

**Vicostone Joint Stock Company**

Interim separate financial statements

For the first quarter of 2025



# Vicostone Joint Stock Company

## GENERAL INFORMATION

### THE COMPANY

Vicostone Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate for joint stock company No.0500469512 issued by the Department of Planning and Investment of Ha Tay province (now known as Hanoi city) on 2 June 2005 and its subsequent amendments with the latest being the 20<sup>th</sup> amendment dated 16 January 2025.

On 5 December 2007, the Company's shares were listed at the Hanoi Stock Exchange (now known as HNX) with the stock code VCS according to the Listing Decision No. 670/QD-TTGDHN with permission of the Hanoi Stock Exchange Center.

The current principal activities of the Company are to manufacture and distribute quartz-based compound stone related products.

The Company's head office is located at Hoa Lac Hi-Tech Park, Thach Hoa commune, Thach That district, Hanoi city, Vietnam.

### BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr Ho Xuan Nang	Chairman
Mr Pham Tri Dung	Member
Ms Tran Lan Phuong	Member
Mr Nguyen Quang Hung	Member
Ms Le Thi Minh Thao	Member

### AUDIT COMMITTEE

Member of Audit committee during the period and at the date of this report are:

Mr Nguyen Quang Hung	Head of Audit Committee
Ms Tran Lan Phuong	Member

### MANAGEMENT

Members of the management during the period and at the date of this report are:

Mr Pham Tri Dung	General Director
Mr Nguyen Quang Anh	Deputy General Director
Mr Luu Cong An	Deputy General Director
Mr Nguyen Chi Cong	Deputy General Director
Mr Dong Quang Thuc	Deputy General Director
Ms Tran Thi Thu Huong	Deputy General Director

### LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Ho Xuan Nang, Chairman. Mr Pham Tri Dung is authorised by Mr Ho Xuan Nang to sign the accompanying interim separate financial statements for the first quarter of 2025 in accordance with the Letter of Authorisation No 2702/2023 UQ/VCS-CTHDQT dated 27 February 2023.



# Vicostone Joint Stock Company

## REPORT OF MANAGEMENT

Management of Vicostone Joint Stock Company ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the first quarter of 2025.

### **MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS**

Management is responsible for the interim separate financial statements of each financial period which give a true and fair view of the interim separate financial position of the Company and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim separate financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim separate financial statements; and
- ▶ prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

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

Management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

### **STATEMENT BY MANAGEMENT**

Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 31 March 2025 and of the interim separate results of its operations and its interim separate cash flows for the first quarter of 2025 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Company has subsidiary as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiary the first quarter of 2025.

# Vicostone Joint Stock Company

## REPORT OF MANAGEMENT (continued)

### STATEMENT BY MANAGEMENT (continued)

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Company and its subsidiary.



For and on behalf of management:

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Pham Tri Dzung  
General Director

29 April 2025



INTERIM SEPARATE BALANCE SHEET  
as at 31 March 2025

Currency: VND

Code	ASSETS	Notes	31 March 2025	31 December 2024
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>5,370,909,872,166</b>	<b>5,334,185,991,759</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>4.1</b>	<b>1,757,786,150,699</b>	<b>1,553,901,360,467</b>
111	1. Cash		325,686,150,699	315,801,360,467
112	2. Cash equivalents		1,432,100,000,000	1,238,100,000,000
<b>120</b>	<b>II. Short-term investments</b>	<b>4.2</b>	<b>768,000,000,000</b>	<b>670,000,000,000</b>
123	1. Held- to-maturity investments		768,000,000,000	670,000,000,000
<b>130</b>	<b>III. Current accounts receivables</b>		<b>1,194,552,757,141</b>	<b>1,267,712,055,549</b>
131	1. Short-term trade receivables	4.3	1,185,154,582,420	1,266,586,748,360
132	2. Short-term advances to suppliers		18,535,625,679	13,660,801,613
136	3. Other short-term receivables	4.4	8,902,306,757	5,504,263,291
137	4. Provision for doubtful short-term receivables		(18,039,757,715)	(18,039,757,715)
<b>140</b>	<b>IV. Inventories</b>	<b>4.5</b>	<b>1,592,449,564,252</b>	<b>1,772,704,623,731</b>
141	1. Inventories		1,630,124,013,874	1,810,379,073,353
149	2. Provision for obsolete inventories		(37,674,449,622)	(37,674,449,622)
<b>150</b>	<b>V. Other current assets</b>		<b>58,121,400,074</b>	<b>69,867,952,012</b>
151	1. Short-term prepaid expenses	4.9	2,110,846,869	2,293,570,309
152	2. Value-added tax deductible		56,010,553,205	67,574,381,703
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>511,348,033,320</b>	<b>529,450,519,310</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>45,043,093,500</b>	<b>45,043,093,500</b>
215	1. Long-term loan receivables		45,000,000,000	45,000,000,000
216	2. Other long-term receivables	4.4	43,093,500	43,093,500
<b>220</b>	<b>II. Fixed assets</b>		<b>326,781,649,830</b>	<b>347,065,779,149</b>
221	1. Tangible fixed assets	4.7	325,555,125,133	345,664,840,389
222	- Cost		1,604,811,525,275	1,601,891,069,905
223	- Accumulated depreciation		(1,279,256,400,142)	(1,256,226,229,516)
227	2. Intangible fixed assets	4.8	1,226,524,697	1,400,938,760
228	- Cost		30,559,537,247	30,559,537,247
229	- Accumulated amortisation		(29,333,012,550)	(29,158,598,487)
<b>240</b>	<b>III. Long-term assets in progress</b>		<b>78,297,760,890</b>	<b>76,840,093,167</b>
242	1. Construction in progress	4.6	78,297,760,890	76,840,093,167
<b>250</b>	<b>IV. Long-term investments</b>		<b>50,000,000,000</b>	<b>50,000,000,000</b>
251	1. Investments in subsidiary	4.2	50,000,000,000	50,000,000,000
<b>260</b>	<b>V. Other long-term assets</b>		<b>11,225,529,100</b>	<b>10,501,553,494</b>
261	1. Long-term prepaid expenses	4.9	11,225,529,100	10,501,553,494
<b>270</b>	<b>TOTAL ASSETS</b>		<b>5,882,257,905,486</b>	<b>5,863,636,511,069</b>



INTERIM SEPARATE BALANCE SHEET (continued)  
as at 31 March 2025

Currency: VND

Code	RESOURCES	Notes	31 March 2025	31 December 2024
<b>300</b>	<b>C. LIABILITIES</b>		<b>1,105,523,043,713</b>	<b>1,216,648,952,958</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>1,103,579,033,713</b>	<b>1,214,704,942,958</b>
311	1. Short-term trade payables	4.11	81,551,010,944	128,326,631,066
312	2. Short-term advances from customers		12,925,540,060	15,294,508,261
313	3. Statutory obligations	4.12	28,024,844,787	100,355,714,626
314	4. Payables to employees		9,836,930,760	7,188,971,757
315	5. Short-term accrued expenses		2,257,768,393	2,348,930,393
319	6. Other short-term payables	4.13	2,791,348,851	4,873,515,862
320	7. Short-term loan	4.10	935,199,249,240	894,988,374,159
322	8. Bonus and welfare fund	4.15	30,992,340,678	61,328,296,834
<b>330</b>	<b>II. Non-current liabilities</b>		<b>1,944,010,000</b>	<b>1,944,010,000</b>
342	1. Long-term provisions		1,944,010,000	1,944,010,000
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>4,776,734,861,773</b>	<b>4,646,987,558,111</b>
<b>410</b>	<b>I. Owners' equity</b>	<b>4.14</b>	<b>4,776,734,861,773</b>	<b>4,646,987,558,111</b>
411	1. Issued share capital		1,600,000,000,000	1,600,000,000,000
411a	- Ordinary shares with voting rights		1,600,000,000,000	1,600,000,000,000
412	2. Share premium		290,584,886	290,584,886
418	3. Investment and development fund		86,009,557,847	87,711,466,023
421	4. Undistributed earnings		3,090,434,719,040	2,958,985,507,202
421a	- Undistributed earnings by the end of prior period		2,943,255,236,364	2,913,408,277,021
421b	- Undistributed earnings of current period		147,179,482,676	45,577,230,181
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>5,882,257,905,486</b>	<b>5,863,636,511,069</b>


Tran Thi Huong Thu  
Preparer

Nguyen Phuong Anh  
Chief AccountantPham Tri Dung  
General Director

Hanoi, Vietnam

29 April 2025

INTERIM SEPARATE INCOME STATEMENT  
for the first quarter of 2025

Currency: VND

ITEMS	Code	Notes	1 <sup>st</sup> quarter		For the three-month period ended 31 March	
			2025	2024	2025	2024
1. Revenue from sale of goods	01	5.3	951,107,595,036	1,017,596,092,098	951,107,595,036	1,017,596,092,098
2. Deductions	02		831,310,396	791,847,098	831,310,396	791,847,098
<b>3. Net revenue from sale of goods</b>	<b>10</b>		<b>950,276,284,640</b>	<b>1,016,804,245,000</b>	<b>950,276,284,640</b>	<b>1,016,804,245,000</b>
4. Cost of goods sold	11	5.2	737,887,973,808	765,573,403,037	737,887,973,808	765,573,403,037
<b>5. Gross profit from sale of goods</b>	<b>20</b>		<b>212,388,310,832</b>	<b>251,230,841,963</b>	<b>212,388,310,832</b>	<b>251,230,841,963</b>
6. Finance income	21	5.3	23,492,099,604	17,765,790,568	23,492,099,604	17,765,790,568
7. Finance expenses	22	5.4	13,063,589,865	9,766,341,550	13,063,589,865	9,766,341,550
<i>In which: Interest expense</i>	23		8,011,354,366	8,688,064,033	8,011,354,366	8,688,064,033
8. Selling expenses	25	5.7	36,428,836,893	30,779,161,280	36,428,836,893	30,779,161,280
9. General and administrative expenses	26	5.7	9,805,276,570	10,528,267,356	9,805,276,570	10,528,267,356
<b>10. Operating profit</b>	<b>30</b>		<b>176,582,707,108</b>	<b>217,922,862,345</b>	<b>176,582,707,108</b>	<b>217,922,862,345</b>
11. Other income	31	5.5	61,807,795	89,508,302	61,807,795	89,508,302
12. Other expenses	32	5.6	1,467,285,180	1,009,713,989	1,467,285,180	1,009,713,989
<b>13. Other loss</b>	<b>40</b>		<b>(1,405,477,385)</b>	<b>(920,205,687)</b>	<b>(1,405,477,385)</b>	<b>(920,205,687)</b>
14. Accounting profit before tax	50		175,177,229,723	217,002,656,658	175,177,229,723	217,002,656,658
15. Current corporate income tax expenses	51	5.9	27,997,747,047	36,541,743,309	27,997,747,047	36,541,743,309
<b>16. Net profit after tax</b>	<b>60</b>		<b>147,179,482,676</b>	<b>180,460,913,349</b>	<b>147,179,482,676</b>	<b>180,460,913,349</b>


Tran Thi Huong Thu  
Preparer

Nguyen Phuong Anh  
Chief AccountantPham Tri Dung  
General Director

Hanoi, Vietnam

29 April 2025



INTERIM SEPARATE CASH FLOW STATEMENT  
for the three-month period ended 31 March 2025

Currency: VND

<i>Items</i>	<i>Code</i>	<i>Notes</i>	<i>For the three-month period ended 31 March 2025</i>	<i>For three-month period ended 31 March 2024</i>
<b>I. Cash flows from operating activities</b>				
1. Income from sales of merchandises, services rendered	01		880,484,396,160	976,555,412,860
2. Payments to suppliers of merchandises and services	02		(479,259,371,257)	(543,071,833,440)
3. Payments to employees	03		(53,378,702,893)	(45,379,783,681)
4. Interest paid	04		(8,433,655,907)	(9,685,443,568)
5. Corporate income tax paid	05		(99,798,722,909)	(106,233,626,829)
6. Other income from operating activity	06		42,649,493,809	6,373,150,343
7. Other payments for operating activity	07		(24,314,712,010)	(14,734,784,053)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>257,948,724,993</b>	<b>263,823,091,632</b>
<b>II. Cash flows from investing activities</b>				
1. Purchase and construction of fixed assets	21		(2,437,272,565)	(5,492,298,724)
2. Proceeds from disposals of fixed assets	22		-	-
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(388,000,000,000)	(45,000,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		290,000,000,000	-
7. Interest and dividends received	27		11,906,182,740	5,787,368,281
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>(88,531,089,825)</b>	<b>(44,704,930,443)</b>

INTERIM SEPARATE CASH FLOW STATEMENT (continued)  
for the three-month period ended 31 March 2025

Currency: VND

ITEMS	Code	Notes	For the three-month period ended 31 March 2025	For three-month period ended 31 March 2024
<b>III. Cash flows from financing activities</b>				
1. Cash received from owner's paid in capital	31		-	-
2. Return of capital to shareholders, repurchase of the company's issued shares.	32		-	-
3. Drawdown of borrowings	33		443,358,266,570	300,540,758,694
4. Payment of borrowings	34		(407,776,628,737)	(391,894,254,161)
5. Principal payment of finance lease	35		-	-
6. Dividends paid to shareholders	36		(2,263,290,600)	(2,128,916,800)
<b>Net cash flows used in financing activities</b>	<b>40</b>		<b>33,318,347,233</b>	<b>(93,482,412,267)</b>
<b>Net increase in cash for the period</b>	<b>50</b>		<b>202,735,982,401</b>	<b>125,635,748,922</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>60</b>		<b>1,553,901,360,467</b>	<b>1,378,280,059,429</b>
Impact of foreign exchange rate fluctuation	61		1,148,807,831	1,616,942,181
<b>Cash and cash equivalents at end of the period</b>	<b>70</b>		<b>1,757,786,150,699</b>	<b>1,505,532,750,532</b>

Tran Thi Huong Thu  
Preparer

Nguyen Phuong Anh  
Chief Accountant



Pham Tri Dung  
General Director

Hanoi, Vietnam

29 April 2025



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**1. CORPORATE INFORMATION**

Vicostone Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate for joint stock company No. 0500469512 issued by the Department of Planning and Investment of Ha Tay province (now known as Hanoi city) on 2 June 2005 and its subsequent amendments with the latest being the 20<sup>th</sup> amendment dated 16 January 2025.

On 5 December 2007, the Company's shares were listed at the Hanoi Stock Exchange (now known as HNX) with the stock code VCS according to the Listing Decision No. 670/QD-TTGDHN with permission of the Hanoi Stock Exchange Center.

The current principal activities of the Company are to manufacture and distribute quartz-based compound stone related products.

The Company's normal course of business cycle is 12 months.

The Company's head office is located at Hoa Lac Hi-Tech Park, Thach Hoa commune, Thach That district, Hanoi city, Vietnam.

The Company's total number of employees as at 31 March 2025 is 657 (31 December 2024: 646).

***Corporate structure***

As at 31 March 2025, the Company has one subsidiary which is Phenikaa Hue Investment and Processing Mineral One Member Company Limited ("Phenikaa Hue Company") (31 December 2024:1).

Phenikaa Hue Company is a one-member limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 3301601070 issued by the Department of Planning and Investment of Thua Thien Hue province on 21 December 2016 and the amended Business Registration Certificates with the latest being the 8<sup>th</sup> amendment dated 6 January 2025. The head office of Phenikaa Hue Company is located at Lot CN15 Zone B, Phong Dien Industry Park, Phong Hoa commune, Phong Dien district, Thua Thien Hue province. The principal activities of Phenikaa Hue Company are to invest and process minerals.

As at 31 March 2025, the Company holds 100% equity in this subsidiary.

**2. BASIS OF PREPARATION**

**2.1 *Purpose of preparing the interim separate financial statements***

The Company has subsidiary as disclosed in Note 1 and Note 6.2 The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiary the first quarter of 2025.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiary.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**2. BASIS OF PREPARATION (continued)**

**2.2 Accounting standards and system**

The interim separate financial statements of the Company, which are expressed in Vietnam Dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim separate financial position and the interim separate results of operations and the interim separate cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

**2.3 Fiscal year**

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

**2.4 Accounting currency**

The interim separate financial statements are prepared in VND which is also the Company's accounting currency.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**3.1 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash in banks and short-term investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

**3.2 Inventories**

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of processing (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.2 Inventories (continued)**

The perpetual method is used to record inventories, which are valued as follows:

Raw materials, tool and equipment - cost of purchase on a weighted average basis.  
and merchandise goods

Finished goods and work-in process - cost of finish goods and work-in process on a  
weighted average basis.

*Provision for obsolete inventories*

An inventory provision is made for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim separate income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the interim separate income statement.

**3.3 Receivables**

Receivables are presented in the interim separate balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the interim separate income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim separate income statement.

**3.4 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim separate income statement as incurred.

When tangible fixed assets are sold or retired, and any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim separate income statement.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.5 Leased assets**

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

*Where the Company is the lessee*

Rentals under operating leases are charged to the interim separate income statement on a straight-line basis over the lease term.

**3.6 Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim separate income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim separate income statement.

**3.7 Depreciation and amortisation**

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	4 - 15 years
Machinery, equipment	3 - 15 years
Means of transportation	4 - 10 years
Office equipment	3 - 8 years
Computer software	3 - 12 years
Other intangible fixed assets	5 years

**3.8 Borrowing costs**

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial year of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.9 Prepaid expenses**

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as long-term prepaid expenses and are amortised to the interim separate income statement:

- ▶ Tools and consumables with large value issued into production;
- ▶ Substantial expenditures on fixed asset overhauls incurred one time; and
- ▶ Other prepaid expenses.

*Prepaid land rental*

The prepaid land rental represents the unamortised balance of advance payment made in accordance with lease contract signed with Bac Phu Cat Industrial Zone on 30 May 2008 for a period of 48 years 7 months 19 days. According to Circular 45/2013/TT-BTC dated 25 April 2013, such prepaid rental is recognised as long-term prepaid expenses for allocation to the interim separate income statement over the remaining period of the lease contract.

**3.10 Investments**

*Investments in subsidiaries*

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources which are attributable to period before obtaining controls are considered a recovery of investment and are deducted to the cost of the investment.

*Held-to-maturity investments*

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the interim separate financial statements and deducted against the value of such investments.

*Provision for diminution in value of investments*

Provision for diminution in value of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the interim separate income statement.

**3.11 Payables and accruals**

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.12 Accrual for severance pay**

The severance pay to employee is accrued at the end of each reporting year for employees who have been worked for more than 12 months at the Company. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labor Code and related implementing guidance. The average monthly salary used in this calculation is adjusted at the end of each reporting period following the average monthly salary of the last 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employee will be taken to the interim separate income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 46 of the Labour Code.

**3.13 Foreign currency transactions**

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collections;
- ▶ Transactions resulting in payables are recorded at the selling exchange rates of the commercial banks designated for payments; and
- ▶ Transactions for purchasing assets or expenses which were immediately settled (not recorded via liabilities) are recorded at the buying exchange rates of the commercial banks designated for payments.

At the end of the period, monetary items denominated in foreign currencies are re-translated at the actual transaction exchange rates at the interim separate balance sheet date which are determined as follows:

- ▶ Monetary items which are classified as assets are translated at buying exchange rate of the commercial bank where the Company conduct regular transactions; and
- ▶ Monetary items which are classified as liabilities are translated at selling exchange rate of the commercial bank where the Company conduct regular transactions.

All foreign exchange differences incurred during the period are taken to the interim separate income statement.

**3.14 Appropriation of net profits**

Net profit after tax is available for appropriation to shareholders after approval in the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Company and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Meeting.

*Investment and development fund*

This fund is set aside for use in the Company's expansion of its operation or in-depth investments.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.14 Appropriation of net profits (continued)**

*Bonus and welfare fund*

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits and presented as a liability on the interim separate balance sheet.

**3.15 Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

*Sale of goods*

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

*Interest income*

Interest income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

**3.16 Taxation**

*Current income tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.16 Taxation (continued)**

*Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for the interim separate financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at the balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.16 Taxation (continued)**

*Deferred tax (continued)*

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

**3.17 Related parties**

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

#### 4. ADDITIONAL INFORMATION FOR ITEMS IN THE BALANCE SHEET

##### 4.1. CASH AND CASH EQUIVALENTS

	Currency: VND	
	31 March 2025	31 December 2024
Cash on hand	3,759,782,287	2,152,810,289
Cash at banks	321,926,368,412	313,648,550,178
Cash equivalents	1,432,100,000,000	1,238,100,000,000
<b>TOTAL</b>	<b>1,757,786,150,699</b>	<b>1,553,901,360,467</b>

##### 4.2. INVESTMENTS

###### a. Short term

	Currency: VND			
	31 March 2025		31 December 2024	
	Cost	Book value	Cost	Book value
Held- to-maturity investments	768,000,000,000	768,000,000,000	670,000,000,000	670,000,000,000
<b>TOTAL</b>	<b>768,000,000,000</b>	<b>768,000,000,000</b>	<b>670,000,000,000</b>	<b>670,000,000,000</b>

###### b. Long term

	31 March 2025			31 December 2024		
	Cost	Book value	Provision	Cost	Book value	Provision
Investments in subsidiaries	50,000,000,000	50,000,000,000	-	50,000,000,000	50,000,000,000	-
<b>TOTAL</b>	<b>50,000,000,000</b>	<b>50,000,000,000</b>	<b>-</b>	<b>50,000,000,000</b>	<b>50,000,000,000</b>	<b>-</b>

##### 4.3. SHORT-TERM TRADE RECEIVABLES

	31 March 2025	31 December 2024
Trade receivables from customers	538,798,726,740	540,769,019,156
Trade receivables from related parties	646,355,855,680	725,817,729,204
<b>TOTAL</b>	<b>1,185,154,582,420</b>	<b>1,266,586,748,360</b>
Provision for doubtful debts	(18,039,757,715)	(18,039,757,715)

##### 4.4. OTHER RECEIVABLES

###### a. Short term

	31 March 2025	31 December 2024
Other receivables from employees	1,514,998,366	479,727,536
Advance to employees	948,130,308	1,042,343,974
Interest from bank deposits and loan	6,439,178,083	3,982,191,781
<b>TOTAL</b>	<b>8,902,306,757</b>	<b>5,504,263,291</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

*b. Long term*

	31 March 2025	31 December 2024
Collateral deposits	43,093,500	43,093,500
<b>TOTAL</b>	<b>43,093,500</b>	<b>43,093,500</b>

**4.5. INVENTORIES**

Currency: VND				
	31 March 2025		31 December 2024	
	Cost	Provision	Cost	Provision
Goods in transit	294,494,212	-	52,128,123,350	-
Raw materials	146,153,989,846	-	146,548,865,315	-
Tools and supplies	61,659,438,908	-	61,682,129,820	-
Work in process	36,932,269,311	-	47,113,271,984	-
Finished goods	357,137,697,213	(1,897,919,707)	348,194,998,226	(1,897,919,707)
Merchandise goods	1,027,946,124,384	(35,776,529,915)	1,154,711,684,658	(35,776,529,915)
<b>TOTAL</b>	<b>1,630,124,013,874</b>	<b>(37,674,449,622)</b>	<b>1,810,379,073,353</b>	<b>(37,674,449,622)</b>

**4.6. CONSTRUCTION IN PROGRESS**

Currency: VND		
	31 March 2025	31 December 2024
Purchase	77,315,632,388	75,574,393,349
Construction in progress	982,128,502	1,265,699,818
Repair	-	-
<b>TOTAL</b>	<b>78,297,760,890</b>	<b>76,840,093,167</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**4.7. TANGIBLE FIXED ASSETS**

	Buildings and structures	Machinery, equipment	Means of transportation	Office equipment	Currency: VND Total
<b>Cost:</b>					
<b>As at 1 January 2025</b>	<b>170,094,117,189</b>	<b>1,384,960,816,652</b>	<b>28,165,773,423</b>	<b>18,670,362,641</b>	<b>1,601,891,069,905</b>
- Increased in the period	-	2,920,455,370	-	-	2,920,455,370
- Disposal	-	-	-	-	-
<b>As at 31 March 2025</b>	<b>170,094,117,189</b>	<b>1,387,881,272,022</b>	<b>28,165,773,423</b>	<b>18,670,362,641</b>	<b>1,604,811,525,275</b>
<b>Accumulated depreciation:</b>					
<b>As at 1 January 2025</b>	<b>157,119,409,913</b>	<b>1,054,235,990,656</b>	<b>26,543,635,826</b>	<b>18,327,193,121</b>	<b>1,256,226,229,516</b>
- Depreciation for the period	1,512,698,825	21,193,283,350	175,258,681	148,929,770	23,030,170,626
- Disposal	-	-	-	-	-
<b>As at 31 March 2025</b>	<b>158,632,108,738</b>	<b>1,075,429,274,006</b>	<b>26,718,894,507</b>	<b>18,476,122,891</b>	<b>1,279,256,400,142</b>
<b>Net carrying amount:</b>					
As at 1 January 2025	12,974,707,276	330,724,825,996	1,622,137,597	343,169,520	345,664,840,389
As at 31 March 2025	11,462,008,451	312,451,998,016	1,446,878,916	194,239,750	325,555,125,133
<b>In which:</b>					
Fully depreciated	91,980,466,851	369,201,429,431	24,138,320,298	15,085,198,447	500,405,415,027

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**4.8. INTANGIBLE FIXED ASSETS**

	Currency: VND		
	Computer software	Others	Total
<b>Cost:</b>			
As at 1 January 2025	30,521,537,247	38,000,000	30,559,537,247
- New purchase	-	-	-
As at 31 March 2025	30,521,537,247	38,000,000	30,559,537,247
<b>Accumulated amortisation:</b>			
As at 1 January 2025	29,120,598,487	38,000,000	29,158,598,487
- Amortisation for the period	174,414,063	-	174,414,063
As at 31 March 2025	29,295,012,550	38,000,000	29,333,012,550
<b>Net carrying amount:</b>			
As at 1 January 2025	1,400,938,760	-	1,400,938,760
As at 31 March 2025	1,226,524,697	-	1,226,524,697
<i>In which:</i>			
Fully amortised	28,428,568,497	38,000,000	28,466,568,497

**4.9. PREPAID EXPENSES**

	Currency: VND	
	31 March 2025	31 December 2024
<b>Short-term</b>		
Tools and supplies	819,426,226	764,646,007
Others	1,291,420,643	1,528,924,302
<b>TOTAL</b>	<b>2,110,846,869</b>	<b>2,293,570,309</b>
<b>Long-term</b>		
Overhaul cost of fixed assets	475,775,634	605,871,784
Tools and supplies	3,638,119,815	3,946,345,411
Prepaid land rental fee	4,945,183,220	5,013,866,320
Others	2,166,450,431	935,469,979
<b>TOTAL</b>	<b>11,225,529,100</b>	<b>10,501,553,494</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**4.10. SHORT-TERM LOANS**

	31 March 2025		During the period		31 December 2024	
	Amount	Amount payable	Increase	Decrease	Amount	Amount payable
Short-term loans	935,199,249,240	935,199,249,240	447,987,503,818	407,776,628,737	894,988,374,159	894,988,374,159
Long-term loans	-	-	-	-	-	-
<b>TOTAL</b>	<b>935,199,249,240</b>	<b>935,199,249,240</b>	<b>447,987,503,818</b>	<b>407,776,628,737</b>	<b>894,988,374,159</b>	<b>894,988,374,159</b>

Currency: VND

**4.11. SHORT-TERM TRADE PAYABLES**

	Ending balance		Beginning balance	
	Amount	Amount payable	Amount	Amount payable
Other suppliers	67,714,223,712	67,714,223,712	118,425,130,911	118,425,130,911
Trade payables to related parties	13,836,787,232	13,836,787,232	9,901,500,155	9,901,500,155
<b>TOTAL</b>	<b>81,551,010,944</b>	<b>81,551,010,944</b>	<b>128,326,631,066</b>	<b>128,326,631,066</b>

Currency: VND

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**4.12. STATUTORY OBLIGATIONS**

	Currency: VND			
	<i>Beginning balance</i>	<i>Payable for the year</i>	<i>Payment made in the year</i>	<i>Ending balance</i>
Value added tax	-	10,583,155,711	10,583,155,711	-
Import & Export tax	146,121,988	329,561,709	455,085,949	20,597,748
Corporate income tax	99,798,722,909	27,997,747,047	99,798,722,909	27,997,747,047
Personal income tax	410,869,729	6,807,504,815	7,211,874,552	6,499,992
Other taxes	-	412,203,769	412,203,769	-
<b>TOTAL</b>	<b>100,355,714,626</b>	<b>46,130,173,051</b>	<b>118,461,042,890</b>	<b>28,024,844,787</b>

**4.13. OTHER PAYABLES**

*Short term payables*

	Currency: VND	
	<i>31 March 2025</i>	<i>31 December 2024</i>
Trade Union fees	277,900,080	-
Get escrow, Short-term deposits	92,587,337	92,587,337
Dividend payables	2,290,891,475	4,554,182,075
Other	129,969,959	226,746,450
<b>TOTAL</b>	<b>2,791,348,851</b>	<b>4,873,515,862</b>



# Vicostone Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

## 4.14. OWNERS' EQUITY

a. Increase and decrease in owners' equity

	Items of owners' equity			
	Share capital	Share premium	Owners' equity funds	Undistributed earnings
<b>Previous period opening balance 01/10/2024</b>	<b>1,600,000,000,000</b>	<b>290,584,886</b>	<b>88,640,916,446</b>	<b>3,118,889,716,161</b>
- Capital increase in previous period	-	-	-	-
- Profit in the previous period	-	-	-	163,016,449,001
- Pay dividends	-	-	-	(320,000,000,000)
- Bonus and welfare funds appropriation	-	-	-	(2,920,657,960)
- Another reduction	-	-	(929,450,423)	(929,450,423)
<b>Previous period opening balance 01/01/2025</b>	<b>1,600,000,000,000</b>	<b>290,584,886</b>	<b>87,711,466,023</b>	<b>2,958,985,507,202</b>
- Capital increase in this period	-	-	-	-
- Profit in this period	-	-	-	147,179,482,676
- Pay dividends	-	-	-	-
- Bonus and welfare funds appropriation	-	-	-	(15,730,270,838)
- Another reduction	-	-	(1,701,908,176)	(1,701,908,176)
<b>Ending balance 31/03/2025</b>	<b>1,600,000,000,000</b>	<b>290,584,886</b>	<b>86,009,557,847</b>	<b>3,090,434,719,040</b>
				<b>4,776,734,861,773</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

*b, Owner's equity details*

	31 March 2025	31 December 2024
Capital contributed by owners	1,346,470,820,000	1,346,470,820,000
Capital contributions of other entities	253,529,180,000	253,529,180,000
<b>TOTAL</b>	<b>1,600,000,000,000</b>	<b>1,600,000,000,000</b>

*c, Capital transactions with owners and distribution of dividends and profits:*

	31 March 2025	31 December 2024
Beginning balance	1,600,000,000,000	1,600,000,000,000
Increase equity	-	-
Decrease equity	-	-
Ending balance	1,600,000,000,000	1,600,000,000,000

*d, Shares*

	31 March 2025 Quantity	31 December 2024 Quantity
<b>Authorized shares</b>	<b>160,000,000</b>	<b>160,000,000</b>
<b>Issued shares</b>	<b>160,000,000</b>	<b>160,000,000</b>
Ordinary shares	160,000,000	160,000,000
Preference shares	-	-
<b>Treasury shares</b>	<b>-</b>	<b>-</b>
Ordinary shares	-	-
Preferred shares	-	-
<b>Shares in circulation</b>	<b>160,000,000</b>	<b>160,000,000</b>
Ordinary shares	160,000,000	160,000,000
Preference shares	-	-

Par value of outstanding share: VND 10,000 per share

*e, Funds*

	31 March 2025	31 December 2024
Investment and development fund	86,009,557,847	87,711,466,023

**4.15. BONUS AND WELFARE FUNDS APPROPRIATION**

	31 March 2025	31 March 2024
Beginning balance	61,328,296,834	105,602,052,834
Increase equity	15,730,270,838	29,911,740,600
Decrease equity	(46,066,226,994)	(32,900,348,574)
<b>Ending balance</b>	<b>30,992,340,678</b>	<b>102,613,444,860</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**4.16. OFF BALANCE SHEET ITEMS**

	31 March 2025	31 December 2024
Foreign currencies		
- US Dollar (USD)	8,396,721.51	6,584,246.84
- Euro (EUR)	157,991.64	359,932.66
- Canadian Dollar (CAD)	234,559.67	4,786,315.78

**5. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT**

**5.1. Revenues from sale of goods and merchandises**

**a, Revenues**

	1 <sup>st</sup> quarter 2025	1 <sup>st</sup> quarter 2024
Revenues from sale of goods and merchandises	951,107,595,036	1,017,596,092,098

**b, Revenue deductions**

	1 <sup>st</sup> quarter 2025	1 <sup>st</sup> quarter 2024
Trade discount	831,310,396	791,847,098

**5.2. Cost of goods sold**

	1 <sup>st</sup> quarter 2025	1 <sup>st</sup> quarter 2024
Cost of finished goods, merchandises sold	737,887,973,808	765,540,020,792
Provision for obsolete inventories	-	33,382,245
<b>TOTAL</b>	<b>737,887,973,808</b>	<b>765,573,403,037</b>

**5.3. Finance income**

	1 <sup>st</sup> quarter 2025	1 <sup>st</sup> quarter 2024
Interest income from bank deposits and lendings	14,363,169,042	5,787,368,281
Foreign exchange gain	9,128,930,562	11,978,422,287
<b>TOTAL</b>	<b>23,492,099,604</b>	<b>17,765,790,568</b>

**5.4. Finance expenses**

	1 <sup>st</sup> quarter 2025	1 <sup>st</sup> quarter 2024
Interest expenses	8,011,354,366	8,688,064,033
Discounted payments and deferred sales interest	403,402,047	46,985,968
Foreign exchange losses	4,648,833,452	1,031,291,549
<b>TOTAL</b>	<b>13,063,589,865</b>	<b>9,766,341,550</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**5.5. Other income**

	<i>1<sup>st</sup> quarter 2025</i>	<i>1<sup>st</sup> quarter 2024</i>
Proceeds from disposals of fixed assets	-	-
Other	61,807,795	89,508,302
<b>TOTAL</b>	<b>61,807,795</b>	<b>89,508,302</b>

**5.6. Other expense**

	<i>1<sup>st</sup> quarter 2025</i>	<i>1<sup>st</sup> quarter 2024</i>
Remaining value of fixed assets and costs of Disposal of fixed assets	-	-
Other	1,467,285,180	1,009,713,989
<b>TOTAL</b>	<b>1,467,285,180</b>	<b>1,009,713,989</b>

**5.7. Selling expenses and general and administrative expenses**

a, General and administrative expenses

	<i>1<sup>st</sup> quarter 2025</i>	<i>1<sup>st</sup> quarter 2024</i>
Labor costs	4,405,822,944	4,525,389,494
Material, tool, and supplies costs	574,947,773	365,967,572
Depreciation costs	222,117,844	958,904,810
Outsourced service costs	3,124,629,907	2,986,825,248
Other costs	1,381,828,417	1,538,631,705
Other administrative expenses	95,929,685	152,548,527
<b>TOTAL</b>	<b>9,805,276,570</b>	<b>10,528,267,356</b>

b, Selling expenses

	<i>1<sup>st</sup> quarter 2025</i>	<i>1<sup>st</sup> quarter 2024</i>
Labor costs	2,240,372,204	2,334,881,229
Material, tool, and supplies costs	8,506,358,619	5,737,436,322
Depreciation costs	238,164,943	284,498,058
Outsourced service costs	22,042,232,988	20,018,222,023
Other costs	3,401,708,139	2,404,123,648
<b>TOTAL</b>	<b>36,428,836,893</b>	<b>30,779,161,280</b>

**5.8. Production and operating costs**

	<i>1<sup>st</sup> quarter 2025</i>	<i>1<sup>st</sup> quarter 2024</i>
Raw materials and merchandises	711,629,843,292	690,069,485,289
Labour costs	16,459,109,690	16,908,169,303
Depreciation and amortisation of fixed assets	21,794,520,402	24,151,710,709
Expenses for external services	31,923,756,045	28,277,950,912
Others	1,076,554,156	822,393,985
<b>TOTAL</b>	<b>782,883,783,585</b>	<b>760,229,710,198</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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### 5.9. CIT expenses

	1 <sup>st</sup> quarter 2025	1 <sup>st</sup> quarter 2024
Current CIT expenses	27,997,747,047	36,541,743,309
Adjustment for under accruals of CIT in prior periods	-	-
<b>TOTAL</b>	<b>27,997,747,047</b>	<b>36,541,743,309</b>

### 5.10. Revenue, cost of goods sold by geographical area

The information regarding the revenue and cost of goods sold by geographical area of the Company is as follows:

For the accounting period of the first quarter of 2025

	Domestic activities	Export activities	Total
Net revenue from sale of goods	327,684,194,324	622,592,090,316	950,276,284,640
Cost of goods sold			
Segment cost of goods sold	303,223,496,057	434,591,366,714	737,814,862,771
Unallocated cost of sale			73,111,037
Gross profit			
Segment gross profit	24,460,698,267	188,000,723,602	212,461,421,869
Gross profit			212,388,310,832

## 6. Other information

### 6.1. Commitments and contingencies

#### Operating lease commitment

The Company leases land under operating lease arrangements. The minimum lease commitments as at the interim separate balance sheet date under the operating lease agreement is as follows:

	Currency: VND	
	31 March 2025	31 December 2024
Less than 1 year	226,210,950	226,210,950
From 1 to 5 years	904,843,800	904,843,800
More than 5 years	395,869,163	452,421,900
<b>TOTAL</b>	<b>1,526,923,913</b>	<b>1,583,476,650</b>

The Company also leases 27,451 m<sup>2</sup> land area at Plot 2A, Bac Phu Cat Industrial Zone under operating lease contract No. 10/VC/HDKT-TLDKCNBPC dated 30 May 2008 with the lease term of 48 years, 7 months and 19 days commencing from the contract date. The total land lease and infrastructure usage fee is VND 14,686,208,747 (including 10% VAT), and the management fee is VND 3,500 per square meter per year.

#### Commitments relating to operating costs

The company has made contractual commitments to purchase raw materials and spare parts with a total value of about 3 billion VND for use in production and business activities.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

## 6.2. Information about related parties

### a, Related parties had transactions and outstanding debts with the Company during the period were as follows:

<i>Related parties</i>	<i>Relationship</i>
A&A Green Phoenix Group Joint Stock Company	Parent company
Style Stone Joint Stock Company	Fellow subsidiary
Stylenquaza LLC	Associate of parent company
Vietnam Stone Work - Top Fabrication Joint Stock Company	Fellow subsidiary
Tran Long Industry Joint Stock Company	Fellow subsidiary
Phenikaa Hue Investment and Processing Mineral One Member Company Limited	Subsidiary
Phenikaa – X Joint Stock Company	Fellow subsidiary
Sec G3 Center Joint Stock Company	Fellow subsidiary
Vinh Thien Medical Joint Stock Company	Fellow subsidiary

In addition to the above Companies, the Company also has other related parties, specifically presented in the “Company Governance Report” for 2024 has been made public disclosure on 21 January 2025.

### b, Significant transactions of the Company with related parties during the period were as follows:

<i>Related parties</i>	<i>Transactions</i>	<i>1<sup>st</sup> quarter 2025</i>	<i>1<sup>st</sup> quarter 2024</i>
A&A Green Phoenix Group Joint Stock Company	Sales of materials, consumables	212,401,582,484	72,640,201,752
	Purchase of merchandises, services	110,214,708,251	97,434,205,698
Style Stone Joint Stock Company	Sales of materials, consumables	14,528,670,582	14,301,896,620
	Purchase of merchandises, services	70,595,509,484	81,342,018,878
Stylenquaza LLC	Sales of finished goods, consumables	122,423,099,184	159,976,726,429
Vietnam Stone Work - Top Fabrication Joint Stock Company	Sales of finished goods, consumables	54,807,582,455	60,546,469,860
	Purchase of merchandises, services	156,289,579,217	97,937,246,564
Tran Long Industry Joint Stock Company	Sales of finished goods, consumables	22,034,838,030	23,315,580,945
	Purchase of merchandises, services	28,049,071,049	25,455,106,858
Phenikaa – X Joint Stock Company	Purchase of services	145,800,000	-



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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<i>Related parties</i>	<i>Transactions</i>	<i>1<sup>st</sup> quarter 2025</i>	<i>1<sup>st</sup> quarter 2024</i>
Phenikaa Hue Company	Long – term loans	-	45,000,000,000
	Sales of finished goods, consumables	1,157,987,500	-
	Purchase of materials	22,147,281,000	23,919,048,000
	Interest receivable and received	654,657,534	-
Sec G3 Center Joint Stock Company	Purchase of merchandises, services	1,563,904,110	1,717,161,783
Vinh Thien Medical Joint Stock Company	Sales of finished goods	1,917,497,127	8,557,619,883

**c, As at 31 March 2025, amounts due to and due from related parties were as follows:**

**Short term trade receivable**

<i>Related parties</i>	<i>Transactions</i>	<i>1<sup>st</sup> quarter 2025</i>	<i>4<sup>th</sup> quarter 2024</i>
A&A Green Phoenix Group Joint Stock Company	Receivables from sales of materials, consumables	120,711,821,163	16,516,986,178
Stylenquaza LLC	Receivables from sales of materials, consumables	186,109,002,761	290,829,375,521
Vietnam Stone Work - Top Fabrication Joint Stock Company	Receivables from sales of materials, consumables	210,994,402,462	284,957,231,743
Tran Long Industry Joint Stock Company	Receivables from sales of materials, consumables	83,621,960,204	90,117,521,868
Phenikaa Hue Company	Receivables from sales of materials, consumables	-	548,841,701
Phenikaa University	Receivables from sales of materials, consumables	3,031,560,000	3,031,560,000
Vinh Thien Medical Joint Stock Company	Receivables from sales of materials, consumables	41,887,109,090	39,816,212,193

**Long-term loan receivables**

Phenikaa Hue Company	Long-term loan receivable	45,000,000,000	45,000,000,000
		<b>45,000,000,000</b>	<b>45,000,000,000</b>

**Short-term advances to suppliers**

Phenikaa – X Joint Stock Company	Advance payment for goods	2,636,768,235	-
		<b>2,636,768,235</b>	<b>-</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 March 2025 and for the first quarter of 2025

**Short-term trade payables**

<i>Related parties</i>	<i>Transactions</i>	<i>1<sup>st</sup> quarter 2025</i>	<i>4<sup>th</sup> quarter 2024</i>
Phenikaa Hue Company	Payables for purchases	9,200,112,415	-
A&A Green Phoenix Group Joint Stock Company	Payables for purchases	574,366,236	7,239,765,751
Style Stone Joint Stock Company	Payables for purchases	3,033,970,074	796,673,862
Sec G3 Centre Joint Stock Company	Payables for purchases	867,958,507	1,318,244,042
Vinh Thien Medical Joint Stock Company	Payables for purchases	-	546,816,500
Phenikaa – X Joint Stock Company	Payables for purchases	160,380,000	-
<b>TOTAL</b>		<b>13,836,787,232</b>	<b>9,901,500,155</b>

**d, Transactions with other related parties**

Remuneration to members of the Board of Directors and Management:

<i>Name</i>	<i>Position</i>	<i>1<sup>st</sup> quarter 2025</i>	<i>1<sup>st</sup> quarter 2024</i>
Mr Pham Tri Dung	General Director Member of Board of Directors	1,381,712,159	1,158,706,000
Mr Luu Cong An	Deputy General Director	1,244,404,318	1,142,128,000
Mr Nguyen Chi Cong	Deputy General Director	924,476,591	1,039,749,000
Mr Dong Quang Thuc	Deputy General Director	780,761,313	745,870,621
Mr Nguyen Quang Anh	Deputy General Director	1,159,081,909	1,066,934,768
Ms Tran Thi Thu Huong	Deputy General Director	575,672,273	-
<b>Total</b>		<b>6,066,108,563</b>	<b>5,153,388,389</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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**6.3. Events after the balance sheet date**

There is no other matter or circumstance that has arisen since the interim separate balance sheet date that requires adjustment or disclosure in the interim separate financial statements of the Company.



Tran Thi Huong Thu  
Preparer



Nguyen Phuong Anh  
Chief Accountant



Pham Tri Dung  
General Director

Hanoi, Vietnam

29 April 2025

