

**CMISTONE VIETNAM JOINT STOCK
COMPANY**

No.: 04/CMI/2026

THE SOCIALIST REPUBLIC OF VIETNAM
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Re: Explanation of the auditor's disclaimer of opinion, the negative after-tax profit, and the variance in the 2025 audited financial statements compared with the same period of the previous year

To: Hanoi Stock Exchange.
State Securities Commission.

Company name: CMISTONE Vietnam Joint Stock Company

Stock code: CMI

Address: No. 27 Giai Phong Street, Dong Tam Ward, Hai Ba Trung District, Hanoi

Telephone: 0243 7875441

Person responsible for information disclosure: Le Van Phuong

Disclosed information:

Explanation of the negative after-tax profit on the 2025 audited consolidated financial statements and the variance in profit compared with the 2024 financial statements in excess of 10%.

According to the audited consolidated financial statements for 2025, the Company recorded a reversal of allowance for doubtful receivables amounting to VND 3,703,603,913. In 2025, certain project assets were not in operation but still had to be depreciated in accordance with regulations. In addition, bank loan interest expenses were excessively high, while raw material and labor costs increased. Consequently, after-tax profit for 2025 was negative and materially changed compared with the same period of the previous year.

Explanation of the auditor's disclaimer of opinion:

Previously, the Company's office was relocated many times; therefore, loan and lending files arising in prior years still had outstanding balances up to the present time, and the auditor could not accurately estimate the interest on borrowings and loans. The Company also faced severe financial difficulties and could not ensure employees' income, which led to staff resignations. In addition, because the office moved many times, documents were misplaced, resulting in insufficient accounting records and supporting documents to provide to the audit firm.

Coordination among the personnel of relevant parties, including suppliers and customers, was not sufficiently close. As a result, contacting suppliers and customers to reconcile receivable and payable balances encountered many difficulties, causing the accounting documents and supporting records available for audit to be incomplete.

With respect to the documents relating to the transfer of obligations under the credit agreement with the bank concerning principal debt and loan interest, access to the records was hindered by issues between the Bank and the Company. Therefore, obtaining such records was difficult, which led to delays in providing documents to the auditor.

We hereby undertake that the above information is true and accurate, and we shall take full responsibility for the disclosed information.

Sincerely,

Recipients:

- As above;
- Archived at the Company.

Hanoi, day 26 month 03 year 2026

GENERAL DIRECTOR



GENERAL DIRECTOR