
Net cash flows during the fiscal year (50=20+30+40)	50		2,077,524,061	(1,561,810,581)
Cash and cash equivalents at the beginning of fiscal year	60	6.1	1,860,475,002	3,422,285,583
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the year (70=50+60+61)	70	6.1	3,937,999,063	1,860,475,002

Prepared by



HUA NGOC CHINH

Chief Accountant



HUA NGOC CHINH

Director

Binh Duong, 17 March 2025



NGUYEN AN

HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province.

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

Financial Statements

For the year ended

31 December 2024

1. OPERATION CHARACTERISTICS OF THE COMPANY

Form of ownership: Joint Stock Company

High Grade Brick Tile Corporation ("the Company"), equitized from the High Grade Brick Tile Factory under Binh Duong Building Materials and Construction Company (now Binh Duong Building Materials and Construction Corporation) operates under the Business Registration Certificate and Tax Identification Number 3700762464 (with the 12th amended registration issued on May 02, 2024) with a charter capital of VND 50,161,240,000, issued by the Business Registration Office of the Department of Planning and Investment of Binh Duong Province.

As of December 31, 2024, the Company's actual contributed capital amounts to VND 50,161,240,000.

Principal activities:

- Production of Bricks and Tiles using Tuynel Kiln;
- Wholesale of Construction Bricks, Tiles, Stones, Sand, and Gravel (excluding inland waterway operations);
- Construction of Tuynel Kiln;
- Consulting and Technology Transfer for Clay Brick and Tile Firing using Tuynel Kiln;

Business fields:

The Company's principal activities are the production of high-quality construction bricks and tiles, the extraction of clay for brick and tile production, and supplying these products to other manufacturers. At the Binh Phước branch, the primary activities involved the production and trading of construction stones, which have been suspended since July 2022. Currently, the Company is in the process of dissolving the Binh Phuoc branch in accordance with Resolution No. 05/04/NQ-HDQT dated August 12, 2022, issued by the Board of Directors.

Operating cycle : 12 months.

The number of Company's employees as at 31 December 2024 was 19 employees (31 December 2023: 27 employees).

2. ACCOUNTING PERIOD AND ACCOUNTING MONETARY UNIT

2.1. Financial year

The Company's first accounting period commenced on December 1, 2006, and ended on December 31, 2007.

Subsequent accounting periods of the Company commence on January 1 and end on December 31 of each year.

2.2. Accounting currency

The financial statements are prepared in Vietnam Dong (VND) which is also the Company's accounting currency.

HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province.

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

Financial Statements

For the year ended

31 December 2024

3. APPLIED ACCOUNTING SYSTEM

3.1. Applied accounting system:

The Company applies the Vietnamese accounting system issued under the Ministry of Finance's Circular 200/2014/TT-BTC dated 22 December 2014, Circular 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC and Vietnamese Accounting Standards issued by the Ministry of Finance in preparing and presenting the financial statements for the fiscal year 2024.

3.2. Form of accounting records

The Company is applying the accounting form of the general journal.

4. Announcement on compliance with Vietnamese accounting standards and system

The Company has applied Vietnamese Accounting Standards and guiding documents issued by the State. The financial statements are prepared and presented in accordance with the regulations of standards, circulars guiding the implementation of current standards and accounting regimes being applied.

5. APPLIED ACCOUNTING POLICIES

5.1. Principles of recording cash: cash on hand, cash in bank and cash in transit

Principles of recording cash equivalents: Cash equivalents are short-term high liquid investments with an original maturity of less than 3 months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value from the date of purchase to the date of presenting financial statements.

Principles and methods of converting other currencies

Transactions denominated in foreign currencies are translated into Vietnam Dong at the actual exchange rate at the date of the transaction.

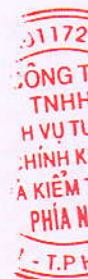
At the end of the accounting period, bank deposits and receivables denominated in foreign currencies are evaluated at the buying exchange rate, while payables denominated in foreign currencies are assessed at the selling exchange rate of the bank where the Company maintains its transaction accounts.

5.2. Principles of recording inventories

Recognition principles: Inventories are stated at historical cost. Where the net realizable value is lower than historical cost, inventories must be recorded at net realizable value. The cost of inventories comprise all costs of purchase, costs of conversion and other directly relevant costs arising in bringing the inventories to their current locations and conditions.

The cost of externally purchased inventories includes the purchase price, non-refundable taxes, transportation, handling, storage costs incurred during the purchase process, and other costs directly attributable to the acquisition of inventories.

The cost of inventory produced by the entity includes direct raw material costs, direct labor costs, fixed



HIGH GRADE BRICK TILE CORPORATION

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NOTES TO THE FINANCIAL STATEMENTS

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Financial Statements

For the year ended

31 December 2024

manufacturing overhead costs and variable manufacturing overhead costs incurred during the production process. transform raw materials into finished products.

Costs excluded from the historical cost of inventories are:

- Trade discounts and discounts on purchased goods due to improperly purchased goods and quality.
- Cost of raw materials, labor costs and other production and business expenses incurred above the normal level.
- Cost of inventory preservation excluding the cost of inventory preservation necessary for the next production process and the cost of inventory preservation incurred during the purchase process.
- Selling expenses.
- General and administrative expenses.

Accounting methods for determining value of closing inventory: The cost of inventory at the year-end is calculated by: Weighted average method.

Accounting methods for inventory: Inventory is recorded by: Perpetual inventory system.

Provisions for inventories: Provision for devaluation of inventories is established at the end of the accounting period as the difference between the original price of inventories and their net realizable value.

5.3. Principles of recording trade receivables

Recording Principles

All receivables must be recorded in detail by aging, by each client and in original currency and other details depending on the management request of the Company.

The classification of receivables must be managed as follows

- Trade receivables: commercial receivable arising from trading activities between the Company and its buyers: selling goods, rendering services, disposal of assets, exported receivable of consigner through the consignee;
- Other receivables: receivables neither commercial nor relevant to trading activities.

For the preparation of financial statements, the receivables must be classified as follows:

- Having maturity not exceeding 12 months or 01 normal production period are recorded as short-term.
- Having maturity over 12 months or 01 normal production period are recorded as long-term.

Provision for doubtful debts: Provision for doubtful debts represents the estimated loss value of receivables that are likely to be non-payment by customers for receivables at the time of preparing the Financial Statements.

5.4. Principles of recording and depreciation tangible fixed assets, amortisation intangible fixed assets and investment properties

Principles of recording tangible fixed assets, intangible fixed assets



HIGH GRADE BRICK TILE CORPORATION

246 Cay Cham Quarter, Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province.

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NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

Tangible fixed assets, intangible fixed assets are recorded at historical cost. During the using process, tangible fixed assets, intangible fixed assets are tracked in detail at historical cost, accumulated depreciation or amortisation and net book value.

Method of depreciation of tangible fixed assets, financial leased fixed assets: Depreciation and amortization are calculated on a straight-line method.

The useful life are estimated as follows:

Buildings, structures	12	years
Machinery, equipment	08	years
Office equipment	08	years
Transportation equipments	08	years

5.5. Principle of capitalization of borrowing costs and other expenses

Principle of capitalization of borrowing costs:

Borrowing costs that are directly attributable to the investment in the construction or production of a work-in-progress are included in the value of the asset (capitalized), including interest on the loan, allocation of discounts or premium when issuing bonds, additional costs incurred related to process of loan procedures.

Capitalization of borrowing costs will be suspended for periods during which investment in construction or production of a work-in-progress is disrupted, unless such interruption is necessary.

Capitalization of borrowing costs ends when substantially necessary activities for the preparation of the work-in-progress asset for its intended use or sale have been completed. Borrowing costs incurred will then be recorded as production and business expenses in the period when incurred.

Income arising from the temporary investment of separate loans pending their use for the purpose of obtaining work-in-progress assets, must be deducted (-) from borrowing costs incurred when capitalizing.

Borrowing costs capitalized during the period must not exceed the total amount of borrowing costs incurred during the period. Loan interests and discount or premium allocations capitalized in each period must not exceed the actual interest incurred and the discount or premium allocations for that period.

Principle of capitalization of other expenses:

- **Principle of capitalization of prepaid expenses:** Prepaid expenses allocated to investment in capital construction, renovation and upgrading of fixed assets during the period are capitalized into fixed assets being invested or renovated or upgraded.

- **Principles of capitalization of other expenses:** Other expenses in service of investment in capital construction, renovation and upgrading of fixed assets in the period are capitalized into fixed assets being invested or renovated or upgraded.

5.6. Principles of recording prepaid expenses

The calculation and allocation of prepaid expenses to operating expenses for each accounting period must be based on nature and extent of each type of expenses to select appropriate and consistent method and criteria.

Each prepaid expense incurred shall be kept records in details, and allocated to objects subject to expenses of

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

each accounting period and residual expenses, which have not been allocated to expenses.

The prepaid expenses of great value to be allocated in the quarters, but with maturity less than 01 fiscal year, or within a normal production cycle they are recognized as short-term prepaid expenses, other expenses prepaid expenses over 12 months or over a normal production cycle is presented as long-term prepaid expenses.

5.7. Principles of recording payables**Recording principles**

All payables are monitored in detail by remaining payment term, by payable object, type of payable original currency and other details depending on the management request of the Company.

The classification of payables is made according to the following principles:

- Trade payables: commercial payables arising from transactions of purchase, services, assets and payables when importing through consigner;
- Other payables: Include nontrade payables, not related to buying-selling transactions.

Classification of payables when preparing the financial statements according to the following principles:

- Accounts payable with the remaining payment period not exceeding 12 months or within a production and business cycle are classified as short-term.
- Accounts payable with remaining payment period of more than 12 months or more than 1 business cycle are classified as long-term.

5.8. Principles of recording accrued expenses

Accrued expenses include those made for goods, services received from suppliers in the accounting year but not yet paid due to the lack of receipts or supporting documents, are recognized as manufacturing and operating expense in the reporting year based on the term stated in the respective contract.

5.9. Principles of recording owner's equity

Owner's equity is stated at actually contributed capital of owners and monitored detailed each organization, individual to participate in contribution of capital.

When the investment license defining the charter capital of the enterprise is determined in foreign currency equivalent to an Vietnam dong amount, determining the contributed capital by investors in foreign currencies is based on the amount of foreign currency actually contributed.

In case of receipt of contributed capital in asset, owner's capital must be recorded an increase according to revaluated prices of assets accepted by capital contributors. Intangible assets such as brands, trademarks, trade names, rights of development of projects ... shall only be recorded an increase the contributed capital if relevant law provisions allow.

For joint-stock company, contributed capital of the shareholders is recorded according to actual price of stock issuance, but is recorded in detail in two separate criterions:

- Contributions from owners are recorded according to par value of shares;

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- Share premium shall record the difference between the par value and issue price of shares."

In addition, share premium shall record the difference between price of repurchasing of treasury stocks and the re-issue price of treasury stocks.

Option of conversion of bonds into shares arising when company issue bonds that can be converted into a certain number of shares shall be prescribed in issuance plan. The value of the capital component of the convertible bond is defined as the difference between the total sums received from the issuance of convertible bonds and the value of the debt component of convertible bonds. At the time of initial recording, the value of stock options of convertible bonds is recorded separately in owner's capital. At the bond maturity, accountants shall record this option as capital stock premium.

Other capital shall record operating capital set up additionally from the result of business activities or given as gifts, presents, financing and asset revaluation (according to current regulations).

5.10. Principles of recording revenue

Revenue from sale of goods should be recognised when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured relatively certain;
- The economic benefits from the transactions of sales of goods have flown or will flow into the Company;
- The relevant costs of sales of goods transaction can be determined.

Revenue from rendering of services:

Revenue from rendering of services is recognised when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, each period's revenue should be recognised by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of completion of a transaction may be determined by surveys of work completed method.

Principles of revenue recognition from financial income:

Revenue arising from interest, dividends, distributed profits and other financial incomes is recognized when



NOTES TO THE FINANCIAL STATEMENTS

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the following two (2) conditions are satisfied simultaneously:

- It is probable to get economic benefits from the transaction;
- The revenue can be measured reliably.

Principles of revenue recognition from other income:

This account is used to record other income, revenues not from operating activity of business: revenues from transferring, liquidating fixed assets; collecting contractual fine from customer; Collecting compensation of third parties in order to make up lost assets; collecting doubtful debts which have been written off; collecting doubtful debts which have been written off; revenues in cash or in kind from gifts donated by organization individuals; etc.

5.11. Recognition of cost of goods sold

Cost of goods sold record cost of goods, products, services, investment property, costs of production of construction products which are sold during the period and costs relating to business of investment property, etc.

For the value of inventory lost, accountants must account immediately into the cost price of goods sold after deducting compensation (if any).

For the cost of direct materials consumed in excess of normal level, labor costs, fixed manufacturing overhead costs not allocated to the value of products in stock, accountants must account into the cost price of goods sold after deducting compensation (if any) even if products, goods have not been determined to be consumed.

5.12. Recognition of financial expenses

Recognition of financial expenses:

- Expenses or losses relating to financial investment activities;
- The cost of lending and borrowing;
- Loss due to foreign exchange differences arising from transactions relating to foreign currencies;
- Provision for decline in value of trading securities.

The above items are recorded by the total amount arising within the period without compensation to financial revenue.

5.13. Recognition of selling expenses, general administration expenses

Selling expenses is used to record expenses actually incurred in process of selling products, goods, providing services.

General administration expenses is used to record overhead costs of business including salary expenses of business' administrative staffs, such as salary social insurance, medical insurance, labor union expenses,

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unemployment insurance of administrative staff; expenses of office materials; labor instruments; depreciation of fixed assets used for administration, lease rent, licence tax, provision for bad debts; outsourced services; other cash expenses.

5.14. Recognition of current corporate income tax expense, deferred corporate income tax expenses

Current corporate income tax expense is determined based on taxable profit and corporate income tax rate applied in the current year.

Deferred income tax expense is calculated basing on deductible temporary differences, taxable temporary differences and income tax rate.

5.15. Financial instruments

Basis of Circular No. 75/2015/TT-BTC dated 18/05/2015 of the Ministry of Finance, before accounting standards for financial instruments and the guiding documents were issued, the Board of Management of the Company decided not presented and notes about financial instruments in accordance with Circular No. 210/2009/TT-BTC of financial statements of the company.



NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

6. ADDITIONAL INFORMATION REGARDING ITEMS ON BALANCE SHEET

6.1 CASH AND CASH EQUIVALENTS

Unit: VND

	Ending balance	Beginning balance
- Cash on hand (VND)	56,719,061	178,176,659
- Cash in banks (VND)	2,663,726,294	1,682,298,343
- Cash equivalents	1,217,553,708	-
+ 1 month deposit	1,217,553,708	-
Total	3,937,999,063	1,860,475,002

6.2 SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Agent Pham Chi Cuong	277,807,482	(138,903,742)	442,807,537	-
- Agent Le Tuy Dung	187,204,552	(93,602,276)	687,204,552	-
- Agent Phuong Nguyen	507,898,925	(253,949,463)	611,584,099	-
- Agent Truong Thanh Khai	-	-	292,461,518	-
- Tran Tuan Transport Co., Ltd	354,671,558	(354,671,558)	354,671,558	(248,270,091)
- Sau Thao Tien Transport One Member Co., Ltd	455,287,482	(318,701,237)	555,287,482	-
- Binh Thuan Brick And Tile Co., Ltd	624,704,384	(437,293,069)	664,704,384	-
- Phuc Phuong Co., Ltd	248,669,303	(174,068,512)	295,137,844	-
- Dung Thai Son Co., Ltd	53,701,560	(53,701,560)	53,701,560	(37,591,092)
- Others	67,792,370	(49,871,923)	722,314,702	-
Total	2,777,737,616	(1,874,763,340)	4,679,875,236	(285,861,183)

6.3 INVENTORIES

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Raw materials	3,944,416,433	-	4,042,580,797	-
- Tools and supplies	47,232,114	-	50,496,914	-
- Finished goods	3,557,012,535	(152,933,230)	9,670,183,051	-
Total	7,548,661,082	(152,933,230)	13,763,260,762	-

Notes:

- There is no stagnant, poor quality, unsaleable inventory at the end of the year and the beginning of the year.
- There is no inventory used as collateral to secure payables at the end of the year and the beginning of the year.

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

6.4 OTHER LONG-TERM RECEIVABLES

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Deposit for environmental restoration of Dong Chinh clay mine	916,492,790	-	846,577,301	-
- Deposit for securing the implementation of Dong Chinh clay mine investment project.	1,228,500,000	-	-	-
Total	2,144,992,790	-	846,577,301	-



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NOTES TO THE FINANCIAL STATEMENTS

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6.5 INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings, structures	Machinery, equipment	Transportation equipment	Office equipment	Total
Historical cost					
Beginning balance	14,231,378,836	6,222,321,622	795,818,182	32,727,273	21,282,245,913
Increase	-	-	-	-	-
Decrease	-	98,227,513	-	-	98,227,513
- Liquidating, disposing	-	98,227,513	-	-	98,227,513
Ending balance	14,231,378,836	6,124,094,109	795,818,182	32,727,273	21,184,018,400
Accumulated depreciation					
Beginning balance	(13,255,243,196)	(5,935,319,240)	(795,818,182)	(23,936,682)	(20,010,317,300)
Increase	(193,550,376)	(84,429,756)	-	(4,090,908)	(282,071,040)
- Charge for the year	(193,550,376)	(84,429,756)	-	(4,090,908)	(282,071,040)
Decrease	-	(98,227,513)	-	-	(98,227,513)
- Liquidating, disposing	-	(98,227,513)	-	-	(98,227,513)
Ending balance	(13,448,793,572)	(5,921,521,483)	(795,818,182)	(28,027,590)	(20,194,160,827)
Net book value					
Beginning balance	976,135,640	287,002,382	-	8,790,591	1,271,928,613
Ending balance	782,585,264	202,572,626	-	4,699,683	989,857,573

Notes:

- Net book value of tangible fixed asset put up as collateral for loans : None
- Original cost of fully depreciated fixed assets at the end of the fiscal year : 18,058,236,203
- Original cost of fixed asset at the end of the fiscal year awaiting liquidation : 95,012,500
- Commitments on purchase, sales of tangible fixed assets having large value in the future : None

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

6.6 LONG-TERM PREPAID EXPENSES

	<u>Ending balance</u>	<u>Beginning balance</u>
- Compensation costs for Dong Chinh clay mine	54,331,367,967	55,295,872,494
In which :		
+ Cost for land use rights inside the clay mine area	39,431,773,418	40,778,227,494
+ Cost for land use rights outside the clay mine area	14,899,594,549	14,517,645,000
- Mineral exploitation license fee	10,298,795,868	9,877,026,787
- Prepaid expenses for brick and tile production	210,871,008	549,814,123
- Prepaid expenses for consulting, preparing additional documents for investment policy approval and carrying out land lease procedures for Dong Chinh clay mine project.	567,129,629	
Total	65,408,164,472	65,722,713,404

6.7 DEFERRED INCOME TAX ASSETS

	<u>Ending balance</u>	<u>Beginning balance</u>
Temporary difference		
Environmental restoration cost for Dong Chinh clay mine	849,159,941	802,135,102
Total	849,159,941	802,135,102
Corporate income tax rate used to determine the value of deferred income tax assets	20%	20%
Deferred income tax assets	169,831,988	160,427,020

NOTES TO THE FINANCIAL STATEMENTS

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6 .8 SHORT-TERM TRADE PAYABLES

	Ending balance		Beginning balance	
	Value	Recoverable value	Value	Recoverable value
- Binh Duong Building Materials and Construction Corporation (*)	150,000,000	150,000,000	260,032,163	260,032,163
- Minh Ngoc Quang One Member Co., Ltd.	2,068,234,300	2,068,234,300	3,168,234,300	3,168,234,300
- Dang Ngoc Diem Phuong One Member Co., Ltd.	432,140,847	432,140,847	432,140,847	432,140,847
- Khang Nam Private Enterprise	152,307,160	152,307,160	202,307,160	202,307,160
- Le Thanh Loi One Member Co., Ltd.	103,517,891	103,517,891	471,349,206	471,349,206
- VT Le Thuan One Member Co., Ltd.	-	-	164,626,860	164,626,860
- Othes	1,746,444	1,746,444	122,106,784	122,106,784
Total	2,907,946,642	2,907,946,642	4,820,797,320	4,820,797,320

(*) Short-term trade payables due to related parties: See note 8.3.2 - Transactions with related parties

6 .9 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance		Beginning balance	
	Value	Recoverable value	Value	Recoverable value
- Tuynel Thu Tam Dong Nai Brick Company Limited	246,963,667	246,963,667	-	-
- Hoang Lap Tunnel Brick Manufacturing Limited Liability Company (MS)	11,983,974	11,983,974	-	-
- Long Hung Dai Import Export Trading Co., Ltd.	7,611,011	7,611,011	13,031,012	13,031,012
- Tuynel Phu Quy Brick Company Limited	-	21,059,706	21,059,706	21,059,706
- Tuynel Minh Tu Brick Production Facility	-	31,115,960	31,115,960	31,115,960
- Thanh Chung Brick Production Facility	8,988,845	-	18,945,150	18,945,150
Total	275,547,497	318,734,318	84,151,828	84,151,828

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

6 .10 TAX AND AMOUNTS OF RECEIVABLES, PAYABLES TO THE STATE

	Beginning balance		Paid in year	Ending balance	
	Receivables tax	Payable tax		Receivables tax	Payable tax
Value added tax	-	163,289,191	2,171,374,110	-	150,887,141
Corporate income tax	292,178,574	-	-	-	238,796,296
Personal income tax	-	51,225,733	63,873,699	-	82,383,882
Natural resources tax	-	200,193,000	-	-	270,984,000
Housing and land tax	599,404,453	-	-	528,756,962	-
License tax	-	-	3,000,000	-	-
Mineral exploitation license	-	5,495,457,521	5,435,889,935	-	1,136,691,823
Environmental protection fee	-	21,263,000	364,007,400	-	42,976,340
Total	891,583,027	5,931,428,445	8,038,145,144	528,756,962	1,922,719,482

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.



NOTES TO THE FINANCIAL STATEMENTS

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6.11 SHORT-TERM ACCRUED EXPENSES

	<u>Ending balance</u>	<u>Beginning balance</u>
- Interest expenses (*)	248,792,464	307,331,506
- Electricity expenses	6,440,000	7,471,500
- Cost of renting motorized vehicles for clay mining	116,475,192	77,137,916
- Others	59,759,132	31,713,045
Total	<u>431,466,788</u>	<u>423,653,967</u>

(*) Payable to related parties(See note 8.3.2 - Transactions with related parties)

6.12 OTHER SHORT-TERM PAYABLES

	<u>Ending balance</u>	<u>Beginning balance</u>
- Surplus of assets awaiting resolution	-	1,769,479
- Trade union fund	17,648,680	108,511,388
- Personal income tax payable on behalf of the assignor of clay mine land	1,165,150,710	1,165,150,710
- Dividend payable to Binh Duong Building Materials & Construction Corporation (*)	720,005,760	975,007,800
Total	<u>1,902,805,150</u>	<u>2,250,439,377</u>

(*) Other short-term payables are related parties(See Note 8.3.2-Transactions with related parties)

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

6 .13 SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Ending balance		Incurred		Beginning balance	
	Value	Recoverable value	Increase	Decrease	Value	Recoverable value
Mrs. Dang Thi Kim Tan (*) (i)	1,000,000,000	1,000,000,000	-	3,000,000,000	4,000,000,000	4,000,000,000
Nui Nho Stone Joint Stock Co (*) (ii)	2,600,000,000	2,600,000,000	3,000,000,000	400,000,000	-	-
Total	3,600,000,000	3,600,000,000	3,000,000,000	3,400,000,000	4,000,000,000	4,000,000,000

(*) Short-term loans and obligations under finance leases are related parties: See Note 8.3.2-Transactions with related parties

(i) Loan contract No. 01/HĐCV-KT21 dated April 29, 2021, appendix contract No. 01/PLHD-KT24 dated April 29, 2024

Credit limit : VND 4,000,000,000.
 Purpose : Purchase of Dong Chinh clay mine land phase 2
 Period : 12 months (from 29 April 2024 to 29 April 2025)
 Interest rate : 11.4%/ year
 Balance at 31/12/2024 : VND 1,000,000,000.

(ii) Loan Agreement No. 01/HĐCV-NN24 dated January 31, 2024

Credit limit : VND 3,000,000,000
 Purpose : Mineral exploitation license fee
 Period : 6 months (from 22 February 2024 to 22 August 2024)
 Interest rate : 3.5%/year, overdue interest is 5.25%/year
 Balance at 31/12/2024 : VND 2,600,000,000.



NOTES TO THE FINANCIAL STATEMENTS

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6.14 LONG-TERM PAYABLES PROVISION

	Ending balance	Beginning balance
- Environmental restoration costs of Dong Chinh clay mine	849,159,941	802,135,102
Total	849,159,941	802,135,102

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6 .15 OWNER'S EQUITY**6.15.1. Changes in owners' equity**

	Owner's contributed capital	Treasury shares	Development and investment fund	Undistributed profit after tax	Total
Previous beginning balance	50,161,240,000	(730,457,045)	18,340,444,198	2,779,458,453	70,550,685,606
- Profits increased/ (decreased) in the period	-	-	-	152,677,360	152,677,360
- Funds allocation	-	-	-	-	-
+ <i>Bonus and Welfare Fund, Executive Board Bonus</i>	-	-	-	<i>(15,017,873)</i>	<i>(15,017,873)</i>
Previous ending balance	50,161,240,000	(730,457,045)	18,340,444,198	2,917,117,940	70,688,345,093
(Current beginning balance)					
- Profits increased/ (decreased) in the period	-	-	-	1,289,489,849	1,289,489,849
- Funds allocation	-	-	-	-	-
+ <i>Bonus and Welfare Fund (*)</i>	-	-	-	<i>(154,738,781)</i>	<i>(154,738,781)</i>
- Dividend distribution from 2022 profit	-	-	-	<i>(2,393,339,520)</i>	<i>(2,393,339,520)</i>
Current ending balance	50,161,240,000	(730,457,045)	18,340,444,198	1,658,529,488	69,429,756,641

(*) The Company has made a provisional distribution of profits in accordance with the General Meeting of Shareholders for the year 2024.



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6.15.2. Details of owner's equity

	<u>Ending balance</u>	<u>Beginning balance</u>
- Binh Duong Building Materials & Construction Corporation	15,000,120,000	15,000,120,000
- Treasury shares	300,000,000	300,000,000
- Others entities	34,861,120,000	34,861,120,000
Total	<u>50,161,240,000</u>	<u>50,161,240,000</u>

The company does not issue bonds.

6.15.3. Capital transactions with owners and dividend and profit distribution

	<u>Current year</u>	<u>Previous year</u>
- Owner's investment capital		
+ Beginning balance	50,161,240,000	50,161,240,000
+ Capital contribution in the year	-	-
+ Capital redemption in the year	-	-
+ Ending balance	50,161,240,000	50,161,240,000
- Profit payable to owner	2,393,339,520	-

6.15.4. Stocks

	<u>Ending balance</u>	<u>Beginning balance</u>
- Quantity of authorized issuing stocks	5,016,124	5,016,124
- Quantity of issued stocks	5,016,124	5,016,124
+ <i>Common stocks</i>	5,016,124	5,016,124
- Quantity of repurchased stocks	30,000	30,000
+ <i>Common stocks</i>	30,000	30,000
- Quantity of circulation stocks	4,986,124	4,986,124
+ <i>Common stocks</i>	4,986,124	4,986,124

* Par value per stock: VND 10,000

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

6.15.5. Dividends

	<u>Current year</u>	<u>Previous year</u>
- Declared dividends on common stock		
+ Stock dividend payment	None	None
+ Cash dividend payment	4.8% per share	None
- Declared dividends on preferred stock	None	None

6.18.4. Funds of Company

	<u>Ending balance</u>	<u>Beginning balance</u>
- Investment and Development Fund	18,340,444,198	18,340,444,198

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7 . ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

7.1 REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	<i>Unit: VND</i>	
	<u>Current year</u>	<u>Previous year</u>
REVENUE		
- Revenue from sale of bricks	6,518,446,439	11,589,501,175
- Revenue from sales of clay	19,055,625,420	8,112,017,833
- Indirect taxes included in the selling price	(3,135,067,620)	(2,414,969,626)
Total	22,439,004,239	17,286,549,382
In which, revenue from related parties:		
- Binh Duong Building Materials and Construction Corporation	-	7,735,880
REVENUE DEDUCTIONS	-	-
NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES	22,439,004,239	17,286,549,382
7.2 COST OF GOODS SOLD AND SERVICES RENDERED		
	<u>Current year</u>	<u>Previous year</u>
- Cost of bricks sold	7,225,501,256	10,525,872,090
- Cost of clay	6,902,208,937	2,719,167,408
- Provisions/ (Reversal) for obsolete inventories	152,933,230	-
Total	14,280,643,423	13,245,039,498
7.3 FINANCIAL INCOME		
	<u>Current year</u>	<u>Previous year</u>
- Interest of deposits or loans	21,212,420	6,389,783
Total	21,212,420	6,389,783
7.4 FINANCIAL EXPENSES		
	<u>Current year</u>	<u>Previous year</u>
- Interest expenses	450,104,794	456,000,000
Total	450,104,794	456,000,000
7.5 SELLING EXPENSES		
	<u>Current year</u>	<u>Previous year</u>
- Payroll expenses	878,159,840	781,095,440
- Expenses of tools, supplies	1,072,548	5,909,091
Total	879,232,388	787,004,531

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

7.6 GENERAL AND ADMINISTRATION EXPENSES

	Current year	Previous year
- Expenses of administrative staffs	2,138,850,348	2,685,910,914
- Expenses of administrative materials	28,573,361	18,256,189
- Expenses of office requisites	32,807,620	61,746,200
- Depreciation expenses of fixed assets	4,090,908	4,090,908
- Tax, duties, fees	95,591,447	68,125,893
- Provision/ (Reversal) for doubtful receivables	1,588,902,157	(156,106,685)
- Severance pay expenses	32,271,000	31,340,000
- Expenses of outsourcing services	379,215,102	336,831,927
- Other expenses in cash	82,490,335	105,179,376
Total	4,382,792,278	3,155,374,722

7.7 OTHER INCOME

	Current year	Previous year
- Liquidation of fixed assets	122,727,273	-
- Mineral exploitation license fees from July 1, 2011 to December 31, 2013 are not required to be paid	-	1,370,465,172
- Liquidation of rubber trees on the clay mine	-	170,000,000
- Others	17,912,838	8,494,706
Total	140,640,111	1,548,959,878

7.8 OTHER EXPENSES

	Current year	Previous year
- Additional payment of mineral exploitation license fees for the 2018-2022 period	-	702,095,608
- Administrative penalties of mineral exploitation	692,957,100	-
- Others	104,067,036	74,299,561
Total	797,024,136	776,395,169

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

7.9 CURRENT CORPORATE INCOME TAX EXPENSES

	Current year	Previous year
- Corporate Income Tax expenses in respect of the taxable profit for the current year	530,974,870	-
Total	530,974,870	-

Estimated corporate income tax payable during this period is as follow:

	Current year	Previous year
- Total accounting profit before tax	1,811,059,751	422,085,123
- Increase/ (Decrease) of accounting profit to determine profit subject to corporate income tax		
+ Permanent difference: Increase (+) / Decrease (-)	796,789,762	
+ Temporary difference: Increase (+) / Decrease (-)	47,024,839	(1,347,038,813)
- Total taxable income	2,654,874,352	(924,953,690)
- Current corporate income tax calculated on taxable income for the current year	530,974,870	-
+ Corporate income tax at the standard tax rate	530,974,870	-

7.10 DEFERRED INCOME TAX ASSETS

	Current year	Previous year
- Deferred corporate income tax expenses incurred from reversion of deferred income tax assets	-	274,093,034
- Deferred corporate income tax expenses incurred from taxable temporary differences	(9,404,968)	(4,685,271)
Total	(9,404,968)	269,407,763

7.11 BASIC EARNINGS PER SHARE

	Current year	Previous year
Profit attributable to holders of ordinary shares	1,289,489,849	152,677,360
Appropriation of bonus and welfare funds from after-tax income	154,738,781	18,321,283
Average ordinary shares outstanding during the year	4,986,124	4,986,124
Basic earnings per share	228	27

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

7.12 DILUTED EARNINGS PER SHARE

	Current year	Previous year
Profit attributable to holders of ordinary shares	1,289,489,849	152,677,360
Appropriation of bonus and welfare funds from after-tax income	154,738,781	18,321,283
The number of ordinary shares is expected to issue more	-	-
Average ordinary shares outstanding during the year	4,986,124	4,986,124
Diluted earnings per share	228	27

7.13 BUSINESS COSTS BY ELEMENTS

	Current year	Previous year
- Raw materials	696,056,685	9,579,138,586
- Tools	32,807,620	79,409,914
- Labor	3,657,460,228	7,085,528,499
- Depreciation expenses	282,071,040	328,633,275
- Expenses from external services	2,910,744,750	2,838,707,289
- Other expenses by cash	7,048,932,090	3,864,056,760
Total	14,628,072,413	23,775,474,323

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

8. OTHER INFORMATION

8.1 Potential debts, commitments and other financial information: none.

8.2 Events occurring after the fiscal-year end: none

8.3 Related parties information

8.3.1. Related parties

Related parties	Relationship
- Binh Duong Building Materials and Construction Corporation	Major shareholder
- Nui Nho Stone Joint Stock Company	Associate company of a major shareholder
- Mrs. Dang Thi Kim Tan	Related party of the Chairman of the Board of Directors

8.3.2. Transactions with other related parties

- Remuneration paid to the members of the Board of Directors (BOD), the Supervisory Board (SB), the Director, and the Chief Accountant is as follows:

Name	Position	Current year	Previous year
- Mr. Mai Van Chanh	Chairman of the BOD	176,411,000	190,353,000
- Mr. Huynh Thanh Son	Member of the BOD	4,206,000	11,176,000
- Mr. Tran Thien The	Member of the BOD	4,206,000	11,176,000
- Mrs. Pham Thi Bang Trang	Member of the BOD	4,206,000	11,176,000
- Mr. Pham Ngu Co	Member of the BOD	4,206,000	11,176,000
- Mr. Nguyen Hong Chau	Head of board	4,206,000	11,176,000
- Mrs. Nguyen Thi Anh	Member of the SB	2,102,000	5,588,000
- Mrs. Mai Thi Thanh Thuy	Member of the SB	2,102,000	5,588,000
- Mr. Truong Van Hien	Director of the Company (term expired)	48,451,000	350,023,000
- Mr. Nguyen An	Director of the Company	243,896,000	-
- Mr. Le Tien Hung Cuong	Deputy Director (term expired)	103,719,000	-
- Mr. Hua Ngoc Chinh	Chief Accountant	220,389,000	258,530,000
	Total	818,100,000	865,962,000

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

- Significant transactions with the related parties during the year were as follows:

Related parties	Transactions content	Current year	Previous year
Binh Duong Building Materials and Construction Corporation			
	Sales of goods	-	8,509,468
	Purchases of goods	-	611,295,000
	Paid for goods	110,032,163	619,804,468
	Dividends payable	720,005,760	
	Dividends paid	975,007,800	
Nui Nho Stone Joint Stock Company			
	Loan	3,000,000,000	
	Payment for the loan	400,000,000	
	Interest payable	104,669,178	
	Interest paid	52,643,836	
Mrs. Dang Thi Kim Tan			
	Payment for the loan	3,000,000,000	-
	Interest payable	345,435,616	456,000,000
	Interest paid	456,000,000	342,312,329

As at the end of the fiscal year, the debt situations between the Company and related parties are as follows:

Related parties	Transactions content	Ending balance	Beginning balance
Binh Duong Building Materials and Construction Corporation			
	Trade payables	150,000,000	260,032,163
	Dividends payable	720,005,760	975,007,800
Nui Nho Stone Joint Stock Company			
	Loan	2,600,000,000	-
	Interest payable	52,025,342	-
Mrs. Dang Thi Kim Tan			
	Loan	1,000,000,000	4,000,000,000
	Interest payable	196,767,122	307,331,506



NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

9. Information about Segment Reporting

Segment information is presented by business segment and geographic region. The primary segment reporting is based on the Company's business segments, which are organized and managed according to the nature of the products and services provided by the Company, with each segment representing a business unit that offers different products.

9.1. Segment Reporting by Business Segment

For management purposes, the Company is organized to manage and account for its business activities by the following business segments:

Items	Manufacturing and Trading of Bricks and Tiles		Extraction and Trading of Clay		Construction Stone Trading, Other		Total
	Current year	Previous year	Current year	Previous year	Current year	Previous year	
Segment operating results							
- Revenue	6,518,446,439	11,589,501,175	15,920,557,800	5,697,048,207	-	-	22,439,004,239
- Revenue deductions	-	-	-	-	-	-	-
- Cost of goods sold	7,378,434,486	10,525,872,090	6,902,208,937	2,719,167,408	-	-	14,280,643,423
- Gross Profit	(859,988,047)	1,063,629,085	9,018,348,863	2,977,880,799	-	-	8,158,360,816
Depreciation and amortization of long-term prepaid expenses							
- Depreciation expense for the year	247,029,924	361,860,616	35,041,116	35,041,116	-	-	282,071,040
- Amortization of Long-term Prepaid Expenses for the Year	446,003,085	266,309,439	5,078,645,078	2,879,886,539	-	-	5,524,648,163
							396,901,732
							3,146,195,978



NOTES TO THE FINANCIAL STATEMENTS

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10. ASSESSMENT RATIOS PERFORMANCE OVERVIEW

Item	Unit	Ending balance	Beginning balance
Assets structure			
Short-term assets/ Total assets	%	16.0%	23.7%
Long-term assets/ Total assets	%	84.0%	76.3%
Sources structure			
Liabilities/ Total sources	%	15.1%	20.6%
Owner's equity/ Total sources	%	84.9%	79.4%
Solvency			
Liquidity ratio	times	0.30	0.10
Quick ratio	times	0.50	0.40
Current ratio	times	1.10	1.20
Rate of earnings		Current year	Previous year
Rate of earnings on revenue			
Rate of earnings before tax on net revenue	%	8.1%	2.4%
Rate of earnings after tax on net revenue	%	5.7%	0.9%
Rate of earnings on average total assets			
Rate of earnings before tax on average total assets	%	2.1%	0.5%
Rate of earnings after tax on average total assets	%	1.5%	0.2%
Rate of earnings after tax on average equity	%	1.8%	0.2%

11. GOING CONCERN INFORMATION

The Company temporarily suspended brick and tile production in October 2023 due to high inventory levels and slow sales. However, this production suspension is temporary. Therefore, there are no events causing significant doubt about the Company's ability to continue as a going concern, and the Company has neither the intention nor the obligation to cease operations or significantly scale down its business activities.

NOTES TO THE FINANCIAL STATEMENTS

(Currency unit is represented by VND unless it is noted by other currency)

12. COMPARATIVE FIGURES

The comparative figures are those from the audited financial statements for the fiscal year 2023, which ended on December 31, 2023.

Binh Duong, 17 March 2025

Prepared by



HUA NGOC CHINH

Chief Accountant



HUA NGOC CHINH

Director



NGUYEN AN