
**MANDALAY MYOTHA INDUSTRIAL DEVELOPMENT
PUBLIC COMPANY LIMITED**

(Incorporated under Myanmar Companies Act with Reg. No. 5092/2012-2013)
(New Registration No. 116187000)

Financial Report

**For the year ended 31st March 2025
(1st April 2024 to 31st March 2025)**

MANDALAY MYOTHA INDUSTRIAL DEVELOPMENT PUBLIC COMPANY LIMITED**Company Information**

As at 31st March 2025

Incorporation	Incorporated under Myanmar Companies Act 1914 as a public company limited by shares with Company Registration No. 116187000 on 27th February 2013.	
Issued and paid-up capital	Kyat 130,686,010,000/- divided into 130,686,010 ordinary shares of Kyat 1,000/- each, fully paid-up.	
Board of directors	U Aung Win Khaing Daw Phyu Phyu Myint Naing Daw Cho Cho U Aung Than U Myat Htut U Myint Tin U Myo Myint Oo U Than Oo U Tun Tun Aung	Chairman / Chief Executive Officer Director Director Director Director Director Director Director Director
Corporate governance	Dr. Maung Maung Thein U Maung Maung Aung Dr. Mon Mon Tar U Aung Khaing	Independent Director Independent Director Independent Director Advisor to the Board of Directors
Bankers	Ayeyarwaddy Farmers Development Bank (A Bank) Ayeyarwady Bank PCL (AYA) CB Bank PCL (CB) Innwa Bank Kanbawza Bank (KBZ) Myanma Foreign Trade Bank (MFTB) Myanma Investment and Commercial Bank (MICB) Myanmar Apex Bank (MAB) Myanmar Citizens Bank PCL (MCB) uab Bank (UAB) Yoma Bank	
Auditors	W & Associates Limited - Certified Public Accountants	
Registered office	No. 514/8, 26th Street (Between 59th Street and 60th Street) Maharzararbon Ward, Aungmyaytharzan Township, Mandalay	

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Report of the Audit Committee

To the shareholders of Mandalay Myotha Industrial Development PCL

Mandalay Myotha Industrial Development PCL (the Company or MMID) had Audit Committee with three (3) members, who were knowledgeable in different fields and qualified independent directors according to the Notification 90/2020 of the Directorate of Investment and Company Administration dated 14th October 2020 and the Notification 2/2020 of the Securities and Exchange Commission of Myanmar dated 3rd December 2020, comprising U Maung Maung Aung as Chairman and U Myat Htut and Daw Phyu Phyu Myint Naing as members.

The Audit Committee fulfilled the responsibility according to the scope, duties and responsibilities assigned by the Board of Directors that complied with the Notification 2/2020 of the Securities and Exchange Commission of Myanmar. There were (2) Audit Committee meetings in the financial year ending 31st March 2025 and those meetings involved management Executives and External Auditor when appropriate, pertaining to the following issues:

- Review the interim and annual financial statements of 2024-2025 financial year;
- Review the operation information and the internal control system;
- Review compliance with laws;
- Review the risk management process;
- Review the evaluation of the anti-corruption practices;
- Review the evaluation of the anti-money laundering practices;
- Review and give opinion to connected transactions or transactions that may have conflict of interests, and information disclosure of such transactions; and
- Consider appointment of the External Auditors and their remuneration.

Observation of the performance

The Audit Committee had fulfilled the responsibility according to the scope, duties and responsibilities assigned by the Board of Directors, with knowledge and capability in following up the Company's operation in an independent manner and found that the Company disclosed financial and operation information of the Company correctly in accordance with Myanmar Financial Reporting Standards. Information was disclosed adequately and correctly, including the connected transactions and possible conflicts of interests. The Company had strictly complied with obligations, laws, and regulations under Myanmar Companies Law and of Securities and Exchange Commission of Myanmar.

In addition, the Board of Directors have performed duties with transparency and reliability by managing the Company to conduct its business according to risk management and good corporate governance principles. The Company also had an Independent External Auditor who was independent, qualified and efficient, which helped in developing the operating systems to fit with the changing business environment on a continuing basis.

On behalf of the Audit Committee



U Maung Maung Aung
Chairman of Audit Committee

Yangon, 18 November 2025

Report of the Directors

On the financial statements for the year ended 31st March 2025

The directors of **Mandalay Myotha Industrial Development PCL** (the Company or MMID) present their report together with the audited financial statements of the Company for the financial year ended 31st March 2025.

The board of directors

The directors for the year and at the date of this report are: -

U Aung Win Khaing
U Tun Tun Aung
Daw Phyu Phyu Myint Naing
Daw Cho Cho
U Myat Htut
U Myint Tin
U Myo Myint Oo
U Than Oo
U Aung Than

Directors' interest in shares or debentures

The directors of the Company holding office at the end of the financial year had interest in the share capital of the Company as recorded in the register of director' shareholdings kept by the Company under Section 189 of the Myanmar Companies Law 2017 except as follows: -

	Number of ordinary shares	
	31 st March 2025	1 st April 2024
U Aung Win Khaing	31,176,518	30,826,518
U Tun Tun Aung	16,957,338	16,957,338
Daw Phyu Phyu Myint Naing	50,000	50,000
Daw Cho Cho	963,000	963,000
U Myat Htut	176,956	176,956
U Myint Tin	50,000	50,000
U Myo Myint Oo	50,000	50,000
U Than Oo	50,000	50,000
U Aung Than	65,000	65,000

Director's contractual benefits

Since the end of the previous financial year, no director has received or become entitled to receive a benefit by reason of a contract made by the Company or a related corporation with the director or with a firm of which he is a member or with a company in which he has a substantial financial interest except as disclosed in the financial statements.

Arrangements to enable directors to acquire shares or debentures

Neither at the end nor at any time during the financial year was the Company a party to any arrangement whose object was to enable the directors of the Company to acquire benefits by means of the acquisition of shares or debentures in the Company.

Result of the financial year

In the opinion of the directors, the results of the operations of the Company during the financial year have not been affected by any item, transaction or event of a material and unusual nature other than the exceptional items and extraordinary items disclosed in the financial statements and annual report. The Company has no recognized gains or losses other than the profit or loss stated in the financial statements and annual report during the financial year.

Dividends

During the financial year, no dividend was paid by the Company.

Report of the Directors

On the financial statements for the year ended 31st March 2025

Share capital

During the financial year, no new shares were issued by the Company.

Share options

There were no options granted during the financial year to subscribe for unissued shares of the Company. No shares have been issued during the financial year by virtue of the exercise of options to take up unissued shares of the Company and there were no unissued shares of the Company under option at the end of the financial period.

Charges and contingent liabilities

Since the end of the financial year, no charge on the assets of the Company has arisen, which secures the liabilities of any other person. Since the end of the financial year, no contingent liability of the Company has arisen. No contingent or other liability of the Company has become enforceable or is likely to become enforceable within a period of twelve months after the end of the financial year which, in the opinion of the directors, will or may substantially affect the ability of the Company to meet their obligations as and when they fall due.

Risk management and internal control

The board of directors is responsible for the financial statements of the Company which have been prepared in accordance with Myanmar Financial Reporting Standards. The Board considers the accounting policies pursued to be appropriate, and that they have been applied consistently with adequate disclosure of important information in the notes to the financial statements. The Company's external auditor has reviewed and audited the financial statements and expressed their opinion in the Independent Auditor's Report. The Board oversees and reviews corporate governance as well as establishes and maintains a proactive risk management system and internal control system to ensure that accounting records are accurate, complete and timely, and that the Company's assets are properly safeguarded against fraud, operational irregularities and other risks.

Corporate governance

The Board has appointed a Corporate Governance Board and an Audit Committee consisting of independent director(s) as required under the Notification 90/2020 of the Directorate of Investment and Company Administration dated 14th October 2020 and the Notification 2/2020 of the Securities and Exchange Commission of Myanmar dated 3rd December 2020.

Audit committee

The responsibilities of the Audit Committee include but not limited to oversee appropriate accounting procedures and accounting controls of the Company; to supervise compliance with such accounting procedures and controls; to review the Company's financial statements to reflect their correctness and to disclose any related transactions or conflicts of interest, if any, by major shareholders; to monitor compliance with the laws and regulations applicable to the Company; to report to the board of directors; and to deliver opinions on any matters submitted by the Board of Directors.

The structure of the Company and the Board of Directors ensure that the financial statements of the Company represent correct and fair view of the financial position as of 31st March 2025, the results of operations, and cash flows for the period then ended prepared in accordance with Myanmar Financial Reporting Standards.

Independent Auditor

The independent auditor, W & Associates Limited - Certified Public Accountants, has expressed its willingness to accept re-appointment.

Report of the Directors

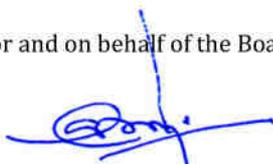
On the financial statements for the year ended 31st March 2025

Statement of the Directors

In the opinion of the directors,

- 1) The financial statements – including statement of financial position, related statement of profit or loss and other comprehensive income, statement of changes in equity, statement of cash flows and disclosure notes – are drawn up so as to give a true and fair view of:
 - a) the state of financial affairs of the Company as at 31st March 2025 and
 - b) of the financial results and cash flows of the Company for the year then ended;
- 2) the books of accounts have been maintained in accordance with the Section 258 of Myanmar Companies Law 2017;
- 3) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due; and
- 4) the directors, U Aung Win Khaing and U Tun Tun Aung are authorized to sign, issue, file and distribute the accompanying financial statements, in accordance with the Section 264 of Myanmar Companies Law 2017.

For and on behalf of the Board



U Aung Win Khaing
Chairman



U Tun Tun Aung
Managing Director

Report of the Auditor

To the Shareholders of Mandalay Myotha Industrial Development PCL

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of **Mandalay Myotha Industrial Development PCL** (the Company), which comprise the statement of financial position as at 31st March 2025, the statement of profit or loss and statement of other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31st March 2025, and of its financial performance and its cash flows for the year then ended in accordance with Myanmar Financial Reporting Standards (MFRSs).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with Section 279 (d) of Myanmar Company Law and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), together with the ethical requirements that are relevant to our audit of the financial statements in Myanmar, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Description of Key Audit Matters	Auditor's Responses
<u>Revenue Recognition</u> The amount of revenue recognized in the year is dependent on the appropriate assessment of whether or not each contract is a sale of land use right, lease or investment in a project with co-developers. As the commercial arrangements and legal forms can be complex, significant judgment is applied in selecting the accounting basis in each case. In our view, revenue recognition is significant to our audit as the Company might inappropriately account for and this would usually lead to revenue being recognized too early.	Our audit procedures to address the risk of material misstatement relating to revenue recognition, which was considered to be a significant risk, includes through review of each contract, site visit, and detailed analysis of revenue and the timing of its recognition based on expectations derived from our industry knowledge and external market data.

Report of the Auditor

To the Shareholders of Mandalay Myotha Industrial Development PCL

Information Other than the Financial Statements and Auditor's Report Thereon

Management is responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with MFRSs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Report of the Auditor

To the Shareholders of Mandalay Myotha Industrial Development PCL

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In accordance with Section 280 (b) of Myanmar Companies Law, we also report that: -

- (i) We have obtained all the information and explanations we have required;
- (ii) In our opinion, the financial statements referred to in the report are drawn up in conformity with applicable law;
- (iii) According to the best of their information and the explanations given to us, and as shown by the books of the Company, the financial statements exhibit a true and fair view of the state of the company's affairs; and
- (iv) In our opinion, the financial records have been kept by the Company as required by the Division 24 of Myanmar Companies Law.

The engagement partner on the audit resulting in this independent auditor's report is Daw Thida Lwin, Certified Public Accountant and Professional Accountant in Public Practice.



Daw Thida Lwin
Certified Public Accountant
Professional Accountant in Public Practice Registration No. 925
W & ASSOCIATES LIMITED Audit and Assurance
Firm Name Registration No. ACC-015

Yangon, 18 November 2025

Statement of Financial Position

As at 31st March 2025

	Note	2024-2025 (MMK)	2023-2024 (MMK)
ASSETS			
Current assets			
Cash and cash equivalents	4	533,558,294.39	627,273,802.64
Trade and other receivables	5	5,194,402,160.54	4,926,475,584.54
Other current assets	6	3,552,365,607.00	3,533,365,137.00
Inventories	7	1,865,291.40	5,471,200.12
Total current assets		9,282,191,353.33	9,092,585,724.30
Non-current assets			
Investments in subsidiaries	8	14,167,797,460.00	14,167,797,460.00
Property, plant and equipment	9	4,678,062,427.05	4,780,837,971.05
Land and infrastructure development costs	10	155,500,193,179.98	147,829,212,312.90
Other non-current assets		-	-
Total non-current assets		174,346,053,067.03	166,777,847,743.95
Total assets		183,628,244,420.36	175,870,433,468.25
LIABILITIES AND SHAREHOLDERS' EQUITY			
Current liabilities			
Current portion of long-term loans	15	17,173,333,200.00	5,700,000,000.00
Trade and other payables	11	14,239,246,834.25	15,807,248,173.21
Deposits and advances received from customers	12	1,165,110,746.00	1,144,972,035.00
Current income tax liability	13	-	-
Other current liabilities	14	41,688,250.00	41,688,250.00
Total current liabilities		32,619,379,030.25	22,693,908,458.21
Non-current liabilities			
Long-term loans, net of current portion	15	32,827,263,201.82	31,814,577,714.82
Other non-current liabilities		-	-
Total non-current liabilities		32,827,263,201.82	31,814,577,714.82
Total liabilities		65,446,642,232.07	54,508,486,173.03
Shareholders' equity			
Issued and paid-up capital	16	130,686,010,000.00	130,686,010,000.00
Retained earnings	17	(14,406,149,453.69)	(11,225,804,346.76)
Capital reserve		1,901,741,641.98	1,901,741,641.98
Equity attributable to owners of the Company		118,181,602,188.29	121,361,947,295.22
Non-controlling interests of the subsidiaries		-	-
Total shareholders' equity		118,181,602,188.29	121,361,947,295.22
Total liabilities and shareholders' equity		183,628,244,420.36	175,870,433,468.25

Authenticated by the Directors:

U Aung Win Khaing
Chairman

U Tun Tun Aung
Managing Director

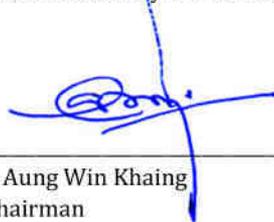
Mandalay, 18 November 2025

The accompanying notes are an integral part of the financial statements.

Statement of Profit or Loss
For the year ended 31st March 2025

	Note	2024-2025 (MMK)	2023-2024 (MMK)
Revenues			
Revenue from real estate sales	18	703,450,000.00	1,006,935,567.00
Interest income		-	-
Other income	18	14,671,765.94	11,337,902.53
Total revenues		718,121,765.94	1,018,273,469.53
Costs and expenses			
Cost of infrastructure and real estate development	19	52,669,965.00	77,297,178.48
General and administrative expenses	20	3,857,111,186.54	3,335,650,974.95
Total operating expenses		3,909,781,151.54	3,412,948,153.43
Profit before finance income and income tax		(3,191,659,385.60)	(2,394,674,683.90)
Finance (expense) income - net	21	5,314,278.67	(215,508.68)
Disposal income	22	6,000,000.00	81,343,634.97
Profit before income tax		(3,180,345,106.93)	(2,313,546,557.61)
Income tax		-	-
Profit for the year		(3,180,345,106.93)	(2,313,546,557.61)
Profit attributable to:			
Equity holders of the Company		(3,180,345,106.93)	(2,313,546,557.61)
Basic earnings per share			
Profit attributable to equity holders of the Company		(24.34)	(17.70)

Authenticated by the Directors:



U Aung Win Khaing
Chairman



U Tun Tun Aung
Managing Director

Mandalay, 18 November 2025

Statement of Comprehensive Income

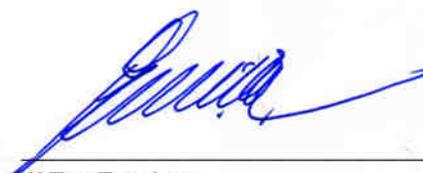
For the year ended 31st March 2025

Note	2024-2025 (MMK)	2023-2024 (MMK)
Profit for the year	(3,180,345,106.93)	(2,313,546,557.61)
Other comprehensive income:		
Other comprehensive income to be reclassified to profit or loss in subsequent periods	-	-
Exchange differences on translation of financial statements in foreign currency	-	-
Other comprehensive income to be reclassified to profit or loss in subsequent periods	-	-
Other comprehensive income not to be reclassified to profit or loss in subsequent periods	-	-
Less:		
Income tax	-	-
Other comprehensive income not to be reclassified to profit or loss in subsequent periods - net of income tax	-	-
Other comprehensive income for the year	-	-
Total comprehensive income for the year	(3,180,345,106.93)	(2,313,546,557.61)
Total comprehensive income attributable to:		
Equity holders of the Company	(3,180,345,106.93)	(2,313,546,557.61)
Non-controlling interests of the subsidiaries	-	-

Authenticated by the Directors:



U Aung Win Khaing
Chairman



U Tun Tun Aung
Managing Director

Mandalay, 18 November 2025

MANDALAY MYOTHA INDUSTRIAL DEVELOPMENT PUBLIC COMPANY LIMITED

Statement of Changes in Equity

For the year ended 31st March 2025

	Issued and paid-up capital (MMK)	Capital reserve (MMK)	Retained Earnings (MMK)	Total shareholders' equity (MMK)
Balance as at 1 April 2024	130,686,010,000.00	1,901,741,641.98	(11,225,804,346.76)	121,361,947,295.22
Previous year adjustment	-	-	-	-
Profit (Loss) for the year	-	-	(3,180,345,106.93)	(3,180,345,106.93)
Other comprehensive income (losses) for the year	-	-	-	-
Total comprehensive income (loss) for the year	-	-	(3,180,345,106.93)	(3,180,345,106.93)
Dividend to the Company's shareholders	-	-	-	-
Balance as at 31 March 2025	<u>130,686,010,000.00</u>	<u>1,901,741,641.98</u>	<u>(14,406,149,453.69)</u>	<u>118,181,602,188.29</u>
	Issued and paid-up capital (MMK)	Capital reserve (MMK)	Retained Earnings (MMK)	Total shareholders' equity (MMK)
Balance as at 1 April 2023	130,686,010,000.00	1,901,741,641.98	(8,912,257,789.15)	123,675,493,852.83
Previous year adjustment	-	-	-	-
Profit (Loss) for the year	-	-	(2,313,546,557.61)	(2,313,546,557.61)
Other comprehensive income (losses) for the year	-	-	-	-
Total comprehensive income (loss) for the year	-	-	(2,313,546,557.61)	(2,313,546,557.61)
Dividend to the Company's shareholders	-	-	-	-
Balance as at 31 March 2024	<u>130,686,010,000.00</u>	<u>1,901,741,641.98</u>	<u>(11,225,804,346.76)</u>	<u>121,361,947,295.22</u>

Statement of Cash Flows
For the year ended 31st March 2025

	2024-2025	2023-2024
	(MMK)	(MMK)
Cash flows from operating activities		
Profit before income tax	(3,180,345,106.93)	(2,313,546,557.61)
Adjustments to reconcile profit before income tax to net cash provided by (paid from) operating activities:		
Depreciation expense	200,934,220.00	201,657,266.00
Loss (Gain) on sales of property and equipment	(6,000,000.00)	(81,343,634.97)
Interest income	(13,004,700.88)	(8,571,795.34)
Interest expense	-	-
Previous years adjustment	1.01	-
Profit (loss) from operating activities before changes in operating assets and liabilities	(2,998,415,586.80)	(2,201,804,721.92)
Operating assets (increase) decrease:		
Inventories	3,605,908.72	(1,815,304.12)
Trade and other receivables	(267,926,576.00)	787,120,764.68
Other current assets	(19,000,470.00)	(1,354,073,327.00)
Other non-current assets	-	-
Trade and other payables	(1,568,001,338.96)	1,199,521,253.62
Deposits and advances received from customers	20,138,711.00	893,869,160.00
Other current liabilities	-	-
Other non-current liabilities	-	-
Cash from (used in) operating activities	(4,829,599,352.04)	(677,182,174.74)
Cash paid for income tax	-	-
Net cash from (used in) operating activities	(4,829,599,352.04)	(677,182,174.74)
Cash flows from investing activities		
Interest income	13,004,700.88	8,571,795.34
Increase (decrease) in short-term loans to related party	-	-
Cash paid for investment in joint venture and associates	-	-
Acquisitions of property and equipment	(98,158,676.00)	(14,085,460.00)
Proceed from Disposal of property and equipment	6,000,000.00	110,225,000.00
Land and infrastructure development costs	(7,670,980,867.08)	(5,667,344,394.33)
Net cash from (used in) investing activities	(7,750,134,842.20)	(5,562,633,058.99)
Cash flows from financing activities		
Interest expenses	-	-
Receipt from short-term loans from related parties	-	-
Repayment of short-term loans from related parties	-	-
Receipt from long-term loans	12,486,018,685.99	8,681,409,121.00
Repayment of long-term loans	-	(1,912,223,631.82)
Dividend paid to the Company's shareholders	-	-
Net cash from (used in) financing activities	12,486,018,685.99	6,769,185,489.18
Decrease in translation adjustments	-	-
Net decrease in cash and cash equivalents	(93,715,508.25)	529,370,255.45
Cash and cash equivalents at beginning of year	627,273,802.64	97,903,547.19
Cash and cash equivalents at end of year	533,558,294.39	627,273,802.64

Notes to financial statements

For the year ended 31st March 2025

1. Corporate information

Mandalay Myotha Industrial Development PCL (MMID or the Company) is a public company incorporated in Myanmar dated on 27th February 2013 with Registration No. 5092/2012-2013 and re-registered under Myanmar Companies Law 2017 with new Registration No. 116187000 on 25th January 2019.

The Company is principally engaged in industrial estate development. The registered office of the Company is at 514/8, 26th Street, Between 59th and 60th Street, Maharzayarbon Ward, Aungmyay-tharzan Township, Mandalay Region, Myanmar.

2. Presentation of financial statements

2.1 Basis of preparation

The financial statements have been prepared on a historical cost basis except where otherwise disclosed in the accounting policies. The financial statement in English language is the official version in accordance with Section 258(a) of Myanmar Companies Law 2017.

2.2 Basis of consolidation

Subsidiaries are all entities, including structured entities, over which the Company has control as a holding company. The holding company controls an entity where the holding company is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. When consolidated financial statements are unable to prepare, separate financial statements of subsidiaries are attached. Investments in subsidiaries are accounted for using the equity method.

Associates are all entities over which the group has significant influence but not control or joint control. This is generally the case where the group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method.

Investments in joint arrangements are classified as either joint operations or joint ventures. The classification depends on the contractual rights and obligations of each investor, rather than the legal structure of the joint arrangement.

The joint arrangements with co-developer are recognized as joint operations and recognise their direct right to the assets, liabilities, revenues and expenses of joint operations and its share of any jointly held or incurred assets, liabilities, revenues and expenses. These have been incorporated in the financial statements under the appropriate headings.

Interests in joint ventures are accounted for using the equity method.

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Company's share of the post-acquisition profits or losses of the investee in profit or loss, and the Company's share of movements in other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from associates and joint ventures are recognised as a reduction in the carrying amount of the investment. Where the Company's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Company does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Notes to financial statements

For the year ended 31st March 2025

2.3 New and amended financial reporting standards

The financial statements have been prepared in accordance with Myanmar Accounting Standards (MAS) and Myanmar Financial Reporting Standards (MFRS) issued by the Myanmar Accountancy Council with Notification 1/2020 dated 6th May 2010. No new and amendments of financial reporting standards which become effective for the reporting period commencing between 1st April 2024 to 31st March 2025.

3. Significant accounting policies

3.1 Foreign currency translation

The financial statements are presented in Myanmar currency units Kyats (MMK), which is the functional and presentation currency of the Company. Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions, and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates, are generally recognised in profit or loss. They are deferred in equity if they relate to qualifying cash flow hedges and qualifying net investment hedges or are attributable to part of the net investment in a foreign operation. Foreign exchange gains and losses that relate to borrowings are presented in the statement of profit or loss, within finance costs. All other foreign exchange gains and losses are presented in the statement of profit or loss on a net basis within other gains/(losses). Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss.

3.2 Revenue recognition

Revenue from infrastructure and real estate development

Revenue from land with infrastructure development is recognised as revenue in full at the point in time when the significant risks and rewards of ownership are passed to the buyer, generally upon transfer of legal ownership. Revenue from sales of real estate is measured at the amount of the consideration received after deducting discounts and considerations payable to the customer. The terms of payment are in accordance with the payment schedule specified in the customer contract. Considerations received before transferring control of the real estate to the customer are presented under the caption of “Advances received from customers” in the statement of financial position.

Rendering of services

Service revenues, which include management of common areas of the industrial estates, waste management, and electricity, which are included in revenue from utility services, are recognised when services have been rendered taking into account the stage of completion.

Rental income

Rental income which consists of land rental, rental of factory building, office building and other commercial building is recognised as an income on straight-line basis over the lease term.

Dividend income

Dividends are recognised when the right to receive the dividends is established.

Interest income

Interest income is recognised on an accrual basis based on the effective interest rate.

Notes to financial statements

For the year ended 31st March 2025

3.3 Cost of infrastructure and real estate development

Cost of infrastructure and real estate development included acquisition costs, land compensation, land improvement costs, infrastructure costs, construction costs, costs directly related to a specific property development activity, and costs attributable to the development activities in general that can be allocated on a reasonable basis including borrowing costs. The anticipated total development costs, taking into account of actual costs incurred to date, are attributed to units sold on the basis of the salable area.

Infrastructure and real estate development costs are carried at the lower of the anticipated total development costs less any accumulated impairment loss. Infrastructure and real estate development are at varying stages of development, ranging from land on which there is no development to those which are in an advanced stage of development. Those development costs include costs associated with the acquisition of land and/or development rights, costs directly related to a specific property development activity, costs attributable to the development activities in general that can be allocated on a reasonable basis and borrowing costs.

3.4 Cash and cash equivalents

Cash and cash equivalents consist of cash in hand and deposits held at call with banks and financial institutions, and other short-term highly liquid investments with original maturity of three months or less from the date of acquisition that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts are shown within borrowings in current liabilities in the statement of financial position.

3.5 Trade and other receivables

Trade and other receivables are stated at net realisable value derived from the amount of consideration that is unconditional, unless they contain significant financing components when they are recognised at fair value. They are subsequently measured at amortised cost using the effective interest method, less allowance for doubtful accounts. Allowance for doubtful accounts is provided for the estimated losses that may be incurred in collection of receivables. The allowance is generally based on collection experience and analysis of aging.

3.6 Other current assets

Other current assets include prepayments and advances and are stated at the net realisable value.

3.7 Inventories

Inventories are stated at cost or net realisable value whichever is lower. Cost includes costs of purchase net of trade discounts received, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

3.8 Investments

Investments in subsidiaries, associates and joint ventures are initially accounted for at cost and net of allowance for impairment loss, if any.

Notes to financial statements
For the year ended 31st March 2025

3.9 Property and equipment

Land is stated at cost. Buildings and equipment are stated at cost less accumulated depreciation and allowance for loss on impairment, if any. Cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the carrying amount of the asset or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation of buildings and equipment is calculated by reference to their costs on the straight-line basis over the following estimated useful lives: -

Building and structure	20 - 40 years
Transmission line and sub-station	48 years
Furniture and fixtures	20 years
Machinery and equipment	10 years
Computer, printer and accessories	5 years
Vehicles	8 years

No depreciation is provided on the assets under construction.

An item of property and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on disposal of an asset is included in the income statement when the asset is derecognised.

The residual values and useful lives of assets are reviewed, and adjusted if appropriate, at the end of each reporting period. The carrying amount of an asset is written down immediately to its recoverable amount if the carrying amount of the asset is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with carrying amount and are included in profit or loss. When revalued assets are sold, any amounts included in other reserves in respect of those assets are transferred to retained earnings.

3.10 Impairment of assets

At the end of each reporting period, the Company performs impairment reviews in respect of the assets whenever events or changes in circumstances indicate that an asset may be impaired. An impairment loss is recognised when the recoverable amount of an asset, which is the higher of the fair value of the asset less costs to sell and its value in use, is less than the carrying amount. An impairment loss is recognised in the income statement.

3.11 Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings, pending their expenditure on qualifying assets, is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are expensed in the period in which they are incurred.

Notes to financial statements

For the year ended 31st March 2025

3.12 Provisions

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount can be reliably estimated.

Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

3.13 Income tax

Income tax expense represents the sum of corporate income tax currently payable and deferred tax.

Current tax for the current and prior periods are recognised as a liability to the extent that it has not yet been settled, and as an asset to the extent that the amounts already paid exceed the amount due. Current tax assets and liabilities are estimated based on the taxable profits determined in accordance with tax legislations using tax rate that have been enacted or substantially enacted at the reporting date.

Deferred tax is provided on temporary differences between the tax bases of assets and liabilities and their carrying amounts at the end of each reporting period, using the tax rate enacted at the end of the reporting period.

The Company recognised deferred tax liabilities for all taxable temporary differences while recognised deferred tax assets for all deductible temporary differences, unused tax credits and tax losses carried forward to the extent that it is probable that future taxable profit will be available against which such deductible temporary differences and tax credits and losses carried forward can be utilised.

The carrying amount of deferred tax assets are reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefits of part or all of that deferred tax asset to be utilized. Any such reduction is subsequently reversed to the extent that it becomes probable that sufficient taxable profit will be available.

3.14 Significant accounting judgements and estimates

The preparation of financial statements in conformity with financial reporting standards at time requires management to make subjective judgements and estimates regarding matters that are inherently uncertain. These judgements and estimates affect reported amounts and disclosures; and actual result could differ from these estimates. Significant judgements and estimates are as follows:

Infrastructure and real estate development costs estimation

In determining infrastructure and real estate development costs, the Company is required to make estimates of all project development costs. Cost consists of the cost of acquisition, land improvement costs, utilities, and other related expenses. The management estimates these costs based on their experience in the business and revisits the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.

Notes to financial statements
For the year ended 31st March 2025

3.14 Significant accounting judgements and estimates (Continued)

Buildings and equipment, investment properties and depreciation

In determining depreciation of buildings and equipment, the management is required to make estimates of the useful lives and residual values of buildings and equipment and to review estimate useful lives and residual values when there are any changes. In addition, the management is required to review buildings and equipment for impairment on a periodical basis and record impairment losses when it is determined that their recoverable amount is lower than the carrying amount. This requires judgements regarding forecast of future revenues and expenses relating to the assets subject to the review.

3.15 Related party transactions

Related parties comprise individuals or enterprises that control, or are controlled by, the Company, whether directly or indirectly, or which are under common control with the Company. They also include associated companies, and individuals or enterprises which directly or indirectly own a voting interest in the Company that give them significant influence over the Company, key management personnel, directors, and officers with authority in the planning and direction of the Company' operations.

The following are relationships with enterprises and individuals that control, or are controlled by, the Company, whether directly or indirectly, or which are under common control with the Company.

Name of the entities	Nature of relationship
MSMP International Company Limited	70% subsidiary company
Royal Hi-tech Group Company Limited	Body corporates controlled by U Aung Win Khaing and/or family members
Royal Hi-tech Group Industries Company Limited	
Hi-tech Forest Industries Company Limited	
Mandalay Red Lion Cement Company Limited	
Mandalay Cement Industries Company Limited	
Royal Chamber Construction Group Company Limited	Co-developer and body corporates where U Aung Win Khaing and/or family member is(are) shareholder(s).
Myotha Investment Group Company Limited	
Royal Mandalay Myotha Golf Estate Development Company Limited	
Myotha Aya Resort Company Limited	

Notes to Financial statements
For the year ended 31st March 2025

4 Cash and cash equivalents

	2024-2025 (MMK)	2023-2024 (MMK)
Cash at bank	467,193,172.29	572,583,938.88
Cash in hand	66,365,122.10	54,689,863.76
	<u>533,558,294.39</u>	<u>627,273,802.64</u>
It is made up of:		
Local currency	528,569,604.89	622,209,513.14
Foreign currency	4,988,689.50	5,064,289.50
	<u>533,558,294.39</u>	<u>627,273,802.64</u>

5 Trade and other receivables

	2024-2025 (MMK)	2023-2024 (MMK)
<u>Trade receivables</u>		
Trade receivables: Shophouse and wholesale	347,520,435.00	365,936,299.00
Trade receivables: Logistic	358,652,736.00	358,652,736.00
Trade receivables: Factory	812,006,045.28	812,006,045.28
Trade receivables: Phase-1A	44,950,004.00	54,127,782.00
Trade receivables: Port Link Road Land	52,160,000.00	52,160,000.00
	<u>1,615,289,220.28</u>	<u>1,642,882,862.28</u>
<u>Other receivables</u>		
Receivable: IFC	100,000.00	100,000.00
Receivable: Others	2,963,073,678.26	2,636,801,693.26
Receivable: Co-developers	338,638,800.00	338,638,800.00
Receivable: Commercial tax	277,300,462.00	308,052,229.00
	<u>3,579,112,940.26</u>	<u>3,283,592,722.26</u>
	<u>5,194,402,160.54</u>	<u>4,926,475,584.54</u>

6 Other current assets

	2024-2025 (MMK)	2023-2024 (MMK)
Contribution to MIMC	3,089,449,857.00	3,089,449,857.00
Advance: Pontoon	300,000,000.00	300,000,000.00
Advance: Others	155,596,750.00	141,415,280.00
Advance: Staff loans	7,319,000.00	2,500,000.00
	<u>3,552,365,607.00</u>	<u>3,533,365,137.00</u>

Notes to Financial statements
For the year ended 31st March 2025

7 Inventories

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Inventories: Substation	20,700.00	304,100.00
Inventories: Gen set	-	2,779,147.00
Inventories: Fuel and supplies	1,844,591.40	2,387,953.12
	<u>1,865,291.40</u>	<u>5,471,200.12</u>

8 Investments in subsidiaries

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Investment in subsidiaries	14,167,797,460.00	14,167,797,460.00
	<u>14,167,797,460.00</u>	<u>14,167,797,460.00</u>

Investments in subsidiaries represents 85% of equity interest in MSMP International Company Limited which is a joint venture company between MMID and International Finance Corporation ("IFC") where MMID shall hold 70% and IFC shall hold 30% in accordance with Joint Venture Agreement.

Notes to Financial statements
For the year ended 31st March 2025

9 **Property, plant and equipment**

	SEMEIKHON PORT		INDUSTRIAL PARK					Total	
	Building and structures	Roads	Building and structure	Furniture and fixture	Machinery and equipment	Power Transmission line	Computer and printers		Vehicles
	(MMK)	(MMK)	(MMK)	(MMK)	(MMK)		(MMK)	(MMK)	(MMK)
2024-2025									
Cost									
Balance at beginning of the year	-	-	1,352,427,241.80	54,715,895.00	162,555,653.00	4,073,896,827.00	66,051,378.00	681,156,955.90	6,390,803,950.70
Additions	-	-	-	-	89,558,676.00	-	-	8,600,000.00	98,158,676.00
Disposals / write-off	-	-	-	-	(5,365,000.00)	-	-	-	(5,365,000.00)
Reclassification	-	-	-	-	-	-	-	-	-
Adjustments / transfers	-	-	-	-	-	-	-	-	-
Balance at end of the year	-	-	1,352,427,241.80	54,715,895.00	246,749,329.00	4,073,896,827.00	66,051,378.00	689,756,955.90	6,483,597,626.70
Accumulated depreciation									
Balance at beginning of the year	-	-	308,305,601.60	23,929,368.25	137,810,627.30	515,912,229.00	56,761,440.00	567,246,713.50	1,609,965,979.65
Charges for the period	-	-	36,412,373.00	2,735,795.00	13,523,843.00	84,737,054.00	2,186,945.00	61,338,210.00	200,934,220.00
Disposal / write-off	-	-	-	-	(5,365,000.00)	-	-	-	(5,365,000.00)
Adjustment / transfer	-	-	-	-	-	-	-	-	-
Balance at end of the year	-	-	344,717,974.60	26,665,163.25	145,969,470.30	600,649,283.00	58,948,385.00	628,584,923.50	1,805,535,199.65
Net book value									
Balance at end of the year	-	-	1,007,709,267.20	28,050,731.75	100,779,858.70	3,473,247,544.00	7,102,993.00	61,172,032.40	4,678,062,427.05
Balance at beginning of the year	-	-	1,044,121,640.20	30,786,526.75	24,745,025.70	3,557,984,598.00	9,289,938.00	113,910,242.40	4,780,837,971.05
2023-2024									
Cost									
Balance at beginning of the year	-	-	1,352,427,241.80	54,715,895.00	157,381,053.00	4,084,121,827.00	57,140,518.00	740,857,319.43	6,446,643,854.23
Additions	-	-	-	-	5,174,600.00	-	8,910,860.00	-	14,085,460.00
Disposals / write-off	-	-	-	-	-	-	-	(59,700,363.53)	(59,700,363.53)
Reclassification	-	-	-	-	-	-	-	-	-
Adjustments / transfers	-	-	-	-	-	(10,225,000.00)	-	-	(10,225,000.00)
Balance at end of the year	-	-	1,352,427,241.80	54,715,895.00	162,555,653.00	4,073,896,827.00	66,051,378.00	681,156,955.90	6,390,803,950.70
Accumulated depreciation									
Balance at beginning of the year	-	-	271,893,228.60	21,193,573.25	125,685,550.30	431,033,388.00	55,609,076.00	543,937,896.00	1,449,352,712.15
Charges for the year	-	-	36,412,373.00	2,735,795.00	12,125,077.00	84,878,841.00	1,152,364.00	64,352,816.00	201,657,266.00
Disposal / write-off	-	-	-	-	-	-	-	(41,043,998.50)	(41,043,998.50)
Adjustment / transfer	-	-	-	-	-	-	-	-	-
Balance at end of the year	-	-	308,305,601.60	23,929,368.25	137,810,627.30	515,912,229.00	56,761,440.00	567,246,713.50	1,609,965,979.65
Net book value									
Balance at end of the year	-	-	1,044,121,640.20	30,786,526.75	24,745,025.70	3,557,984,598.00	9,289,938.00	113,910,242.40	4,780,837,971.05
Balance at beginning of the year	-	-	1,080,534,013.20	33,522,321.75	31,695,502.70	3,653,088,439.00	1,531,442.00	196,919,423.43	4,997,291,142.08

Notes to Financial statements
For the year ended 31st March 2025

10 Land and infrastructure development costs

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Development costs - Myotha Industrial Park		
Initial development cost (MIP)	75,071,575,105.56	75,112,125,070.56
Infrastructure cost, design fees, etc.	1,045,356,071.03	1,040,448,131.03
Port link road	4,090,453,508.00	4,090,453,508.00
Entrance gates	271,159,198.00	271,159,198.00
Roads	2,435,612,439.99	1,742,724,690.00
Drainage	53,864,503.00	53,864,503.00
Dams	223,744,153.00	223,744,153.00
Pond pipe and culvert	13,884,000.00	13,884,000.00
Commission fees	7,469,372.00	4,629,948.00
Road and land clearance	10,223,250.00	10,223,250.00
Audit fee	-	11,025,000.00
Consultant fee	136,915,000.00	136,915,000.00
Land compensation	3,171,284,303.00	3,171,284,303.00
Land title cost (MNGED/RMMED)	471,957,028.00	354,736,080.00
Boundary	25,120,625.00	25,120,625.00
Golf course entrance and boundary road	407,151,488.00	407,151,488.00
Project management fees	8,225,383,800.00	6,457,783,800.00
Interest expense	17,083,473,807.40	11,988,013,075.31
MMAH Project - 350 Acres	99,767,976.00	95,410,796.00
GREEN PARK Project- 12 Acres	1,352,938.00	1,352,938.00
	<u>112,845,748,565.98</u>	<u>105,212,049,556.90</u>
Development costs - Semeikhon Port		
Initial development cost	14,715,038,942.00	14,715,038,942.00
Infrastructure cost, design fees, etc.	245,138,010.64	245,138,010.64
Preoperation cost	436,338,562.36	399,056,704.36
	<u>15,396,515,515.00</u>	<u>15,359,233,657.00</u>
Development costs - Co-developers		
Initial development cost (MNGED/RMMED)	17,063,104,000.00	17,063,104,000.00
Initial development cost (RCC)	5,283,499,819.00	5,283,499,819.00
Initial development cost (MIGC)	818,025,280.00	818,025,280.00
Initial development cost (AYA Resort)	4,093,300,000.00	4,093,300,000.00
	<u>27,257,929,099.00</u>	<u>27,257,929,099.00</u>
	<u>155,500,193,179.98</u>	<u>147,829,212,312.90</u>

Notes to Financial statements
For the year ended 31st March 2025

11 Trade and other payables

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Deferred income : MMID 80%	1,316,346,393.38	910,377,847.08
20% reserve fund	346,013,095.00	244,520,959.00
Payable: Contractors	65,621,341.00	72,540,141.01
Payable: Others	502,505,723.56	1,702,547,389.37
Payable: Commercial tax	96,353,497.71	230,242,119.15
Payable: MSMP	1,476,376,776.69	1,921,694,664.69
Payable: MIMC	2,278,397,959.00	2,466,277,959.00
Payable: RCC	229,362.50	229,362.50
Payable: EKK	(40,680.00)	(40,680.00)
Payable: EKK 20%	28,903,437.00	28,903,437.00
Provision for infrastructure costs	8,125,497,989.41	8,225,457,989.41
Accrued expenses	3,041,939.00	4,496,985.00
	<u>14,239,246,834.25</u>	<u>15,807,248,173.21</u>

12 Deposits and advances received from customers

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Advance receipts from customers	1,144,972,035.00	1,144,972,035.00
	<u>1,165,110,746.00</u>	<u>1,144,972,035.00</u>

13 Current income tax liability

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Previous year taxation	-	-
Current year taxation	-	-
	<u>-</u>	<u>-</u>

Notes to Financial statements
For the year ended 31st March 2025

14 Other current liabilities

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Balance at beginning of year	41,688,250.00	41,688,250.00
Approved interim dividend during the year		
Dividend paid during the year (2014-2015)	-	-
Dividend paid during the year (2015-2016)	-	-
Dividend paid during the year (2016-2017)	-	-
Balance at end of year	<u>41,688,250.00</u>	<u>41,688,250.00</u>
It is made up of		
Dividend payable (2014-2015)	14,712,000.00	14,712,000.00
Dividend payable (2015-2016)	26,976,250.00	26,976,250.00
	<u>41,688,250.00</u>	<u>41,688,250.00</u>

15 Long term loans

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Amount due to related parties, with interest	32,334,201,433.27	19,848,182,746.27
Amount due to related parties, without interest	493,061,768.55	493,061,768.55
Term-loans	17,173,333,200.00	17,173,333,200.00
	<u>50,000,596,401.82</u>	<u>37,514,577,714.82</u>
Term-loans, current portion	17,173,333,200.00	5,700,000,000.00
	<u>32,827,263,201.82</u>	<u>31,814,577,714.82</u>

Amount due to related parties with interest, were part of borrowings from and payable to Kanbawza bank under the name of Royal Hi-tech Group Company Limited secured with the properties not owned by the Company. The interest rate was 10% per annum.

Amount due to related parties without interest, were temporary borrowings from and payable to Royal Hi-tech Group Company Limited, non-trade nature, unsecured and have no fixed term of repayment.

Term-loans represents 5-years term loan taken from Myanmar MAB Bank with the interest rate of 13% repayable starting from 36 months after first utilization date in 3 equal installments mortgaged with golf course developed on 492.689 acres of land.

Notes to Financial statements
For the year ended 31st March 2025

16 Issued and paid-up capital

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Ordinary shares, MMK 1,000 each Issued and fully paid-up		
Balance at beginning of period 2024-2025: 130,686,010 shares; 2023-2024: 130,686,010 shares	130,686,010,000.00	130,686,010,000.00
Add:		
Shares issued during the period 2024-2025: 0 shares; 2023-2024: 0 shares	-	-
Balance at end of period 2024-2025: 130,686,010 shares; 2023-2024: 130,686,010 shares	130,686,010,000.00	130,686,010,000.00

17 Retained earnings (losses)

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Balance at beginning of period	(11,225,804,346.76)	(8,912,257,789.15)
Previous year adjustments	-	-
Net profit (loss) for the period	(3,180,345,106.93)	(2,313,546,557.61)
Dividend paid during the period	-	-
Balance at end of period	(14,406,149,453.69)	(11,225,804,346.76)

Notes to Financial statements
For the year ended 31st March 2025

18 Revenue from real estate development

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Income: Real estate development	703,450,000.00	1,006,935,567.00
Income: Late fee, service fee and others	14,671,765.94	11,337,902.53
	<u>718,121,765.94</u>	<u>1,018,273,469.53</u>

19 Cost of infrastructure and real estate development

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Land initial development cost	40,549,965.00	59,510,084.48
Road, drainage, dam development cost	-	-
Contribution to MIMC	12,120,000.00	17,787,094.00
	<u>52,669,965.00</u>	<u>77,297,178.48</u>

Notes to Financial statements
For the year ended 31st March 2025

20 General and administrative expenses

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Accommodation expense	20,516,400.00	13,445,000.00
Annual general meeting expense	12,998,208.82	10,693,383.00
Audit fee	33,772,441.00	15,012,394.00
Advertising and marketing expense	6,840,441.00	105,357,999.46
Board meeting fee	-	32,000.00
Communication expense	4,603,886.00	4,665,272.00
Consultant/Technician expense	12,000,000.00	12,000,000.00
CSR expenses	336,605,524.00	268,233,892.00
Courier and postage expense	119,000.00	117,200.00
Director benefit	700,000.00	-
Director remuneration	66,000,000.00	66,000,000.00
Entertainment expense	32,041,061.00	80,577,465.00
Fire insurance	3,366,195.00	14,234,923.52
Fuel expense	61,176,638.72	48,810,107.88
General expense	27,423,668.82	33,190,790.55
Gift and present expense	125,710,326.00	134,141,753.00
Honorary fees	62,400,000.00	65,000,000.00
Legal and professional fee	225,631,602.00	166,685,329.00
Licence and registration expense	4,180,200.00	5,305,525.00
Management fee	1,767,600,000.00	1,350,000,000.00
Meal allowance	2,377,387.00	1,688,041.00
Public relation and information expense	6,000,000.00	6,000,000.00
Printing and stationery expense	4,146,475.00	2,365,300.00
Project development cost	227,588,359.82	132,167,000.00
Rental fee	112,888,871.00	121,126,097.00
Repairs and maintenance expense	126,969,796.00	148,976,362.00
Salary and benefits	297,263,854.00	249,839,375.00
Social security	1,806,860.00	2,016,020.00
Security expense	41,032,062.00	43,515,821.00
Staff training	406,500.00	-
Supporting expense	6,300,000.00	-
Transport and labour expense	3,709,000.00	4,046,500.00
Travel expense	68,611,139.36	12,665,645.00
Utilities expense	12,001,570.00	14,090,653.00
Zones boundries and grand land expense	(58,610,500.00)	-
Depreciation expense	200,934,220.00	201,657,266.00
Exchange (gain)/loss	-	1,993,860.54
	<u>3,857,111,186.54</u>	<u>3,335,650,974.95</u>

Notes to Financial statements
For the year ended 31st March 2025

21 Finance income (expense)

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Interest income	13,004,700.88	8,571,795.34
Bank service charges	(998,717.21)	(609,320.02)
Bank loan expenses	(6,691,705.00)	(8,177,984.00)
	5,314,278.67	(215,508.68)

22 Disposal income

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Sale proceed	6,000,000.00	100,000,000.00
Less:		
Net book value of asset	-	18,656,365.03
	6,000,000.00	81,343,634.97

23 Related party transactions

The amount of outstanding balances with related parties at the reporting dates and their nature were as follows: -

	2024-2025 (12 months) (MMK)	2023-2024 (12 months) (MMK)
Debit (Credit) Balance		
MSMP International Co., Ltd.		
Investment	14,167,797,460.00	14,167,797,460.00
Other receivables	206,674,340.00	206,674,340.00
Other payables	(1,476,376,776.69)	(1,921,694,664.69)
Royal Mandalay Myotha Estate Development Co., Ltd.		
Construction in progress: Initial development cost	17,063,104,000.00	17,063,104,000.00
Construction in progress: Land title cost	471,957,028.00	354,736,080.00
Other receivables	173,476,333.00	179,296,486.00
Royal Hi-tech Group Co., Ltd.		
Management fees	9,992,983,800.00	7,807,783,800.00
Other receivables	1,232,373.00	373,601.00
Long term loans, unsecured, with 13% p.a. interest	(32,334,201,433.27)	(19,848,182,746.27)
Long term loans, unsecured, without interest	(493,061,768.55)	(493,061,768.55)

Notes to Financial statements
For the year ended 31st March 2025

23 Related party transactions (continued)

	2024-2025 (12 months)	2023-2024 (12 months)
	(MMK)	(MMK)
Royal Chamber Construction Group Co., Ltd.		
Construction in progress: Initial development cost	5,283,499,819.00	5,283,499,819.00
Other receivables	126,110,973.00	117,160,288.00
Receivable, Co-developers	-	-
Other payables	(229,362.50)	(229,362.50)
Myotha Aya Resort Co., Ltd.		
Initial development cost	4,093,300,000.00	4,093,300,000.00
Receivable, Co-developers	1,326,562,204.00	933,499,061.00
Earth Work Group		
Payable: Contractors	(28,211,500.00)	(51,666,750.01)