

## **SEPARATE FINANCIAL STATEMENTS**

ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY  
For Q3 and Nine Months of 2025  
(Self - prepared)



**ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY**

Road No. 8, Nhon Trach II - Nhon Phu Industrial Park, Nhon Trach District, Dong Nai Province

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**ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY**

Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
Nhon Trach District, Dong Nai Province

**Separate Financial statements**

For Q3 and Nine Months of 2025

**STATEMENT OF FINANCIAL POSITION**

*As at 30 September 2025*

Code	ASSETS	Note	30/09/2025	01/01/2025
			VND	VND
<b>100</b>	<b>A. SHORT-TERM ASSETS</b>		<b>1,431,327,297,452</b>	<b>1,368,055,608,998</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>3</b>	<b>2,581,670,947</b>	<b>38,628,487,195</b>
111	1. Cash		2,581,670,947	38,628,487,195
<b>120</b>	<b>II. Short-term investments</b>	<b>4</b>	<b>212,148,268,161</b>	<b>130,284,580,071</b>
123	1. Held to maturity investments		212,148,268,161	130,284,580,071
<b>130</b>	<b>III. Short-term receivables</b>		<b>748,921,764,607</b>	<b>545,662,235,925</b>
131	1. Short-term trade receivables	5	636,378,880,325	475,508,887,771
132	2. Short-term prepayments to suppliers		67,733,083,127	37,338,008,117
136	3. Other short-term receivables	7	44,809,801,155	32,815,340,037
<b>140</b>	<b>IV. Inventories</b>	<b>8</b>	<b>448,516,960,449</b>	<b>628,563,538,962</b>
141	1. Inventories		448,516,960,449	628,563,538,962
<b>150</b>	<b>V. Other short-term assets</b>		<b>19,158,633,288</b>	<b>24,916,766,845</b>
151	1. Short-term prepaid expenses	13	6,052,605,170	6,299,517,113
152	2. Deductible VAT		13,106,028,118	18,617,249,732
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>705,163,446,319</b>	<b>618,254,363,426</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>4,689,787,257</b>	<b>4,776,856,657</b>
216	1. Other long-term receivables	7	4,689,787,257	4,776,856,657
<b>220</b>	<b>II. Fixed assets</b>		<b>184,319,665,504</b>	<b>200,968,663,925</b>
221	1. Tangible fixed assets	10	139,232,123,522	144,601,530,585
222	- <i>Historical costs</i>		550,874,604,916	539,948,257,609
223	- <i>Accumulated depreciation (*)</i>		(411,642,481,394)	(395,346,727,024)
224	2. Finance lease fixed assets	11	45,083,859,584	56,336,070,407
225	- <i>Historical costs</i>		59,370,836,858	67,409,423,358
226	- <i>Accumulated depreciation (*)</i>		(14,286,977,274)	(11,073,352,951)
227	3. Intangible fixed assets	12	3,682,398	31,062,933
228	- <i>Historical costs</i>		565,248,000	565,248,000
229	- <i>Accumulated amortization (*)</i>		(561,565,602)	(534,185,067)
<b>240</b>	<b>IV. Long-term unfinished asset</b>	<b>9</b>	<b>1,742,600,000</b>	<b>2,155,925,926</b>
242	1. Construction in progress		1,742,600,000	2,155,925,926
<b>250</b>	<b>V. Long-term investments</b>	<b>4</b>	<b>484,678,477,818</b>	<b>367,678,477,818</b>
251	1. Investment in subsidiaries		394,678,477,818	274,678,477,818
252	2. Investments in joint ventures and associates		90,000,000,000	90,000,000,000
255	3. Held to maturity investments		-	3,000,000,000
<b>260</b>	<b>VI. Other long-term assets</b>		<b>29,732,915,740</b>	<b>42,674,439,100</b>
261	1. Long-term prepaid expenses	13	29,732,915,740	42,674,439,100
<b>270</b>	<b>TOTAL ASSETS</b>		<b>2,136,490,743,771</b>	<b>1,986,309,972,424</b>

**ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY**

Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
Nhon Trach District, Dong Nai Province

**Separate Financial statements**


For Q3 and Nine Months of 2025

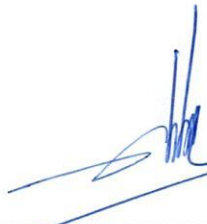
**STATEMENT OF FINANCIAL POSITION**


*As at 30 September 2025*

*(continue)*

Code	CAPITAL	Note	30/09/2025	01/01/2025
			VND	VND
<b>300</b>	<b>C. LIABILITIES</b>		<b>1,450,129,887,365</b>	<b>1,315,468,485,188</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>1,428,256,432,503</b>	<b>1,245,851,674,856</b>
311	1. Short-term trade payables	14	252,174,327,919	263,778,418,949
312	2. Short-term prepayments from customers		82,736,971,772	69,465,433,416
313	3. Taxes and other payables to State budget	16	19,409,912,345	18,013,528,553
314	4. Payables to employees		10,208,915,634	14,842,024,402
315	5. Short-term accrued expenses	17	21,203,562,583	14,450,223,537
319	6. Other short-term payments	18	12,702,658,489	11,207,879,294
320	7. Short-term borrowings and finance lease liabil	19	1,007,173,452,575	840,090,968,660
322	8. Bonus and welfare fund		22,646,631,186	14,003,198,045
<b>330</b>	<b>II. Non-current liabilities</b>		<b>21,873,454,862</b>	<b>69,616,810,332</b>
331	1. Long-term trade payables	14	9,945,532,948	48,552,878,934
337	2. Other long-term payables	18	150,000,000	150,000,000
338	3. Long-term borrowings and finance lease liabilit	19	11,777,921,914	20,913,931,398
<b>400</b>	<b>D. OWNER'S EQUITY</b>		<b>686,360,856,406</b>	<b>670,841,487,236</b>
<b>410</b>	<b>I. Owner's equity</b>	<b>20</b>	<b>686,360,856,406</b>	<b>670,841,487,236</b>
411	1. Contributed capital		450,000,000,000	450,000,000,000
411a	0 Ordinary shares with voting rights		450,000,000,000	450,000,000,000
412	2. Share Premium		40,010,480,000	40,010,480,000
418	3. Development investment funds		94,396,675,823	57,353,390,932
421	4. Retained earnings		101,953,700,583	123,477,616,304
421a	Retained earnings accumulated till the end of the previous yea		77,790,898,272	68,742,120,958
421b	Retained earnings of the current year		24,162,802,311	54,735,495,346
<b>440</b>	<b>TOTAL CAPITAL</b>		<b>2,136,490,743,771</b>	<b>1,986,309,972,424</b>

  
Huynh Thi Hai Yen  
Preparer

  
Nguyen Thi Kim Loan  
Chief Accountant

  
Trương Văn Việt  
General Director



DongNai, October 25, 2025

ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY

Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
Nhon Trach District, Dong Nai Province

Separate Financial statements  
For Q3 and Nine Months of 2025

STATEMENT OF INCOME

The first 9 months of 2025

Code	ITEM	Note	Q3 2025	Q3 2024	The first 9 months of 2025	The first 9 months of 2024
			VND	VND	VND	VND
01	1. Revenue from sales of goods and rendering o	22	472,592,665,585	353,245,084,880	1,434,237,346,324	1,161,654,265,957
02	2. Revenue deductions		-		-	231
10	3. Net revenue from sales of goods and rendering of servi		472,592,665,585	353,245,084,880	1,434,237,346,324	1,161,654,265,726
11	4. Cost of goods sold	23	413,465,436,912	283,876,658,041	1,260,575,909,237	947,088,171,707
20	5. Gross profit from sales of goods and rendering of serv		59,127,228,673	69,368,426,839	173,661,437,087	214,566,094,019
21	6. Financial income	24	8,237,714,745	2,169,169,093	13,776,478,649	9,580,005,591
22	7. Financial expense	25	19,940,232,236	15,060,659,766	55,563,279,795	46,447,884,507
23	<i>In which: Interest expenses</i>		<i>19,680,953,856</i>	<i>11,060,096,614</i>	<i>54,593,263,692</i>	<i>37,693,624,219</i>
25	8. Selling expenses	26	15,772,686,401	20,025,140,325	51,123,309,990	59,837,336,503
26	9. General and administrative expense	27	15,531,416,604	17,214,540,737	45,155,256,075	46,211,772,811
30	10. Net profit from operating activities		16,120,608,177	19,237,255,104	35,596,069,876	71,649,105,789
31	11. Other income	28	189,148,556	341	191,003,523	225,209,873
32	12. Other expense	29	281,949,011	42,233,790	503,992,520	3,494,158,996
40	13. Other profit		(92,800,455)	(42,233,449)	(312,988,997)	(3,268,949,123)
50	14. Total net profit before tax		16,027,807,722	19,195,021,655	35,283,080,879	68,380,156,666
51	15. Current corporate income tax expenses	30	4,715,712,809	3,322,893,023	11,120,278,568	14,932,766,183
60	17. Profit after corporate income tax		<u>11,312,094,913</u>	<u>15,872,128,632</u>	<u>24,162,802,311</u>	<u>53,447,390,483</u>

Huynh Thi Hai Yen  
Preparer

Nguyen Thi Kim Loan  
Chief Accountant

Truong Van Viet  
General Director

DongNai, October 25, 2025



**ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY**Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
Nhon Trach District, Dong Nai Province**Separate Financial statements**  
For Q3 and Nine Months of 2025**STATEMENT OF CASH FLOWS***The first 9 months of 2025**(Indirect method)*

Code	ITEM	Note	The first 9 months	The first 9 months
			of 2025	of 2024
			VND	VND
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
01	1. Profit before tax		35,283,080,879	68,380,156,666
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investme		24,185,284,628	25,044,995,915
04	- Exchange gains / losses from retranslation of monetary iten		(44,846,830)	(3,883,777,361)
05	- Gains / losses from investment		(5,615,739,796)	(1,550,445,167)
06	- Interest expense		54,593,263,692	37,693,624,219
08	3. Operating profit before changes in working capital		108,401,042,573	125,684,554,272
09	- Increase or decrease in receivables		(195,226,607,160)	46,511,638,321
10	- Increase or decrease in inventories		180,046,578,513	(138,864,869,159)
11	- Increase or decrease in payables (excluding interest payable/ corporate income tax payable)		(36,389,728,246)	(9,367,423,496)
12	- Increase or decrease in prepaid expenses		13,188,435,303	11,004,836,690
14	- Interest paid		(51,251,782,392)	(37,683,232,014)
15	- Corporate income tax paid		(8,000,000,000)	(21,205,758,029)
20	Net cash flows from operating activities		10,767,938,591	(23,920,253,415)
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
21	1. Purchase or construction of fixed assets and other long-term assets		(16,537,163,285)	(55,844,334,724)
22	2. Proceeds from disposals of fixed assets and other long-term assets		181,818,181	51,734,338,362
23	3. Loans and purchase of debt instruments from other entities		(105,050,000,000)	(7,585,226,604)
24	4. Collection of loans and resale of debt instrument of other entities		26,500,000,000	-
25	5. Equity investments in other entities		(120,000,000,000)	(44,400,000,000)
27	6. Interest and dividend received		4,442,748	824,802,796
30	Net cash flows from investing activities		(214,900,902,356)	(55,270,420,170)
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
33	1. Proceeds from borrowings		1,002,024,638,833	785,903,009,368
34	2. Repayment of principal		(823,577,628,918)	(688,664,616,851)
35	3. Repayment of financial principal		(10,384,318,190)	(17,137,248,917)
40	Net cash flows from financing activities		168,062,691,725	80,101,143,600
50	Net cash flows in the period		(36,070,272,040)	910,470,015

**ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY**Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
Nhon Trach District, Dong Nai Province**Separate Financial statements**  
For Q3 and Nine Months of 2025**STATEMENT OF CASH FLOWS***The first 9 months of 2025**(Indirect method)*

Code	ITEM	Note	The first 9 months	The first 9 months
			of 2025	of 2024
			VND	VND
60	Cash and cash equivalents at beginning of the period		38,628,487,195	14,682,139,213
61	Effect of exchange rate fluctuations		23,455,792	6,636,743
70	Cash and cash equivalents at end of the period	3	<u>2,581,670,947</u>	<u>15,599,245,971</u>

  
**Huynh Thi Hai Yen**  
Preparer

  
**Nguyen Thi Kim Loan**  
Chief Accountant

  
**Truong Van Viet**  
General Director

DongNai, October 25, 2025

**ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY**

Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
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**Separate Financial statements**  
For Q3 and Nine Months of 2025

**NOTES TO (SEPARATE) FINANCIAL STATEMENTS**

*The first 9 months of 2025*

**1 . GENERAL INFORMATION**

**Form of ownership**

Royal Manufacture and Investment Joint Stock Company was established and operating activities under the Business License No 0102030405 dated the 01 January 2010 issued by Vinh Phuc Department of Investment and Planning for the first time on 01 January 2010, 10th re-registered on 10 October 2011.

The Company's head office is located at: Road No. 8, Nhon Trach II - Nhon Phu Industrial Park, Nhon Trach District, Dong Nai Province.

Company's Charter capital: VND 450,000,000,000. Equivalent to 45,000,000 shares with the price of VND 10,000 per share.

The number of employees of the Company as at 30 September 2025 is : 560 (as at 01 Jan 2025: 634).

**Business field**

Manufacture of ceramic, granite, porcelain tiles and clay building materials.

**Business activities**

Main business activities of the Company include:

- Manufacture of other general-purpose machinery. Details: Manufacture of industrial machinery and
- Manufacture of clay-based construction materials. Details: Production of ceramic and granite tiles;
- Wholesale of materials and other installation equipment in construction;
- Manufacture of beds, wardrobes, tables, and chairs. Details: Production of wooden products (furniture,
- Construction of all types of buildings;
- Construction of other civil engineering works.

**The Company's operation in the year that affects the [Separate] Financial Statements**

In the first nine months of 2025, despite the challenging economic environment, the Company's revenue increased by 23.46% compared to the same period in 2024, rising from VND 1161.6 billion to VND 1434.2 billion. However, cost of goods sold (COGS) increased by 33.1% year-on-year, from VND 947 billion to VND 1260.5 billion. The higher increase in COGS compared to revenue led to a 19.06% decline in the Company's gross profit.

During the first nine months of 2025, the construction materials market remained stagnant, showing no significant improvement from the frozen state observed in 2024. Demand continued to decline. In order to maintain revenue growth, the Company expanded its sales policies, reduced selling prices, and optimized

Information of subsidiaries, Associates and Joint ventures of the Company is provided in Note No 4.

**ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY**

Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
Nhon Trach District, Dong Nai Province

**Separate Financial statements**  
For Q3 and Nine Months of 2025

**2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY**

**2.1 . Accounting period and accounting currency**

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in VND.

**2.2 . Standards and Applicable Accounting Policies**

*Applicable Accounting Policies*

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-

*Declaration of compliance with Accounting Standards and Accounting System*

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

**2.3 . Basis for preparation of the Interim Separate Financial statements**

Separate Financial statements are presented based on historical cost principle.

The Users of this Separate Financial statements should study the separate financial statements combined with the consolidated financial statements of the Company and its subsidiaries (“the Group”) for q3 and nine months of 2025 in order to gain enough information regarding the financial position, results of operations and cash flows of the Group.

**2.4 . Basis for preparation of Chairman**

The preparation of [Separate] Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the separate financial statements and the reported amounts of revenues and expenses during the fiscal year.

The estimates and assumptions that have a material impact in the [Separate] Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax.

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

**ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY**

Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
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**Separate Financial statements**  
For Q3 and Nine Months of 2025

**2.5 . Financial Instruments**

*Initial recognition*

Financial assets

Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

*Subsequent measurement after initial recognition*

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No.210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

**2.6 . Foreign currency transactions**

The foreign currency transactions during the year are translated into Vietnam Dong using the real exchange rate ruling at the transaction date. Real exchange rates are determined under the following principles:

Real exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of the Separate Financial statements is determined on the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For foreign currency deposited in bank, applying the bid rate of the bank where the Company opens its
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All exchange differences arising from foreign currency transactions in the year and from revaluation of remaining foreign currency monetary items at the end of the year are recorded immediately to operating results

**2.7 . Cash and cash equivalents**

Cash comprises cash on hand, demand deposits and monetary gold held as a reserve asset, exclusive of the

**2.8 . Financial investments**

*Investments held to maturity* comprise term deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is required to repurchase at a certain time in the future and loans, etc. held to maturity to earn profits periodically and other held to maturity investments.

## ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY

Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
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Separate Financial statements  
For Q3 and Nine Months of 2025

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

Provision for devaluation of investments is made at the end of the period as followings:

- With regard to investments in subsidiaries, joint ventures or associates: the provision for loss investments shall be made based on the [Separate] Financial Statements/Consolidated Financial Statements (nếu đơn vị nhận đầu tư là Công ty mẹ) of subsidiaries, joint ventures or associates at the provision date.
- With regard to investments held to maturity: the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

### 2.9 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

### 2.10 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

The cost of inventory is calculated using weighted average method/first in first out/specific identification or retail.

The cost of inventory is calculated using weighted average method/first in first out/specific identification or

Inventory is recorded by perpetual/*periodic method*.

Method for valuation of work in process at the end of the period:

- The value of work in progress is recorded based on actual cost incurred for each unfinished product/ or cost of main materials used for each unfinished product/ or actual cost incurred for each stage in

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

### 2.11 . Fixed assets and Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

**ROYAL MANUFACTURE AND INVESTMENT JOINT STOCK COMPANY**

Road No. 8, Nhon Trach II - Nhon Phu Industrial Park,  
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For Q3 and Nine Months of 2025

Subsequent measurement after initial recognition

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

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

The historical cost of finance lease fixed assets is recognised at the lower of fair value and present value of the minimum lease payments plus any directly attributable costs incurred related with finance lease (exclusive of value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and carrying amount. Finance lease fixed assets are depreciated over the lease term and charged to operating expenses in order to fully recover the capital.

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

- Buildings, structures	05 - 30 years
- Machine, equipment	05 - 10 years
- Vehicles, Transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 05 years
- Other fixed assets	03 - 05 years
- Managerment software	03 - 05 years

**2.12 . Construction in progress**

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until the relevant assets are completed and

**2.13 . Operating lease**

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

**2.14 . Prepaid expenses**

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria. Prepaid

Types of prepaid expenses include:

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dong and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from ... to... years. [bổ sung theo thực tế của đơn vị].

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- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis from ... to... years.

### **2.15 . Payables**

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the interim [Separate] financial statements according to their

### **2.16 . Borrowings and finance lease liabilities**

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

### **2.17 . Borrowing costs**

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to construction or production of unfinished asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". Beside, regarding loans serving the construction of fixed assets, investment properties, and the interests shall be capitalized even if the construction duration is under 12 months.

### **2.18 . Accrued expenses**

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as annual leave salary, expenses arising from seasonal cessation of production, interest

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

### **2.19 . Owner's equity**

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation

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**2.20 . Revenues**

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

*Revenue from sale of goods*

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods

*Revenue from rendering of services:*

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

*Financial income*

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Company's right to receive dividend is established.

**2.21 . Cost of goods sold and services rendered**

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the period, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and goods have not been determined as sold.

**2.22 . Financial expenses**

Items recorded into financial expenses comprise:

- Borrowing costs;
- Provision for diminution in value of trading securities price; provision for losses from investment in other

The above items are recorded by the total amount arising in the year without offsetting against financial income

**2.23 . Corporate income tax**

- a) Current corporate income tax expenses and Deferred corporate income tax expenses

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

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**b) Current corporate income tax rate**

The fiscal year ended as at 30 September 2025, the Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

**2.24 . Related Parties**

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

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

**2.25 . Segment information**

A segment is a distinguishable component of the Company that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other components.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company in order to help users of financial statements better understand and make more informed judgements about the Company as a whole.

**3 . CASH AND CASH EQUIVALENTS**

	<u>30/09/2025</u>	<u>01/01/2025</u>
	VND	VND
Cash on hand	1,070,727,823	1,311,344,819
Demand deposits	1,510,943,124	37,317,142,376
	<u><u>2,581,670,947</u></u>	<u><u>38,628,487,195</u></u>

4 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
<b>Short - term</b>	<b>212,148,268,161</b>	-	<b>130,284,580,071</b>	-
- Term deposits	212,148,268,161	-	130,284,580,071	-
Long - term	-	-	3,000,000,000	-
- Bonds	-	-	3,000,000,000	-
	<u>212,148,268,161</u>	<u>-</u>	<u>133,284,580,071</u>	<u>-</u>

(1) As of June 30, 2025, held-to-maturity investments were term deposits with maturities ranging from 6 to 12 months, amounting to VND 193,470,699,172, placed at joint-stock commercial banks with interest rates ranging from 2.9% to 5.1% per annum.

b) Investments in equity of other entities

	30/09/2025			01/01/2025		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
	VND	VND	VND	VND	VND	VND
<b>Investments in subsidiaries</b>	<b>394,678,477,818</b>	-	-	<b>274,678,477,818</b>	-	-
- Royal Sintered Stone Manufacture and Investment Joint Stock Company	394,678,477,818	-	-	274,678,477,818	-	-
<b>Investments in joint ventures</b>	<b>90,000,000,000</b>	-	-	<b>90,000,000,000</b>	-	-
- Royal House Manufacture and Investment Joint Stock Company	90,000,000,000	-	-	90,000,000,000	-	-
	<u>484,678,477,818</u>	<u>-</u>	<u>-</u>	<u>364,678,477,818</u>	<u>-</u>	<u>-</u>

The Company has not determined the fair value of financial investments since Vietnam Accounting Standards and Vietnam Corporate Accounting System has not had any detailed guidance on the determination of the fair value.

**Detailed information about financial investments:**

Name of financial investments	Place of establishment and operation	Rate of interest	Rate of voting rights	Principle activities
<i>Name of subsidiaries</i>				
- Royal Sintered Stone Manufacture and Investment Joint Stock Company	Dong Nai	88.17%	88.17%	Leasing of factories and production of building materials
<i>Name of joint venture and associates</i>				
- Royal House Manufacture and Investment Joint Stock Company	Dong Nai	45.00%	45.00%	Manufacturing of building materials

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**5 . TRADE RECEIVABLES**

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>Related parties</b>	<b>44,240,384,257</b>	-	<b>85,180,303,939</b>	-
Vinagres Corporation	15,649,172,001	-	25,602,313,404	-
Royal American Wholesale	2,221,233,379	-	2,338,141,668	-
Western Royal Investment and Production Joint Stock Company	13,720,709,835	-	13,895,092,750	-
Royal Crystal Joint Stock Company	-	-	6,705,149,684	-
Bao Son Green Joint Stock Company	12,649,269,042	-	36,639,606,433	-
<b>Others</b>	<b>592,138,496,068</b>	-	<b>390,328,583,832</b>	-
Top Tile Company Limited	266,901,368,134	-	101,026,292,555	-
Royal Champion Joint Stock Company	50,474,033,961	-	43,016,085,398	-
Rc Flooring Distributor	23,813,035,243	-	23,341,581,518	-
Care About Trading Co., Ltd	44,387,129,309	-	33,042,985,523	-
Mylux Vietnam Company Limited	35,860,373,819	-	33,346,694,862	-
New Pacific Marble & Tile	25,738,758,304	-	25,229,178,850	-
Other trade receivables	144,963,797,298	-	131,325,765,126	-
	<b>636,378,880,325</b>	-	<b>475,508,887,771</b>	-

**6 . PREPAYMENTS TO SUPPLIERS**

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>Related parties</b>	<b>9,884,310,668</b>	-	-	-
Royal Sintered Stone Manufacturing and Investment	9,884,310,668	-	-	-

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<i>Others</i>	57,848,772,459	-	37,338,008,117	-
Hoang Quan Manufacture and Investment Service Joint Trang Minh Anh Company Limited	6,895,833,094	-	6,895,833,094	-
Sai Gon Construction Investment and Architecture	-	-	3,500,000,000	-
Royal Green Manufacture and Investment Joint Stock Company	30,005,487,526	-	14,730,527,948	-
Others	16,005,508,548	-	7,269,703,784	-
	<u>67,733,083,127</u>	<u>-</u>	<u>37,338,008,117</u>	<u>-</u>

**7 . OTHER RECEIVABLES**

###	30/09/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
<i>a1) Details by content</i>				
Receivables from interest of	3,936,539,882	-	1,546,756,204	-
Lending	9,954,298,775	-	-	-
Receivables related to finance lease activities	918,530,344	-	1,241,563,393	-
Assignment for construction and acquisition of	30,000,000,000	-	30,000,000,000	-
The transfer of the Big Slab large-format tile production line to Subsidiary (2)	-	-	-	-
Others	432,154	-	27,020,440	-
	<u>44,809,801,155</u>	<u>-</u>	<u>32,815,340,037</u>	<u>-</u>

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**a2) Details by object**

Mr. Huynh Son Tung (1)	30,000,000,000	-	30,000,000,000	-
Sacombank - Leasing Company Limited	872,638,258	-	1,136,361,599	-

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Royal House Manufacturing and Investment Joint Stock	6,450,000,000	-	-	-
Royal Sintered Stone Manufacturing and Investment	3,504,298,775	-	-	-
Commercial banks	3,936,539,882	-	1,546,756,204	-
Others	46,324,240	-	132,222,234	-
	<b>44,809,801,155</b>	<b>-</b>	<b>32,815,340,037</b>	<b>-</b>

**b) Long-term**

**b1) Details by content**

Deposits	4,689,787,257	-	4,776,856,657	-
	<b>4,689,787,257</b>	<b>-</b>	<b>4,776,856,657</b>	<b>-</b>

**b2) Details by object**

Sacombank - Leasing Company Limited	1,401,999,650	-	1,489,069,050	-
Chailease International Leasing Company Limited	2,442,107,607	-	2,442,107,607	-
Others	845,680,000	-	845,680,000	-
	<b>4,689,787,257</b>	<b>-</b>	<b>4,776,856,657</b>	<b>-</b>

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**c) Other receivables from related parties**

Mr. Huynh Son Tung (1)	30,000,000,000	-	30,000,000,000	-
Royal House Manufacturing and Investment Joint Stock	6,450,000,000	-	-	-
Royal Sintered Stone Manufacturing and Investment	3,504,298,775	-	-	-
	<b>39,954,298,775</b>	<b>-</b>	<b>30,000,000,000</b>	<b>-</b>

(1) The agreement and assignment of work to Mr. Huynh Son Tung according to the agreement No. 01/CTCP HST/BBTT dated September 7, 2022 on Mr. Huynh Son Tung, owner of the land lot 716 Nguyen Thi Dinh, Thanh My Loi Ward, Thu Duc City, to construct an office building and showroom on this land and after the project is completed, the land use rights and assets formed on the land will be transferred to the Company. The purpose of the above work is to implement the Investment Project to construct an office building and showroom to expand the office and showroom to display products, meeting the business development needs of the Company in the coming time.

In which the land use right value is VND 24 billion and the estimated construction value is VND 12 billion and may change when there is a construction settlement.

The Company advanced Mr. Huynh Son Tung an amount of 30 billion VND and has completed the purchase of the land lot.

In 2024, Mr. Huynh Son Tung received Construction Permit No. 941/GPXD dated April 18, 2024 of Thu Duc City People's Committee and Construction Permit Appendix No. 255/PLGPXD dated June 24, 2024 of Thu Duc City People's Committee and is carrying out the construction process.

**8 . INVENTORIES**

	30/09/2025		01/01/2025	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Goods in transit	175,962,363	-	299,661,785	-
Raw material	109,002,906,572	-	97,431,016,420	-
Tools, supplies	26,262,319,347	-	19,730,431,198	-
Work in process	1,987,304,827	-	8,198,954,088	-
Finished goods	233,777,793,451	-	246,173,229,649	-
Goods	74,677,302,753	-	252,505,459,255	-
Goods on	2,633,371,136	-	4,224,786,567	-
	<b>448,516,960,449</b>	<b>-</b>	<b>628,563,538,962</b>	<b>-</b>

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	<u>30/09/2025</u>	<u>01/01/2025</u>
	VND	VND
<b>Construction in progress</b>	<b>1,742,600,000</b>	<b>2,155,925,926</b>
- Expenses for repairing the RYG office building	1,617,600,000	925,925,926
- Construction of roofing, foundation, and flooring for two 60-ton bone crushers	-	1,230,000,000
- Fire alarm system for the dining area...	125,000,000	-
	<u><b>1,742,600,000</b></u>	<u><b>2,155,925,926</b></u>

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**10 . TANGIBLE FIXED ASSETS**

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
<b>Historical cost</b>						
Beginning balance	117,868,307,224	404,589,032,937	10,402,495,191	3,944,152,222	3,144,270,035	539,948,257,609
- Purchase in the year	1,078,878,800	-	-	-	-	1,078,878,800
- Completed construction investment	6,457,407,407	-	-	-	-	6,457,407,407
- Others increase	-	8,038,586,500	-	-	-	8,038,586,500
- Liquidation, disposal	-	-	(4,648,525,400)	-	-	(4,648,525,400)
<b>Ending balance of the period</b>	<b>125,404,593,431</b>	<b>412,627,619,437</b>	<b>5,753,969,791</b>	<b>3,944,152,222</b>	<b>3,144,270,035</b>	<b>550,874,604,916</b>
<b>Accumulated depreciation</b>						
Beginning balance	82,108,048,783	301,251,748,987	8,431,347,863	2,748,318,391	807,263,000	395,346,727,024
- Depreciation for the year	3,474,999,040	13,094,364,941	646,830,190	276,830,746	235,820,253	17,728,845,170
- Others increase	-	3,215,434,600	-	-	-	3,215,434,600
- Liquidation, disposal	-	-	(4,648,525,400)	-	-	(4,648,525,400)
<b>Ending balance of the period</b>	<b>85,583,047,823</b>	<b>317,561,548,528</b>	<b>4,429,652,653</b>	<b>3,025,149,137</b>	<b>1,043,083,253</b>	<b>411,642,481,394</b>
<b>Net carrying amount</b>						
Beginning balance	35,760,258,441	103,337,283,950	1,971,147,328	1,195,833,831	2,337,007,035	144,601,530,585
<b>Ending balance</b>	<b>39,821,545,608</b>	<b>95,066,070,909</b>	<b>1,324,317,138</b>	<b>919,003,085</b>	<b>2,101,186,782</b>	<b>139,232,123,522</b>

*In which:*

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the year
- Cost of fully depreciated tangible fixed assets but still in use at the end of the year:

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**11 . FINANCE LEASE FIXED ASSETS**

	Buildings VND	Machinery, equipments VND	Transportation equipment VND	Total VND
<b>Original cost</b>				
As at opening year	-	56,301,950,904	11,107,472,454	67,409,423,358
Others	-	(8,038,586,500)	-	(8,038,586,500)
<b>As at closing period</b>	<b>-</b>	<b>48,263,364,404</b>	<b>11,107,472,454</b>	<b>59,370,836,858</b>
<b>Accumulated depreciation</b>				
As at opening year	-	10,805,733,487	267,619,464	11,073,352,951
Depreciation	-	5,583,494,404	845,564,519	6,429,058,923
Others	-	(3,215,434,600)	-	(3,215,434,600)
<b>As at closing period</b>	<b>-</b>	<b>13,173,793,291</b>	<b>1,113,183,983</b>	<b>14,286,977,274</b>
<b>Net carrying amount</b>				
As at opening year	-	45,496,217,417	10,839,852,990	56,336,070,407
<b>As at closing period</b>	<b>-</b>	<b>35,089,571,113</b>	<b>9,994,288,471</b>	<b>45,083,859,584</b>

**12 . INTANGIBLE FIXED ASSETS**

	Land use rights VND	Computer software VND	Total VND
<b>Historical cost</b>			
<b>Beginning balance</b>	-	565,248,000	565,248,000
<b>Ending balance of the period</b>	<b>-</b>	<b>565,248,000</b>	<b>565,248,000</b>
<b>Accumulated depreciation</b>			
Beginning balance	-	534,185,067	534,185,067
- Depreciation for the year	-	27,380,535	27,380,535
<b>Ending balance of the period</b>	<b>-</b>	<b>561,565,602</b>	<b>561,565,602</b>
<b>Net carrying amount</b>			
Beginning balance	-	31,062,933	31,062,933
<b>Ending balance</b>	<b>-</b>	<b>3,682,398</b>	<b>3,682,398</b>

**13 . PREPAID EXPENSES**

	30/09/2025 VND	01/01/2025 VND
<b>a) Short-term</b>		
Dispatched tools and supplies	6,052,605,170	6,299,517,113
	<b>6,052,605,170</b>	<b>6,299,517,113</b>
<b>b) Long-term</b>		
Dispatched tools and supplies	3,732,915,740	7,674,439,100
Cost of using trademark (*)	26,000,000,000	35,000,000,000
	<b>29,732,915,740</b>	<b>42,674,439,100</b>

(\*) Brand usage fee under Trademark Licensing Agreement No. 011222/CQSDNH/TT-HG dated December 1, 2022, between the Company and Top Tile Co., Ltd., with a term of 5 years starting from December 2022. The full contract value of VND 60 billion was prepaid

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**14 . TRADE PAYABLES**

	30/09/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
<b>a) Trade payables</b>				
<b>a1) Related parties</b>	<b>291,890,381</b>	<b>291,890,381</b>	<b>7,667,817,005</b>	<b>7,667,817,005</b>
Royal House Manufacture and Investment Joint Stock Company	291,890,381	291,890,381	2,332,101,636	2,332,101,636
Royal Crystal Joint Stock Company	-	-	3,434,093,689	3,434,093,689
Royal Sintered Stone Manufacture and Investment Joint Stock Company	-	-	1,623,321,680	1,623,321,680
Bao Son Xanh Joint Stock Company	-	-	278,300,000	278,300,000
<b>a2) Others</b>	<b>251,882,437,538</b>	<b>251,882,437,538</b>	<b>256,110,601,944</b>	<b>256,110,601,944</b>
Fit Hue Joint Stock Company	10,837,741,674	10,837,741,674	11,235,721,330	11,235,721,330
PetroVietnam Low Pressure Gas Distribution Joint Stock Company	-	-	3,701,565,394	3,701,565,394
Hexagon Technologies Joint Stock Company	3,244,823,187	3,244,823,187	7,943,838,176	7,943,838,176
Forwell International (HK) Co., LTD	82,438,381,643	82,438,381,643	58,916,696,697	58,916,696,697
Others	155,361,491,034	155,361,491,034	174,312,780,347	174,312,780,347
	<b>252,174,327,919</b>	<b>252,174,327,919</b>	<b>263,778,418,949</b>	<b>263,778,418,949</b>
<b>b) Trade payables</b>				
<b>b2) Others</b>				
Forwell International (HK) Co., LTD	9,945,532,948	-	48,552,878,934	48,552,878,934
	<b>9,945,532,948</b>	<b>-</b>	<b>48,552,878,934</b>	<b>48,552,878,934</b>

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	<u>30/09/2025</u>	<u>01/01/2025</u>
	VND	VND
<b>a1) Related parties</b>	-	<b>2,304,983,286</b>
Royal House Manufacturing and Investment Joint Stock Company	-	876,023,364
Royal Sintered Stone Manufacture and Investment Joint Stock Con	-	1,428,959,922
<b>a2) Others</b>	<b>82,736,971,772</b>	<b>67,160,450,130</b>
Vinamen Ceramic Tile Co., Ltd	-	5,232,580,340
Hung Ngoc Materials Company Limited	17,426,386,391	14,620,634,450
Trang Hoa Materials Company Limited	2,716,788,849	10,617,943,391
Others	62,593,796,532	36,689,291,949
	<u><b>82,736,971,772</b></u>	<u><b>69,465,433,416</b></u>

**16 . TAX AND OTHER PAYABLES TO THE STATE BUDGET**

	Receivable at the opening year	Payable at the opening year	Payable arise in the period	Amount paid in the period	Receivable at the closing period	Payable at the closing period
	VND	VND	VND	VND	VND	VND
Value added tax	-	-	6,430,764,875	6,430,764,875	-	-
Export, import duties	-	-	211,829,393	211,829,393	-	-
Corporate income tax	-	15,348,552,796	11,120,278,568	8,000,000,000	-	18,468,831,364
Personal income tax	-	2,664,975,757	1,333,379,619	3,057,274,395	-	941,080,981
Other taxes	-	-	3,000,000	3,000,000	-	-
Fees and other obligations	-	-	4,825,000	4,825,000	-	-
	-	<b>18,013,528,553</b>	<b>19,104,077,455</b>	<b>17,707,693,663</b>	-	<b>19,409,912,345</b>

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on 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.

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	30/09/2025	01/01/2025
	VND	VND
Interest expense	2,314,674,593	973,730,310
Accrued expenses of electricity	1,741,092,717	1,645,451,218
Accrued expenses of Low Pressure Gas	12,528,330,822	9,886,422,942
Accrued expenses of expenses without invoice	2,290,938,844	49,414,357
Accrued expenses import and export costs	2,328,525,607	1,895,204,710
	<b><u>21,203,562,583</u></b>	<b><u>14,450,223,537</u></b>

**18 . OTHER PAYABLES**

	30/09/2025	01/01/2025
	VND	VND
<b>a) Short-term payables</b>		
<b>a1) Details by content</b>		
- Trade union fund	5,892,893,002	5,294,461,302
- Social insurance	1,931,685,972	2,788,258,228
- Health insurance	158,804,063	187,822,800
- Unemployment insurance	69,691,005	83,252,800
- Dividend, profit payables	205,500,000	205,500,000
- Others	4,444,084,447	2,648,584,164
	<b><u>12,702,658,489</u></b>	<b><u>11,207,879,294</u></b>
<b>a2) Details by object</b>		
- Company staff	4,444,084,447	2,573,206,322
- Trade union fund	5,892,893,002	5,294,461,302
- Insurance agency	2,160,181,040	3,059,333,828
- Others	205,500,000	280,877,842
	<b><u>12,702,658,489</u></b>	<b><u>11,207,879,294</u></b>
<b>b) Long-term payables</b>		
<b>b1) Details by content</b>		
- Long-term deposits, collateral received	150,000,000	150,000,000
	<b><u>150,000,000</u></b>	<b><u>150,000,000</u></b>
<b>b2) Details by object</b>		
- Quang Loc Phat Company Limited	150,000,000	150,000,000
	<b><u>150,000,000</u></b>	<b><u>150,000,000</u></b>

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**19 . BORROWINGS AND FINANCE LEASE LIABILITIES**

	01/01/2025		During the year		30/09/2025
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance
	VND	VND	VND	VND	VND
<b>a) Short-term borrowings</b>					
- <b>Bank ...</b>	<b>827,835,440,802</b>	<b>827,835,440,802</b>	<b>991,768,818,290</b>	<b>824,012,287,429</b>	<b>995,591,971,663</b>
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Branch	154,281,071,705	154,281,071,705	162,811,072,425	163,963,436,577	153,128,707,553
- Sai Gon Thuong Tin Commercial Joint Stock Bank - Dong Nai Branch	108,702,665,268	108,702,665,268	105,840,025,604	106,842,519,880	107,700,170,992
- Joint Stock Commercial Bank for Investment and Development of Binh Duong	144,612,906,773	144,612,906,773	132,800,634,830	151,419,306,773	125,994,234,830
- Prosperity and Growth Commercial Joint Stock Bank - Vung Tau Branch	120,376,628,422	120,376,628,422	150,583,359,776	152,037,410,061	118,922,578,137
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Dong Nai Branch	59,987,514,015	59,987,514,015	29,887,445,504	89,874,959,519	-
- Military Commercial Joint Stock Bank - Gia Dinh Branch (6)	59,877,556,533	59,877,556,533	59,962,433,792	59,877,556,533	59,962,433,792
- An Binh Commercial Joint Stock Bank - Sai Gon Branch (7)	99,997,098,086	99,997,098,086	99,979,746,331	99,997,098,086	99,979,746,331
- Woori Bank Vietnam Limited - Bac Ninh Branch (8)	80,000,000,000	80,000,000,000	-	-	80,000,000,000
- Vietnam International Commercial Joint Stock Bank	-	-	149,951,150,933	-	149,951,150,933
- United Overseas Bank (Vietnam) Limited – Ho Chi Minh City Branch	-	-	99,952,949,095	-	99,952,949,095
	01/01/2025		During the year		31/03/2025

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For Q3 and 1

- <b>Current portion of long-term loan ...</b>	<b>12,255,527,858</b>	<b>12,255,527,858</b>	<b>9,136,009,484</b>	<b>9,810,056,430</b>	<b>11,581,480,912</b>
- Sacombank - Leasing Company Limited (9)	5,069,966,000	5,069,966,000	4,021,575,200	4,329,306,000	4,762,235,200
- Chailease International Leasing Company Limited (10)	5,250,531,354	5,250,531,354	3,663,161,406	4,029,477,552	4,884,215,208
- BIDV - Sumi Trust Leasing Company Limited (11)	1,935,030,504	1,935,030,504	1,451,272,878	1,451,272,878	1,935,030,504
	<b><u>1,680,181,937,320</u></b>	<b><u>1,680,181,937,320</u></b>	<b><u>2,001,809,655,548</u></b>	<b><u>1,667,644,687,718</u></b>	<b><u>2,014,346,905,150</u></b>
<b>b) Long-term borrowings</b>					
- Sacombank - Leasing Company Limited (9)	12,461,011,428	12,461,011,428	4,903,567,760	9,232,873,760	8,131,705,428
- Chailease International Leasing Company Limited (10)	11,355,800,370	11,355,800,370	4,029,477,552	8,058,955,104	7,326,322,818
- BIDV - Sumi Trust Leasing Company Limited (11)	9,352,647,458	9,352,647,458	1,451,272,878	2,902,545,756	7,901,374,580
	<b><u>33,169,459,256</u></b>	<b><u>33,169,459,256</u></b>	<b><u>10,384,318,190</u></b>	<b><u>20,194,374,620</u></b>	<b><u>23,359,402,826</u></b>
Amount due for settlement within 12 months	(12,255,527,858)	(12,255,527,858)	-	(9,810,056,430)	(11,581,480,912)
Amount due for settlement after 12 months	<b><u>20,913,931,398</u></b>	<b><u>20,913,931,398</u></b>	<b><u>10,384,318,190</u></b>	<b><u>10,384,318,190</u></b>	<b><u>11,777,921,914</u></b>

c) Detailed information on Short-term borrowings:

Contract No	Contract Date	Loan limit	Balance as at 31 March 2025 (Original currency)	Balance converted into VND as at 31 March 2025	Loan purpose	Term	Annual interest	Security
<b>(1) Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Industrial Park Branch</b>				153,947,180,182				
01/2024-HDCVHM/NHCT682 - HOANGGIA	21/11/2024	150,000,000,000	153.947.180.182 VND	153,947,180,182	Supplementing working capital to serve ceramic tile production and business	12 months	Interest rates are specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
<b>(2) Sai Gon Thuong Tin Commercial Joint Stock Bank - Dong Nai Branch</b>				107,694,682,760				
202025393705/L1/03	24/02/2025	110,000,000,000	100.272.810.785 VND và 282.492 USD	107,694,682,760	Supplement working capital, guarantee, open L/C	12 months	Interest rates are specified on each Debt Receipt	The collateral is finished goods with a total value of 71 billion VND.
<b>(3) Joint Stock Commercial Bank for Investment and Development of Vietnam - Thong Nhat Branch</b>				147,661,219,937				
01/2024/7856791/HĐTD	12/07/2024	150,000,000,000	147.661.219.937 VND	147,661,219,937	Supplement working capital, guarantee, open L/C	12 months	Interest rates are specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
<b>(4) Prosperity and Growth Commercial Joint Stock Bank - Vung Tau Branch</b>				118,922,578,137				
510.368/24/DN	08/10/2024	155,000,000,000	118.922.578.137 VND	118,922,578,137	Supplement working capital, guarantee, open L/C	12 months	Interest rates are specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
<b>(5) Joint Stock Commercial Bank for Foreign Trade of Vietnam - Dong Nai Branch</b>				-				
					Supplement working capital, guarantee, open L/C	12 months	Interest rates are specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
<b>(6) Military Commercial Joint Stock Bank - Gia Dinh Branch</b>				59,962,433,792				
240496.24.220.828327.TD	30/08/2024	70,000,000,000	59.962.433.792 VND	59,962,433,792	Supplementing working capital to serve ceramic tile production and business	12 months	Interest rates are specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
<b>(7) An Binh Commercial Joint Stock Bank - Sai Gon Branch</b>				99,979,746,331				
2747/24/TD/SME/029	21/09/2024	100,000,000,000	99.979.746.331 VND	99,979,746,331	Supplementing working capital to serve ceramic tile production and business	12 months	Interest rates are specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
<b>(8) Woori Bank Vietnam Limited - Bac Ninh Branch</b>				80,000,000,000				
VN12401531	13/11/2024	80,000,000,000	80.000.000.000 VND	80,000,000,000	Supplementing working capital to serve ceramic tile production and business	12 months	Interest rates are specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
<b>(9) Vietnam International Commercial Joint Stock Bank- Sai Gon branch</b>				149,951,150,933				
1061986.24	15/01/2025	150,000,000,000	149.951.150.933 VND	149,951,150,933	Supplementing working capital to serve ceramic tile production and business	12 months	Interest rates are specified on each Debt Receipt	The collateral is detailed in specific mortgage contracts.
<b>(10) Ngân hàng TNHH một thành viên United Overseas Bank (Việt Nam) - Chi nhánh Thành phố Hồ Chí Minh</b>				99,952,949,095				
UOB/HCMC/CMB-HG-1004	09/01/2025	100,000,000,000	99.952.949.095 VND	99,952,949,095	Supplementing working capital to serve ceramic tile production and business	12 tháng	Interest rates are specified on each Debt Receipt	A deposit contract, floating receivables, and personal guarantees with a total value of VND 100 billion executed by Mr. Dinh Viet Anh.

d) Detailed information regarding long-term borrowings and finance lease liabilities:

Contract No	Contract Date	Loan limit	Balance as at 31 March 2025 (Original currency)	Balance converted into VND as at 31 March 2025	Loan purpose	Term	Annual interest	Security
<b>(9) Sacombank - Leasing Company Limited</b>			<b>8,131,705,428</b>	<b>1,190,558,800</b>				
SBL010202210047	28/10/2022	584,800,000	182,750,000	36,550,000	Investment in a pickup truck, brand FORD, model RANGER TRABCH2P0C3CXKL1, license plate 60C-637.38.	48 months	8,5%/year	01 pickup truck, brand FORD, model RANGER TRABCH2P0C3CXKL1, license plate 60C-637.38.
SBL010202208067	31/08/2022	6,821,071,780	2,699,392,900	449,898,800	Investment in 01 hydraulic press set, brand HLT, model YP 3609, manufactured by HLT Industry Co., Ltd.	48 months	9%/year	01 hydraulic press set, brand HLT, model YP 3609, manufactured by HLT Industry Co., Ltd.
SBL01020230310	10/03/2023	4,549,159,200	895,390,200	127,913,000	Investment in 03 packaging machines and 02 strapping machines of the KEDA brand from Xincheng International Co., Ltd	52 months	10,5%/year	03 packaging machines and 02 strapping machines of the KEDA brand from Xincheng International Co., Ltd
SBL010202307039	01/08/2023	2,361,051,828	988,493,128	109,832,600	Investment in a tile compensation system, brand Rong Zhi Cheng Co., Ltd, model ZNCP288, 100% new, made in China, manufactured in 2023	48 months	10,5%/year	A tile compensation system, brand Rong Zhi Cheng Co., Ltd, model ZNCP288, 100% new, made in China, manufactured in 2023
SBL010202311033	21/11/2023	1,078,707,101	455,079,200	50,564,400	Investment in a tile cooling machine for the ceramic tile production line, brand SMAC, model KRYO 2.0 S.90, serial number 1012BN, 100% new, manufactured in 2023, origin Italy	48 months	9,7%/year	A tile cooling machine for the ceramic tile production line, brand SMAC, model KRYO 2.0 S.90, serial number 1012BN, 100% new, manufactured in 2023, origin Italy
SBL010202301025	31/01/2023	8,962,800,000	2,910,600,000	415,800,000	Investment in 01 digital printing machine and 01 dry glaze coating machine, manufactured by Foshan Sanshui Yingjie Precision Machinery Co., Ltd	48 months	10,5%/year	01 digital printing machine, model K8-700(560)/6+2 01 dry glaze coating machine, model GL-P1200/L3.4WP
<b>(10) Chailease International Leasing Company Limited C240200102</b>			<b>7,326,322,818</b>	<b>1,221,053,802</b>				
CP-CILC00102.2024	14/03/2024	14,652,645,640	7,326,322,818	1,221,053,802	Factory machinery and equipment for GTT2 - Hoang Gia	60 months	8,73%/year	Factory machinery and equipment for GTT2 - Hoang Gia
<b>(11) BIDV - Sumi Trust Leasing Company Limited 21824000686</b>			<b>7,901,374,580</b>	<b>483,757,626</b>				
2182400068	25/09/2024	9,513,900,000	7,901,374,580	483,757,626	Lexus car, license plate 51L-222.44	60 months	8,10%/year	Lexus car, license plate 51L-222.44

Bank loans are secured by mortgage/pledge/guarantee agreements with lenders and fully registered as secured transactions.

20 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share capital surplus	Treasury stocks	Asset revaluation differences	Investment and development funds	Retained earnings	Total
	VND	VND	VND	VND	VND	VND	VND
Beginning balance of previous period	450,000,000,000	40,010,480,000	-	-	-	191,177,969,774	681,188,449,774
Profit/loss for previous period	-	-	-	-	-	53,447,390,483	53,447,390,483
Ending balance of previous period	450,000,000,000	40,010,480,000	-	-	-	244,625,360,257	734,635,840,257
Beginning balance of current period	450,000,000,000	40,010,480,000	-	-	57,353,390,932	123,477,616,304	670,841,487,236
Profit/loss for current period	-	-	-	-	-	24,162,802,311	24,162,802,311
Profit distribution	-	-	-	-	37,043,284,891	(45,686,718,032)	(8,643,433,141)
Ending balance of this period	450,000,000,000	40,010,480,000	-	-	94,396,675,823	101,953,700,583	686,360,856,406

b) Details of owner's invested capital

	30/09/2025	Rate	01/01/2025	Rate
	VND	(%)	VND	(%)
Mr Đinh Việt Anh	93,600,000,000	21%	93,600,000,000	21%
Ms Lê Thị Vi Na	88,740,000,000	20%	88,740,000,000	20%
Ms Nguyễn Thị Lê	67,860,000,000	15%	67,860,000,000	15%
Mr Huỳnh Quang Báo	16,200,000,000	4%	16,200,000,000	4%
Mr Trương Văn Việt	3,930,000,000	1%	3,930,000,000	1%
Other shareholders	179,670,000,000	40%	179,670,000,000	40%
	450,000,000,000	100%	450,000,000,000	100%

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	<u>Rate</u>	<u>30/09/2025</u>	<u>Rate</u>	<u>01/01/2025</u>
	(%)	VND	(%)	VND
Parent company	0.00%	-	20.80%	93,600,000,000
Shareholder A	0.00%	-	19.72%	88,740,000,000
Others	0.00%	-	15.08%	67,860,000,000
Others	0.00%	-	3.60%	16,200,000,000
Others	0.00%	-	0.87%	3,930,000,000
Others	0.00%	-	39.93%	179,670,000,000
	<u>0%</u>	<u>-</u>	<u>100%</u>	<u>450,000,000,000</u>

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<b>c) Capital transactions with owners and distribution of dividends and profits</b>		
	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Owner's contributed capital	450,000,000,000	450,000,000,000
- At the beginning of period	<u>450,000,000,000</u>	<u>450,000,000,000</u>
- At the ending of period	<u>450,000,000,000</u>	<u>450,000,000,000</u>
Distributed dividends and profit:		
- Dividend payable at the beginning of the period	<u>205,500,000</u>	-
- Dividend payable at the end of the period	<u>205,500,000</u>	-
<b>d) Stock</b>		
	30/09/2025	01/01/2025
Quantity of Authorized issuing shares	45,000,000	45,000,000
Quantity of issued shares	45,000,000	45,000,000
- Common shares	45,000,000	45,000,000
Quantity of outstanding shares in circulation	45,000,000	45,000,000
- Common shares	45,000,000	45,000,000
Par value per share (VND)	10,000	10,000
<b>f) Company's funds</b>		
	30/09/2025	01/01/2025
	VND	VND
Investment and development fund	94,396,675,823	57,353,390,932
	<u>94,396,675,823</u>	<u>57,353,390,932</u>
<b>21 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT</b>		
<b>a) Operating leased assets</b>		
The Company is the lessee and leased [office, building, plant, machinery and equipments] under operating lease contracts. As at 30 June 2025, total future minimum lease payables under irrevocable operating lease		
	30/09/2025	01/01/2025
	VND	VND
- Under 1 year	3,641,400,000	3,641,400,000
- From 1 year to 5 years	14,565,600,000	14,565,600,000
- Over 5 years	98,621,250,000	100,441,950,000
	<u>116,828,250,000</u>	<u>118,648,950,000</u>
<b>b) Foreign currencies</b>		
	30/09/2025	01/01/2025
- USD	6,133	25,775

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	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Revenue from sale of goods	588,146,930,696	662,136,377,093
Revenue from sale of goods	268,515,765,617	196,558,422,856
Revenue from sale of goods	575,312,833,738	297,252,649,710
Revenue from rendering of services	2,261,816,273	5,706,816,298
	<b><u>1,434,237,346,324</u></b>	<b><u>1,161,654,265,957</u></b>
Revenue from related parties <i>details as in Notes 35.</i>	<b><u>145,014,850,283</u></b>	<b><u>145,300,014,678</u></b>

**23 . COSTS OF GOODS SOLD**

	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Costs of finished goods sold	439,291,189,256	489,615,425,861
Costs of goods sold	253,185,563,739	167,887,772,503
Costs of goods sold	566,002,150,090	285,655,227,830
Costs of services rendered	2,097,006,152	3,929,745,513
	<b><u>1,260,575,909,237</u></b>	<b><u>947,088,171,707</u></b>
In which: Purchase from related parties		
Total purchase value: <i>details as in Notes 35.</i>	<b><u>54,495,490,266</u></b>	<b><u>21,243,702,700</u></b>

**24 . FINANCE INCOME**

	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Interest income, interest from loans	5,433,921,614	1,347,697,014
Realized gain from foreign exchange difference	8,274,254,413	4,348,531,216
Unrealized gain from foreign exchange difference	68,302,622	3,883,777,361
	<b><u>13,776,478,649</u></b>	<b><u>9,580,005,591</u></b>

**25 . FINANCIAL EXPENSES**

	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Interest expenses	54,593,263,692	37,693,624,219
Payment discount, interest from installment sales	250,000,000	-
Realized loss from foreign exchange difference	695,576,377	8,754,260,288
Unrealized loss from foreign exchange difference	23,455,792	-
Others	983,934	-

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	<u>55,563,279,795</u>	<u>46,447,884,507</u>
<b>26 . SELLING EXPENSES</b>	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Raw materials	2,694,170,462	3,284,928,535
Labor	8,367,251,560	10,831,728,601
Depreciation and amortisation	693,696,443	389,116,469
Expenses from external services	38,589,500,464	44,730,423,359
Other expenses by cash	778,691,061	601,139,539
	<u>51,123,309,990</u>	<u>59,837,336,503</u>
Financial expenses from related parties <i>details as in Notes 35.</i>	<u>2,613,983,454</u>	<u>2,833,528,909</u>
<b>27 . GENERAL ADMINISTRATIVE EXPENSES</b>	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Raw materials	579,845,217	507,732,535
Labor	18,405,508,098	20,189,290,730
Depreciation and amortisation	1,940,428,094	1,034,720,466
Tax, Charge, Fee	3,000,000	4,000,000
Expenses from external services	23,641,551,246	24,138,272,775
Other expenses by cash	584,923,420	337,756,305
	<u>45,155,256,075</u>	<u>46,211,772,811</u>
<b>28 . OTHER INCOME</b>	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Gain from liquidation, disposal of fixed assets	181,818,182	202,748,153
Collected fines	-	17,030,500
Others	9,185,341	5,431,220
	<u>191,003,523</u>	<u>225,209,873</u>
<b>29 . OTHER EXPENSE</b>	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Fines	275,133,326	762,616,363
Others	228,859,194	2,731,542,633
	<u>503,992,520</u>	<u>3,494,158,996</u>

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	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Total profit before tax	35,283,080,879	68,380,156,666
Increase	20,318,311,961	1,277,107,955
- <i>Ineligible expenses</i>	<i>20,318,311,961</i>	<i>1,277,107,955</i>
Decrease	-	(2,689,857,664)
- ...	-	(2,689,857,664)
Taxable income	55,601,392,840	66,967,406,957
<b>Current corporate income tax expense (Tax rate 20%)</b>	<b><u>11,120,278,568</u></b>	<b><u>13,393,481,391</u></b>
Adjustment of tax expenses in previous periods and tax expenses in the current period	-	1,620,972,866
Tax payable at the beginning of period	15,348,552,796	19,584,785,163
Tax paid in the period	(8,000,000,000)	(21,205,758,029)
<b>Closing period income tax payable of main business activities</b>	<b><u>18,468,831,364</u></b>	<b><u>13,393,481,391</u></b>

**31 . BUSINESS AND PRODUCTIONS COST BY ITEMS**

	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
Raw materials	286,073,127,668	337,780,873,934
Labour expenses	88,648,337,954	94,080,554,924
Depreciation and amortisation	24,185,284,628	25,044,995,915
Expenses from external services	93,810,797,021	129,857,748,809
Other expenses by cash	1,979,872,822	830,873,539
	<b><u>494,697,420,093</u></b>	<b><u>587,595,047,121</u></b>

**32 . FINANCIAL INSTRUMENTS****Financial risk management**

The Company's financial risks including market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk

The Company's financial risks including market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management

**Market risk**

The Company's business operations will bear the risks of changes on prices, exchange rates and interest rates.

**Exchange rate risk**

The Company bears exchange rate risk when transactions are made in currencies other than Vietnam Dong such as: loans, revenues, expenses, imports of supplies, goods, machinery and equipment, ...

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**Interest rate risk**

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

**Credit Risk**

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	<u>Under 1 year</u> VND	<u>From 1 to 5</u> VND	<u>From more</u> VND	<u>Total</u> VND
<b>As at 30/09/2025</b>				
Cash and cash equivalents	1,510,943,124	-	-	1,510,943,124
Trade receivables, other receivables	681,188,681,480	4,689,787,257	-	685,878,468,737
Loans	212,148,268,161	-	-	212,148,268,161
	<u><u>894,847,892,765</u></u>	<u><u>4,689,787,257</u></u>	<u><u>-</u></u>	<u><u>899,537,680,022</u></u>
<b>As at 01/01/2025</b>				
Cash and cash equivalents	37,317,142,376	-	-	37,317,142,376
Trade receivables, other receivables	508,324,227,808	4,776,856,657	-	513,101,084,465
Loans	130,284,580,071	-	-	130,284,580,071
	<u><u>675,925,950,255</u></u>	<u><u>4,776,856,657</u></u>	<u><u>-</u></u>	<u><u>680,702,806,912</u></u>

**Liquidity Risk**

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

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	Under 1 year VND	From 1 to 5 VND	From more VND	Total VND
<b>As at 30/09/2025</b>				
Borrowings and de	1,007,173,452,575	-	-	1,007,173,452,575
Trade payables, other payables	264,876,986,408	10,095,532,948	-	274,972,519,356
Accrued expenses	21,203,562,583	-	-	21,203,562,583
	<u><u>1,293,254,001,566</u></u>	<u><u>10,095,532,948</u></u>	<u><u>-</u></u>	<u><u>1,303,349,534,514</u></u>
<b>As at 01/01/2025</b>				
Borrowings and de	840,090,968,660	20,913,931,398	-	861,004,900,058
Trade payables, other payables	274,986,298,243	150,000,000	-	275,136,298,243
Accrued expenses	14,450,223,537	-	-	14,450,223,537
	<u><u>1,129,527,490,440</u></u>	<u><u>21,063,931,398</u></u>	<u><u>-</u></u>	<u><u>1,150,591,421,838</u></u>

The Company believes that risk level of loan repayment is low (or controllable). The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

**33 . SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD**

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Interim [Separate] financial statements.

**34 . SEGMENT REPORTING**

**Under business fields**

	Ceramic Tile products VND	Porcelain Tile Products VND	Grant total VND
Net revenue from sales to external customers	357,047,394,170	577,574,650,011	934,622,044,181
Net revenue from transactions with other segments	278,939,901,184	568,943,368,343	847,883,269,527
<b>Profit from business activities</b>	<u><u>78,107,492,986</u></u>	<u><u>8,631,281,668</u></u>	<u><u>86,738,774,654</u></u>
The total cost of acquisition of fixed assets	2	2	4
Segment assets	358,398,336,377	579,759,990,067	938,158,326,444
Unallocated assets	-	-	696,826,745,979

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<b>Total assets</b>	<b>358,398,336,377</b>	<b>579,759,990,067</b>	<b>1,634,985,072,423</b>
Segment liabilities	361,003,775,853	583,974,656,853	944,978,432,706
Unallocated liabilities	-	-	42,056,543,531
<b>Total liabilities</b>	<b>361,003,775,853</b>	<b>583,974,656,853</b>	<b>987,034,976,237</b>
<b>Under geographical areas</b>			
	<u>Domestic</u>	<u>International</u>	<u>Grant total</u>
	VND	VND	VND
Net revenue from sales to external custome	1,273,521,528,753	160,715,817,571	1,434,237,346,324
Segment assets	-	-	-
The total cost to acquire fixed assets	1	1	2

**35 . TRANSACTION AND BALANCES WITH RELATED PARTIES**

List and relation between related parties and the Company detail as follows:

<b>Related parties</b>	<b>Relation</b>
Royal American Wholesale	Ms. Huynh Thi Dong Thi, a major shareholder of Royal American Wholesale, is the wife of Mr. Dinh Viet Anh
Vinages Joint Stock Company	Mr. Huynh Son Tung is the Chairman of the Board of Directors, the major shareholder of Vinagres Joint Stock Company is the brother-in-law of Mr. Dinh Viet Anh
Royal House Manufacture and Investment Joint Stock Company	In 2023, Royal House Production and Investment Joint Stock Company is a joint venture company
Bao Son Green Joint Stock Company	
Royal Crystal Joint Stock Company	Brother of the Company's BOD Chairman
Western Royal Investment and Production Joint Stock Company	Major shareholder Mr. Huynh Son Tung is the Chairman of the Board of Directors, a major shareholder of Western Royal Investment and Production Joint Stock Company and is
Royal Sintered Stone Manufacture and Investment Joint Stock Company	Subsidiary. Renamed from Hoang Giang Khang Production and Investment Joint Stock Company.
Mr. Dinh Viet Anh	Chairman of the Board of Directors and Member of the
Ms. Huynh Thi Dong Thi	Wife of Mr. Dinh Viet Anh - Chairman of the Board of
Mr. Trinh Xuan Hung	General Director and Member of Board of Directors
Mr. Huynh Son Tung	Younger brother of Ms. Huynh Thi Dong Thi - wife of
Mr. Phan Ba Hieu	Deputy General Director
Mr. Truong Van Viet	Deputy General Director
Mr. Pham Dinh Hoang	Deputy General Director
Ms. Nguyen Thi Kim Loan	Chief Accountant

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Mr. Pham Huu Phu Member of the Board of Directors, Chairman of the  
Ms. Le Thi Vi Na major shareholder of the company

In addition to the information with related parties presented in the above Notes, during the period, the Company has transactions with related parties as follows:

Relation	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
<b>Revenue</b>	<b>145,014,850,283</b>	<b>145,300,014,678</b>
Vinagres Joint Stock Company ...	99,683,641,764	81,463,223,788
Bao Son Green Joint Stock Company ...	9,222,571,911	1,197,600
Royal Crystal Joint Stock Company ...	7,035,000	27,071,516,526
Western Royal Investment and Production Joi ...	25,505,201,001	28,995,256,097
Royal House Manufacture and Investment Joir ...	1,418,160,023	7,768,820,667
Royal Sintered Stone Manufacture and Investr ...	9,178,240,584	-
<b>Purchase</b>	<b>54,495,490,266</b>	<b>21,243,702,700</b>
Royal Crystal Joint Stock Company ...	4,927,695,602	1,059,031,300
Royal House Manufacture and Investment Joir ...	362,244,045	1,020,340,000
Royal Sintered Stone Manufacture and Investr ...	43,197,550,619	-
Bao Son Green Joint Stock Company ...	6,008,000,000	19,164,331,400
<b>Equity investment</b>	<b>120,000,000,000</b>	<b>38,200,000,000</b>
Royal Sintered Stone Manufacture and Investr ...	120,000,000,000	38,200,000,000
<b>Selling expenses</b>	<b>2,613,983,454</b>	<b>2,833,528,909</b>
Royal Sintered Stone Manufacture and Investr ...	2,613,983,454	2,833,528,909

Transactions with other related parties:

	The first 9 months of 2025	The first 9 months of 2024
	VND	VND
<b>Manager's income</b>	-	-
Mr. Dinh Viet Anh	613,217,650	702,217,320
Mr. Trinh Xuan Hung	-	402,713,050
Mr. Phan Ba Hieu	503,276,110	545,998,850
Mr. Truong Van Viet	614,011,530	543,218,460
Mr. Phạm Đình Hoang	-	275,194,450
Mr. Nguyen Anh Binh	252,665,670	-
Ms. Nguyen Thi Kim Loan	577,180,230	464,857,110

In addition to the above related parties' transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

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**36 . COMPARATIVE FIGURES**

The comparative figures on the Interim [Separate] Statement of Financial Position and corresponding Notes are taken from the [Separate] Financial Statements for the fiscal year ended as at 31 December 2024, which was audited by.... The comparative figures on the Interim [Separate] Statement of income, Interim [Separate] Statement of Cash flows and corresponding Notes are taken from the Interim [Separate] Financial Statements which have been reviewed for the period from 01/01/2024 to 30/06/2024.



**Huynh Thi Hai Yen**  
Preparer



**Nguyen Thi Kim Loan**  
Chief Accountant



**Truong Van Viet**  
General Director

*DongNai, October 25, 2025*

