

**ROYAL INTERNATIONAL JOINT STOCK CORPORATION**  
**FINANCIAL STATEMENTS CONVERTED INTO**  
**VIETNAM DONG**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**



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### **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 2023.

### **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 2023 and to the date of this report are:

#### **Board of Directors**

Ms. Chen Yu Chen	Chairman	Appointed on 05 May 2023
Mr. Lin Yi Huang	Chairman	Resigned on 05 May 2023
Ms. Nguyen Mai Phuong	Member	
Ms. Tran Gia Ngoc Phuong	Member	
Ms. Tran Thi Hong Lieu	Member	Appointed on 28 June 2024
Mr. Lin Yi Huang	Member	Resigned on 28 June 2024
Ms. Chen Yu Chen	Member	Appointed on 26 April 2023
Ms Nguyen Tieu Mai	Member	Resigned on 26 April 2023
Mr. Dau Quoc Dung	Member	Appointed on 26 April 2023
Ms. Nguyen Khoa Hoang Oanh	Member	Resigned on 26 April 2023

#### **Audit Committee**

Mr. Dau Quoc Dung	Chairman	Appointed on 05 May 2023
Ms. Nguyen Khoa Hoang Oanh	Chairman	Resigned on 05 May 2023
Ms. Tran Gia Ngoc Phuong	Member	

#### **Board of Management**

Ms. Tran Thi Hong Lieu	Deputy General Director	Appointed on 01 June 2023 (Authorized signature dated 17 January 2024 by Ms. Chen Yu Chen, Chairman of the Board of Directors and legal representative of the Company, is the authorizing party).
Mr. Nguyen Thang Hien	Deputy General Director	Resigned on 17 January 2024
Ms. Cao Thi Huyen	Chief Accountant	Resigned on 17 April 2023
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	Appointed on 05 May 2023
Mr. Lin Yi Huang	Chairman	Resigned on 05 May 2023

#### **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 December 31, 2023.



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

**AUDITORS**

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

**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 2023 as well as the operating results and cash flows for the year ended 31 December 2023, 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.

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 2023, pursuant to Power of Attorney No. 17012024/UQ.2024 dated 17 January 2024.

**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 2023, 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 2023, 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.

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



**Trần Thị Hồng Liễu**  
**Deputy General Director**  
*Quang Ninh, 22 January 2025*



**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 2023 and approved by the Deputy General Director (authorized by The Legal representatives) of the Company on 22 January 2025. The Financial Statement converted into Vietnam dong comprises: the Balance Sheet converted into Vietnam dong as at 31 December 2023; 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.

**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 2023 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.

## INDEPENDENT AUDITORS' REPORT (COND'T)

### 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 2023, the Company incurred a loss after tax of VND 101,781,679,389. In addition as of this date, the Company's accumulated loss amounted to VND 576,938,649,764, and its current liabilities exceeded its current assets by 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 2023, 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 22 January 2025.

The financial statements prepared in US Dollars and the financial statements converted into Vietnam dong for the year ended 31 December 2022, of the Company were audited by another audit firm, which issued an unmodified audit report, No. HAN 3386, dated 31 March 2023.




**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, 22 January 2025*

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



**BALANCE SHEET**  
*As at 31 December 2023*

ASSETS	Code	Note	31/12/2023	31/12/2022
			VND	VND
<b>CURRENT ASSETS</b>	<b>100</b>		<b>40,929,061,260</b>	<b>44,628,564,560</b>
Cash and cash equivalents	110	4	26,099,269,490	13,465,037,680
Cash	111		26,099,269,490	13,465,037,680
Short-term receivables	130		10,532,045,130	17,697,176,560
Short-term trade receivables	131	5	7,791,218,300	13,966,208,320
Short-term repayments to suppliers	132	6	3,063,990,650	4,220,067,280
Other short-term receivables	136	7	5,640,491,590	5,477,342,000
Short-term allowances for doubtful debts	137	8	(5,963,655,410)	(5,966,441,040)
Inventories	140	9	3,997,377,110	8,159,299,920
Inventories	141		3,997,377,110	8,159,299,920
Other current assets	150		300,369,530	5,307,050,400
Short-term prepaid expenses	151	10	300,369,530	975,596,240
Deductible VAT	152	17	-	4,331,454,160
<b>LONG-TERM ASSETS</b>	<b>200</b>		<b>863,149,694,530</b>	<b>884,490,749,680</b>
Fixed assets	220		795,161,283,690	819,005,835,680
Tangible fixed assets	221	14	795,045,868,040	818,820,425,280
- Historical costs	222		1,424,015,499,750	1,384,862,765,440
- Accumulated depreciation	223		(628,969,631,710)	(566,042,340,160)
Intangible fixed assets	227	13	115,415,650	185,410,400
- Historical costs	228		108,229,816,270	105,397,045,840
- Accumulated amortization	229		(108,114,400,620)	(105,211,635,440)
Long-term assets in progress	240		47,119,961,540	45,886,659,680
Construction in progress	242	11	47,119,961,540	45,886,659,680
Long-term investments	250		10,095,222,770	9,830,993,840
Investments in equity of other entities	253	15	10,095,222,770	9,830,993,840
Other long-term assets	260		10,773,226,530	9,767,260,480
Long-term prepaid expenses	261	10	3,879,024,920	4,769,032,080
Long-term equipment and spare parts for replacement	263	12	6,894,201,610	4,998,228,400
<b>TOTAL ASSETS</b>	<b>270</b>		<b>904,078,755,790</b>	<b>929,119,314,240</b>



**BALANCE SHEET (CONT'D)**

*As at 31 December 2023*

RESOURCES	Code	Note	31/12/2023 VND	31/12/2022 VND
<b>LIABILITIES</b>	<b>300</b>		<b>345,516,425,500</b>	<b>285,865,028,080</b>
<b>Short-term liabilities</b>	<b>310</b>		<b>229,766,419,130</b>	<b>202,815,021,920</b>
Short-term trade payables	311	16	4,133,348,540	13,496,283,200
Short-term prepayments from customers	312		827,887,650	735,640,960
Taxes and other payables to government budget	313	17	3,195,244,360	2,268,616,960
Payables to employees	314		7,646,316,900	5,113,576,640
Short-term accrued expenses	315	18	60,740,620,930	13,030,811,680
Short-term unearned revenues	318		1,035,154,420	988,066,320
Other short-term payments	319	19	89,285,546,840	92,765,347,040
Short-term borrowings and finance lease liabilities	320	20	62,902,299,490	74,416,679,120
<b>Long-term liabilities</b>	<b>330</b>		<b>115,750,006,370</b>	<b>83,050,006,160</b>
Long-term borrowings and finance lease liabilities	338	20	115,750,006,370	83,050,006,160
<b>OWNER'S EQUITY</b>	<b>400</b>	<b>21</b>	<b>558,562,330,290</b>	<b>643,254,286,160</b>
<b>Owner's equity</b>	<b>410</b>		<b>558,562,330,290</b>	<b>643,254,286,160</b>
Contributed capital	411		703,687,540,000	703,687,540,000
- Ordinary shares with voting rights	411a		703,687,540,000	703,687,540,000
Capital surplus	412		81,363,105,200	81,363,105,200
Exchange rate differences	417		339,244,141,445	322,154,417,926
Development and investment funds	418		11,206,193,409	11,206,193,409
Undistributed profit after tax	421		(576,938,649,764)	(475,156,970,375)
- Undistributed profit after tax brought forward	421a		(475,156,970,375)	(414,688,818,779)
- Undistributed profit after tax for the current period	421b		(101,781,679,389)	(60,468,151,596)
<b>TOTAL SOURCES</b>	<b>440</b>		<b>904,078,755,790</b>	<b>929,119,314,240</b>

Nguyen Thi Hue  
Preparer

Nguyen Thi Thu Binh  
Acting Chief Accountant



Tran Thi Hong Lieu  
Deputy General Director  
Quang Ninh, 22 January 2025

**INCOME STATEMENT**  
*For the year ended 31 December 2023*

ITEMS	Code	Note	Year 2023	Year 2024
			VND	VND
Gross sales of merchandise and services	01	23	111,574,631,316	117,763,629,441
Net sales of merchandise and services	10		111,574,631,316	117,763,629,441
Cost of goods sold	11	24	152,612,257,388	125,033,249,511
Gross profit from sales of merchandise and	20		(41,037,626,072)	(7,269,620,070)
Financial income	21	25	7,543,125,908	6,554,616,721
Financial expenses	22	26	24,705,109,062	11,755,950,886
- In which: Interest expense	23		22,343,215,748	9,936,522,737
Selling expenses	25	27	13,966,347,602	13,501,801,934
General and administrative expenses	26	27	29,223,426,971	33,622,006,240
Net profits from operating activities	30		(101,389,383,799)	(59,594,762,409)
Other income	31		96,476,368	230,737,590
Other expenses	32		488,771,958	1,104,126,777
Profit from other activities	40		(392,295,590)	(873,389,187)
Net profit before tax	50		(101,781,679,389)	(60,468,151,596)
Current corporate income tax expense	51	29	-	-
Net profit after tax	60		(101,781,679,389)	(60,468,151,596)

Nguyen Thi Hue  
Preparer

Nguyen Thi Thu Binh  
Acting Chief Accountant



Tran Thi Hong Lieu  
Deputy General Director  
Quang Ninh, 22 January 2025



**CASH FLOW STATEMENT**  
*(Under indirect method)*  
For the year ended 31 December 2023

Items	Codes Note	Year 2023 VND	Year 2024 VND
<b>Cash flows from operating activities</b>			
<i>Profit before tax</i>	01	(101,781,679,389)	(60,468,151,596)
<i>Adjustments for:</i>			
Depreciation and amortization	02	47,695,360,292	44,184,831,317
Provisions	03	(162,827,894)	(191,942,389)
Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign currencies	04	(2,180,327,480)	1,284,840,349
Gains (losses) on investing activities	05	(9,032,648)	118,423,070
Interest expense	06	22,343,215,748	9,936,522,737
<i>Operating profit before movements in working capital</i>	08	(34,095,291,371)	(5,135,476,512)
Increase (decrease) in receivables	09	12,032,015,642	(15,185,848,137)
Increase (decrease) in inventories	10	2,614,471,136	1,779,256,564
Increase (decrease) in payables (exclusive of interest payables, enterprise income tax payables)	11	30,379,726,030	20,162,920,125
Increase (decrease) in prepaid expenses	12	1,716,275,189	(4,024,200,277)
Interest paid	14	(6,597,844,881)	(7,694,134,817)
<i>Net cash flows from operating activities</i>	20	6,049,351,745	(10,097,483,054)
<b>Cash flows from investing activities</b>			
Purchase or construction of fixed assets and other long-term assets	21	(12,617,720,405)	(57,340,507,673)
Interest and dividend received	27	9,032,648	6,861,753
<i>Net cash flows from investing activities</i>	30	(12,608,687,757)	(57,333,645,920)
<b>Cash flows from financing activities</b>			
Proceeds from borrowings	33	151,245,564,895	214,337,892,677
Repayment of borrowings	34	(131,599,123,081)	(142,931,859,068)
<i>Net cash flows from financial activities</i>	40	19,646,441,814	71,406,033,609
<b>Net cash flows during the period</b>	50	13,087,105,802	3,974,904,635
<b>Cash and cash equivalents at the beginning of the period</b>	60	13,465,037,680	9,238,093,520
Effect from changing foreign exchange rate	61	(452,873,992)	252,039,525
<b>Cash and cash equivalents at the end of the period</b>	70 4	26,099,269,490	13,465,037,680

  
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**Nguyen Thi Hue**  
Preparer

  
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**Nguyen Thi Thu Binh**  
Acting Chief Accountant

  
**Trần Thị Hồng Liễu**  
Deputy General Director  
Quang Ninh, 22 January 2025



**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 (11th) was issued on 30 November 2021. The latest amendment to the Investment Registration Certificate (13th) was issued on 9 December 2021.

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 2023, the total number of employees was 455 (as of 31 December 2022: 535).

**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 authorised foreign exchange agency under the License No. 1060/NHNN-QUN1 dated 28 November 2008 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 2023, 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 2023, 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 2023, 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 2023, the Company recorded a net loss after tax of VND 101,781,679,389 (2022: VND 60,468,151,596). As of the same date, the Company's accumulated losses amounted to VND 576,938,649,764 (31 December 2022: VND 475,156,970,375), and its current liabilities exceeded its current assets by VND 188,837,357,870 (31 December 2022: VND 158,186,457,360). 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 2023.

**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 2023, are consistent with those applied in preparing the financial statements for the fiscal year ended 31 December 2022.

**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:

Assets	Time of depreciation (year)
- 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*

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**

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 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)

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**

	31/12/2023 VND	31/12/2022 VND
Cash	23,590,742,230	10,539,491,280
Demand deposits	2,508,527,260	2,925,546,400
<b>Total</b>	<b>26,099,269,490</b>	<b>13,465,037,680</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

	31/12/2023	31/12/2022
	VND	VND
- Long Bay (Group tour)	5,963,657,817	5,966,441,040
- Viet Center Tourist	131,518,480	1,439,872,320
- Others	1,696,042,003	6,559,894,960
<b>Total</b>	<b>7,791,218,300</b>	<b>13,966,208,320</b>
<i>Trade receivables from related parties</i>	-	<b>4,070,590,400</b>
- Other related parties	-	4,070,590,400

6. PREPAYMENTS TO SUPPLIERS

	31/12/2023	31/12/2022
	VND	VND
<b>Short-term prepayment to suppliers</b>		
- MNE Development and Investment Joint Stock Company	990,552,710	964,626,320
- Others	2,073,437,940	3,255,440,960
<b>Total</b>	<b>3,063,990,650</b>	<b>4,220,067,280</b>

7. OTHER RECEIVABLES

	31/12/2023		31/12/2022	
	Value VND	Provision VND	Value VND	Provision VND
<b>Short-term</b>	<b>5,640,491,590</b>	-	<b>5,477,342,000</b>	-
- Receivables of VAT and special consumption tax related to the chips held by customers at the period/year end (*)	5,531,478,560	-	5,426,617,840	-
- Others	109,013,030	-	50,724,160	-
<b>Long-term</b>	-	-	-	-
<b>Total</b>	<b>5,640,491,590</b>	-	<b>5,477,342,000</b>	-

(\*) 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.

8. DOUBTFUL DEBTS

	31/12/2023		31/12/2022	
	Cost VND	Recoverable value VND	Cost VND	Recoverable value VND
Long Bay (Group tour)	5,963,655,410	-	5,966,441,040	-
<b>Total</b>	<b>5,963,655,410</b>	-	<b>5,966,441,040</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)

9. INVENTORIES

	31/12/2023		31/12/2022	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
- Materials	-	-	29,229,680	-
- Tools and supplies	3,213,345,000	-	5,202,062,640	-
- Goods	784,032,110	-	2,928,007,600	-
<b>Total</b>	<b>3,997,377,110</b>	<b>-</b>	<b>8,159,299,920</b>	<b>-</b>

10. PREPAID EXPENSES

	31/12/2023	31/12/2022
	VND	VND
Short-term prepaid expenses	300,369,530	975,596,240
- Tools and supplies	300,369,530	975,596,240
Long-term prepaid expenses	3,879,024,920	4,769,032,080
- Tools and supplies	3,879,024,920	4,769,032,080
<b>Total</b>	<b>4,179,394,450</b>	<b>5,744,628,320</b>

11. CONSTRUCTION IN PROGRESS

	31/12/2023	31/12/2022
	VND	VND
- Renovation and New Construction Project of Royal Hotel and Villas (*)	47,119,961,540	45,886,659,680
<b>Total</b>	<b>47,119,961,540</b>	<b>45,886,659,680</b>

(\*) As of 31 December 2023, 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.

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

	31/12/2023	31/12/2022
	VND	VND
Beginning balance	45,886,659,680	106,735,759,280
Additions during the year	915,468,484	70,487,833,867
Capitalized borrowing costs	-	3,607,479,547
Transfers to tangible fixed assets	(915,468,484)	(140,641,273,272)
Exchange rate differences due to translation into VND	1,233,301,860	5,696,860,258
	<b>47,119,961,540</b>	<b>45,886,659,680</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)

12. LONG - TERM SPARE PARTS, SUPPLIES AND EQUIPMENT

	31/12/2023 VND	31/12/2022 VND
- Renovation and New Construction Project of Royal Hotel and Villas	6,894,201,610	4,998,228,400
<b>Total</b>	<b>6,894,201,610</b>	<b>4,998,228,400</b>

13. INTANGIBLE FIXED ASSETS

Items	Land use right (*) VND	Computer software VND	Total VND
<b>Cost</b>			
31/12/2022	103,001,641,920	2,395,403,920	105,397,045,840
- Exchange rate differences	2,768,388,840	64,381,590	2,832,770,430
31/12/2023	<b>105,770,030,760</b>	<b>2,459,785,510</b>	<b>108,229,816,270</b>
<b>Accumulated depreciation</b>			
31/12/2022	103,001,641,920	2,209,993,520	105,211,635,440
- Depreciation	-	74,831,645	74,831,645
- Exchange rate differences	2,768,388,840	59,544,695	2,827,933,535
31/12/2023	<b>105,770,030,760</b>	<b>2,344,369,860</b>	<b>108,114,400,620</b>
<b>Net book value</b>			
31/12/2022	-	<b>185,410,400</b>	<b>185,410,400</b>
31/12/2023	-	<b>115,415,650</b>	<b>115,415,650</b>

As of 31 December 2023: The original cost of fully depreciated intangible fixed assets that are still in use was VND 107,854,853,810 (as of 31 December 2022: VND 105,031,897,520).

(\*): 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).



**ROYAL INTERNATIONAL JOINT STOCK CORPORATION**

**FINANCIAL STATEMENTS CONVERTED  
INTO VIETNAMESE DONG**

For the year ended 31 December 2023

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		Machinery & Equipment		Furniture & Equipment		Office Equipment		Other		Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	
<b>Cost</b>											
31/12/2022	1,024,909,124,480	290,918,551,440	14,328,028,160	18,363,130,400	36,343,930,960	1,384,862,765,440					
- New purchases	-	1,012,353,243	-	-	-	1,012,353,243					
- Realised profit	27,546,618,960	7,822,828,333	385,096,320	493,548,300	976,820,670	37,224,912,583					
- Transfer from Construction in progress	-	915,468,484	-	-	-	-	-	-	-	-	915,468,484
<b>31/12/2023</b>	<b>1,052,455,743,440</b>	<b>300,669,201,500</b>	<b>14,713,124,480</b>	<b>18,856,678,700</b>	<b>37,320,751,630</b>	<b>1,424,015,499,750</b>					
<b>Accumulated depreciation</b>											
31/12/2022	250,844,730,480	248,864,800,560	12,861,785,840	18,325,532,640	35,145,490,640	566,042,340,160					
- Depreciation	25,317,335,217	20,887,085,626	1,048,123,490	14,918,283	353,066,031	47,620,528,647					
- Realised profit	6,791,519,523	6,729,637,084	347,738,540	492,566,967	945,300,789	15,306,762,903					
<b>31/12/2023</b>	<b>282,953,585,220</b>	<b>276,481,523,270</b>	<b>14,257,647,870</b>	<b>18,833,017,890</b>	<b>36,443,857,460</b>	<b>628,969,631,710</b>					
<b>Net book value</b>											
31/12/2022	774,064,394,000	42,053,750,880	1,466,242,320	37,597,760	1,198,440,320	818,820,425,280					
<b>31/12/2023</b>	<b>769,502,158,220</b>	<b>24,187,678,230</b>	<b>455,476,610</b>	<b>23,660,810</b>	<b>876,894,170</b>	<b>795,045,868,040</b>					

As of 31 December 2023:

- The original cost of fixed assets at the end of the period, fully depreciated but still in use: VND 192,354,345,920 (as of 31 December 2022; VND 150,768,283,360).
- The remaining value of tangible fixed assets pledged or mortgaged for loans: VND 746,868,991,800 (as of 31 December 2022; VND 729,657,056,160).
- Fixed assets include some assets temporarily out of service for repairs with a remaining value of VND 2,683,756,860 (as of 31 December 2022; VND 2,788,703,680).

**ROYAL INTERNATIONAL JOINT STOCK CORPORATION**

**FINANCIAL STATEMENTS CONVERTED  
INTO VIETNAMESE DONG**

For the year ended 31 December 2023

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**

	31/12/2023		31/12/2022	
	Cost VND	Fair value VND	Cost VND	Fair value VND
<b>Investments in equity of other entities</b>				
- Royal International Securities Joint Stock Company	10,095,222,770	(*)	9,830,993,840	(*)
<b>Total</b>	<b>10,095,222,770</b>	<b>-</b>	<b>9,830,993,840</b>	<b>-</b>

(\*) As of 31 December 2023, and 31 December 2022, 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 2023, 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  
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For the year ended 31 December 2023

**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**

	31/12/2023		31/12/2022	
	Value VND	Recoverable value VND	Value VND	Recoverable value VND
<b>Short-term trade payables</b>				
- Hai A Investment Construction Joint Stock Company	-	-	8,295,228,480	8,295,228,480
- TFL Joint Stock Company	-	-	1,732,051,920	1,732,051,920
- Kha Thuy Private Enterprise	606,900,980	606,900,980	348,130,880	348,130,880
- Development Century Trade and Tours Company.,LTD	997,653,360	997,653,360	-	-
- Others	2,528,794,200	2,528,794,200	3,120,871,920	3,120,871,920
<b>Total</b>	<b>4,133,348,540</b>	<b>4,133,348,540</b>	<b>13,496,283,200</b>	<b>13,496,283,200</b>

**17. TAXES AND OTHER PAYABLES TO THE STATE**

	1/1/2023		Amount payable VND	Amount paid VND	Amount deduct VND	Exchange rate differences VND	12/31/2023 VND
	VND	VND					
<b>Payables</b>							
- Output VAT	480,332,480	13,070,097,518	(5,369,813,144)	(7,143,983,763)	13,998,339	1,050,631,430	
- Special consumption tax	1,539,093,840	23,474,554,910	(23,019,991,704)	-	42,256,394	2,035,913,440	
- Personal income tax	249,190,640	1,130,017,897	(1,276,918,542)	-	6,409,495	108,699,490	
- Fees, charges and other payables	-	332,838,665	(332,838,665)	-	-	-	
	<b>2,268,616,960</b>	<b>38,007,508,990</b>	<b>(29,999,562,055)</b>	<b>(7,143,983,763)</b>	<b>62,664,228</b>	<b>3,195,244,360</b>	
<b>Receivables</b>							
- Deductible VAT	4,331,454,160	2,704,797,616	-	(7,143,983,763)	107,731,987	-	
	<b>4,331,454,160</b>	<b>2,704,797,616</b>	<b>-</b>	<b>(7,143,983,763)</b>	<b>107,731,987</b>	<b>-</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)

18. ACCRUED EXPENSES

	31/12/2023	31/12/2022
	VND	VND
<b>Short-term</b>		
- Prepaid land lease	37,326,263,660	5,600,800,480
- Interest expenses	22,132,798,260	6,190,246,160
- Other accrued expenses	1,281,559,010	1,239,765,040
<b>Total</b>	<b>60,740,620,930</b>	<b>13,030,811,680</b>

(\*) According to Land Lease Contract No. 341/HD-TĐ dated December 7, 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 April 13, 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: VND 211,932 per m<sup>2</sup> per year.

Stable rental rate period: From April 13, 2021, to April 12, 2026.

19. OTHER CURRENT LIABILITIES

	31/12/2023	31/12/2022
	VND	VND
<b>Short-term</b>		
- Payable to Long Bay Agency (*)	52,235,630,850	51,511,181,440
- Social insurance, health insurance, unemployment insurance, and union fund	-	2,185,123,680
- Short-term deposits and guarantees received	15,524,451,970	15,644,465,440
- Unused chips deposited by customers	16,069,180,140	15,648,590,880
- Other payables and liabilities	5,456,283,880	7,775,985,600
	<b>89,285,546,840</b>	<b>92,765,347,040</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.



**ROYAL INTERNATIONAL JOINT STOCK CORPORATION**

**FINANCIAL STATEMENTS CONVERTED INTO VIETNAMESE DONG**

For the year ended 31 December 2023

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**

	31/12/2022		During the fiscal year				31/12/2023		
	Value	Recoverable value	Increase	Decrease	Reclassification	Unrealized exchange rate gain(loss)	Foreign currency conversion	Value	Recoverable value
	VND	VND	VND	VND	VND	VND	VND	VND	VND
Short - term borrowings	74,416,679,120	74,416,679,120	136,994,640,835	(131,599,123,081)	(18,260,819,197)	(622,796,275)	1,973,718,088	62,902,299,490	62,902,299,490
- Short-term borrowings	74,416,679,120	74,416,679,120	136,994,640,835	(131,599,123,081)	(18,260,819,197)	(622,796,275)	1,973,718,088	62,902,299,490	62,902,299,490
Vietnam Public Joint Stock Commercial Bank - Quang Ninh Branch (1)	71,216,673,760	71,216,673,760	87,675,373,789	(121,250,879,509)	-	219,738,381	1,848,840,849	39,709,747,270	39,709,747,270
Ho Chi Minh City Development Joint Stock Commercial Bank - Quang Ninh	-	-	16,263,426,862	(10,348,243,572)	-	265,285,989	12,091,831	6,192,561,110	6,192,561,110
Xuan Lan Real Estate Company Limited	3,200,005,360	3,200,005,360	33,055,840,184	-	(18,260,819,197)	(1,107,820,645)	112,785,408	16,999,991,110	16,999,991,110
(3)									
Long - term borrowings	83,050,006,160	83,050,006,160	14,250,924,060	-	18,260,819,197	(2,103,381,811)	2,291,638,764	115,750,006,370	115,750,006,370
- Long - term borrowings	83,050,006,160	83,050,006,160	14,250,924,060	-	18,260,819,197	(2,103,381,811)	2,291,638,764	115,750,006,370	115,750,006,370
Xuan Lan Real Estate Company Limited	83,050,006,160	83,050,006,160	14,250,924,060	-	18,260,819,197	(2,103,381,811)	2,291,638,764	115,750,006,370	115,750,006,370
(4)									

(1) The loan under Credit Agreement No. 171/2023/HĐHM/PVBQN-HG, signed on March 11, 2023, 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 2,000,000,000.
- 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: 5.8% - 14.8% 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)*



**ROYAL INTERNATIONAL JOINT STOCK CORPORATION**

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)*

**FINANCIAL STATEMENTS CONVERTED  
INTO VIETNAMESE DONG**

For the year ended 31 December 2023

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

- (2) The loan under Credit Agreement No. 28684/22MB/HĐTD, signed on December 26, 2022, 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 Lin Yi Huang 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**

	<b>31/12/2023</b>	<b>31/12/2022</b>
	<b>VND</b>	<b>VND</b>
- Khai Viet Investment Co., Ltd	369,386,320,000	369,386,320,000
- Ms Nguyen Tieu Mai	35,870,510,000	17,709,550,000
- Other shareholders	298,430,710,000	316,591,670,000
<b>Total</b>	<b>703,687,540,000</b>	<b>703,687,540,000</b>

**21.2 EQUITY TRANSACTIONS WITH OWNERS**

	<b>Year 2023</b>	<b>Year 2024</b>
	<b>VND</b>	<b>VND</b>
<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**

	<b>31/12/2023</b>	<b>31/12/2022</b>
	<b>Share</b>	<b>Share</b>
- 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/Share)

**21.4 FUNDS**

	<b>31/12/2023</b>	<b>31/12/2022</b>
	<b>VND</b>	<b>VND</b>
- Development investment funds	11,206,193,409	11,206,193,409

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

	Contributed capital		Capital surplus		Exchange rate difference		Development investment fund		Net profit after tax		Total	
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
01/01/2022	703,687,540,000	81,363,105,200	298,322,047,370	11,206,193,409	(414,688,818,779)	679,890,067,200						
- Net loss for the year	-	-	-	-	(60,468,151,596)	(60,468,151,596)						
- Exchange rate difference	-	-	23,832,370,556	-	-	23,832,370,556						
31/12/2022	703,687,540,000	81,363,105,200	322,154,417,926	11,206,193,409	(475,156,970,375)	643,254,286,160						
01/01/2023	703,687,540,000	81,363,105,200	322,154,417,926	11,206,193,409	(475,156,970,375)	643,254,286,160						
- Net loss for the year	-	-	-	-	(101,781,679,389)	(101,781,679,389)						
- Exchange rate difference	-	-	17,089,723,519	-	-	17,089,723,519						
31/12/2023	703,687,540,000	81,363,105,200	339,244,141,445	11,206,193,409	(576,938,649,764)	558,562,330,290						



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 2023, includes the following foreign currencies:

	<u>31/12/2023</u>	<u>31/12/2022</u>
- VND	11,662,893,464.00	5,640,615,325.00
- KRW	65,640,000.00	9,290,000.00
- JPY	300,000.00	1,270,000.00
- THB	182,900.00	136,600.00
- JMP	-	135,804.00
- NTD	-	88,300.00
- SGD	27,066.00	11,031.00
- HKD	502,100.00	6,400.00
- AUD	1,200.00	4,050.00
- CAD	195.00	2,570.00
- EURO	10,498.00	480.00

b) Leased assets

The Company signed Land Lease Contract No. 341/HD-TĐ dated December 7, 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 May 31, 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 August 13, 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 April 13, 2021, to April 12, 2026.

The Company has not yet determined the exact minimum lease payments related to this land lease contract after April 12, 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 January 1, 2024, until the lease expiration date (August 13, 2043), are estimated to be approximately VND 259,470,453,217.

23. REVENUE

	<u>Year 2023</u> <u>VND</u>	<u>Year 2022</u> <u>VND</u>
- Revenue from room and premise rental	23,994,989,182	68,448,975,752
- Revenue from prize-winning games	66,739,185,151	31,733,705,231
- Revenue from foods and beverages	18,797,228,764	15,375,059,582
- Revenue from other services	2,043,228,219	2,205,888,876
	<u>111,574,631,316</u>	<u>117,763,629,441</u>

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 SALE

	Year 2023 VND	Year 2022 VND
- Staff costs	46,581,846,196	48,548,012,829
- Depreciation and amortization	45,637,069,652	42,171,948,219
- Raw materials	10,463,481,903	10,595,761,756
- Others	49,929,859,637	23,717,526,707
	<b>152,612,257,388</b>	<b>125,033,249,511</b>

25. FINANCIAL INCOME

	Year 2023 VND	Year 2022 VND
- Interest income	9,032,648	6,861,753
- Realised foreign exchange gains	5,006,393,200	5,451,524,222
- Net gain from foreign currency translation at period-end	2,180,327,480	-
- Others	347,372,580	1,096,230,746
	<b>7,543,125,908</b>	<b>6,554,616,721</b>

26. FINANCIAL EXPENSES

	Year 2023 VND	Year 2022 VND
- Interest expenses	22,343,215,748	9,936,522,737
- Realised foreign exchange losses	-	534,587,800
- Net loss from foreign currency translation at period-end	2,361,893,314	1,284,840,349
	<b>24,705,109,062</b>	<b>11,755,950,886</b>

27. ADMINISTRATIVE EXPENSES AND SELLING EXPENSES

	Year 2023 VND	Year 2022 VND
<b>General and administrative expenses</b>	<b>29,223,426,971</b>	<b>33,622,006,240</b>
- Staff costs	19,050,118,885	24,808,205,834
- Depreciation and amortization	935,431,597	924,558,588
- Provision exp for doubtful debts	2,102,156,638	2,641,702,926
- Outsourcing fee	(162,827,894)	(191,942,389)
- Others	7,298,547,745	5,439,481,281
<b>Selling expenses</b>	<b>13,966,347,602</b>	<b>13,501,801,934</b>
- Staff costs	9,783,703,072	9,895,037,135
- Depreciation and amortization	1,122,859,043	1,088,324,510
- Others	3,059,785,487	2,518,440,289
	<b>43,189,774,573</b>	<b>47,123,808,174</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 2023 VND	Year 2022 VND
- Raw materials	10,463,481,903	10,595,761,756
- Staff costs	75,415,668,153	83,251,255,798
- Depreciation and amortization	47,695,360,292	44,184,831,317
- Provision exp for doubtful debts	(162,827,894)	(191,942,389)
- Others	62,390,349,507	34,317,151,203
	<b>195,802,031,961</b>	<b>172,157,057,685</b>

29. CURRENT CORPORATE INCOME TAX (CIT)

	Year 2023 VND	Year 2022 VND
<b>Profit before corporate income tax</b>	<b>(101,781,679,389)</b>	<b>(60,468,151,596)</b>
Corporate income tax expenses on current taxable income	-	-
Adjustments increasing taxable income	1,566,419,715	1,064,297,934
Adjustments decreasing taxable income	828,378,185	1,120,660,926
Taxable corporate income	(101,043,637,859)	(60,524,514,588)
Corporate income tax rate	20%	20%
<b>Total CIT Charged</b>	<b>-</b>	<b>-</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	Losses utilised	Losses carried forward
VND	VND	VND	VND
Year 2019	71,642,840,700	-	71,642,840,700
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

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 2023 VND	Year 2024 VND
Net profit/loss	(101,781,679,389)	(60,468,151,596)
Profit/loss attributable to ordinary shareholders	(101,781,679,389)	(60,468,151,596)
Weighted average number of ordinary shares in issue	70,368,754	70,368,754
<b>Basic loss per share (VND/Share)</b>	<b>(1,446)</b>	<b>(859)</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 2023		
	Club for prize-winning games VND	Hotel and Villas VND	Total 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>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>345,516,425,500</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 2022		
	Club for prize-winning games	Hotel and Villas	Total
	VND	VND	VND
Net revenue from sales of goods and rendering services	31,733,705,227	86,029,924,214	117,763,629,441
Total depreciation and amortisation of fixed assets and allocation of long term prepaid expenses	(11,656,867,472)	(34,184,061,143)	(45,840,928,615)
Total expense incurred for purchases of fixed assets	-	76,680,894,697	76,680,894,697
Segment assets	142,263,970,080	749,626,037,520	891,890,007,600
Unallocated assets	-	-	37,229,306,640
<b>Total assets</b>			<b>929,119,314,240</b>
Segment liabilities	90,277,542,640	68,976,372,320	159,253,914,960
Unallocated liabilities	-	-	126,611,113,120
<b>Total liabilities</b>			<b>285,865,028,080</b>

**32. RELATED PARTY DISCLOSURES**

*Transactions with related party*

	Year 2023	Year 2022
	VND	VND
Revenue from rendering service	99,457,240	4,221,661,200
- Other related parties	99,457,240	4,221,661,200

*The balance of related party*

	31/12/2023	31/12/2022
	VND	VND
Receivables	-	4,070,590,400
Receivable from	-	4,070,590,400

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)

32. RELATED PARTY DISCLOSURES (CONT'D)

*Income and loan of the Board of Director*

	Position	Year 2023 VND	Year 2022 VND
Mr Lin Yi Huang	Chairman of the Board of Directors	451,007,802	562,958,480
Ms Chen Yu Chen	Chairman of the Board of Directors	241,479,196	-
Ms Nguyen Tieu Mai	Member of the Board of Directors	41,055,307	-
Mr Kuo Ta Wei	General Director	-	349,982,640
Ms Nguyen Khoa Hoang Oanh	Member of the Board of Directors	82,110,614	-
Ms Nguyen Mai Phuong	Member of the Board of Directors	121,556,380	-
Mr Dau Quoc Dung	Member of the Board of Directors	160,978,123	-
Mr Tran Gia Ngoc Phuong	Member of the Board of Directors	170,154,909	-
Mr Cong Nghia Nam	Deputy General Director	-	304,977,840
Mr Loh Siaw Kiang	Deputy General Director	-	286,343,040
Mr Pham Ngoc Nam	Deputy General Director	-	984,292,480
Mr Nguyen Thang Hien	Deputy General Director	741,277,711	220,757,920
Ms Tran Thi Hong Lieu	Deputy General Director	268,553,117	-
Ms Cao Thi Huyen	Chief Accountant	148,149,841	546,644,240
Ms Mai Thi Dung	Chief Accountant	402,433,296	-
		<b>2,828,756,296</b>	<b>3,255,956,640</b>


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 2023.

34. COMPARATIVE FIGURES

The comparative figures are the financial statement figures converted into Vietnam dong for the financial year ended 31 December 2022, which were audited by another audit firm.

  
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Preparer

  
\_\_\_\_\_  
Nguyen Thi Thu Binh  
Acting Chief Accountant

  
\_\_\_\_\_  
Tran Thi Hong Lieu  
Deputy General Director  
Quang Ninh, 22 January 2025