



**CMISTONE VIETNAM JOINT STOCK COMPANY**

**No. 27 Giai Phong Street, Bach Mai Ward, Hanoi**

**MST: 0102381001**

# **FINANCIAL REPORTS**

**Quarter I, 2026**



*Ha Noi, year 2026*



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**No. 27 Giai Phong Street, Bach Mai Ward, Hanoi**

**MST: 0102381001**

**FINANCIAL REPORTS**

**Quarter I, 2026**

**PREPARED BY**

*To sign and write full name*



*Le Tien Dat*

**CHIEF ACCOUNTANT**

*To sign and write full name*



*Le Tien Dat*

**DIRECTOR**

*To sign and write full name*



*Trieu Van Nam*

***Ha Noi, year 2026***

**CMISTONE VIETNAM JOINT STOCK COMPANY**

**No. 27 Giai Phong Street, Bach Mai Ward, Hanoi**

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**PREPARED BY**

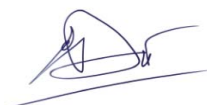
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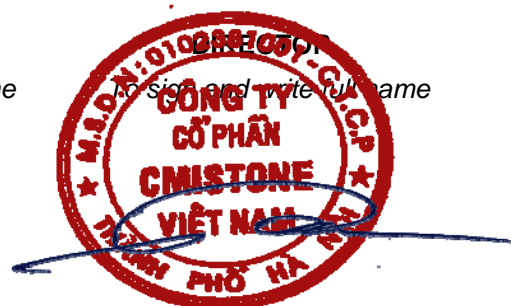
*Le Tien Dat*

**CHIEF ACCOUNTANT**

*To sign and write full name*



*Le Tien Dat*



*Trieu Van Nam*

***Hanoi, Year 2025***

## BALANCE SHEET

As at 31 March 2025

Currency: VND

Indicator	Code	Note	Closing balance	Opening balance
1	2	3		
<b>A - CURRENT ASSETS (100=110+120+130+140+150)</b>	<b>100</b>		<b>92,904,340,358</b>	<b>93,487,871,915</b>
<b>I. Cash and Cash Equivalents</b>	<b>110</b>		<b>66,739,243</b>	<b>66,855,393</b>
1. Cash	111		66,739,243	66,855,393
2. Cash Equivalent	112		-	
<b>II. Short-term financial investments</b>	<b>120</b>		<b>-</b>	<b>-</b>
1. Trading Securities	121		-	
2. Provision for Loss in Value of Trading Securities (*)	122		-	
3. Held To Maturity	123		-	
4. Provision for short-term investments held to maturity (*)	124			
5. Other short-term investments	125			
6. Provision for losses on other short-term investments (*)	126			
<b>III. Current receivables</b>	<b>130</b>		<b>90,470,401,120</b>	<b>91,056,465,120</b>
1. Receivables from Customers	131		1,073,072,306	1,073,072,306
2. Advances to supplier	132		11,080,096,279	11,080,096,279
3. Receivables from Related Parties	133		-	
4. Receivables from construction contract	134		-	
5. Receivables from Short-Term Loans	135		2,211,000,000	2,211,000,000
6. Other Current Receivables	136		103,683,421,873	104,269,485,873
7. Provision for bad debts (*)	137		(27,577,189,338)	(27,577,189,338)
<b>IV. Inventories</b>	<b>140</b>		<b>767,622,067</b>	<b>767,622,067</b>
1. Inventories	141		8,747,092,672	8,747,092,672
2. Provision for obsolete inventories (*)	142		(7,979,470,605)	(7,979,470,605)
<b>V. Short-term biological assets</b>	<b>150</b>		<b>-</b>	<b>-</b>
1. Short-term one-time product livestock	151			
2. Short-term seasonal or one-time product crops	152			
3. Detailed estimate of short-term biological assets (*)	153			
<b>VI. Other current assets</b>	<b>160</b>		<b>1,599,577,928</b>	<b>1,596,929,335</b>
1. Short-term prepaid expenses	161		-	
2. Value added tax deductibles	162		1,599,577,928	1,596,929,335
3. Statutory obligations	163		-	
4. Trading Government bonds	164		-	
5. Other current assets	165		-	
<b>B - NON-CURRENT ASSETS (200=210+220+230+240+250+260)</b>	<b>200</b>		<b>64,321,854,896</b>	<b>66,009,369,556</b>
<b>I. Non-current receivables</b>	<b>210</b>		<b>-</b>	<b>-</b>
1. Long-term trade receivables	211		-	
2. Long- term advance to suppliers	212		-	
3. Working capital from subunits	213		-	
4. Long-term receivables from related parties	214		-	
5. Long-term loan receivables	215		-	
6. Long-term other receivables	216			
<b>II. Fixed assets</b>	<b>220</b>		<b>56,880,876,610</b>	<b>58,329,442,846</b>
1. Tangible fixed assets	221		52,336,709,921	53,702,151,157
- Cost	222		124,854,554,178	124,854,554,178
- Accumulated depreciation (*)	223		(72,517,844,257)	(71,152,403,021)
2. Fixed assets of finance leasing	224		-	
- Cost	225		-	
- Accumulated depreciation (*)	226		-	
3. Intangible fixed assets	227		4,544,166,689	4,627,291,689
- Cost	228		9,975,000,000	9,975,000,000
- Accumulated depreciation (*)	229		(5,430,833,311)	(5,347,708,311)
<b>III. Long-Term Biological Assets</b>	<b>230</b>		<b>-</b>	<b>-</b>
1. Livestock for periodic production	231			
a) Livestock for periodic production not yet at maturity	232			
b) Livestock for periodic production reaching maturity	233			
- Original cost	234			
- Accumulated depreciation (*)	235			
2. Long-term one-time production livestock	236			

3. Seasonal or one-time production crops	237			
4. Provision for long-term biological asset losses (*)	238			
<b>IV. Investment properties</b>	<b>240</b>		-	
- Cost	241		-	
- Accumulated depreciation (*)	242		-	
<b>V. Long-term assets in progress</b>	<b>250</b>		-	
1. Long-term work in progress	251		-	
2. Long-term construction in progress	252		-	
<b>VI. Long-term investments</b>	<b>260</b>		-	
1. Investments in subsidiary	261	8,000,000,000		8,000,000,000
2. Investments in joint-venture, associates	262		-	
3. Other long-term investments	263		-	
4. Provision for long-term investments (*)	264	(8,000,000,000)		(8,000,000,000)
5. Held-to-maturity investments	265		-	
6. Investment reserves are held up to the time limit (*)	266			
<b>VII. Other long-term assets</b>	<b>270</b>	<b>7,440,978,286</b>		<b>7,679,926,710</b>
1. Long-term prepaid expenses	271	7,440,978,286		7,679,926,710
2. Deferred tax assets	272		-	
3. LT equipment, materials and spare parts	273		-	
4. Other long-term assets	274			
<b>TOTAL ASSETS (270=100+200)</b>	<b>280</b>	<b>157,226,195,254</b>		<b>159,497,241,471</b>
<b>C - LIABILITIES (300=310+330)</b>	<b>300</b>	<b>249,915,541,787</b>		<b>248,216,688,127</b>
<b>I. Current liabilities</b>	<b>310</b>	<b>139,392,655,180</b>		<b>137,137,737,520</b>
1. Trade payables	311	6,829,381,788		6,823,625,788
2. Advances from customers	312	5,861,254,085		5,861,254,085
3. Statutory obligations	313			
4. Payables to employees	314	15,136,857,552		15,136,857,552
5. Accrued expenses	315		-	
6. Payables to related parties	316	73,326,430,725		71,077,269,065
7. Payables from construction contract	317		-	
8. Short-term deferred revenue	318		-	
9. Other ST payables	319		-	
10. Short-term loan and payable for finance leasing	320	5,217,966,383		5,217,966,383
11. Provision for ST payable	321	33,019,212,647		33,019,212,647
12. Reward and welfare funds	322		-	
13. Stabilization fund	323	1,552,000		1,552,000
14. Trading Government bonds	324		-	
15. Government bond repurchase transactions	325		-	
<b>II. Non-current liabilities</b>	<b>330</b>	<b>110,522,886,607</b>		<b>111,078,950,607</b>
1. Long term trade payables	331		-	
2. Long term advance to customers	332		-	
3. Long term accruals	333			
4. Working capital from subunits	334		-	
5. Long-term payables to related parties	335		-	
6. Long-term deferred revenue	336		-	
7. Other long-term liabilities	337		-	
8. Long-term loans and debts	338		-	
9. Trái phiếu chuyển đổi	339	110,522,886,607		111,078,950,607
10. Convertible bond	340		-	
11. Deferred tax liabilities	341		-	
12. Provision for bad debts	342		-	
13. The development of science and technology fund	343		-	
14. Science and Technology Development Fund	344		-	
<b>D - OWNER'S EQUITY (400=410+430)</b>	<b>400</b>	<b>(92,689,346,533)</b>		<b>(88,719,446,656)</b>
1. Owner's Contributions	411	160,000,000,000		160,000,000,000
- Common Voting Shares	411A	160,000,000,000		160,000,000,000
- Preferred Shares	411B		-	
2. Capital Surplus	412	3,167,767,978		3,167,767,978
3. Convertible Bond Options	413		-	
4. Other Owner's Capital	414		-	
5. Shares Repurchased by the Owner (*)	415		-	
6. Revaluation Differences of Assets	416		-	
7. Exchange Rate Differences	417		-	
8. Development Investment Fund	418	891,344,168		891,344,168
9. Other Funds Belonging to Owner's Capital	419		-	
10. Undistributed Net Profits	420	(256,748,458,679)		(252,778,558,802)
- Accumulated Undistributed Net Profits up to the end of the previous period	420a	(252,778,558,802)		(236,489,925,052)
- Undistributed Net Profits for this period	420b	(3,969,899,877)		(16,288,633,750)

TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	440		157,226,195,254	159,497,241,471
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Prepared by  
(Sign, write full name)



Lê Tiến Đạt

Chief Accountant  
(Sign, write full name)



Lê Tiến Đạt

Ha Noi, 15th month 04 year 2026  
Chief Executive Officer  
(Sign, write full name and stamp)



Triệu Văn Năm

INCOME STATEMENT  
From: 01-01-2026 to: 31-03-2026

Currency: VND

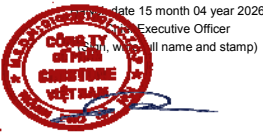
Indicator	Code	Note	This quarter this year	This quarter last year	Accumulated balance by the end of this quarter (This year)	Accumulated balance by the end of this quarter (Last year)
1	2	3	4	5		
1. Revenue from sale of goods and rendering of services	01		0	0	0	
2. Revenue deductions	02		0	0	0	0
3. Net revenue from sale of goods and rendering of services (10=01-02)	10		0	0	0	
4. Costs of goods sold	11		0	0	0	0
5. Gross profit from of goods and rendering of services (20=10-11)	20		0	0	0	
6. Revenue from financial operations	21		32,383	17,450	32,383	17,450
7. Financial expenses	22		2,249,161,660	2,274,336,986	2,249,161,660	2,274,336,986
- Of which: Loan interest expense	23		0	0	-4,547,507,671	0
8. Selling expenses	25		0	0	0	0
9. General and administration expenses	26		33,255,940	20,474,834	33,255,940	20,474,834
10. Net profit from business operations (30=20+(21-22)-(25+26))	30		(2,282,385,217)	(2,294,794,370)	(2,282,385,217)	(2,294,794,370)
11. Other revenues	31		0	0	0	0
12. Other expenses	32		1,687,514,660	1,739,802,249	1,687,514,660	1,739,802,249
13. Other profit (40=31-32)	40		(1,687,514,660)	(1,739,802,249)	(1,687,514,660)	(1,739,802,249)
14. Total accounting profit before tax (50=30+40)	50		(3,969,899,877)	(4,034,596,619)	(3,969,899,877)	(4,034,596,619)
15. Applicable corporate income tax expense	51		0	0	0	0
16. Deferred corporate income tax expense	52		(3,969,899,877)	(4,034,596,619)	(3,969,899,877)	(4,034,596,619)
17. Profit after corporate income tax (60=50-51-52)	60					
18. Basic earnings per share (*)	70		0	0		
19. Diluted earnings per share (*)	71		0	0		

Prepared by  
(Sign, write full name)

Lê Tiến Đạt

Chief Accountant  
(Sign, write full name)

Lê Tiến Đạt



date 15 month 04 year 2026  
Executive Officer  
(Sign, write full name and stamp)

Triệu Văn Năm

CASH FLOW STATEMENT  
(Direct method)  
From: 01-01-2026 to: 31-03-2026

Currency: VND

Indicator	Code	Note	Accumulated balance by the end of this quarter (This year)	Accumulated balance by the end of this quarter (Last year)
1	2	3	4	5
I. Cash flow generated from business operations				
1. Proceeds from sales of goods and rendering of services	01			
2. Cash payment to goods suppliers and services providers	02		(30,000,000)	(47,083,725)
3. Cash payment to employees	03			
4. Cash payment of loan interests	04			
5. Corporate income tax payment	05			
6. Other proceeds from business operations	06		30,000,000	50,500,000
7. Other payments for business operations	07		(148,533)	(3,125,993)
Free cash flow generated from business operations	20		(148,533)	290,282
II. Cash flow generated from investment operations				
1. Cash payments for purchase, construction of fixed asset and other long-term assets	21			
2. Proceeds from liquidation, sale of fixed assets and other long-term assets	22			
3. Cash payment spent on lending, purchasing debt instruments of other entities	23			
4. Cash recovered from lending, reselling debt instruments of other entities	24			
5. Cash on investments in other entities	25			
6. Cash recovered from investing in other entities	26			
7. Proceeds from loan interests, distributed dividends and profit	27		32,383	17,450
Net cash flow generated from investment operations	30		32,383	17,450
III. Cash flow generated from financial operations				
1. Proceeds from issuing shares, receiving capital contributions from shareholders	31			
2. Cash returned to owners, repurchasing shares issued by the enterprise	32			
3. Proceeds from borrowings	33			
4. Repayment of loan principal	34			
5. Repayment for finance leases	35			
6. Dividends and profits payment to shareholders	36			
Net cash flows from financial activities	40			
Net cash flows during the period (50=20+30+40)	50		(116,150)	307,732
Cash and cash equivalents at the beginning of the period	60		66,855,393	66,856,193
Effect of changes in foreign exchange rates	61		0	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		66,739,243	67,163,925

Prepared by  
(Sign, write full name)

Lê Tiến Đạt

Chief Accountant  
(Sign, write full name)

Lê Tiến Đạt





**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

PREVIOUS PERIOD: FROM 01-01-2025 TO 31-03-2025

THIS PERIOD: FROM JANUARY 1, 2026 TO MARCH 31, 2026

**I. Operational characteristics of the enterprise**

## 1. Form of capital ownership.

Formerly known as CAVICO Industry and Minerals Joint Stock Company, an enterprise established and operating under the Business Registration Certificate No. 0102381001 issued by the Hanoi Department of Planning and Investment for the first time on October 3, 2007, registered for the 15th change on May 22, 2019. Under the Business Registration Certificate No. 0102381001 changed for the 15th time on May 22, 2019, the Company's charter capital is VND 160,000,000,000 (One hundred and sixty billion VND), equivalent to 16,000,000 shares, with a par value of VND 10,000 per share.

The Company's shares are listed on the Hanoi Stock Exchange with the stock code CMI.

## 2. Scope of business

The Company operates in the field of industrial manufacturing.

## 3. Business lines

The Company's primary activities are mining, manufacturing and trading in all kinds of stones.

## 4. Regular manufacturing and trading cycle

The Company's regular manufacturing and business cycle is performed within a period of no more than 12 months.

## 5. Characteristics of the business operations during the fiscal year impacting the financial statement.

## 6. Business structure

The Company has a sole investment in CMISTONE., LTD, located at No. 25 Giai Phong Street, Dong Tam Ward, Hai Ba Trung District, Hanoi. The subsidiary primarily engages in manufacturing and trade. As of the end of the fiscal year, the Company's capital contribution in the subsidiary is 100%, with voting rights and interest ratios aligned with the capital contribution.

- List of subsidiaries;

- List of joint ventures and associates;

- List of subordinate units without legal status for dependent accounting.

7. Statement on the comparability of information on the Financial Statement (whether comparable or not comparable, if not, specify the reasons such as change of ownership form, separation, merger, and the length of the comparison period...)

**II. Accounting period and currency used in accounting**

## 1. Annual accounting period (beginning from January 1, 2025 and ending on December 31, 2025).

The Company's annual accounting period follows the calendar year, starting on January 1 and ending on December 31 each year. Separate financial statements are prepared for the fiscal year ending

2. Currency used in accounting. In case of any change in the accounting currency compared to the previous year, clearly explain the reason and impact of the change. In the event of any change in the accounting currency compared to the previous year, specify the reason for changes and their impacts.

The accounting currency is Vietnamese Dong ("VND"). The accounting is made based on the original cost principle, in accordance with Vietnamese Accounting Standards, the accounting regime for enterprises, and relevant legal regulations governing the preparation and presentation of financial statements.

### **III. Applicable Accounting Standards and Regimes**

#### **1. Applicable accounting regime**

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

#### **2. Declaration on compliance with Accounting Standards and Regimes**

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. The separate financial statements and their presentation comply with the provisions of each applicable standard and the circulars guiding the implementation of the applicable Accounting Standards and Regimes.

### **IV. Applicable Accounting Policies (for Going Concern):**

1. Principles for converting Financial Statements prepared in foreign currencies to Vietnam Dong (in case the accounting currency is different from Vietnamese Dong); Effects (if any) due to the conversion of Financial Statements from foreign currencies to Vietnam Dong.

The Company's separate financial statements have been prepared on the going-concern basis, assuming that the Company will continue to operate and will be able to utilize its assets and settle its liabilities in the normal course of business in the foreseeable future.

2. Types of exchange rates applied in accounting.

3. Principles for determining the actual interest rate (effective interest rate) used to discount cash flows.

4. Principles for recognition of cash and cash equivalents.

Currency used in accounting: VND. Cash and cash equivalents include: cash on hand; bank deposits; Short-term investments with a recovery or maturity of no more than 3 months that are readily convertible into a known amount of cash and are not subject to risks in conversion to cash since the date of purchase of the investment at the reporting date.

5. Accounting principles for financial investments

Investments in subsidiaries over which the Company has control are presented using the original cost method. Distributions of profits received by the parent company from the accumulated profits of subsidiaries, following the date the Company gained control, are recognized in the Company's business results for the period. Any other distributions are treated as recoveries of investments and are deducted from the carrying value of the investment.

a) Trading securities;

b) Held-to-maturity investments;

c) Loans;

d) Investments in subsidiaries; joint ventures and associates;

d) Investments in equity instruments of other entities;

e) Accounting methods for other transactions related to financial investments.

6. Accounting principles for accounts receivable

Accounts receivable from customers represent commercial receivables arising from purchase and sale transactions between the Company and independent third-party buyers, including receivables from export sales entrusted to other entities.

Other receivables refer to non-commercial receivables that are unrelated to purchase and sale transactions.

A provision for doubtful accounts is established for overdue receivables arising from economic contracts, contractual obligations, or debt repayment commitments that the Company has repeatedly requested but has not yet recovered. It is also set aside for receivables from debtors who are unlikely to pay due to liquidation, bankruptcy, or similar financial difficulties.

Any increases or decreases in the provision for doubtful accounts must be determined at the closing date of financial statement preparation and recorded as management expenses in the Company's financial statements.

#### 7. Principles of inventory recognition:

##### - Principles of inventory recognition;

Inventories are initially recorded at their original cost, which includes purchase costs, processing costs, and other directly attributable costs incurred to bring the inventories to their current location and condition at the time of initial recognition. After initial recognition, at the time of preparing the separate financial statements, if the net realizable value of the inventories is lower than their original cost, the inventories are recorded at their net realizable value.

##### - Method of calculating inventory value;

Inventories value is determined by the weighted average method.

##### - Method of accounting for inventories;

##### - Method of provisions for inventory price reduction.

The provision for inventory price reduction is prepared at the end of the year as the difference between the original cost of the inventory and its net realizable value.

#### 8. Principles of recording and depreciation of fixed assets, finance lease fixed assets, and investment property

Tangible fixed assets and intangible fixed assets are initially recognized at their original cost. During their use, these assets are recorded at their original cost, less accumulated depreciation (for tangible fixed assets) or amortization (for intangible fixed assets), and any residual value.

#### 9. Principles of accounting for business cooperation contracts.

#### 10. Principles of accounting for deferred corporate income tax.

#### 11. Principles of accounting for prepaid expenses.

Expenses incurred that are related to the results of manufacturing and business activities over multiple accounting periods are recorded as prepaid expenses to be gradually allocated to the results of business activities in the subsequent accounting periods.

#### 12. Principles of accounting for liabilities.

Liabilities are amounts payable to suppliers and others. Liabilities include trade payables, internal payables and other payables. Liabilities are not recognized at an amount lower than the actual

#### 13. Principles for recording loans and finance lease liabilities.

Loans are monitored on an individual basis for each lending entity, each loan agreement, and the repayment terms associated with the loans.

#### 14. Principles for recording and capitalizing borrowing costs.

Borrowing costs include interest and other costs incurred in direct connection with the borrowings.

Borrowing costs are recognized as manufacturing and business expenses in the year they are incurred, except for borrowing costs that are directly attributable to the construction or production of unfinished assets. These costs are capitalized as part of the asset's value when they meet all the conditions outlined in Vietnamese Accounting Standard No. 16 "Borrowing Costs." Additionally, for specific loans used to finance the construction of fixed assets or investment properties, borrowing interest is capitalized even if the construction period is less than 12 months.

15. Principles of recording payable expenses.

The Company's payable expenses include interest expenses that have been incurred during the reporting period but remain unpaid due to the absence of invoices or insufficient accounting records and documents. These expenses are recorded in the manufacturing and business expenses of the reporting period.

16. Principles and methods of recording payable provisions.

17. Principles of recording deferred revenue.

18. Principles of recording convertible bonds.

19. Principles of recording owner's equity:

Owner's equity is recorded based on the actual capital contributed by the holder.

- Principles of recording equity contributions, equity surplus, convertible bond options, and other capital contributions of the owner.

Equity surplus represents the difference between the par value of shares, the direct costs associated with the issuance of shares, and the issuance price of the shares (including cases involving the reissuance of treasury shares). It can result in a positive surplus if the issuance price exceeds the par value and related issuance costs, or a negative surplus if the issuance price is lower than the par value and direct costs associated with the issuance.

- Principles for recording asset revaluation differences.

- Principles for recording exchange rate differences.

20. Principles and methods of revenue recognition:

Revenue is recognized when the Company is able to receive economic benefits that can be reliably measured. It is determined based on the fair value of the amounts received or to be received, after deducting trade discounts, sales discounts, and sales returns.

- Sales revenue;

Sales revenue is recognized when all of the following conditions are met: (i) The Company has transferred the majority of risks and benefits associated with ownership of the products or goods to the buyer; (ii) The Company no longer reserve the rights

- Revenue from rendering of services;

Revenue from a service provision transaction is recognized when the outcome of that transaction can be reliably determined. The outcome is determined when all of the following conditions are met:

(i) Revenue is generated from

- Financial operations revenue;

- Construction contract revenue;

- Others.

21. Principles of accounting for revenue deductions.

22. Principles of accounting for cost of goods sold.

23. Principles of accounting for financial expenses.
24. Principles of accounting for sales expenses and business management expenses.
25. Principles and methods of recording expenses for applicable corporate income tax and deferred corporate income tax.
26. Other accounting principles and methods.

**V. Applicable accounting policies (in the event the enterprise fails to meet the going-concern assumption)**

1. Are long-term assets and liabilities reclassified as short-term?
2. Principles for determining the value of each type of asset and liability (according to net realizable value, recoverable value, fair value, current value, current price, etc.)
3. Principles for financial management of:
  - Provisions;
  - Differences in revaluation of assets and exchange rate differences (presented in the Balance Sheet - if any).

**VI. Additional information for items presented in the Balance Sheet**

		Currency unit: VND	
1. Cash	Indicator	End of year	Beginning of year
- Cash		456,097	456,097
- Indefinite term deposits		66,283,146	66,399,296
- Cash in transit		0	0
<b>Total</b>		<b>66,739,243</b>	<b>66,855,393</b>

**2. Financial investments**

**a) Trading securities**

Indicator	End of year			Beginning of year	
	Original cost	Fair value	Provision	Original cost	Provision
- Total value of shares;	0	0	0	0	0
- Total value of bonds;	0	0	0	0	0
- Other investments;	0	0	0	0	0
- Reasons for changes for each investment/type of shares, bonds:	0	0	0	0	0
+ On quantity	0	0	0	0	0
+ On value	0	0	0	0	0

**b) Held-to-maturity Investments**

Indicator	End of year		Beginning of year	
	Cost	Carrying value	Cost	Carrying value
b1) Short term	0	0	0	0
- Fixed term deposits	0	0	0	0
- Bonds	0	0	0	0
- Other investments	2,211,000,000	0	2,211,000,000	0



b) Long term			0	0	0	0
- Receivables from equitization;			0	0	0	0
- Receivables from dividends and shared profits;			0	0	0	0
- Receivables from employees;		1,512,959,872	0	1,512,959,872	0	0
- Collaterals and deposits;		0	0	0	0	0
- Lending;		0	0	0	0	0
- Substitute payment;		0	0	0	0	0
- Other receivables		1,512,959,872	0	1,512,959,872	0	0

#### 5. Shortage of assets awaiting resolution

Indicator	End of year		Beginning of year	
	Quantity	Amount	Quantity	Amount
a) Cash;		0.00	0	0.00
b) Inventory;		0.00	0	0.00
c) Fixed assets;		0.00	0	0.00
d) Other assets.		0.00	0	0.00

#### 6. Bad debts

Indicator	End of year		Beginning of year	
	Original cost	Recoverable value	Debtor	Original cost
- Total amount of receivables, loans that are overdue or not overdue but are unlikely to be recovered;	0	0	0	0
- Information on fines, late interest receivables... arising from overdue debts but not recorded as revenue;	0	0	0	0
- Ability to recover overdue receivables.	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### 7. Inventory

Indicator	End of year		Beginning of year	
	Original cost	Provision	Original cost	Provision
- Goods in transit;	0	0	0	0
- Raw materials and materials;	0	0	0	0
- Tools and equipment;	41,150,000	0	41,150,000	0
- Unfinished manufacturing and business costs;	7,979,470,605	0	7,979,470,605	0
- Finished products;	294,265,890	0	294,265,890	0
- Goods;	0	0	0	0

- Goods in transit for sale;	432,206,177	0	432,206,177	0
- Goods in tax-suspension warehouses.	0	0	0	0

#### 8. Long-term unfinished assets

Indicator	End of year		Beginning of year	
	Original cost	Recoverable value	Original cost	Recoverable value
a) Long-term unfinished manufacturing and business costs (details for each type, specify reasons why they are not completed within a regular manufacturing and business cycle)	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Indicator	End of year		Beginning of year	
b) Basic construction in progress (Details for projects accounting for 10% or more of the total basic construction amount)		0		0
- Purchase;		0		0
- Basic construction;		0		0
- Repairs.		0		0
<b>Total</b>		<b>0</b>		<b>0</b>

#### 9. Increase and decrease of tangible fixed assets:

Item	Houses and structures	Machinery and equipment	Means of transport, transmission	Management equipment and instruments	Plants and livestock	Other tangible fixed assets	Total
<b>Original cost of tangible fixed assets</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Balance at the beginning of the year	34,934,109,936	82,467,825,045	3,046,420,248	0	0	4,406,198,949	124,854,554,178
- Purchases during the year	0	0	0	0	0	0	0
- Completed basic construction investment	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0
- Transfers to investment properties	0	0	0	0	0	0	0
- Disposals, transfers	0	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0	0
Balance at the end of the year	34,934,109,936	82,467,825,045	3,046,420,248	0	0	4,406,198,949	124,854,554,178
<b>Accumulated depreciation</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Opening balance	14,164,605,329	52,106,046,814	2,990,945,826	0	0	1,890,805,052	71,152,403,021
- Purchases during the year	0	0	0	0	0	0	0
- Completed basic construction investment	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0
- Transfers to investment properties	0	0	0	0	0	0	0









- Deferred income tax assets		0	0
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#### 15. Borrowings and finance lease liabilities

Indicator	End of year		During the year		Beginning of year	
	Amount	Amount that can be repaid	Increase	Decrease	Amount	Amount that can be repaid
a) Short-term borrowings	33,575,276,647	0	0	0	33,575,276,647	0
b) Long-term borrowings	0	0	0	0	0	0
Total	33,575,276,647	0	0	0	33,575,276,647	0

#### c) Finance lease liabilities

Indicator	This year			Last year		
	Total Lease Payments	Lease interest payments	Principal Repayments	Total finance leased payments	Lease interest payments	Principal repayments
1 year or less	0	0	0	0	0	0
Over 1 year to 5 years	0	0	0	0	0	0
Over 5 years	0	0	0	0	0	0

#### d) Overdue and unpaid borrowings and finance lease liabilities

Indicator	End of year		Beginning of year	
	Principal	Interest	Principal	Interest
- Borrowings	0	0	0	0
- finance lease liabilities	0	0	0	0
- Reasons for non-payment	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### d) Detailed explanation of borrowings and finance lease liabilities to relevant parties

#### 16. Accounts payable to suppliers

Indicator	End of year		Beginning of year	
	Amount	Payable amount	Amount	Payable amount
a) Short-term accounts payable to suppliers	6,813,625,788	0	6,813,625,788	0
- Details for each subject accounting for 10% or more of the total payable;	4,284,002,491	0	4,294,470,491	0
- Payables to other subjects	2,529,623,297	0	2,519,155,297	0
a) Long-term accounts payable to suppliers	0	0	0	0



**18. Expenses payable**

	Indicator	End of year	Beginning of year
a) Short term		0	0
- Accruals for salary expenses during leave;		0	0
- Expenses during business suspension;		0	0
- Accruals for provisional cost of goods and finished property products sold;		0	0
- Other accruals;		66,459,400,022	64,186,229,337
b) Long term		0	0
- Loan interest		0	0
- Others		0	0
<b>Total</b>		<b>66,459,400,022</b>	<b>64,186,229,337</b>

**19. Other payables**

	Indicator	End of year	Beginning of year
a) Short term		0	0
- Surplus assets awaiting resolution;		412,917,463	412,917,463
- Union funds;		121,656,904	121,656,904
- Social insurance;		2,955,115,009	2,955,115,009
- Health insurance;		90,910,190	90,910,190
- Unemployment insurance;		7,385,832	7,385,832
- Payables for equitization;		123,002,409	123,002,409
- Short-term collaterals and deposits;		0	0
- Dividends and profits payable;		0	0
- Other payables and payments.		0	0
<b>Total</b>		<b>3,710,987,807</b>	<b>3,710,987,807</b>
b) Long term		0	0
- Long-term collaterals and deposits;		0	0
- Other payables and payments.		0	0
<b>Total</b>		<b>0</b>	<b>0</b>
c) Unpaid overdue debt		0	0

**20. Deferred Revenue**

	Indicator	End of year	Beginning of year
a) Short term		0	0
- Deferred revenue;		0	0
- Revenue from traditional customer programs;		0	0



- Discount rate used to determine the value of the principal debt of each type of convertible bond;
- Amount of the principal debt and stock options of each type of convertible bond.
- c) Convertible bonds converted into shares during the period:
- Quantity of each type of bond converted into shares during the period; Number of additional shares issued during the period to convert bonds;
- The amount of the principal debt of the convertible bonds recorded as an
- d) Mature convertible bonds not converted into shares during the period:
- Quantity of each type of mature bond not converted into shares during the period;
- The amount of the principal debt of the convertible bonds returned to investors.
- e) Convertible bonds at the end of the period:
- Original term and remaining term of each type of convertible bond;
- Number of each type of convertible bond;
- Face value and interest rate of each type of convertible bond;
- Conversion rate into shares of each type of convertible bond;
- Discount rate used to determine the value of the principal debt of each type of convertible bond;
- Amount of the principal debt and stock options of each type of convertible bond.
- g) Detailed explanation of the bonds held by related parties (by type of bond)

## 22. Preferred shares classified as liabilities

- Face value;
- Targeted holders (management, officers, employees, other entities);
- Repurchase terms (Time, repurchase price, other basic terms in the issuance contract);
- Repurchase amount during the period;

## 25. Owner's Equity

a) Owner's Equity Fluctuation Reconciliation Table

Indicator	Owner's capital contribution	Equity surplus	Bond conversion option	Other capital sources	Asset revaluation difference	Exchange rate difference	Development investment fund	Business arrangement support fund
A	1	2	3	4	5	6	7	8



<b>Balance of in the beginning of previous year</b>	<b>160,000,000,000</b>	<b>3,167,767,978</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>891,344,168</b>	<b>0</b>
- Capital increase in previous 'year	0	0	0	0	0	0	0	0
- Profit in previous year	0	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0	0
- Capital decrease in previous 'year	0	0	0	0	0	0	0	0
- Loss in previous year	0	0	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0	0	0
<b>Balance of in the end of this year</b>	<b>160,000,000,000</b>	<b>3,167,767,978</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>891,344,168</b>	<b>0</b>
- Capital increase in this year	0	0	0	0	0	0	0	0
- Profit in this year	0	0	0	0	0	0	0	0
- Capital decrease in this year	0	0	0	0	0	0	0	0
- Loss in this year	0	0	0	0	0	0	0	0
<b>Balance of in the beginning of this year</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Indicator	Other funds under owners' equity	Treasury shares	Undistributed earnings	Capital sources for basic construction investment	Total			
<b>A</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>
<b>Balance of in the beginning of previous year</b>	<b>0</b>	<b>0</b>	<b>(236,489,925.052)</b>	<b>0</b>	<b>(72,430,812,906)</b>			
- Capital increase in previous 'year	0	0	0	0	0			
- Profit in previous year	0	0	0	0	0			
- Other increases	0	0	0	0	0			
- Capital decrease in previous 'year	0	0	0	0	0			
- Loss in previous year	0	0	4,034,596,619	0	4,034,596,619			
- Other decreases	0	0	0	0	0			
<b>Balance of in the beginning of this year</b>	<b>0</b>	<b>0</b>	<b>(252,778,558,802)</b>	<b>0</b>	<b>(88,719,446,656)</b>			
- Capital increase in this year	0	0	0	0	0			
- Profit in this year	0	0	(252,778,558.802)	0	(252,778,558.802)			
- Capital decrease in this year	0	0	0	0	0			
- Loss in this year	0	0	3,969,899,877	0	3,969,899,877			
<b>Balance of at the end of this year</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

b) Details of owner's capital contribution

Indicator	End of year	Beginning of year
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- Contribution capital of parent company (if being a subsidiary)		0	0
- Contribution capital of other entities		0	0
<b>Total</b>		<b>0</b>	<b>0</b>

c) Capital transactions with owners, distribution of dividends, and profit sharing

Indicator	This year	Last year
- Owner's investment capital	0	0
+ Capital contribution at the beginning of the year	163,167,767,978	163,167,767,978
+ Capital contribution increased during the year	0	0
+ Capital contribution decrease during the year	0	0
+ Capital contribution at the end of the year	163,167,767,978	163,167,767,978
- Distributed dividends and profits	0	0

d) Stock

Indicator	End of year	Beginning of year
- Quantity of shares registered for issuance	0	0
- Quantity of shares sold to the public	0	0
+ Common stock	0	0
+ Preferred stock (classified as equity)	0	0
- Number of shares repurchased (treasury shares)	0	0
+ Common stock	0	0
+ Preferred shares (classified as equity)	0	0
- Number of outstanding shares	0	0
+ Common stock	0	0
+ Preferred shares (classified as equity)	0	0
* Par value of outstanding shares:	0	0

d) Dividends

Indicator	End of year	Beginning of year
- Dividends declared after the end of the accounting period:	0	0
+ Dividends declared on common stock:	0	0
+ Dividends declared on preferred stock:	0	0

- Unrecognized cumulative preferred stock shares dividends:		0	0
e) Enterprise funds:		0	0
- Development investment fund;	891,344,168		891,344,168
- Enterprise arrangement support fund;		0	0
- Other funds under the equity.		0	0
g) Income and expenses, profits or losses are recorded directly in equity according to the provisions of specific accounting standards.		0	0

#### 26. Asset revaluation difference

Indicator	This year	Last year
Reasons for changes between the year-opening and year-end data	0	0

#### 27. Exchange rate difference

Indicator	This year	Last year
- Exchange rate difference due to conversion of financial statements prepared in foreign currency to VND	0	0
- Exchange rate difference due to other reasons	0	0

#### 28. Funding sources

Indicator	This year	Last year
- Funding sources allocated during the year	0	0
- Non-business expenses	0	0
- Funding balance at the end of the year	0	0

#### 29. Items not included in the Balance sheet

Indicator	End of year	Beginning of year
a) Leased assets: Total future minimum rentals of irrevocable operating leases for the following periods	0	0
- 1 year or less;	0	0
- 1 year to 5 years;	0	0
- Over 5 years;	0	0
b) Assets held in trust	0	0
- Goods held in trust, processed, entrusted	0	0
- Goods sold on trust, consigned, pledged, mortgaged	0	0
c) Foreign currencies of all kinds	0	0

d) Precious metals and gemstones			0	0
d) Bad debts already settled			0	0
e) Other information on items outside the Balance Sheet			0	0

**30. Other information self-justified and explained by the enterprise.**

**VII. Additional information for items presented in the Income Statement**

**1. Total sales and service revenue**

*Currency unit: VND*

Indicator	This year	Last year
a) Revenue	0	0
- Sales revenue;	0	0
- Service revenue;	0	0
- Construction contract revenue;	0	0
+ Construction contract revenue recognized in the period;	0	0
+ Total accumulated revenue of construction contracts recognized up to the date of preparing the Financial Statements.	0	0
<b>Total</b>	<b>0</b>	<b>0</b>
b) Revenue from related parties (details for each subject)	0	0
c) In case of recording revenue from asset leasing as the total amount received in advance, the enterprise must further explain to compare the difference between recording revenue by the method of gradually allocating over the lease term; The possibility of a decline in future profits and cash flows due to recording revenue for the entire amount received in advance.	0	0

**2. Revenue deductions**

Indicator	This year	Last year
In which:	0	0
- Trade discounts;	0	0
- Sales discounts;	0	0
- Returned goods.	0	0

**3. Cost of goods sold**

Indicator	This year	Last year
- Cost of goods sold	0	0

- Cost of finished products sold;		0	0
- Cost of services provided;		0	0
- Remaining value, transfer and liquidation costs of investment property sold;		0	0
- Investment property business costs;		0	0
- Amount of lost inventory during the period;		0	0
- Amount of each type of inventory lost beyond the norm during the period;		0	0
- Other expenses exceeding the usual level are directly included in the cost of goods sold;		0	0
- Provision for inventory price reduction;		0	0
- Amounts recorded as reductions in cost of goods sold.		0	0
<b>Total</b>		<b>0</b>	<b>0</b>

#### 4. Financial operations revenue

Indicator	This year	Last year
- Interest on deposits and loans;	32,383	17,450
- Interest on sales of investments;	0	0
- Dividends and profits;	0	0
- Interest on exchange rate differences;	0	0
- Interest on deferred payment and payment discounts;	0	0
- Other financial revenue.	0	0
<b>Total</b>	<b>32,383</b>	<b>17,450</b>

#### 5. Financial costs

Indicator	This year	Last year
- Loan interest;	0	0
- Payment discounts, deferred sales interest	0	0
- Losses from liquidation of short-term and long-term investments	0	0
- Loss from exchange rate differences;	2,249,161,660	2,274,336,986
- Provisions for devaluation of trading securities and investment losses;	0	0
- Other financial expenses;	0	0
<b>Total</b>	<b>2,249,161,660</b>	<b>2,274,336,986</b>

#### 6. Other revenues

Indicator	This year	Last year
- Liquidation and sale of fixed assets;	0	0
- Profit from asset revaluation;	0	0
- Fines collected;	0	0
- Tax reduction;	0	0
- Other revenues.	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

#### 7. Other expenses

Indicator	This year	Last year
- Remaining value of fixed assets and costs of liquidation and sale of fixed assets;	0	0
- Losses due to asset revaluation;	0	0
- Fines;	0	0
- Other expenses.	1,687,514,660	1,739,802,249
<b>Total</b>	<b>1,687,514,660</b>	<b>1,739,802,249</b>

#### 8. Selling expenses and business management expenses

Indicator	This year	Last year
a) Business management expenses incurred during the period	33,255,940	20,474,834
- Details of items accounting for 10% or more of total business management expenses;	32,407,407	17,348,841
- Taxes, duties, and fees	32,407,407	17,348,841
- Other business management expenses.	848,533	3,125,993
b) Sales expenses incurred during the period	0	0
- Details of items accounting for 10% or more of total sales expenses;	0	0
- Other sales expenses.	0	0
c) Amounts recorded as reductions in sales expenses and business management expenses	0	0
- Reversal of product and goods warranty provisions;	0	0
- Reversal of restructuring provisions and other provisions;	0	0
- Other reductions.	0	0

#### 9. Manufacturing and business costs by factor

Indicator	This year	Last year
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- Raw material costs;		0	0
- Labor costs;		0	0
- Fixed asset depreciation costs;		0	0
- Outsourced service costs;		32,407,407	17,348,841
- Other cash costs.		0	0
<b>Total</b>		<b>32,407,407</b>	<b>17,348,841</b>

#### 10. Applicable corporate income tax expense

Indicator	This year	Last year
- Corporate income tax expense based on taxable income of the current year	0	0
- Adjustment of corporate income tax expense of previous years into current corporate income tax expense of this year	0	0
- Total current corporate income tax expense	0	0

#### 11. Deferred corporate income tax expense

Indicator	This year	Last year
- Deferred corporate income tax expense incurred from taxable temporary differences;	0	0
- Deferred corporate income tax expense incurred from the reversal of deferred tax assets;	0	0
- Deferred corporate income tax income incurred from deductible temporary differences;	0	0
- Deferred corporate income tax incurred from unused tax losses and tax incentives;	0	0
- Deferred corporate income tax incurred from the reversal of deferred tax liabilities;	0	0
- Total deferred corporate income tax expense.	0	0

#### VIII. Additional information for items presented in the Cash Flow Statement

Indicator	This year	Last year
1. Non-cash transactions affecting the coming cash flow statement	0	0
- Purchase of assets by taking on directly related liabilities or through finance leases;	0	0
- Purchase of businesses via stock issuance;	0	0
- Conversion of debt into equity;	0	0
- Transfer of other non-cash transactions	0	0
2. Amounts held by the business but not used:	0	0
3. Actual borrowings received during the period:	0	0
- Proceeds from borrowing under regular contracts;	0	0

- Proceeds from common bond issuance;		0	0
- Proceeds from convertible bond issuance;		0	0
- Proceeds from preferred stock issuance classified as liabilities;		0	0
- Proceeds from government bond repurchase and securities REPOs;		0	0
- Proceeds from borrowing in other forms.		0	0
4. Actual repayment of loan principal during the period:		0	0
- Repayment of loan principal under normal contracts;		0	0
- Principal repayment of common bonds;		0	0
- Principal repayment of convertible bonds;		0	0
- Principal repayment of preferred stock classified as liabilities;		0	0
- Payments for repurchase transactions of government bonds and securities REPOs;		0	0
- Loan repayments in other forms.		0	0

#### IX. Other information

1. Contingent liabilities, commitments and other financial information:
2. Events occurring after the closing of the accounting period:
3. Information about related parties (other than the information disclosed in the above sections).
4. Presentation of assets, revenue, business results by segment (by business sector or geographical area) according to the provisions of Accounting Standard No. 28 "Segment reporting" (1):
5. Comparative information (changes in information outlined in the Financial Statements of previous accounting periods):
6. Information about going concern:
7. Other information.

**Prepared by**

(To sign and write full

**Chief accountant**

(To sign and write full name)



Le Tien Dat

Prepared on date 15 month 04 year 2026

**Director**

(To sign and write full name, and seal)



Trieu Van Nam