

No.: 07 /2026/CBTT

HCMC, March 17, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidance on information disclosure in the securities market, AHP Eastern Minerals Joint Stock Company hereby discloses the 2025 financial statements (FS) to the Hanoi Stock Exchange as follows:

1. Company Name: **EASTERNS AHP MINERALS JOINT STOCK COMPANY**

- Stock Symbol: BMJ

- Address: 112/125, Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City.

- Tel: 0274.3688.126 Fax: 0274.3688.125

- E-mail: ahpminerals2019@gmail.com

2. Details of Information Disclosure:

- Financial Statements for 2025

☐ Separate Financial Statements (for a public company without subsidiaries and without a superior accounting entity with affiliated units)

☒ Consolidated Financial Statements (for a public company with subsidiaries);

☐ Combined Financial Statements (for a public company with affiliated accounting units that maintain separate accounting systems).

- Cases requiring explanatory notes:

+ The audit firm has issued an opinion other than an unqualified opinion on the financial statements (for the audited financial statements of 2024):

☐ Yes

☒ No

Explanatory note required if applicable:

☐ Yes

☒ No

+ Net profit after tax in the reporting period shows a difference of 5% or more before and after the audit, or a transition from loss to profit or vice versa (for the audited financial statements of 2024):

☐ Yes

☒ No

Explanatory note required if applicable:

☐ Yes

☒ No

+ Net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory note required if applicable:

☒ Yes

☐ No

+ Net profit after tax in the reporting period is negative, transitioning from a profit in the same period of the previous year to a loss in this period or vice versa:

☐ Yes

☒ No

Explanatory note required if applicable:

☐ Yes

☒ No

This information was disclosed on the company's website on March 17th, 2026, at the following link: www.becamexbmj.com.vn/#enter/f/enter.

Attachments:

- Financial Statements for 2025.
- Explanation of Profit Fluctuations in the 2025 Financial Statements.

EASTERNS AHP MINERALS JSC

Legal representation

GENERAL DIRECTOR



PHAM HUY HAU



No. 02/CV/QLTC_2026

Ho Chi Minh City, March 4., 2026

*"Re: Explanation of profit fluctuation
in 2025"*

**To: STATE SECURITIES COMMISSION OF VIETNAM
HA NOI STOCK EXCHANGE**

Business name: **EASTERNS AHP MINERALS JOINT STOCK COMPANY.**

Address: 112/125 Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City, Vietnam

Business Registration Certificate No.: 3700927878, the 11th amendment registration, dated December 18, 2025.

Main business lines:

Construction of public utility works, including construction of public buildings, technical infrastructure works and irrigation works

Manufacture of concrete and products from cement and gypsum, including manufacture of reinforced concrete pipes of all kinds; manufacture of hot asphalt concrete; manufacture of cement concrete; manufacture of prefabricated components; manufacture of non-fired bricks

Wholesale of other construction materials and installation equipment, including trading of reinforced concrete pipes of all kinds; cement concrete and hot asphalt concrete; prefabricated components; construction materials of all kinds; metal structures and mechanical products

Construction of buildings of all types, including construction of civil and industrial works

Construction of railways and roads, including construction of transportation infrastructure works

Installation of water supply, drainage, heating and air-conditioning systems, including installation of water supply and drainage systems and air-conditioning systems; road freight transport

Rental of machinery, equipment and other tangible goods, including rental of vehicles, machinery and equipment; installation of electrical systems



Machining, metal treatment and coating, including mechanical machining (excluding electroplating and metal coating)

Manufacture of fabricated metal products, including manufacture of metal structures

Site preparation activities, including earth filling and leveling

Other specialized construction activities, including foundation construction; piling; pile driving

Construction of prefabricated components; crane installation services

Stone cutting, shaping and finishing; cutting and finishing of construction stone; other specialized wholesale not elsewhere classified, including trading of industrial chemicals and concrete additives (excluding chemicals listed in Table I under international conventions)

Wholesale of other machinery, equipment and spare parts; wholesale of other household goods, including trading of interior decoration products.

Tax code: **3700927878**

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, guiding the disclosure of information on the securities market.

Based on the business results for 2025, Easterns Ahp Minerals Joint Stock Company hereby provides an explanation for the difference in 2025 compared to the same period in 2024 as follows:

Unit: VND

No.	Item	2025 (VND) (1)	2024 (VND) (2)	Variance	
				(3)=(1)-(2)	%=(3)/(2)
	Financial report for 2025				
1	Profit after corporate income tax – Separate Financial Statements	94,081,121,133	48,543,083,451	45,538,037,682	93.81%
2	Profit after corporate income tax – Consolidated Financial Statements	95,847,104,292	48,543,083,451	47,304,020,841	97.45%

Note: The Company acquired shares in Nguyen Viet Real Estate Business and Construction Joint Stock Company (Nguyen Viet Company), representing 88% of its charter capital. As of December 25, 2025, AHP Company officially became the Parent Company of Nguyen Viet Company.

In the 2025 standalone financial statements, total revenue increased compared to 2024 due to higher revenue from the sale of finished goods and merchandise, increased financial income, and higher income from investments. As a result, profit after tax in 2025 was higher than in 2024.

Profit after tax in the 2025 consolidated financial statements increased compared to the same period due to the fact that, on December 25, 2025, Nguyen Viet Company officially became a subsidiary of AHP Company. The comparative figures for the current period are based on the parent company's standalone financial statements for 2024, which had not yet been consolidated

The above is the report explaining the reasons for the variance in profit after tax in 2025 compared to 2024.

Sincerely!

EASTERNS AHP MINERALS JOINT STOCK
COMPANY



Nguyen Minh Chi

Recipients:

- State Securities Commission of Vietnam
- Ha Noi Stock Exchange
- Archived



EASTERNS AHP MINERALS JOINT STOCK COMPANY
CONSOLIDATED FINANCIAL STATEMENTS AUDITED
For the year ended 31 December 2025

Ho Chi Minh City, March 2026



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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Easterns AHP Minerals Joint Stock Company ("the Company") presents this report along with the audited consolidated financial statements of the Company for the year ended 31 December 2025.

THE BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

The members of the Board of Directors and Board of Management of the Company who executed during the year ended 31 December 2025 and to the date of this report are as follows:

Board of Directors

Mr. Ngo Anh Quan	Chairman
Mr. Nguyen Bao Long	Member
Mr. Pham Huy Hau	Member (appointed on 27/11/2025)
Ms. Nguyen Thi Loan	Member
Ms. Nguyen Thi Thuy Van	Member
Mr. Ha Dinh Hung	Member (dismissed on 27/11/2025)

Board of Management

Mr. Nguyen Bao Long	General Director (dismissed on 05/12/2025)
Mr. Pham Huy Hau	General Director (appointed on 05/12/2025)
Mr. Nguyen Minh Chi	Deputy General Director (Appointed on 21/05/2025)

THE BOARD OF MANAGEMENT'S RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the consolidated financial statements for the year ended 31 December 2025, which give a true and fair view of the financial position of the Company as at 31 December 2025 and the results of its operations and its cash flows for the year. In preparing these consolidated financial statements, the Board of Management is required to:

- Comply with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the consolidated financial statements
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Design and implement an effective internal control system for proper preparation and presentation of the financial statements to minimize errors and frauds; and
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that the accounting records are kept properly to reasonably reflect the consolidated financial position of the Company at any given time and that the consolidated financial statements are prepared and presented in accordance with Vietnamese Accounting Standards, the Corporate Accounting System and relevant legal regulations regarding the preparation and presentation of consolidated financial statements. The Board of Management is also responsible for ensuring the safety of the Company's assets and implementing appropriate measures to prevent and detect fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

For and on behalf of the Board of Management,



Nguyen Minh Chi
Deputy General Director

According to the Power of Attorney
No. 02/2025/GUQ-AHP dated December 18, 2025

Ho Chi Minh City, 09 March 2026

No. 62 /2026/BCKT-AVI-TC1

INDEPENDENT AUDITORS' REPORT

To: Shareholders
The Board of Directors and Board of Management
Easterns AHP Minerals Joint Stock Company

We have audited the accompanying consolidated financial statements of Easterns AHP Minerals Joint Stock Company and its subsidiaries ("the Company") prepared on 09 March 2026, as set out from page 04 to page 37, which comprise the consolidated balance sheet as at 31 December 2025 and the consolidated income statement, the consolidated cash flow statement for the year ended 31 December 2025 and the notes to consolidated financial statements.

Management's Responsibility

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of consolidated financial statements and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amount and disclosures in the consolidated financial statements. The selected procedures depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's opinion

In our opinion, the consolidated financial statements give a true and fair view of, in all material aspects, the financial position of Easterns AHP Minerals Joint Stock Company and its subsidiaries as at 31 December 2025, and of the results of its operations and its cash flows for the year then ended, in accordance with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the consolidated financial statements.



Doan Thu Hang
Deputy General Director
Certificate of audit practice registration
No. 1396-2023-055-1

For and on behalf of
ANVIET AUDITING COMPANY LIMITED
Hanoi, 09 March 2026



Doan Ngoc Tuan
Auditor
Certificate of audit practice registration
No. 6191-2023-055-1

CONSOLIDATED BALANCE SHEET

As at 31 December 2025

FORM B01-DN/HN

Unit: VND

ITEMS	Codes	Notes	31/12/2025	01/01/2025
A - CURRENT ASSETS	100		425,799,431,793	514,585,372,124
I. Cash and cash equivalents	110	5	39,083,553,298	35,695,563,544
1. Cash	111		39,083,553,298	5,695,563,544
2. Cash equivalents	112		-	30,000,000,000
II. Short-term receivables	130		70,818,173,753	334,909,311,888
1. Trade accounts receivable	131	6	36,513,829,640	31,789,394,762
2. Short-term advances to suppliers	132	7	9,858,919,403	61,243,436,864
3. Short-term loan receivables	135		-	194,040,000,000
4. Other receivables	136	8	25,066,466,692	48,457,522,244
5. Provision for doubtful debts	137	15	(621,041,982)	(621,041,982)
III. Inventories	140	9	308,364,032,531	142,510,054,303
1. Inventories	141		308,364,032,531	142,510,054,303
IV. Other current assets	150		7,533,672,211	1,470,442,389
1. Short-term prepaid expenses	151	10	2,961,846,195	1,470,442,389
2. Value added tax deductibles	152		4,339,611,854	-
3. Other receivables from State Budget	153	19	232,214,162	-
B - NON-CURRENT ASSETS	200		1,451,763,822,416	1,131,938,672,748
I. Long-term receivables	210		14,158,044,539	6,340,755,945
1. Other long-term receivables	216	8	14,158,044,539	6,340,755,945
II. Fixed assets	220		178,175,066,141	164,394,341,342
1. Tangible fixed assets	221	14	88,704,709,847	101,969,013,453
- Cost	222		158,049,570,512	164,114,363,694
- Accumulated depreciation	223		(69,344,860,665)	(62,145,350,241)
2. Finance lease assets	224	11	89,470,356,294	62,425,327,889
- Cost	225		102,674,465,748	67,553,941,214
- Accumulated depreciation	226		(13,204,109,454)	(5,128,613,325)
3. Intangible fixed assets	227		-	-
- Cost	228		185,000,000	185,000,000
- Accumulated Amortization	229		(185,000,000)	(185,000,000)
III. Investment Property	230	12	8,668,420,969	8,668,420,969
- Cost	231		8,668,420,969	8,668,420,969
- Accumulated depreciation	232		-	-
IV. Long-term assets in progress	240		435,235,950,057	-
1. Long-term work in progress	241	13	435,235,950,057	-
V. Long-term financial investments	250		777,965,983,159	921,500,000,000
1. Investments in associates	252	17	399,765,983,159	224,000,000,000
2. Other long-term investments	253	16	378,200,000,000	697,500,000,000
VI. Other long-term assets	260		37,560,357,551	31,035,154,492
1. Long-term prepayments	261	10	37,467,340,914	31,035,154,492
2. Deferred tax assets	262		93,016,637	-
TOTAL ASSETS	270		1,877,563,254,209	1,646,524,044,872

CONSOLIDATED BALANCE SHEET (Continued)
As at 31 December 2025

FORM B01-DN/HN
Unit: VND

ITEMS	Codes	Notes	31/12/2025	01/01/2025
C - LIABILITIES	300		480,974,637,772	430,566,468,285
I. Current liabilities	310		446,171,120,497	393,403,171,346
1. Trade accounts payable	311	18	31,574,994,971	41,800,266,669
2. Short-term advance from customers	312	20	60,506,208,770	25,095,796,527
3. Taxes and amounts payable to State Budget	313	19	17,261,564,723	10,522,215,383
4. Payables to employees	314		2,775,222,514	2,488,451,263
5. Short-term accrued expenses	315	21	2,319,429,312	977,593,178
6. Other current payables	319	22	769,928,663	492,342,837
7. Short-term loans and finance lease liabilities	320	24	330,577,584,285	312,022,183,965
8. Bonus and welfare funds	322		386,187,259	4,321,524
II. Long-term Liabilities	330		34,803,517,275	37,163,296,939
1. Long-term loans and finance lease liabilities	338	24	30,695,282,736	33,286,249,994
2. Long-term provisions	342	23	4,108,234,539	3,877,046,945
D - EQUITY	400		1,396,588,616,437	1,215,957,576,587
I. Owner's equity	410	25	1,396,588,616,437	1,215,957,576,587
1. Owners' contributed capital	411		1,049,999,780,000	1,049,999,780,000
- Ordinary shares with voting rights	411a		1,049,999,780,000	1,049,999,780,000
2. Share premium	412		(1,370,600,000)	(1,370,600,000)
3. Investment and development fund	418		12,926,344,094	12,926,344,094
4. Retained earnings	421		249,521,010,533	154,402,052,493
- Accumulated to the prior year end	421a		153,673,906,241	105,858,969,042
- Undistributed earnings of the current year	421b		95,847,104,292	48,543,083,451
5. Non-controlling interests	429		85,512,081,810	-
TOTAL RESOURCES	440		1,877,563,254,209	1,646,524,044,872

Ho Chi Minh City, 09 March 2026

Preparer

Chief Accountant

Deputy General Director



Ung Thi Mo



Dao Huynh Kim



Nguyen Minh Chi

CONSOLIDATED INCOME STATEMENT
For the year ended 31 December 2025

FORM B02 - DN/HH
Unit: VND

ITEMS	Codes	Notes	Year 2025	Year 2024
1. Revenue from goods sold and services rendered	01	26	616,898,656,878	535,069,458,414
2. Deductions	02		-	-
3. Net revenue from goods sold and services rendered	10		616,898,656,878	535,069,458,414
4. Cost of goods sold and services rendered	11	27	485,654,584,983	457,026,907,665
5. Gross profit from goods sold and services rendered	20		131,244,071,895	78,042,550,749
6. Financial income	21	28	35,774,990,110	27,394,001,739
7. Financial expenses	22	29	26,995,739,110	22,789,885,758
- Of which: Loan interest charged	23		26,395,739,110	22,789,885,758
8. Share of profit or loss of joint ventures, associates	24	17	1,765,983,159	-
9. Selling expenses	25	30	11,375,796,068	10,086,614,005
10. General and administration expenses	26	30	14,382,616,138	11,777,069,966
11. Operating profit	30		116,030,893,848	60,782,982,759
12. Other income	31	31	4,047,635,462	834,388,254
13. Other expenses	32	32	698,123,408	868,146,795
14. Profit from other activities	40		3,349,512,054	(33,758,541)
15. Accounting profit before tax	50		119,380,405,902	60,749,224,218
16. Current corporate income tax expense	51	34	23,533,301,610	12,206,140,767
17. Deferred Tax Expense	52		-	-
18. Net profit after corporate income tax	60		95,847,104,292	48,543,083,451
19. Net profit after tax of the Parent Company			95,847,104,292	-
20. Net profit after tax of non-controlling interests			-	-
21. Earning per share	70	35	913	455

Ho Chi Minh City, 09 March 2026

Preparer

Chief Accountant

Deputy General Director



Ung Thi Mo



Dao Huynh Kim



Nguyen Minh Chi

CONSOLIDATED CASH FLOW STATEMENT

(Indirect Method)

For the year ended 31 December 2025

FORM B03 - DN/HN

Unit: VND

ITEMS	Codes	Year 2025	Year 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit for the year	01	119,380,405,902	60,749,224,218
2. Adjustment for			
- Depreciation and amortization of fixed assets	02	19,959,714,202	14,865,701,998
- Provisions		231,187,594	225,329,039
- (Gain)/Loss from investing activities	05	(36,407,834,165)	(27,546,227,989)
- Interest expenses	06	26,395,739,110	22,789,885,758
3. Operating profit before movements in working capital	08	129,559,212,643	71,083,913,024
- Increase, decrease in receivables	09	80,000,010,174	5,691,222,481
- Increase, decrease in inventory	10	(165,853,978,228)	13,291,682,049
- Increase, decrease in payables (exclude interest expenses, CIT)	11	25,499,342,851	(95,894,427,279)
- Increase, decrease in prepayments and others	12	(7,923,590,228)	(8,428,130,735)
- Interest paid	14	(26,249,395,737)	(22,735,252,548)
- Corporate income tax paid	15	(15,794,256,373)	(12,304,009,171)
- Other cash outflows	17	(103,565,100)	(719,789,700)
Net cash from operating activities	20	19,133,780,002	(50,014,791,879)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition of fixed assets and other long-term assets	21	(33,610,639,000)	(60,513,645,195)
2. Proceeds from disposals of fixed assets and other long-term assets	22	21,072,189,348	23,757,407,407
3. Cash outflow for lending, buying debt intrusments of other entities	23	(444,000,000,000)	(1,076,300,000,000)
4. Cash recovered from lending, selling debt intrusments of other entities	24	638,040,000,000	1,222,610,000,000
5. Investments in other entities	25	(557,209,559,168)	(224,000,000,000)
6. Cash recovered from investments in other entities	26	344,450,000,000	-
7. Interest earned, dividend and profit received	27	9,491,851,006	27,394,001,739
Net cash from investing activities	30	(21,766,157,814)	(87,052,236,049)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from issuing stocks, receiving capital from owners	31	20,400,000,000	-
2. Proceeds from borrowings	33	451,795,827,402	537,862,517,590
3. Repayments of borrowings	34	(447,836,160,082)	(402,685,215,640)
4. Repayments of obligations under finance lease	35	(18,339,299,754)	(8,812,000,002)
Net cash from financing activities	40	6,020,367,566	126,365,301,948
Net decrease in cash during the year	50	3,387,989,754	(10,701,725,980)
Cash and cash equivalents at the beginning of year	60	35,695,563,544	46,397,289,524
Cash and cash equivalents at the end of year	70	39,083,553,298	35,695,563,544

Ho Chi Minh City, 09 March 2026

Preparer

Chief Accountant

Deputy General Director



Ung Thi Mo



Dao Huynh Kim




1. GENERAL INFORMATION**Structure of ownership**

Eastern AHP Minerals Joint Stock Company (referred to as "the Company") is a business that was privatized from the Mining Enterprise under the Investment and Industrial Development Corporation (now Becamex Investment and Industrial Development Group - JSC) according to Decision No. 630/QĐ-UBND dated March 5, 2008, issued by the People's Committee of Binh Duong Province (now Ho Chi Minh City). The Company operates under the Enterprise Registration Certificate No. 3700927878 issued by the Department of Planning and Investment of Binh Duong province for the first time on 03 June 2008 and amended for the 11th time on 18 December 2025 by the Department of Finance of Ho Chi Minh City.

The Company's charter capital is 1,049,999,780,000 VND, divided into 104,999,978 equal shares with a nominal value of 10,000 VND per share. The Company's shares are currently registered for trading on the Unlisted Public Companies Trading Center (UpCOM) under the stock code BMJ.

The number of employees of the Company as at 31 December 2025 was 86 (as at 31 December 2024 was 85).

The Company's head office is located at 112/125 Tan Trinh Hamlet, Phu Giao Commune, Ho Chi Minh City and it has one representative office at 45 Ham Long Street, Cua Nam Ward, Ha Noi City.

Operating and principal activities

- Minerals Mining (excluding sand mining);
- Production of construction materials; freight transportation services;
- Buying and selling construction materials and minerals;
- Investment in and development of infrastructure for industrial parks, residential areas, and urban areas;
- Real estate business;
- Leasing of residential houses, apartments, factories, and offices;
- Other minerals mining support services.

Normal business cycle

The Company's normal cycle are carried out for a time period of 12 months or less.

Company Structure

As of 31/12/2025, the Company had one subsidiary and two associates as follows:

The company name	Relationship	Address	Ownership Percentage	Voting Rights Percentage	Principal Activity
Nguyen Viet Construction Investment and Trading Joint Stock Company	Subsidiary company	43C Ngo Quyen Street, Phuong Nam Ward, Hanoi city	88.00%	88.00%	Real Estate Trading
Pho Da Son Investment and Construction Joint Stock Company	Associate company	Ap 2, Thoi Hoa Ward, Ho Chi Minh City	28.00%	28.00%	Real Estate Trading
Nguyen Viet Real Estate Trading and Construction Joint Stock Company	Associate company	Quarter 3A, Thoi Hoa Ward, Ho Chi Minh City	29.00%	29.00%	Real Estate Trading

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

The Company's fiscal year begins on 1 January and ends on 31 December.

Accounting currency: Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The consolidated financial statements are presented in Vietnamese Dong (VND) and are prepared in accordance with accounting principles as stipulated in Circular No. 202/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, Vietnamese Accounting Standards, and relevant legal regulations related to the preparation and presentation of consolidated financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1. Basis of preparation of consolidated financial statements

The consolidated financial statements are prepared on the basis of the accrual accounting method (except for certain information related to cash flow), following the historical cost principle and based on the assumption of going concern.

The consolidated financial statements include the separate financial statements of the Company and the financial statements of the companies controlled by the Company (subsidiaries) prepared for the fiscal year ending on 31/12/2025. Control is achieved when the Company has the ability to direct the financial and operating policies of the investee companies to obtain benefits from their operations.

The results of the operations of the subsidiary are included in the consolidated financial statements from the date the parent company gains control over the subsidiary and cease to be included from the date the parent company effectively loses control over the subsidiary.

Where necessary, the financial statements of the subsidiaries are adjusted so that the accounting policies applied at the parent company and the other subsidiaries are the same.

Transactions and balances arising from transactions between the companies in the parent-subsidiary group are fully eliminated when consolidating the financial statements.

The interests of non-controlling shareholders are presented in the consolidated balance sheet as a separate item within equity. The value of non-controlling interests in the net assets of consolidated subsidiaries includes: the interests of non-controlling shareholders at the acquisition date determined based on the fair value of the net assets of the subsidiary at the acquisition date; the interests of non-controlling shareholders in the changes in total equity from the acquisition date to the beginning of the reporting period; and the interests of non-controlling shareholders in the changes in total equity arising during the reporting period. The portion of ownership of non-controlling shareholders in the consolidated income statement is also presented as a separate item.

4.2. Estimates

The preparation of consolidated financial statements complies with Vietnamese Accounting Standards, the Corporate Accounting System, and relevant legal regulations concerning the preparation and presentation of consolidated financial statements. This requires the Executive Board to make estimates and assumptions that affect the reported figures regarding liabilities, assets, and the presentation of liabilities and contingent assets at the date of the financial statements, as well as the reported figures for revenue and expenses throughout the fiscal year. Actual operating results may differ from the estimates and assumptions made.

4.3. Cash and cash equivalent

Cash reflects the full existing amount of the Company and subsidiary company at the end of the accounting year, comprising cash on hand, demand deposits and cash in transit.

Cash equivalents comprises short-term investments with terms less than 03 months since the date of investment that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value at the reporting date and recorded in accordance with Vietnamese Accounting Standard No. 24 - Cash flow statement.

4.4. Loans

This section reflects loans based on contracts or loan agreements between two parties, with a remaining repayment term of no more than 12 months (short-term) and over 12 months (long-term) as

of the financial reporting date. Loans are recorded in the accounting books at their original cost. Interest from loans is recognized as finance income when it accrues.

The Company classifies loans as long-term or short-term based on their remaining term from the reporting date and re-evaluates foreign currency monetary items (if any).

Provisions for loans with a nature similar to doubtful receivables are made in accordance with Note 4.7 on doubtful receivables.

4.5. Business Combinations and Goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination includes the fair value, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer in exchange for control of the acquiree, plus any costs directly attributable to the business combination. Identifiable assets, liabilities, and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date.

Goodwill arising from a business combination is initially recognized at cost, being the excess of the cost of the business combination over the acquirer's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities recognized. If the cost of the business combination is lower than the fair value of the acquiree's net assets, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is amortized on a straight-line basis over its estimated useful life, not exceeding 10 years. Periodically, the parent company must assess the impairment of goodwill at its subsidiaries. If there is evidence that the impairment loss exceeds the annual amortization amount, the full impairment loss shall be recognized in the year it occurs.

When the acquisition of a subsidiary does not qualify as a business combination, it is treated as an asset acquisition rather than a business combination. Accordingly, the purchase cost is allocated to the identifiable assets and liabilities based on their relative fair values at the acquisition date. Consequently, no goodwill arises from such transactions.

4.6. Capital Investments in Other Entities

Capital investments in other entities include investments in subsidiaries, joint ventures, associated companies, and other equity investments for long-term holding purposes.

Investment in Associates

This represents investments in entities in which the Company directly or indirectly holds from 20% to less than 50% of the voting rights, without any other agreements in place.

An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not to control those policies.

Equity Investments in Other Entities

These are investments in equity instruments where the Company does not have control, joint control, or significant influence over the investee.

Capital investments in other entities are initially recognized at cost, which includes the purchase price or contribution amount plus any directly related investment costs (if any), such as brokerage fees, transaction fees, consulting fees, auditing fees, taxes, and bank charges. In cases of investment using non-monetary assets, the investment amount is recognized at the fair value of the non-monetary asset at the time of occurrence.

Dividends and profits from periods before the investment is purchased are accounted for as a reduction in the value of the investment. Dividends and profits from periods after the investment is purchased are recognized as finance income at fair value on the date the right to receive them arises. For dividends received in shares, the Company only tracks the increase in the number of shares in the financial statement notes and does not recognize an increase in the investment's value or finance income.

Provisions for losses on other equity investments represent the amount by which the cost exceeds the market value of the investment or the Company's share according to the investee's accounting records, established in accordance with the prevailing Corporate Accounting System.

4.7. Receivable and Provision for Doubtful Debts

Receivables are monitored in detail of the original terms, remaining terms at the reporting date, the receivable objects, original currencies and other factors for the Company's managerial purpose. The classification of receivables is trade receivables; other receivables shall comply with the principles:

- Trade receivables include commercial receivables incurred from purchase-sale transactions, including receivables from sale of exported goods under the trust for other entities;
- Other receivables include non-commercial or non-trading receivables, including: receivables from loan interests, deposit interests, amount paid on behalf of another party; receivables which the export trustor must collect from the trustee; receivables from penalties, compensation; advances; pledges, collaterals, deposits, assets lending,...

The Company classifies receivables as long-term or short-term based on the remaining term at the reporting date

Receivables are recognised not exceeding the recoverable value. Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in difficulty of solvency due to dissolution, bankruptcy, or similar difficulties in accordance with the prevailing Corporate Accounting System.

4.8. Inventories

Ordinary inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their present location and condition. The cost of inventories is determined using the weighted average method. The net realizable value is estimated as the estimated selling price less estimated costs to complete and the estimated costs necessary to sell the inventories.

Inventories are accounted for using the perpetual inventory method.

Real estate inventories

Real estate that is purchased or developed for sale or long-term lease, which meets the conditions for recognizing revenue during the Company's normal business activities, and not for leasing or holding for appreciation, is recorded as inventory at the lower of cost to bring each product to its current position and condition, and net realizable value.

The cost of real estate inventories includes land use fees, land rental fees and other taxes, construction costs paid to contractors, and other related expenses, such as interest expenses, design consulting fees, site clearance and compensation costs, general construction management expenses, and other related costs.

Net realizable value is the estimated selling price of the inventory in the ordinary course of business, based on market value at the reporting date, minus the estimated costs of completion and estimated selling expenses.

Provision for devaluation of inventories

Provision for devaluation of inventories is the difference when the cost of inventories exceeds their net realizable value at the end of the accounting year, which is recognized in accordance with the current regulations of the prevailing Corporate Accounting System.

4.9. Tangible fixed assets and depreciation

Tangible fixed assets are presented at cost less accumulated depreciation

The cost of tangible fixed assets acquired through purchase and construction transfer includes all expenses that the Company incurs to acquire the fixed asset until it is ready for use. The original cost of self-constructed tangible fixed assets includes construction costs, actual production costs incurred, as well as installation and testing costs.

Subsequent costs are added to the asset's cost if they improve the asset's current condition compared to its original standard state, such as:

- Replacing parts of the tangible fixed asset that extend its useful life or increase its operational capacity; or
- Improving parts of the tangible fixed asset that significantly enhance the quality of the products produced; or
- Implementing a new production technology that reduces the operating costs of the asset compared to before.

Costs incurred for repairs and maintenance aimed at restoring or maintaining the asset's ability to generate economic benefits according to its original standard operating condition, which do not meet any of the above conditions, are recognized as production and business expenses in the period incurred.

Depreciation of fixed assets is calculated using the straight-line method based on the estimated useful life of the asset in accordance with the depreciation framework stipulated in Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Ministry of Finance. The specific depreciation periods for various types of fixed assets are as follows:

<u>Types of assets</u>	<u>Years</u>
Buildings and structures	05 - 11
Machinery and equipment	05 - 12
Transportation and transmission vehicles	06 - 10
Office equipment	03 - 05

Gains or losses arising from the disposal or sale of assets are determined as the difference between the proceeds from disposal and the remaining carrying amount of the assets and are recognized in the Statement of Profit or Loss.

4.10. Intangible Fixed Assets and Amortization

Intangible fixed assets are presented at their original cost less accumulated amortization. The original cost of intangible fixed assets is determined at their purchase price. The Company's intangible fixed assets consist of computer software, which is amortized using the straight-line method over a period of 8 years.

4.11. Finance Lease Assets

Leasing an asset is classified as a finance lease when the majority of the rights and risks of ownership of the asset are transferred to the lessee. Ownership of the asset may be transferred at the end of the lease term.

The Company recognizes the leased asset at its fair value at the lease inception date or at the present value of the minimum lease payments (if this value is lower than the fair value), plus any direct costs incurred initially related to the finance lease. The corresponding lease liability is recognized on the balance sheet as a finance lease liability. Lease payments are divided into financial expenses and principal repayment to ensure a fixed periodic interest rate on the outstanding liability balance. The financial lease expenses are recognized in the profit and loss statement, unless these costs directly result in the leased asset being created, in which case they are capitalized in accordance with the Company's accounting policy on borrowing costs.

Finance leased assets are depreciated using the straight-line method based on the estimated useful life in accordance with the regulations of Circular No. 45/2013/TT-BTC by the Ministry of Finance, which guides the management, use, and depreciation of fixed assets.

The Company's finance leased asset are 03 stone crushing lines with a capacity of 400 tons per hour, with a depreciation period from 140 month to 144 months (12 years).

4.12. Investment Property

The Company's investment property consists of three houses located at the UNI-TOWN Commercial Area in the Binh Duong Industrial-Service-Urban Complex. These properties are owned by the Company and are held for the capital appreciation.

Investment properties held for appreciation are presented at their cost, less any impairment losses. The cost of investment property includes all cash or cash-equivalent expenditures made by the company or the fair value of other considerations exchanged to acquire the investment property, up to the point of purchase or completion of construction.

Costs related to investment properties incurred after initial recognition are expensed, unless such costs are certain to increase the future economic benefits beyond the originally assessed level, in which case they are added to the cost of the property.

Investment properties held for appreciation are not depreciated. If there is concrete evidence that the investment property has decreased in value compared to the market value and the decline can be reliably measured, the carrying amount of the investment property is reduced, and the loss is recognized in the cost of goods sold.

4.13. Prepayments

Prepaid expenses include actual costs incurred that relate to the operating results of multiple accounting periods. These expenses comprise mineral exploitation rights fees, the value of tools and equipment put into use, and other costs expected to provide future economic benefits to the Company. Specifically:

- Mineral exploitation rights fees: These fees are determined based on the amount paid as per Decision No. 1782/QĐ-UBND dated June 21, 2019, issued by the People's Committee of Binh Duong Province, approving the mineral exploitation rights fees for the Rach Rat construction stone mine in An Binh Commune, Phu Giao District, Binh Duong Province and Decision No. 745/QĐ-UBND dated March 27, 2024, approving the supplementary mineral exploitation license fee for the Rach Rat construction stone mine. The fees are amortized over the extraction period specified in the mining license.
- Value of tools and equipment put into use: The Company amortizes these assets using the straight-line method over a maximum period of one year for short-term prepaid expenses and a maximum of three years for long-term prepaid expenses.

4.14. Payables

Payables are tracked in detail according to the original terms, remaining term at the reporting date, payee, currency type, and other management needs of the company. Payables are classified into trade payables and other payables as follows:

- Trade payables include amounts payable arising from purchase - sale transactions;
- Other payables include amounts that are non-commercial and not related to the purchase, sale, or provision of goods and services. This category encompasses payables for interest on loans, amounts payable due to third parties covering expenses, borrowed assets, payables for fines and compensation, discovered surplus assets with unclear origins, and obligations for social insurance, health insurance, unemployment insurance, and trade union funds, amounts received as deposits or collateral.

The company classifies payables as long-term or short-term based on the remaining term at the reporting date.

Payables are recognized at not less than the obligation to pay. When there is evidence of a probable loss, the company immediately recognizes a payable based on the principle of prudence.

4.15. Loans and finance lease liabilities

The Company's borrowings and finance lease liabilities include both loans and finance lease debts.

These borrowings and liabilities are tracked in detail by the lender, debtor, loan agreement, type of asset borrowed or leased, and the repayment terms of the borrowings and finance lease liabilities. Borrowings and finance lease liabilities with a repayment term exceeding 12 months from the reporting date are classified as "Long-term borrowings and finance lease liabilities." Borrowings and liabilities due for repayment within the next 12 months from the reporting date are classified as "Short-term borrowings and finance lease liabilities."

4.16. Borrowing cost

Borrowing costs include interest on loans and other costs directly related to borrowings.

Borrowing costs are recognized as expenses in the period incurred, except for borrowing costs directly related to the investment, construction, or production of assets under construction that require a long period (over 12 months) to be ready for intended use or sale, which are included in the asset's value (capitalized) when all conditions specified in Vietnamese Accounting Standard No. 16 - Borrowing Costs are met. For loans specifically for constructing fixed assets, interest is capitalized even if the construction period is 12 months or less.

For general loans used for investment or construction purposes, the amount of borrowing costs capitalized is determined based on the capitalization rate applied to the weighted average accumulated costs incurred for the investment or construction of the asset.

The capitalization rate is calculated based on the weighted average interest rate of loans outstanding during the period, excluding specific loans for forming a particular asset.

4.17. Accrued Expenses

Accrued expenses are recognized based on reasonable estimates of the amounts payable for goods or services that have been used during the year, but for which invoices have not been received or adequate supporting documents are unavailable. This includes interest expenses and other similar costs.

4.18. Payable provisions

Provision for liabilities is recognized only if the following conditions are fulfilled:

- The Company is responsible for current liabilities (legal liability or joint liability) due to consequences of any happened event.
- Possible decrease in economic benefits requires the settlement of liabilities; and
- Provide a reliable estimate of the value of liabilities.

Provision for liabilities is recorded at the best estimate of the amount paid for current liabilities as at the end of the accounting year.

4.19. Revenue recognition

Revenue is recognized when the results of the transaction can be reliably determined, and the Company is likely to receive economic benefits from the transaction.

Revenue from sales is recognized when the following conditions are met:

- The company has transferred the majority of risks and benefits associated with ownership of the products or goods to the buyer;
- The company no longer retains control over the goods as the owner or has control over the goods;
- Revenue can be reliably measured. When a contract allows the buyer to return purchased products under specific conditions, the company can only recognize revenue when those specific conditions

no longer exist and the buyer does not have the right to return the products (except when the customer has the right to exchange goods for other goods or services);

- The company has or will receive economic benefits from the sales transaction;
- Related costs of the sales transaction can be determined.

Revenue from service transactions is recognized when the following conditions are met:

- Revenue is reasonably certain. When the contract allows the buyer to return the purchased service under specific conditions, the Company recognizes revenue only when those specific conditions no longer exist and the buyer does not have the right to return the provided service;
- The Company has received or will receive economic benefits from the service provision transaction;
- The portion of work completed at the reporting date can be determined;
- The costs incurred for the transaction and the costs to complete the service provision can be identified.

Construction Contract Revenue

The construction contract stipulates that the contractor is paid based on the value of the completed work. When the results of the contract execution are reliably determined and confirmed by the client, the revenue and related expenses are recognized in accordance with the portion of work completed and confirmed by the client within the year.

Revenue from Real Estate Sales is recognized when the following conditions are met simultaneously:

- The real estate has been fully completed and handed over to the buyer, and the Company has transferred the risks and benefits associated with the ownership of the real estate to the buyer;
- The Company no longer holds the management rights of the real estate as the owner or control over the real estate;
- Revenue is relatively certain;
- The Company has obtained or will obtain economic benefits from the real estate sale transaction;
- The costs related to the real estate sale transaction can be determined.

Financial Activity Revenue arises from interest on deposits, dividends, profit sharing, and other financial activity revenues.

Other income reflects revenues generated from events or transactions that are separate from the Company's normal business operations, in addition to the revenues mentioned above.

4.20. Taxation

Corporate income tax includes current income tax and deferred income tax.

Current income tax expenses reflect the corporate income tax payable for the year and any additional corporate income tax payable due to the discovery of immaterial errors from previous years. Current income tax income reflects the amount of corporate income tax payable that is reduced due to the discovery of immaterial errors from previous years.

Deferred income tax expenses reflect the difference between deferred tax assets being realized in the year that are greater than deferred tax assets arising in the year, or deferred tax liabilities arising in the year that are greater than deferred tax liabilities being realized in the year. Deferred tax income reflects the difference between deferred tax assets arising in the year that are greater than deferred tax assets being realized in the year, or deferred tax liabilities being realized in the year that are greater than deferred tax liabilities arising in the year.

Deferred income tax is calculated on the differences between the carrying amount and the tax base of assets or liabilities on the financial statements, as well as on tax losses and unused tax credits. Deferred income tax liabilities must be recognized for all temporary differences, while deferred tax

assets are only recognized when there is certainty of sufficient future taxable income to offset these temporary differences.

Deferred income tax is determined based on the tax rate expected to apply in the year the asset is realized or the liability is settled. Deferred income tax is recognized in the income statement unless it relates to items directly charged to equity, in which case it is also charged directly to equity.

Deferred tax assets and deferred tax liabilities are offset when the Company has the legal right to offset current tax assets against current tax liabilities, and when the deferred tax assets and deferred tax liabilities relate to corporate income tax that is managed by the same tax authority, with the Company intending to settle current income tax on a net basis.

Taxable income may differ from the total pre-tax accounting profit presented in the income statement because taxable income excludes taxable income or deductible expenses from other years (including carryforward losses, if any) and also excludes non-taxable income or non-deductible expenses.

The determination of the Company's income tax is based on current tax regulations. However, these regulations may change over time, and the determination of corporate income tax obligations depends on the audit results from the competent tax authority.

Other taxes are applied in accordance with the current tax laws in Vietnam.

4.21. Financial Tools

Initial Recognition

Financial assets

According to Circular No. 210/2009/TT-BTC dated November 6, 2009, issued by the Ministry of Finance, financial assets are classified appropriately for the purpose of disclosure in financial statements, into financial assets recognized at fair value through profit or loss, loans and receivables, held-to-maturity investments, and financial assets available for sale. The Company determines the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are measured at cost plus any directly attributable transaction costs related to the acquisition of those financial assets. The Company's financial assets include cash and cash equivalents, trading securities, held-to-maturity investments, trade receivables, loans receivable, and other receivables.

Financial Liabilities

According to Circular No. 210/2009/TT-BTC dated November 6, 2009, issued by the Ministry of Finance, financial liabilities are classified appropriately for the purpose of disclosure in financial statements, into financial liabilities recognized at fair value through profit or loss and financial liabilities measured at amortized cost. The Company determines the classification of these financial liabilities at the time of initial recognition.

At the time of initial recognition, financial liabilities are measured at cost plus any directly attributable transaction costs related to the issuance of those financial liabilities. The Company's financial liabilities include payables to suppliers, accrued expenses, other payables, loans, and finance leases.

Subsequent Measurement

The value of financial instruments after initial recognition is measured at fair value. In cases where there are no regulations for reassessing the fair value of financial instruments, they are presented at carrying value.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset, and the net amount is presented in the balance sheet only if the Company has a legally enforceable right to offset the recognized amounts and intends to settle on a net basis or to realize the asset and settle the liability simultaneously.

The Company has not disclosed related notes on financial instruments at the end of the accounting period due to Circular 210, as well as the current regulations lacking specific guidance on determining the fair value of financial assets and financial liabilities.

4.22. Related parties

Parties are considered related to the Company if they have the ability to control or significantly influence the Company in making financial and operating policy decisions, or share common key management personnel, or are subject to control by another entity (belonging to the same group).

Individuals who have the direct or indirect right to vote, leading to significant influence over the Company, including close family members of these individuals (parents, spouses, children, siblings).

Key management personnel have the authority and responsibility for planning, managing, and controlling the Company's activities. This includes leaders, management staff of the Company, and close family members of these individuals.

Entities that are directly or indirectly controlled by the individuals mentioned above through significant voting rights or through which those individuals may exert significant influence over the Company, including businesses owned by the Company's executives or major shareholders, and businesses sharing a key management member with the Company.

5. CASH

	31/12/2025	01/01/2025
	VND	VND
Cash on hand	1,521,771,777	385,416,519
Cash in bank	37,561,781,521	5,310,147,025
Cash equivalents	-	30,000,000,000
Total	39,083,553,298	35,695,563,544

6. SHORT-TERM TRADE ACCOUNTS RECEIVABLES

	31/12/2025	01/01/2025
	VND	VND
Related parties		
ACC Binh Duong Investment and Construction Joint Stock Company	19,418,176,198	-
Receivables from other customers		
Becamex Investment and Industrial Development Group - JSC	13,045,191,058	20,243,817,699
Dai Phong Joint Stock Company	1,001,906,455	1,379,885,007
Nguyen Cat Investment - Construction Company Limited	-	2,832,070,127
Others	3,048,555,929	7,333,621,929
Total	36,513,829,640	31,789,394,762

7. SHORT-TERM ADVANCES TO SUPPLIERS

	31/12/2025	01/01/2025
	VND	VND
Related parties		
ACC Binh Duong Investment and Construction Joint Stock Company	9,698,591,444	61,236,180,860
Advances to other suppliers	160,327,959	7,256,004
Total	9,858,919,403	61,243,436,864

8. OTHER RECEIVABLES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Short-term	25,066,466,692	-	48,457,522,244	-
Employee Advance	13,000,000,000	-	38,500,000	-
Binh Duong Investment and Trade Joint Stock Company (1)	-	-	45,000,000,000	-
Deposit for land lease of lot A26-E at Becamex Binh Phuoc Industrial Park (2)	7,047,767,654	-	-	-
VAT corresponding to the principal of finance lease liabilities	3,636,593,769	-	2,747,351,856	-
Other receivables	1,382,105,269	-	671,670,388	-
Long-term	14,158,044,539	-	6,340,755,945	-
Environmental rehabilitation deposit	4,108,234,539	-	3,877,046,945	-
Deposit	10,049,810,000	-	2,463,709,000	-
Total	39,224,511,231	-	54,798,278,189	-

(1) Pursuant to the Agreement on the Cancellation of Working Minute No. 01/2025/BBLV/ITC-AHP regarding the termination of Working Minute No. 01/2022/BBLV/ITC-AHP dated 19 December 2022, between the Company and Binh Duong Business and Investment Joint Stock Company ("ITC"), ITC shall refund the Company the amount previously transferred to guarantee the obligations for the proposal and execution of the Investment Cooperation Agreement and the Project Transfer Agreement for the Bilingual Inter-level School located at land lot symbol DV-DT/GD in Ap 4 Thoi Hoa Residential Area, Thoi Hoa Ward, Ho Chi Minh City. Concurrently, ITC has paid the Company an amount of VND 2.7 billion as capital support.

(2) The deposit under the Memorandum of Understanding No. 05/2023/HĐNT dated 19/12/2023 and Appendix No. 01/PLHDNT dated 21 November 2025 with Becamex - Binh Phuoc Infrastructure Development Joint Stock Company for the purpose of leasing lot A26-E with an area of 93,339.7 m² at Becamex Binh Phuoc Industrial Park, Chon Thanh Ward, Dong Nai Province.

9. INVENTORIES

	31/12/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	577,730,421	-	264,608,883	-
Tools and supplies	347,308,499	-	569,656,145	-
Work in process (1)	67,364,500,000	-	68,407,479,649	-
Finished goods	12,869,841,148	-	1,710,041,750	-
Merchandises	227,204,652,463	-	71,558,267,876	-
- Real Estate Inventories (2)	220,156,041,672	-	61,142,000,000	-
- Others	7,048,610,791	-	10,416,267,876	-
Total	308,364,032,531	-	142,510,054,303	-

(1) The details of work in process as follows:

	31/12/2025	01/01/2025
	VND	VND
Cost of unfinished stone production	-	534,569,649
Tan Dinh Real Estate Project (*)	67,364,500,000	67,364,500,000
Other projects	-	508,410,000
Total	67,364,500,000	68,407,479,649

(*) It represents the value of land use rights for certain plots of land acquired by the Company since 2021 in Hoa Loi Ward, Ho Chi Minh City intended for real estate development projects in the future. The land use rights for these plots are mortgaged for bank loans at Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch.

(2) Real Estate Inventory

These comprise land lots located in Thoi Hoa Ward, Ho Chi Minh City, owned by the Company and Nguyen Viet Construction Investment and Trading Joint Stock Company (a subsidiary), as well as 16 houses with completed structural shells built on 16 land lots purchased by the subsidiary from Binh Duong Trade and Development Joint Stock Company are ready for sale. The land use rights of the lots owned by the parent Company are currently being pledged as collateral for loans at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Tay Ho Branch.

10. PREPAYMENTS

	31/12/2025	01/01/2025
	VND	VND
Short-term	2,961,846,195	1,470,442,389
Tools and supplies	649,529,168	27,810,000
Repairing fixed assets	1,324,034,748	338,046,417
Insurance costs	936,544,946	1,083,289,675
Others	51,737,333	21,296,297
Long-term	37,467,340,914	31,035,154,492
Tools and supplies	2,240,296,536	1,519,304,911
Repairing fixed assets	332,468,338	416,523,334
Mineral exploitation license fee	31,717,707,241	25,372,472,932
Others	3,176,868,799	3,726,853,315
Total	40,429,187,109	32,505,596,881

11. FINANCIAL LEASE ASSETS

	Machinery and Equipments	Total
	VND	VND
COST		
As at 01/01/2025	67,553,941,214	67,553,941,214
Increase during the year	35,120,524,534	35,120,524,534
As at 31/12/2025	102,674,465,748	102,674,465,748
ACCUMULATED DEPRECIATION		
As at 01/01/2025	5,128,613,325	5,128,613,325
Depreciation	8,075,496,129	8,075,496,129
As at 31/12/2025	13,204,109,454	13,204,109,454
NET BOOK VALUE		
As at 01/01/2025	62,425,327,889	62,425,327,889
As at 31/12/2025	89,470,356,294	89,470,356,294

12. INVESTMENT PROPERTIES

	01/01/2025	Increase during the year	Decrease during the year	31/12/2025
	VND	VND	VND	VND
Cost	8,668,420,969	-	-	8,668,420,969
- Buildings	8,668,420,969	-	-	8,668,420,969
Impairment loss	-	-	-	-
Net book value	8,668,420,969	-	-	8,668,420,969
- Buildings	8,668,420,969	-	-	8,668,420,969

13. LONG-TERM WORK IN PROGRESS

This is the fair value of the Me Linh New Residential Area Project, which Nguyen Viet Construction Investment and Trading Joint Stock Company (a subsidiary) decided to invest in after successfully winning the auction for a land lot covering 53,197.2 m². The land is located at Lot No. 1040, Map Sheet No. 30, in Do Thuong Village, Tien Phong Commune, Me Linh District, Hanoi (now Do Thuong Village, Me Linh Commune, Hanoi). The subsidiary is currently completing procedures with competent State authorities to seek investment approval for the Me Linh New Residential Area Project. The project is expected to offer products including terraced houses, shophouses, commercial floor space, commercial apartments, and social housing, with an estimated total investment of VND 1,802 billion.

On December 23, 2025, the Company acquired 19,184,000 shares, equivalent to an 88% ownership interest in Nguyen Viet Construction Investment and Trading Joint Stock Company from other shareholders for a total cost of VND 383,680,000,000. At the acquisition date, the net assets of Nguyen Viet Construction Investment and Trading JSC primarily consisted of land use right costs associated with the aforementioned Me Linh New Residential Area Project. The Company has recognized the acquisition of Nguyen Viet Construction Investment and Trading JSC as an asset acquisition rather than a business combination. Accordingly, the entire difference between the purchase cost and the fair value of net assets at the acquisition date has been allocated to the value of land use rights and other costs incurred during the development phase of the Me Linh New Residential Area Project, and no goodwill arose from this transaction.

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part and should be read in conjunction with the accompanying consolidated financial statements.

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14. TANGIBLE FIXED ASSETS

	Buildings and Structures	Machinery and Equipments	Transportation Vehicles	Management device	Total
	VND	VND	VND	VND	VND
COST					
As at 01/01/2025	4,915,241,668	144,568,536,272	14,392,570,754	238,015,000	164,114,363,694
Purchasing	-	32,386,439,000	1,354,000,000	-	33,740,439,000
Increase due to business combinations	-	-	2,149,520,000	-	2,149,520,000
Liquidation, disposal	-	(36,305,852,598)	-	-	(36,305,852,598)
Other reduction	(175,842,613)	(4,007,472,768)	(1,465,584,203)	-	(5,648,899,584)
As at 31/12/2025	4,739,399,055	136,641,649,906	16,430,506,551	238,015,000	158,049,570,512
ACCUMULATED DEPRECIATION					
As at 01/01/2025	4,915,241,668	48,162,812,291	8,856,323,776	210,972,506	62,145,350,241
Depreciation	-	10,654,441,652	1,211,126,417	18,650,004	11,884,218,073
Increase due to business combinations	-	-	2,149,520,000	-	2,149,520,000
Liquidation, disposal	-	(1,185,328,065)	-	-	(1,185,328,065)
Other reduction	(175,842,613)	(4,007,472,768)	(1,465,584,203)	-	(5,648,899,584)
As at 31/12/2025	4,739,399,055	53,624,453,110	10,751,385,990	229,622,510	69,344,860,665
NET BOOK VALUE					
As at 01/01/2025	-	96,405,723,981	5,536,246,978	27,042,494	101,969,013,453
As at 31/12/2025	-	83,017,196,796	5,679,120,561	8,392,490	88,704,709,847
Cost of tangible fixed assets fully depreciated but still in use	4,739,399,055	4,506,045,454	5,727,940,049	182,065,000	15,155,449,558
Cost of tangible fixed assets fully depreciated not in use	-	17,133,362,957	582,000,000	-	17,715,362,957
Residual value of tangible fixed assets mortgaged for bank	-	41,454,060,530	-	-	41,454,060,530

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15. PROVISION FOR DOUBTFUL DEBTS

	31/12/2025			01/01/2025		
	Overdue time	Historical cost	Recoverable amount	Provision	Overdue time	Historical cost
	Year	VND	VND	VND	Year	VND
Trade accounts receivable						
Binh Duong Traffic and Irrigation Construction Joint Stock Company	> 3 year	230,153,496	-	(230,153,496)	> 3 year	230,153,496
Anh Tuan Bridge Road and Construction Co., Ltd	> 3 year	380,186,540	-	(380,186,540)	> 3 year	380,186,540
Dai Khoa Construction One Member Co., Ltd	> 3 year	10,701,946	-	(10,701,946)	> 3 year	10,701,946
Total		621,041,982	-	(621,041,982)		621,041,982

16. OTHER LONG-TERM INVESTMENTS

	31/12/2025			01/01/2025		
	Ownership Rate	Voting Rate	Historical cost	Provision	Ownership Rate	Voting Rate
			VND	VND		
Binh Duong Investment and Trade Joint Stock Company (*)	9.86%	9.86%	378,200,000,000	-	18.20%	18.20%
Total			378,200,000,000	-		697,500,000,000

(*) Represents the Company's capital contribution to Binh Duong Trading and Investment Joint Stock Company. This Company operates in the field of real estate trading. During 2025, the Company transferred 515,000 shares of Binh Duong Business and Investment Joint Stock Company to another investor, resulting in a gain on share transfer of VND 25.75 billion. According to the unaudited financial statements for the fiscal year ended December 31, 2025, Binh Duong Business and Investment Joint Stock Company recorded a profit; therefore, the Company's Board of Management assesses and believes that no impairment loss has arisen from the investment in this company.

17. INVESTMENTS IN ASSOCIATES

	Recognized under the equity method		
	Ownership Rate	Voting Rate	Historical cost
			VND
Pho Đa Son Investment and Construction Joint Stock Company	28.00%	28.00%	224,000,000,000
Nguyen Viet Real Estate Trading and Construction Joint Stock Company	29.00%	29.00%	174,000,000,000
Total			398,000,000,000

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	Pho Da Son Investment and Construction Joint Stock Company (1)	Nguyen Viet Real Estate Trading and Construction Joint Stock Company (2)	Total
	VND	VND	VND
INVESTMENT VALUE			
Opening Balance	224,000,000,000	-	224,000,000,000
Investment value during the year	-	174,000,000,000	174,000,000,000
Closing Balance	224,000,000,000	174,000,000,000	398,000,000,000
POST - ACQUISITION ACCUMULATED PROFITS/LOSSES IN ASSOCIATES			
Opening Balance	-	-	-
Profit from associates	-	1,765,983,159	1,765,983,159
Closing Balance	-	1,765,983,159	1,765,983,159
CARRYING AMOUNT UNDER THE EQUITY METHOD			
Opening Balance	224,000,000,000	-	224,000,000,000
Closing Balance	224,000,000,000	175,765,983,159	399,765,983,159

(1) Pho Da Son Investment and Construction Joint Stock Pho Da Son Company has a charter capital of VND 800 billion and operates in the field of real estate investment and trading. According to the audited financial statements for the fiscal year ended December 31, 2025, Pho Da Son Company is currently in the process of completing necessary legal procedures for submission to the competent State authorities for approval of the real estate project for which it acts as the investor.

(2) Nguyen Viet Real Estate Trading and Construction Joint Stock Company has a charter capital of VND 600 billion and operates in the fields of real estate investment and trading, civil and industrial construction, technical infrastructure, and building materials trading... According to the audited financial statements for the fiscal year ended December 31, 2025, Nguyen Viet Real Estate Trading and Construction Joint Stock Company recorded a profit.

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18. SHORT-TERM TRADE ACCOUNTS PAYABLE

	31/12/2025		01/01/2025	
	Repayment		Repayment	
	Value	capability amount	Value	capability amount
	VND	VND	VND	VND
Related parties				
An Binh Granite Joint Stock Company	1,406,449,440	1,406,449,440	811,248,480	811,248,480
Nguyen Viet Business Real Estate and Construction Joint Stock Company	4,807,916,190	4,807,916,190	9,383,319,200	9,383,319,200
Trade payables				
C BHI Construction Joint Stock Company	2,454,673,263	2,454,673,263	3,835,851,152	3,835,851,152
Binh Nguyen Construction and Trading Company Limited	3,677,838,157	3,677,838,157	2,616,035,455	2,616,035,455
Tam Thai Hoa Trading and Service Company Limited	3,237,214,455	3,237,214,455	2,939,410,852	2,939,410,852
ACG Vietnam Investment Joint Stock Company	1,090,144,463	1,090,144,463	3,009,298,851	3,009,298,851
Thanh Binh Infrastructure Construction Joint Stock Company	56,579,665	56,579,665	5,215,960,815	5,215,960,815
Others	14,844,179,338	14,844,179,338	13,989,141,864	13,989,141,864
Total	31,574,994,971	31,574,994,971	41,800,266,669	41,800,266,669

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part and should be read in conjunction with the accompanying consolidated financial statements.

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19. TAXES AND AMOUNTS RECEIVABLES/PAYABLE TO STATE BUDGET

	01/01/2025	Payable amount	Paid amount	Increase due to business combinations	31/12/2025
	VND	VND	VND	VND	VND
Value added tax	2,435,857,456	16,687,289,892	16,546,078,234	-	2,577,069,114
Corporate income tax	2,923,269,788	23,533,301,610	15,794,256,373	-	10,662,315,025
Personal income tax	39,843,240	160,131,106	187,560,249	-	12,414,097
Resource Tax	2,356,226,052	18,955,232,634	18,058,137,808	-	3,253,320,878
Property Tax, Land Lease Fees	-	721,156,396	952,370,558	-	(231,214,162)
Environmental Protection Fee	2,767,018,847	9,384,350,429	11,394,923,667	-	756,445,609
Fees, charge and others	-	4,000,000	4,000,000	(1,000,000)	(1,000,000)
Total	10,522,215,383	69,445,462,067	62,937,326,889	(1,000,000)	17,029,350,561

In which:

Taxes and receivables from State Budget

232,214,162

Taxes and amounts payable to State Budget

17,261,564,723

These notes are an integral part and should be read in conjunction with the accompanying consolidated financial statements.

20. SHORT-TERM ADVANCE FROM CUSTOMERS

	31/12/2025	01/01/2025
	VND	VND
Related parties		
ACC Binh Duong Investment and Construction Joint Stock Company	-	1,433,806,904
An Binh Granite Joint Stock Company	14,451,907,809	5,840,192,234
Advance from other customers		
Becamex Binh Phuoc Infrastructure Development	40,545,508,923	16,744,030,919
Others	5,508,792,038	1,077,766,470
Total	60,506,208,770	25,095,796,527

21. SHORT-TERM ACCRUED EXPENSES

	31/12/2025	01/01/2025
	VND	VND
Accrued interest expense	484,561,311	338,217,938
Others	1,834,868,001	639,375,240
Total	2,319,429,312	977,593,178

22. OTHER CURRENT PAYABLES

	31/12/2025	01/01/2025
	VND	VND
Remuneration of the Board of Directors and Supervisory Board	242,715,417	-
Dividend payable	36,815,000	36,815,000
Others	490,398,246	455,527,837
Total	769,928,663	492,342,837

23. LONG-TERM PROVISIONS

	31/12/2025	01/01/2025
	VND	VND
Provision for environmental rehabilitation costs	4,108,234,539	3,877,046,945
Total	4,108,234,539	3,877,046,945

24. LOANS AND FINANCE LEASE LIABILITIES

	31/12/2025	01/01/2025
	VND	VND
Short	330,577,584,285	312,022,183,965
Short-term loans (24.1)	304,144,851,281	293,186,683,961
Long-term loans due (24.1)	5,926,000,000	6,998,500,000
Long-term financial lease liabilities due (24.2)	20,506,733,004	11,837,000,004
Long	30,695,282,736	33,286,249,994
Long-term loans (24.1)	2,108,000,000	8,034,000,000
Long-term financial lease liabilities (24.2)	28,587,282,736	25,252,249,994
Total	361,272,867,021	345,308,433,959

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24.1 Loans

	01/01/2025				During the year			31/12/2025	
	Value		Repayment capability amount		Increase	Decrease	Value	Repayment capability amount	
	VND		VND		VND	VND	VND	VND	VND
Shor-term loans									
Joint Stock Commercial Bank for Investment and Development of Vietnam (1)	300,185,183,961	300,185,183,961	300,185,183,961	300,185,183,961	457,721,827,402	447,836,160,082	310,070,851,281	310,070,851,281	310,070,851,281
Vietnam Joint Stock Commercial Bank for Industry and Trade (2)	137,572,517,439	137,572,517,439	137,572,517,439	137,572,517,439	152,190,543,901	184,132,432,058	105,630,629,282	105,630,629,282	105,630,629,282
Joint Stock Commercial Bank for Foreign Trade of Vietnam	23,283,209,081	23,283,209,081	23,283,209,081	23,283,209,081	53,854,714,261	55,020,243,667	22,117,679,675	22,117,679,675	22,117,679,675
Indovina Bank Limited (3)	39,046,444,045	39,046,444,045	39,046,444,045	39,046,444,045	-	39,046,444,045	-	-	-
Asia Commercial Joint Stock Bank (4)	93,284,513,396	93,284,513,396	93,284,513,396	93,284,513,396	161,377,210,723	162,638,540,312	92,023,183,807	92,023,183,807	92,023,183,807
	-	-	-	-	84,373,358,517	-	84,373,358,517	84,373,358,517	84,373,358,517
Long-term loans due									
Vietnam Joint Stock Commercial Bank for Industry and Trade (5)	6,998,500,000	6,998,500,000	6,998,500,000	6,998,500,000	5,926,000,000	6,998,500,000	5,926,000,000	5,926,000,000	5,926,000,000
Long-term loan									
Vietnam Joint Stock Commercial Bank for Industry and Trade (5)	8,034,000,000	8,034,000,000	8,034,000,000	8,034,000,000	-	5,926,000,000	2,108,000,000	2,108,000,000	2,108,000,000
	8,034,000,000	8,034,000,000	8,034,000,000	8,034,000,000	-	5,926,000,000	2,108,000,000	2,108,000,000	2,108,000,000
Total	308,219,183,961	308,219,183,961	308,219,183,961	308,219,183,961	457,721,827,402	453,762,160,082	312,178,851,281	312,178,851,281	312,178,851,281

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These notes are an integral part and should be read in conjunction with the accompanying consolidated financial statements.

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Detailed information on bank loans

Bank	Contract Number	Credit Limit (billion VND)	Purpose	Loan Term	Collateral Assets
(1) Joint Stock Commercial Bank for Investment and Development - Tay Ho Branch	01/2025/2615346/HDT D dated 28/04/2025	150	Supplement working capital for production and business activities	Loan term according to specific contract	The collateral consists of land use rights over land plots located in Thoi Hoa Ward, Ho Chi Minh City, which the Company acquired through a transfer from an individual
(2) Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch	Contract no 3017417301/2023- HĐCVHM/NHCT680- AHP dated 18/01/2024 and the amended and supplementary text dated 3 January 2025	40	Supplement working capital for production and business activities	Loan term according to promissory note, not exceeding 9 months	Mortgage contract of land use rights No. 01.3017417301/2021/HĐBB/NHCT680-AHP dated 22/12/2021; Mortgage contract of real estate No. 01.3017417301/2021/HĐBB/NHCT680-AHP dated 29/06/2021; Mortgage contract of real estate No. 01.3017417301/2021/HĐBB/NHCT680-AHP dated 03/07/2021
(3) INDOVINA Limited Liability Bank - Phu My Hung Branch	096/0424/CLr/6392576 dated 26/04/2024	100	Supplement working capital for production and business activities	Loan term according to promissory note, not exceeding 9 months	The collateral consists of land use rights over land plots located in Thoi Hoa Ward, Ho Chi Minh City owned by a third party
(4) Asia Commercial Bank – Phan Dinh Phung Branch	PDP.DN.6523.090525 dated 29/05/2025	99.7	Supplement working capital for production and business activities	Loan term according to promissory note, not exceeding 10 months	The collateral consists of land use rights over land plots located in Chanh Hiep Ward, Ho Chi Minh City owned by a third party

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Detailed information on bank loans (continued)

Bank	Contract Number	Credit Limit (billion VND)	Purpose	Loan Term	Collateral Assets
(5) Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch	01.3017417301/2021- HĐCVCT/NHCT680- AHP dated 30/06/2021	3.454	Purchase of machinery and equipment	48 months	Mortgage contract No. 02.3017417301/2021- HĐBĐ/NHCT680-AHP dated 29/06/2021
	02.3017417301/2021- HĐCVCT/NHCT680- AHP dated 17/08/2021	2.035	Purchase of machinery and equipment	48 months	Mortgage contract No. 02.3017417301/2021- HĐBĐ/NHCT680-AHP dated 30/07/2021
	03.3017417301/2021- HĐCVCT/NHCT680- AHP dated 31/12/2021	1.454	Purchase of machinery and equipment	48 months	Mortgage contract No. 03.3017417301/2021- HĐBĐ/NHCT680-AHP dated 31/12/2021
	04.3017417301/2022- HĐCVCT/NHCT680- AHP dated 28/12/2022	16.450	Purchase of machinery and equipment	48 months	Mortgage contract for assets No. 02.3017417301/2022/NTCT680-AHP MMTB dated 28/12/2022
	01.3017417301/2023- HĐCVDADT/NHCT680- AHP dated 27/02/2023	26.500	Purchase of machinery and equipment	60 months	Mortgage contract No. 01.3017417301/2023- HĐBĐ/NHCT680-AHP MMTB dated 27/02/2023

Repayment schedule of long-term loans

	31/12/2025	01/01/2025
	VND	VND
Less than 1 year	5,926,000,000	6,998,500,000
More than 1 year to 5 years	2,108,000,000	8,034,000,000
Total	8,034,000,000	15,032,500,000

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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24.2 Finance lease liabilities

	01/01/2025		During the year		31/12/2025	
	Repayment				Repayment	
	Value	capability amount	Increase	Decrease	Value	capability amount
	VND	VND	VND	VND	VND	VND
Short-term						
Finance Leasing Company Limited - Vietnam Joint	11,837,000,004	11,837,000,004	20,506,733,004	11,837,000,004	20,506,733,004	20,506,733,004
Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch (1)	11,837,000,004	11,837,000,004	11,837,000,004	11,837,000,004	11,837,000,004	11,837,000,004
Vietnam International Leasing Company Limited (2)	-	-	8,669,733,000	-	8,669,733,000	8,669,733,000
Long-term						
Finance Leasing Company Limited - Vietnam Joint	25,252,249,994	25,252,249,994	30,344,065,496	27,009,032,754	28,587,282,736	28,587,282,736
Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch (1)	25,252,249,994	25,252,249,994	-	11,837,000,004	13,415,249,990	13,415,249,990
Vietnam International Leasing Company Limited (2)	-	-	30,344,065,496	15,172,032,750	15,172,032,746	15,172,032,746
Total	37,089,249,998	37,089,249,998	50,850,798,500	38,846,032,758	49,094,015,740	49,094,015,740

Detailed information on Finance lease liabilities

No.	Unit	Contract number	Balance as at 31/12/2025	Rate	Purpose	Term
VND						
(1)	Finance Leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch	102/2023/CN.MN-CTTC dated 19/09/2023	10,127,250,000	9.50%	Leasing a stone crushing line with a capacity of 400 tons per hour	48 months
		30/2024/CN.MN-CTTC dated 04/06/2024	15,124,999,994	9.50%	Leasing a stone crushing line with a capacity of 400 tons per hour	48 months
(2)	Vietnam International Financial Leasing Company Limited	2025-00084-000 dated 27/03/2025	23,841,765,746	6.00%	Leasing a stone crushing line with a capacity of 400 tons per hour	42 months
Total			49,094,015,740			

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Repayment schedule of Finance lease liabilities

	31/12/2025	01/01/2025
	VND	VND
Less than 1 year	20,506,733,004	11,837,000,004
More than 1 year to 5 years	28,587,282,736	25,252,249,994
Total	49,094,015,740	37,089,249,998

25. OWNER'S EQUITY

Table of Changes in Owner's Equity

	Owner's equity	Share premium	Investment and development fund	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND
As at 01/01/2024	1,049,999,780,000	(1,370,600,000)	12,926,344,094	106,648,984,653	-	1,168,204,508,747
Profit for the year	-	-	-	48,543,083,451	-	48,543,083,451
Distribution for Bonus and Welfare Fund	-	-	-	(526,677,074)	-	(526,677,074)
Distribution for Remuneration of the Board of Directors and Supervisory Board	-	-	-	(263,338,537)	-	(263,338,537)
As at 01/01/2025	1,049,999,780,000	(1,370,600,000)	12,926,344,094	154,402,052,493	-	1,215,957,576,587
Non-controlling interest as of the acquisition date	-	-	-	-	65,112,081,810	65,112,081,810
Non-controlling interests' additional capital contribution after the acquisition date	-	-	-	-	20,400,000,000	20,400,000,000
Profit for the year	-	-	-	95,847,104,292	-	95,847,104,292
Distribution for Bonus and Welfare Fund (*)	-	-	-	(485,430,835)	-	(485,430,835)
Distribution for Remuneration of the Board of Directors and Supervisory Board (*)	-	-	-	(242,715,417)	-	(242,715,417)
As at 31/12/2025	1,049,999,780,000	(1,370,600,000)	12,926,344,094	249,521,010,533	85,512,081,810	1,396,588,616,437

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(*) The Company distributes profits according to Resolution No. 01/2025/NQ-DHDCD of the 2025 Annual General Meeting of Shareholders dated 29 April 2025, including an appropriation of VND 485,430,835 for the Bonus and welfare fund and VND 242,715,417 for remuneration of the Board of Directors, Supervisory Board, and Secretariat.

Details of the Company's major shareholders

	31/12/2025		01/01/2025	
	Number of Shares	Value (VND)	Proportion	Number of Shares
Ms Nguyen Thi Kim Thanh	25,437,707	254,377,070,000	24.23%	25,437,707
Mr Nguyen Hai Dang	13,316,200	133,162,000,000	12.68%	13,227,500
Mr Nguyen Cong Han	11,020,250	110,202,500,000	10.50%	-
Mr Do Manh Cuong	8,377,500	83,775,000,000	7.98%	-
Mr Dao Quang Linh	5,251,400	52,514,000,000	5.00%	5,251,400
ACC Binh Duong Investment and Construction Joint Stock Company	4,479,600	44,796,000,000	4.27%	4,479,600
Others	37,117,321	371,173,210,000	35.35%	56,603,771
Total	104,999,978	1,049,999,780,000	100.00%	104,999,978
				1,049,999,780,000
				100.00%

Transactions Related to Capital with Owners and Dividend Distribution:

	Year 2025	Year 2024
	VND	VND
Owner's equity		
- Opening balance	1,049,999,780,000	1,049,999,780,000
- Increase during the year	-	-
- Decrease during the year	-	-
- Closing balance	1,049,999,780,000	1,049,999,780,000
Declared dividend, earning	-	-

These notes are an integral part and should be read in conjunction with the accompanying consolidated financial statements.

Shares:

	31/12/2025	01/01/2025
Authorised shares	104,999,978	104,999,978
Issued shares	104,999,978	104,999,978
- Common shares	104,999,978	104,999,978
Repurchased shares (Treasury shares)	-	-
Outstanding shares	104,999,978	104,999,978
- Common shares	104,999,978	104,999,978
Par value of an outstanding share (VND/share)	10,000	10,000

26. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Year 2025	Year 2024
	VND	VND
Revenue from finished products and goods	596,513,358,323	493,558,097,069
Revenue from construction contract	20,385,298,555	40,474,997,713
Revenue from service rendered	-	1,036,363,632
Total	616,898,656,878	535,069,458,414

Revenue from related parties

	Year 2025	Year 2024
	VND	VND
An Binh Granite Joint Stock Company	11,508,158,187	56,147,592,878
ACC Binh Duong Investment and Construction Joint Stock Company	376,560,167,036	349,551,411,046
Total	388,068,325,223	405,699,003,924

27. COST OF SALES

	Year 2025	Year 2024
	VND	VND
Cost of finished products and goods sold	466,253,841,043	427,270,711,138
Cost of construction contract	19,400,743,940	29,756,196,527
Total	485,654,584,983	457,026,907,665

28. FINANCIAL INCOME

	Year 2025	Year 2024
	VND	VND
Interest on bank	32,157,006	77,649,739
Interest from loan agreements	9,459,694,000	27,316,352,000
Profit from the transfer of shares (*)	25,750,000,000	-
Others	533,139,104	-
Total	35,774,990,110	27,394,001,739

(*) In 2025, the Company transferred 515,000 shares of Binh Duong Investment and Trade Joint Stock Company to other investors, resulting in a gain on share transfer of VND 25.75 billion. The share transfer price was mutually agreed upon by the parties based on a full understanding of market information and reference to prices determined by a valuation firm.

29. FINANCIAL EXPENSES

	Year 2025	Year 2024
	VND	VND
Interest expense	26,395,739,110	22,789,885,758
Costs from share transfer transactions (*)	600,000,000	-
Total	26,995,739,110	22,789,885,758

(*) Refer to Note 28.

30. SELLING EXPENSES AND ADMINISTRATION EXPENSES

	Year 2025	Year 2024
	VND	VND
Selling expenses	11,375,796,068	10,086,614,005
Transportation and loading expense	11,293,351,668	10,032,546,205
Other expenses	82,444,400	54,067,800
Administrative expenses	14,382,616,138	11,777,069,966
Staff expenses	8,447,728,230	7,631,113,080
Depreciation expense	395,869,211	453,528,542
Tax, fee	4,000,000	4,000,000
Outsourced expense	3,062,016,191	2,133,095,985
Other expenses	2,473,002,506	1,555,332,359
Total	25,758,412,206	21,863,683,971

31. OTHER INCOME

	Year 2025	Year 2024
	VND	VND
Penalty for breach of contract	700,000,000	-
Collecting electricity bills from households	646,038,099	586,667,177
Receive financial support due to cancellation of cooperation agreement (*)	2,700,000,000	-
Gain on disposal of fixed asset	-	152,226,250
Others	1,597,363	95,494,827
Total	4,047,635,462	834,388,254

(*) Refer to item (1) in Note 8.

32. OTHER EXPENSES

	Year 2025	Year 2024
	VND	VND
Electricity bills paid on behalf of households	646,038,099	586,667,177
Others	52,085,309	281,479,618
Total	698,123,408	868,146,795

33. PRODUCTION AND BUSINESS COST BY NATURE

	Year 2025	Year 2024
	VND	VND
Material and consumables cost	35,763,409,901	32,168,683,978
Labor cost	17,996,096,202	17,004,975,429
Depreciation	19,959,714,202	14,865,701,998
Outsourced expense	71,484,912,198	62,210,049,430
Other expenses	39,586,598,583	25,427,444,775
Total	184,790,731,086	151,676,855,610

34. CURRENT INCOME TAX EXPENSE

	Year 2025	Year 2024
	VND	VND
Parent Company	23,533,301,610	12,206,140,767
Subsidiary company	-	-
Total	23,533,301,610	12,206,140,767

Corporate income tax expense at the parent Company:

	Year 2025	Year 2024
	VND	VND
Accounting Profit before CIT of the parent company	117,614,422,743	60,749,224,218
Adjustment for taxable income		
- Minus: Non-taxable income	-	-
- Add: Undeductible expense	52,085,309	281,479,618
Taxable income	117,666,508,052	61,030,703,836
Tax rate	20%	20%
Total current corporate income tax expenses	23,533,301,610	12,206,140,767

35. EARNING PER SHARE

	Year 2025	Year 2024
	VND	VND
Profit allocated to common shareholders	95,847,104,292	48,543,083,451
Welfare and bonus fund	-	(728,146,252)
Profit to calculate earning per shares	95,847,104,292	47,814,937,199
Weighted average number of common shares during the year	104,999,978	104,999,978
Earning per share	913	455

As at 31/12/2025, the Company has not yet distributed its 2025 profit. Accordingly, earning per share for 2025 may be adjusted, depending on the allocation of the Company's funds from after-tax profit, as approved at the Annual General Meeting of Shareholders. Earning per share for 2024 has been restated due to the impact of the 2024 profit distribution, as per Resolution No. 01/2025/NQ-DHDCD dated 29/04/2025 of the Annual General Meeting of Shareholders.

36. INFORMATION TO RELATED PARTIES

The Company has related parties including:

Related parties	Relationship
Pho Đa Sơn Investment and Construction Joint Stock Company	Associated Company
Nguyen Viet Real Estate Trading and Construction Joint Stock Company	Associated Company (as of 19 February 2025)
ACC Binh Duong Investment and Construction Joint Stock Company	The Chairman of the Company is the Chairman of the Board of Directors of this Company
An Binh Granite Joint Stock Company	The member of Board of Director of the Company is Deputy General Director of this Company
Ms Nguyen Thi Kim Thanh	Major shareholder owns 24.23% of charter capital
Mr Nguyen Hai Dang	Major shareholder owns 12.68% of charter capital
Mr Nguyen Cong Han	Major shareholder owns 10.5% of charter capital

In addition to the transactions and balances with related parties presented in other notes of this financial report, the Company had transactions with related parties during the year as follows:

Transactions with related parties

	Year 2025 VND	Year 2024 VND
Purchases		
ACC Binh Duong Investment and Construction Joint Stock Company	16,740,235,492	17,941,679,555
An Binh Granite Joint Stock Company	4,256,776,000	3,578,550,250
Nguyen Viet Real Estate Trading and Construction Joint Stock Company	273,156,973,200	Had not been a related party
Purchase of machinery and equipment		
Nguyen Viet Real Estate Trading and Construction Joint Stock Company	17,660,000,000	Had not been a related party
Collect electricity bills		
An Binh Granite Joint Stock Company	304,917,050	195,449,580

Income of the Board of Directors and the Management

Name	Position	Year 2025 VND	Year 2024 VND
Mr Ngo Anh Quan	Chairman	-	59,000,000
Mr Nguyen Bao Long	Member, General Director (dismissed on 05/12/2025)	441,017,267	510,448,000
Mr Pham Huy Hau	Member (appointed on 27/11/2025) General Director (appointed on 05/12/2025)	-	-
Ms Nguyen Thi Thuy Van	Member	140,000,000	197,100,000
Ms Nguyen Thi Loan	Member	-	47,100,000
Mr Ha Dinh Hung	Member	-	10,500,000
Mr. Nguyen Minh Chi	Deputy General Director (appointed on 21/05/2025)	251,779,671	-
Total		832,796,938	824,148,000

Remuneration of the Supervisory Board:

Name	Position	Year 2025	Year 2024
		VND	VND
Mr Hoang Van Anh	Head of Supervisory Board	-	47,100,000
Mr Pham Huy Hau	Member Supervisory Board (dismissed on 27/11/2025)	-	31,000,000
Mr Huynh Dang Khoa	Member Supervisory Board	-	31,000,000
Mr Phan Phuc Hai	Member Supervisory Board (appointed on 27/11/2025)	-	-
Total		-	109,100,000

37. SUBSEQUENT EVENTS

There are no significant subsequent events affect the financial situation and operations of the Company that require adjustment or presentation in the consolidated financial statements for the year ended 31 December 2025.

38. COMPARATIVE FIGURES

The comparative figures are the figures on the audited separate financial statements for the year ended 31 December 2024.

Ho Chi Minh City, 09 March 2026

Preparer

Chief Accountant

Deputy General Director



Ung Thi Mo



Dao Huynh Kim




Nguyen Minh Chi