

No.: 18/2025/CBTT

HCMC, July 20, 2025

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, issued by the Ministry of Finance on guidelines for information disclosure in the securities market, Easterns AHP Minerals Joint Stock Company hereby announces the periodic disclosure of the consolidated financial statements (FS) for the second quarter of 2025 to 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 Q2/2025
- 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 issues a qualified 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 July 20, 2025, at the following link: www.becamexbmj.com.vn/#enter/f/enter.

Attachments:

- Financial Statements for Q2/2025.
- Explanation of Profit Fluctuations for Q2/2025.

EASTERNS AHP MINERALS JSC

Legal representation

GENERAL DIRECTOR



NGUYEN BAO LONG





“Re: *Explanation of Profit Fluctuations for Q2/2025*”

To: THE STATE SECURITIES COMMISSION OF VIETNAM
HANOI STOCK EXCHANGE

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

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

Business registration number: 3700927878, registered for the 9th amendment on July 27, 2024.

Main business activities:

Extraction of stone, sand, gravel, and clay

Details: Extraction of minerals except sand

Other mining support services

Construction of public infrastructure; Construction of public works and technical infrastructure; Construction of irrigation works.

Production of concrete and products made from cement and gypsum, Details: Production of reinforced concrete pipes; Production of hot mix asphalt; Production of cement concrete; Production of precast elements; Production of non-fired bricks.

Wholesale of materials and equipment for construction, Details: Sale of reinforced concrete pipes; Cement concrete; Hot asphalt; Precast elements; Construction materials; Metal structures and mechanical products.

Construction of various buildings; Civil and industrial construction works.

Construction of railway and road works, Details: Construction of transportation works.

Installation of water supply, drainage, heating, and air conditioning systems, Details: Installation of water supply, drainage, and air conditioning systems; Transportation of goods by road.

Rental of machinery, equipment, and other tangible assets, Details: Rental of vehicles, machinery, equipment; Electrical system installation.

Mechanical processing, metal treatment, and coating, Details: Mechanical processing (excluding electroplating, metal coating).

Production of metal components, Details: Manufacturing of metal components.



Site preparation, Details: Land leveling.

Specialized construction activities, Details: Foundation construction; Pile driving; Pile pressing.

Precast component installation; Crane services.

Stone cutting and finishing, Details: Cutting and finishing construction stone.

Wholesale of other specialized products, Details: Wholesale of industrial chemicals and concrete additives (excluding chemicals listed under international conventions).

Wholesale of machinery, equipment, and spare parts. Wholesale of other household items, Details: Purchase and sale of interior decoration items.

Tax code: **3700927878**

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

Based on the business results of Q2 2025, Eastern AHP Minerals Joint Stock Company provides an explanation of the after-tax profit fluctuation between Q2 2025 and Q2 2024 as follows:

Unit: VND

| No. | Chỉ tiêu | Q2 2025 (1) | Q2 2024 (2) | Difference | |
|-----|---|-----------------|-----------------|----------------|-----------|
| | | | | (3)=(1)-(2) | %=(3)/(2) |
| | Financial Statements for Q2/2025 | | | | |
| 1 | Total revenue | 204,030,097,260 | 118,683,459,081 | 85,346,638,179 | 71.91% |
| 2 | After-tax profit | 24,123,061,729 | 17,705,249,467 | 6,417,812,344 | 36.25% |

In Q2 2025, total revenue increased compared to Q2 2024 due to higher revenue from the sale of finished products and goods. As a result, the after-tax profit for Q2 2025 was higher than that for Q2 2024.

This report explains the reasons for the after-tax profit fluctuation in Q2 2025 compared to Q2 2024.

Sincerely!

Recipients:

- The State Securities Commission of Vietnam
- Hanoi Stock Exchange
- Saving

**EASTERN AHP MINERALS
JOINT STOCK COMPANY**
CỔ PHẦN
KHOÁNG SẢN
MIỀN ĐÔNG
AHP
Nguyễn Bao Long

EASTERNS AHP MINERALS JOINT STOCK COMPANY

FINANCIAL STATEMENT

Second Quarter for the fiscal year ending December 31, 2025

Ho Chi Minh City, July 2025

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BALANCE SHEET

Second Quarter for the fiscal year ending December 31, 2025

Form No. B01 - DN

Unit: VND

| ITEMS | CODE | NOTES | Jun 30, 2025 | Jan 1, 2025 |
|--|------------|-----------|--------------------------|--------------------------|
| A - CURRENT ASSETS | 100 | | 399,116,914,343 | 514,585,372,124 |
| I. Cash and Cash Equivalents | 110 | 5 | 46,757,923,989 | 35,695,563,544 |
| 1. Cash | 111 | | 46,757,923,989 | 5,695,563,544 |
| 2. Cash equivalents | 112 | | - | 30,000,000,000 |
| II. Short-term Receivables | 130 | | 191,028,200,892 | 334,909,311,888 |
| 1. Short-term trade receivables | 131 | 6 | 31,481,345,454 | 31,789,394,762 |
| 2. Short-term advances to suppliers | 132 | 7 | 21,321,901,921 | 61,243,436,864 |
| 3. Short-term loan receivables | 135 | 8 | 80,000,000,000 | 194,040,000,000 |
| 4. Other short-term receivables | 136 | 9 | 58,845,995,499 | 48,457,522,244 |
| 5. Provision for doubtful short-term receivables | 137 | 12 | (621,041,982) | (621,041,982) |
| III. Inventories | 140 | 11 | 158,040,472,629 | 142,524,858,178 |
| 1. Inventories | 141 | | 158,040,472,629 | 142,524,858,178 |
| IV. Other Current Assets | 150 | | 3,290,316,833 | 1,470,442,389 |
| 1. Short-term prepaid expenses | 151 | 10 | 3,175,491,742 | 1,470,442,389 |
| 2. Deductible VAT | 152 | | 114,825,091 | - |
| B - NON-CURRENT ASSETS | 200 | | 1,319,797,316,520 | 1,131,938,672,748 |
| I. Long-term receivables | 210 | | 14,158,044,539 | 6,340,755,945 |
| 1. Other long-term receivables | 216 | 9 | 14,158,044,539 | 6,340,755,945 |
| II. Fixed assets | 220 | | 155,126,705,472 | 164,394,341,342 |
| 1. Tangible fixed assets | 221 | 14 | 61,331,673,336 | 101,969,013,453 |
| - Historical cost | 222 | | 127,808,511,096 | 164,114,363,694 |
| - Accumulated depreciation | 223 | | (66,476,837,760) | (62,145,350,241) |
| 2. Finance lease fixed assets | 224 | 15 | 93,795,032,136 | 62,425,327,889 |
| - Historical cost | 225 | | 102,674,465,748 | 67,553,941,214 |
| - Accumulated depreciation | 226 | | (8,879,433,612) | (5,128,613,325) |
| 3. Intangible fixed assets | 227 | 16 | - | - |
| - Historical cost | 228 | | 185,000,000 | 185,000,000 |
| - Accumulated depreciation | 229 | | (185,000,000) | (185,000,000) |
| III. Investment properties | 230 | 17 | 8,668,420,969 | 8,668,420,969 |
| - Historical cost | 231 | | 8,668,420,969 | 8,668,420,969 |
| - Accumulated depreciation | 232 | | - | - |
| IV. Long-term work-in-progress assets | 240 | | 11,930,639,000 | - |
| 1. Cost of construction in progress | | | 11,930,639,000 | - |
| V. Long-term financial investments | 250 | | 1,095,500,000,000 | 921,500,000,000 |
| 1. Investments in subsidiaries | 252 | 13 | - | - |
| 2. Investments in associates | | | 398,000,000,000 | 224,000,000,000 |
| 3. Investments in other entities | 253 | 13 | 697,500,000,000 | 697,500,000,000 |
| VI. Other non-current assets | 260 | | 34,413,506,540 | 31,035,154,492 |
| 1. Long-term prepaid expenses | 261 | 10 | 34,413,506,540 | 31,035,154,492 |
| TOTAL ASSETS | 270 | | 1,718,914,230,863 | 1,646,524,044,872 |

BALANCE SHEET (continued)

Second Quarter for the fiscal year ending December 31, 2025

Form No. B01 - DN

Unit: VND

| ITEMS | Code | Notes | Mar 31, 2025 | Jan 1, 2025 |
|--|------------|-----------|--------------------------|--------------------------|
| C - LIABILITIES | 300 | | 467,286,465,663 | 430,566,468,285 |
| I. Current liabilities | 310 | | 419,389,175,683 | 393,403,171,346 |
| 1. Short-term trade payables | 311 | 18 | 26,118,110,569 | 41,800,266,669 |
| 2. Short-term advances from customers | 312 | 21 | 60,981,743,725 | 25,095,796,527 |
| 3. Taxes and amounts payable to the State | 313 | 19 | 9,837,585,494 | 10,522,215,383 |
| 4. Payables to employees | 314 | | 1,871,989,340 | 2,488,451,263 |
| 5. Short-term accrued expenses | 315 | 22 | 1,338,865,668 | 977,593,178 |
| 6. Other short-term payables | 319 | 23 | 793,238,261 | 492,342,837 |
| 7. Short-term borrowings and finance lease obligations | 320 | 20 | 318,061,455,367 | 312,022,183,965 |
| 8. Bonus and welfare fund | 322 | | 386,187,259 | 4,321,524 |
| II. Non-current liabilities | 330 | | 47,897,289,980 | 37,163,296,939 |
| 1. Long-term accrued expenses | 333 | | - | - |
| 2. Long-term borrowings and finance lease obligations | 338 | 20 | 43,904,649,238 | 33,286,249,994 |
| 3. Provision for long-term liabilities | 342 | 24 | 3,992,640,742 | 3,877,046,945 |
| D - OWNER'S EQUITY | 400 | | 1,251,627,765,200 | 1,215,957,576,587 |
| I. Owners' equity | 410 | 25 | 1,251,627,765,200 | 1,215,957,576,587 |
| 1. 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. Development investment fund | 418 | | 12,926,344,094 | 12,926,344,094 |
| 4. Retained earnings | 421 | | 190,072,241,106 | 154,402,052,493 |
| - Retained earnings accumulated until the end of the previous period | 421a | | 153,673,906,241 | 105,858,969,042 |
| - Retained earnings for the current period | 421b | | 36,398,334,865 | 48,543,083,451 |
| TOTAL LIABILITIES AND OWNER'S EQUITY | 440 | | 1,718,914,230,863 | 1,646,524,044,872 |

Ho Chi Minh City, July 19, 2025

Preparer

Chief Accountant

General Director

Ung Thi Mo

Dao Huynh Kim

Nguyen Bao Long



EASTERNS AHP MINERALS JOINT STOCK COMPANY

INCOME STATEMENT

Second Quarter for the fiscal year ending December 31, 2025

Form No. B02 - DN
Unit: VND

| ITEMS | Code | Notes | First Quarter | | Accumulated | |
|--|------|-------|-----------------|-----------------|-----------------|-----------------|
| | | | Current year | Previous year | Current year | Previous year |
| 1. Revenue from goods sold and services | 01 | 26 | 201,492,638,637 | 111,972,506,032 | 316,874,688,366 | 174,937,062,310 |
| 2. Deductions from revenue | 02 | - | - | - | - | - |
| 3. Net revenue from goods sold and services | 10 | | 201,492,638,637 | 111,972,506,032 | 316,874,688,366 | 174,937,062,310 |
| 4. Cost of goods sold | 11 | 27 | 160,933,189,251 | 85,942,960,506 | 251,380,348,613 | 136,751,513,780 |
| 5. Gross profit from goods sold and services | 20 | | 40,559,449,386 | 26,029,545,526 | 65,494,339,753 | 38,185,548,530 |
| 6. Financial income | 21 | 28 | 2,030,762,315 | 6,535,346,908 | 5,198,886,877 | 12,822,677,010 |
| 7. Financial expenses | 22 | 29 | 6,718,877,333 | 5,158,801,506 | 12,759,171,881 | 8,996,006,099 |
| Of which: interest expenses | 23 | | 6,718,877,333 | 5,158,801,506 | 12,759,171,881 | 8,996,006,099 |
| 8. Selling expenses | 25 | 30 | 2,620,182,675 | 2,113,060,997 | 6,232,850,525 | 4,084,521,155 |
| 9. General and administrative expenses | 26 | 30 | 3,447,336,769 | 2,815,811,568 | 6,553,354,372 | 5,193,625,909 |
| 10. Net profit from operating activities | 30 | | 29,803,814,924 | 22,477,218,363 | 45,147,849,852 | 32,734,072,377 |
| 11. Other income | 31 | 31 | 506,696,308 | 175,606,141 | 640,772,172 | 453,324,268 |
| 12. Other expenses | 32 | 32 | 156,675,757 | 450,950,888 | 290,695,232 | 581,988,856 |
| 13. Other profit | 40 | | 350,020,551 | (275,344,747) | 350,076,940 | (128,664,588) |
| 14. Total accounting profit before tax | 50 | | 30,153,835,475 | 22,201,873,616 | 45,497,926,792 | 32,605,407,789 |
| 15. Current corporate income tax expense | 51 | 34 | 6,030,773,664 | 4,496,624,149 | 9,099,591,927 | 6,577,330,984 |
| 16. Deferred corporate income tax expense | 52 | | - | - | - | - |

EASTERNS AHP MINERALS JOINT STOCK COMPANY

| | | | | | |
|---|----|----------------|----------------|----------------|----------------|
| 17. Net profit after corporate income tax | 60 | 24,123,061,811 | 17,705,249,467 | 36,398,334,865 | 26,028,076,805 |
| 18. Basic earnings per share | 70 | 230 | 169 | 347 | 248 |
| 19. Diluted earnings per share | 71 | - | - | - | - |

Preparer

Ung Thi Mo

Chief Accountant

Dao Huynh Kim

General Director



Nguyen Bao Long

Hồ Chí Minh City, July 19, 2025

CASH FLOW STATEMENT*(Using the indirect method)*

Second Quarter for the fiscal year ending March 31, 2025

Form No. B03 - DN

Unit: VND

| ITEMS | Code | Accumulated | |
|--|-----------|-------------------------|-------------------------|
| | | Current year | Previous year |
| I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 1. Profit before tax | 01 | 45,497,926,792 | 32,605,407,789 |
| 2. Adjustments for: | | | |
| - Depreciation and amortization of fixed assets and investment properties | 02 | 9,267,635,871 | 6,488,694,815 |
| - Provisions | 03 | 115,593,797 | 377,613,160 |
| - Gains or losses from investment activities | 05 | (5,198,886,877) | (12,974,903,260) |
| - Interest expenses | 06 | 12,759,171,881 | 8,996,006,099 |
| - Other adjustments | 07 | - | - |
| 3. Profit from operating activities before changes in working capital | 08 | 62,441,441,464 | 35,492,818,603 |
| - Increase or decrease in receivables | 09 | 41,993,141,050 | 12,745,832,752 |
| - Increase or decrease in inventories | 10 | (15,530,418,326) | 13,304,471,708 |
| - Increase or decrease in payables (excluding interest and corporate income tax payable) | 11 | 16,457,363,324 | (72,578,486,647) |
| - Increase or decrease in prepaid expenses | 12 | (5,083,401,401) | (102,904,505) |
| - Interest paid | 14 | (12,759,171,881) | (8,894,492,494) |
| - Corporate income tax paid | 15 | (5,992,088,051) | (5,101,845,027) |
| - Other payments for operating activities | 17 | (346,280,517) | (983,128,237) |
| Net cash flows from operating activities | 20 | 81,180,585,662 | (26,117,733,847) |
| II. CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 1. Cash paid for the purchase, construction of fixed assets and other long-term assets | 21 | (29,767,074,185) | (38,865,652,970) |
| 2. Cash received from disposal of fixed assets and other long-term assets | 22 | 28,096,356,941 | 1,350,000,000 |
| 3. Cash paid for loans granted, purchase of debt instruments of other entities | 23 | (245,500,000,000) | (861,300,000,000) |
| 4. Cash received from loan recoveries, resale of debt instruments of other entities | 24 | 359,540,000,000 | 835,650,000,000 |
| 5. Cash payments for equity investments in other entities | 25 | (174,000,000,000) | - |
| 6. Cash received from withdrawal of capital contribution to other entities | 26 | - | - |
| 7. Cash received from interest, dividends, and profit shares | 27 | 5,198,886,877 | 12,127,956,000 |
| Net cash flows from investing activities | 30 | (56,431,830,367) | (51,037,696,970) |
| III. CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 1. Cash received from borrowings | 33 | 252,583,536,046 | 216,061,276,191 |
| 2. Repayment of borrowings | 34 | (258,183,997,644) | (110,025,929,293) |

| | | | |
|---|-----------|-------------------------|------------------------|
| 3. Repayment of finance lease principal | 35 | (8,085,933,252) | (2,893,500,000) |
| Net cash flows from financing activities | 40 | (13,686,394,850) | 103,141,846,898 |
| Net cash flows during the period | 50 | 11,062,360,445 | 25,986,416,081 |
| Cash and cash equivalents at the beginning of the period | 60 | 35,695,563,544 | 46,397,289,524 |
| Cash and cash equivalents at the end of the period | 70 | 46,757,923,989 | 72,383,705,605 |

Ho Chi Minh City, July 19, 2025

Preparer

Ung Thi Mo

Chief Accountant

Dao Huynh Kim

General Director



Nguyen Bao Long

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

1. CORPORATE INFORMATION

Form of ownership

The Eastern AHP Mineral Joint Stock Company (referred to as the "Company") is a joint-stock enterprise established from the Mineral Mining Enterprise under the Investment and Industrial Development Corporation (now the Investment and Industrial Development Corporation - JSC) according to Decision No. 630/QD-UBND dated March 5, 2008, issued by the People's Committee of Binh Duong Province. The Company operates under the first business registration certificate dated June 3, 2008, and the 9th amendment on July 27, 2024, issued by the Department of Planning and Investment of Binh Duong Province, with the enterprise code 3700927878.

The charter capital of the company is VND 1,049,999,780,000, divided into 104,999,978 shares of equal value, with a par value of VND 10,000 per share. The company's shares are currently registered for trading on the UpCOM (unlisted public companies trading system) with the stock code BMJ.

The number of employees of the Company as of June 30, 2025, is 82 (compared to 85 on December 31, 2024).

The company has its headquarters located at 112/125, Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City (Previous address before the merger: 112/125, Tan Thinh Hamlet, An Binh Commune, Phu Giao District, Binh Duong Province) and one representative office at 45 Ham Long Street, Cua Nam Ward, Hanoi City (Previous address before the merger: 45 Ham Long Street, Hang Bai Ward, Hoan Kiem District, Hanoi).

Main business activities:

- Mining (excluding sand mining);
- Manufacturing building materials; freight transport services;
- Trading of building materials, minerals;
- Investment, construction, and business of infrastructure for industrial zones, residential areas, and urban areas;
- Real estate business;
- Renting of residential properties, apartments, factories, and offices;
- Other mining support services.

Normal production and business cycle

The normal production and business cycle of the Company is carried out within a period of no more than 12 months.

2. FISCAL YEAR, CURRENCY USED IN ACCOUNTING

The Company's fiscal year starts on January 1 and ends on December 31 of the calendar year. The currency used in accounting is the Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEMS APPLIED

The Company applies the accounting system issued according to Circular No. 200/2014/TT-BTC on the guidance of the enterprise accounting system dated December 22, 2014, which has been amended and supplemented by Circular No. 75/2015/TT-BTC dated May 18, 2015, and Circular No. 53/2016/TT-BTC dated March 21, 2016, of the Ministry of Finance, the Vietnamese Accounting Standards, and relevant legal regulations related to the preparation and presentation of financial statements.

4. SUMMARY OF MAJOR ACCOUNTING POLICIES

The following are the major accounting policies applied by the Company in preparing the financial statements:

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

4.1. Basis of Preparation of Financial Statements

The financial statements are prepared on the accrual basis (except for some information related to cash flow), using the historical cost principle, based on the assumption of going concern.

4.2. Accounting estimate

The preparation of financial statements in accordance with Vietnamese Accounting Standards, the enterprise accounting system, and relevant legal regulations requires the CEO of the Company to make estimates and assumptions that affect the reported figures for liabilities, assets, and the presentation of potential liabilities and assets as of the financial statement date, as well as the revenue and expense figures throughout the financial year. Actual outcomes may differ from the estimates and assumptions made.

4.3. Cash and Cash Equivalents

Cash reflects the total amount of money the Company has at the end of the accounting period, including cash, demand deposits, and cash in transit.

Cash equivalents reflect short-term investments with a maturity period not exceeding 3 months from the date of investment, which are easily convertible into a known amount of cash and are not subject to significant risk of changes in value at the reporting date. These are recognized in accordance with the provisions of Vietnam Accounting Standard No. 24 - Statement of Cash Flows.

4.4. Investments Held to Maturity

This category reflects investments that the Company intends and has the ability to hold until maturity, with remaining maturities of no more than 12 months (short-term) and over 12 months (long-term) from the reporting date (excluding trading securities), including: term deposits in banks (including certificates of deposit and promissory notes) with the purpose of earning interest periodically.

Investments held to maturity are initially recognized at cost, including the purchase price and transaction costs related to the acquisition, such as brokerage fees, transaction fees, consulting fees, taxes, levies, and bank charges. After initial recognition, these investments are recorded at their recoverable value.

Interest earned from these investments after the purchase date, as well as gains from the liquidation or sale of these investments, are recognized in financial income. Any interest accrued before the Company holds the investment is deducted from the initial purchase cost.

The Company classifies investments held to maturity as either short-term or long-term based on the remaining term from the reporting date. When there is evidence indicating that part or all of an investment may not be recoverable and the loss can be reliably measured, the loss is recognized as a financial expense for the year and directly deducted from the investment value. Provision for investments held to maturity is made similarly to provisions for doubtful receivables, as described in Note 4.7.

4.5. Loans

This category reflects loans granted through contracts or agreements between the parties, with remaining terms to maturity of no more than 12 months (short-term) and over 12 months (long-term) at the reporting date. Loans are recorded at cost. Interest on loans is recognized in financial income when incurred.

The Company classifies loans as either short-term or long-term based on the remaining term from the reporting date and reevaluates foreign currency-denominated monetary items (if applicable).

Provision for loans is made similarly to provisions for doubtful receivables, as described in Note 4.6.

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

4.6. Investments in Other Entities

Investment in associates

Reflecting investments that the company holds directly or indirectly from 20% to less than 50% of the voting rights of the investee (associated company) without any other agreements. An associated company is a business in which the company has significant influence but not control over the financial and operating policies. Significant influence is demonstrated by the right to participate in decisions regarding the financial and operating policies of the investee but without controlling these policies.

Investment in other entities

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

Equity investments in other entities are initially recognized at cost, including the purchase price or capital contribution plus any directly related costs such as brokerage fees, transaction fees, consultancy, audit fees, taxes, and banking charges, if applicable. In the case of an investment made using non-monetary assets, the cost of the investment is recognized based on the fair value of the non-monetary asset at the time of occurrence.

Dividends and profits from periods before the investment was acquired are deducted from the value of the investment itself. Dividends and profits from periods after the investment is acquired are recognized as financial income at their fair value on the date the right to receive them is established. For dividends received in the form of 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 value or financial income.

Provision for losses on other equity investments is the difference between the cost and market value of the investment, or the portion of the company's ownership as per the investee's accounting records, and is made in accordance with the current enterprise accounting system.

4.7. Receivables and Provision for Doubtful Receivables

Receivables are tracked in detail by their original maturity, remaining maturity at the reporting date, the entity owing the receivable, the type of currency receivable, and other factors as required by the Company's management. Receivables are classified as trade receivables or other receivables according to the following principles:

- Trade receivables include amounts due from transactions involving the sale and purchase of goods, including amounts due from sales of goods or from export transactions entrusted to other entities.
- Other receivables include non-trade amounts not related to sales and purchases, such as: interest receivables from loans, bank deposits; amounts paid on behalf of others; receivables from export trust transactions; receivables from fines, penalties, compensation; advances; pledged, deposited, or escrowed amounts, and loans of assets, etc.

Receivables are recognized at amounts that do not exceed their recoverable value. A provision for doubtful receivables is made for receivables that are overdue by more than six months or those for which the debtor is unlikely to settle due to dissolution, bankruptcy, or similar difficulties, in accordance with the current accounting system for enterprises.

4.8. Inventories

Ordinary inventory

Inventory is determined based on the lower of cost and net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its present location and condition. The cost of inventory is determined using the first-in, first-out (FIFO) method. Net realizable value is defined as the estimated selling price less the estimated costs to complete and the estimated costs necessary to sell the inventory.

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

Inventory is accounted for using the perpetual inventory method

Real estate inventory

Real estate purchased or constructed for sale or long-term lease, which meets the conditions for revenue recognition during the ordinary course of the Company's operations, and is not held for rental or awaiting appreciation, is recognized as inventory at the lower of cost to bring each product to its current location and condition, or its net realizable value.

The cost of real estate inventory includes land use rights, land lease payments, and other taxes, construction costs paid to contractors, and related expenses such as interest costs, design consultancy fees, land leveling costs, compensation for land clearance, general construction management costs, and other related expenses.

Net realizable value is the estimated selling price of the inventory under normal business conditions, based on market value at the reporting date, less estimated costs to complete and estimated selling expenses.

Provision for inventory impairment

Provision for inventory impairment is the difference between the cost of inventory and its net realizable value at the end of the financial year. This provision is made in accordance with the current enterprise accounting system regulations.

4.9. Tangible Fixed Assets and Depreciation

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets is determined based on the historical cost.

The cost of tangible fixed assets formed from purchases and transferred construction includes the purchase price and all other costs directly related to bringing the asset into a condition ready for use. The cost of tangible fixed assets constructed by the company includes construction costs, actual production costs incurred, as well as installation and trial run costs.

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

- Replacing parts of the tangible fixed asset that increase its useful life or enhance its capacity;
- Improving parts of the tangible fixed asset that significantly improve the quality of the produced goods;
- Implementing a new manufacturing technology process that reduces the asset's operating costs compared to before.

Costs incurred for repairs and maintenance aimed at restoring or maintaining the asset's ability to generate economic benefits in line with its original operational condition, which do not meet any of the above conditions, are recorded as expenses in the production and business costs for the year.

Depreciation is calculated using the straight-line method based on the estimated useful life, in accordance with the provisions of Circular 45/2013/TT-BTC dated April 25, 2013, amended by Circular 147/2016/TT-BTC dated October 13, 2016, and Circular 28/2017/TT-BTC dated April 12, 2017, which provides guidance on the management, use, and depreciation of fixed assets, as follows:

| <u>Asset Type</u> | <u>Year</u> |
|--|--------------------|
| Buildings and structures | 05 - 11 |
| Machinery and equipment | 05 - 12 |
| Transport vehicles and communication equipment | 06 - 10 |
| Management tools and devices | 03 - 05 |

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

Gains or losses arising from the disposal or sale of assets are the difference between the income from the disposal and the remaining value of the asset, and are recognized in the Income Statement.

4.10. Intangible Fixed Assets and Depreciation

Intangible fixed assets are presented at cost less accumulated amortization. The cost of intangible fixed assets is determined based on their acquisition cost.

The Company's intangible fixed assets are computer software programs, which are amortized using the straight-line method over an 8-year period.

4.11. Finance Leases

A lease is classified as a finance lease when the majority of the risks and rewards of ownership of the asset are transferred to the lessee. Ownership of the asset may transfer at the end of the lease term.

The Company recognizes the cost of the leased asset as the Company's asset, recorded at the fair value of the leased asset at the lease commencement date, or at the present value of the minimum lease payments (if lower than the fair value), plus any directly attributable initial costs related to the finance lease transaction. The corresponding lease liability is recognized on the balance sheet as a financial lease payable. Lease payments are allocated between financial costs and principal repayment to ensure a fixed interest rate on the remaining liability. Financial lease costs are recognized in the income statement, unless these costs directly contribute to the creation of the leased asset, in which case they are capitalized under the Company's policy on borrowing costs.

The finance lease fixed asset is depreciated using the straight-line method based on the estimated useful life, in accordance with the regulations in Circular No. 45/2013/TT-BTC of the Ministry of Finance on the management, use, and depreciation of fixed assets.

The Company's finance lease fixed asset is a stone crushing plant with a capacity of 400 tons/hour, depreciated over 12 years.

4.12. Investment Properties

The Company's investment properties consist of 3 houses located at UNI-TOWN Commercial District, the Industrial-Service-Urban Complex of Binh Duong, which are owned by the Company and are held for the purpose of earning profits from potential capital appreciation.

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

Costs related to investment properties that arise after initial recognition are recognized as expenses, unless these costs are certain to increase future economic benefits from the investment property, in which case they are added to the cost of the asset.

Investment properties held for capital appreciation are not depreciated. If there is clear evidence that an investment property has decreased in value compared to its market value, and the impairment loss can be reliably measured, the investment property's cost is reduced, and the loss is recognized in the cost of goods sold.

4.13. Prepaid Expenses

Prepaid expenses include costs that have been incurred but relate to activities expected to benefit multiple accounting periods. Prepaid expenses include: consulting fees, exploration costs for rock reserves, the value of tools and equipment used, and other costs deemed likely to provide future economic benefits to the Company. These include:

- Mining rights fees: The mining rights fees are determined based on the amount paid under the decision approving the mining rights fee for the Rach Rat quarry, An Binh Commune, Phu Giao District, Binh Duong Province, Decision No. 1782/QD-UBND dated June 21, 2019, by the People's Committee of Binh Duong Province. These fees are allocated over the life of the mining license.

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

- The value of tools and equipment used by the Company is amortized using the straight-line method over a maximum period of 1 year (short-term prepaid expenses) and not exceeding 3 years (long-term prepaid expenses).

4.14. Payables

Payables are monitored in detail according to their original maturity, remaining maturity at the reporting date, payee, currency of the payable, and other factors as required by the Company's management. Payables are classified as payables to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers include amounts owed arising from commercial transactions related to buying and selling, including payables for imports through agents.;
- Other payables include amounts owed that are not related to commercial transactions involving the sale or provision of goods and services, such as: Payables for interest on loans; Dividends and profits payable; Payables related to financial investment activities; Payables due to third parties on behalf of the company; Payables for fines and compensation; Payables for assets identified as surplus with unclear cause; Payables for social insurance, health insurance, unemployment insurance, and trade union fees; Payables for deposits and collateral, etc.

Payables are recognized at no less than the obligation to be settled. When there is evidence indicating that a loss is likely to occur, the company immediately recognizes a liability based on the principle of prudence.

4.15. Borrowings and Finance Lease Liabilities

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

Loans and finance lease liabilities are tracked in detail by borrower, lender, loan contract, type of loan or lease, and maturity period. Borrowings and finance lease liabilities with remaining repayment terms of more than 12 months from the reporting date are classified as "Long-term borrowings and finance lease liabilities." Borrowings and finance lease liabilities due within 12 months from the reporting date are classified as "Short-term borrowings and finance lease liabilities."

4.16. Borrowing Costs

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

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

For general borrowings, including those used for investment in construction or the production of assets under development, the capitalized borrowing costs are determined based on the capitalization rate, which is applied to the weighted average accumulated costs incurred for the construction or production of that asset.

The capitalization rate is calculated using the weighted average interest rate of the borrowings outstanding during the year, excluding loans specifically related to the creation of a particular asset.

4.17. Accrued Expenses

Accrued expenses are recognized based on reasonable estimates of amounts due for goods and services used during the year but for which invoices have not been received or accounting documentation is incomplete. This includes interest expenses and certain other costs.

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

4.18. Revenue Recognition

Revenue is recognized when the outcome of a transaction can be reliably measured, and the Company has the ability to receive economic benefits from the transaction.

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

- The Company has transferred the majority of the risks and rewards of ownership of the goods to the buyer;
- The Company no longer retains control of the goods as owner or has no authority over them;
- Revenue can be measured reliably. If the contract allows the buyer the right to return the purchased goods under specific conditions, the Company recognizes revenue only when those conditions no longer exist and the buyer no longer has the right to return the goods (except when the buyer has the right to exchange goods for other products or services);
- The Company has or will receive economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined.

Revenue from providing services is recognized when the following conditions are met:

- The revenue can be measured reliably. If the contract allows the buyer the right to return the purchased service under specific conditions, the Company recognizes revenue only when those conditions no longer exist and the buyer no longer has the right to return the service provided;
- The Company has or will receive economic benefits from providing the service.
- The portion of work completed as of the reporting date can be determined.
- The costs incurred for the transaction and the costs to complete the service transaction can be determined.

Revenue from Construction Contracts:

Construction contracts specify that the contractor is paid based on the value of the work completed. When the results of the construction contract are reliably determined and confirmed by the customer, the revenue and costs related to the contract are recognized corresponding to the portion of the work completed, as verified by the customer within the period.

Revenue from Sale of Real Estate is recognized when the following conditions are met:

- The real estate has been fully completed and handed over to the buyer, and the Company has transferred the risks and rewards of ownership of the real estate to the buyer;
- The Company no longer retains control over the real estate as the owner or has authority over it;
- The revenue can be reliably measured;
- The Company has received or will receive economic benefits from the real estate sale transaction;
- The costs related to the real estate sale transaction can be determined.

Financial Income interest on deposits, loans; dividends, profits received; discounts on payments, and other financial income.

Other Income reflects income arising from events or transactions outside the Company's normal business operations, excluding the revenue mentioned above.

4.19. Taxes

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

Current income tax expense reflects the amount of corporate income tax payable for the year, as well as any additional income tax payable due to the discovery of immaterial errors from previous years. Current income tax income reflects the reduction in income tax payable due to the discovery of immaterial errors from previous years.

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

Deferred income tax expense reflects the difference between deferred income tax assets realized during the year that exceed the deferred income tax assets arising in the year, or deferred income tax liabilities that exceed deferred income tax liabilities realized during the year. Deferred income tax income reflects the difference between deferred income tax assets arising in the year that exceed deferred income tax assets realized during the year, or deferred income tax liabilities that exceed deferred income tax liabilities realized during the year.

Deferred income tax is calculated based on the differences between the carrying amount and the tax base of assets or liabilities on the financial statements, taxable losses, and unused tax credits. Deferred income tax liabilities must be recognized for all temporary differences, while deferred income tax assets are only recognized when there is reasonable certainty of sufficient taxable income in the future to offset those temporary differences.

Deferred income tax is calculated based on the tax rates expected to be applicable to the year in which the asset is recovered or the liability is settled. Deferred income tax is recognized in the income statement, unless the tax is related to items directly recognized in equity, in which case the deferred income tax is also recognized in equity.

Deferred income tax assets and liabilities are offset when the Company has a legal right to offset current income tax assets with current income tax liabilities, and when the deferred income tax assets and liabilities are related to income tax in the same jurisdiction and the Company intends to settle the current income tax on a net basis.

Taxable income may differ from the total accounting profit before tax presented in the income statement because taxable income does not include taxable income or deductible expenses from other years (including carried-forward losses, if any). It also excludes tax-exempt income or non-deductible expenses.

The determination of the Company's income tax is based on the current tax regulations. However, these regulations change over time, and the determination of corporate income tax obligations depends on the results of audits by the competent tax authorities.

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

4.20. Financial Instruments

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, and are categorized as financial assets recognized at fair value through profit or loss, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The Company determines the classification of these financial assets at the time of initial recognition.

At initial recognition, financial assets are recognized at cost, including transaction costs directly attributable to the acquisition of the financial asset. The Company's financial assets include cash and cash equivalents, trade receivables, 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 and categorized as financial liabilities recognized at fair value through profit or loss and financial liabilities recognized at amortized cost. The Company determines the classification of these financial liabilities at the time of initial recognition.

At initial recognition, financial liabilities are recognized at cost, including transaction costs directly attributable to the issuance of the financial liability. The Company's financial liabilities include payables to suppliers, accrued expenses, other payables, borrowings, and finance lease liabilities.

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

Post-initial Recognition

The value after initial recognition of financial instruments is reflected at fair value. If there is no regulation regarding the revaluation of financial instruments, they are presented at their book value.

Offsetting Financial Instruments

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

The Company has not presented the disclosures related to financial instruments at the end of the fiscal year, as Circular 210 and current regulations have not provided specific guidance on determining the fair value of financial assets and financial liabilities.

4.21. Related Parties

Parties are considered related to the Company if they have the ability to control or have significant influence over the Company's decision-making on financial and operating policies, or if they share key management personnel or are under the control of another company.

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

Enterprises controlled directly or indirectly by the individuals mentioned above, who hold a significant portion of voting rights or through which these individuals can have significant influence over the Company, including enterprises owned by the Company's leaders or major shareholders, and enterprises that share a key management member with the Company.

5. CASH AND CASH EQUIVALENTS

| | Jun 30, 2025 | Jan 1, 2025 |
|----------------------|-----------------------|-----------------------|
| | <i>VND</i> | <i>VND</i> |
| Cash | 3,881,557,035 | 385,416,519 |
| Bank deposits | 42,876,366,954 | 5,310,147,025 |
| Cash equivalents (*) | - | 30,000,000,000 |
| Total | 46,757,923,989 | 35,695,563,544 |

6. SHORT-TERM TRADE RECEIVABLES

| | Jun 30, 2025 | Jan 1, 2025 |
|--|-----------------------|-----------------------|
| | <i>Value</i> | <i>Value</i> |
| | <i>VND</i> | <i>VND</i> |
| Receivables from related parties | 10,583,413,952 | - |
| ACC Binh Duong Investment and Construction Joint Stock Company | 10,583,413,952 | |
| Other receivables from customers | 20,897,931,502 | 31,789,394,762 |
| Industrial Investment and Development Corporation - JSC | 17,109,088,041 | 20,243,817,699 |
| Hoa Dong VN Joint Stock Company | 112,173,624 | 246,608,109 |
| Thin Phat Binh Phuoc One Member Limited Liability Company | 219,926,988 | 453,781,800 |
| Tri Tam Phat Construction Materials One Member Limited Liability Company | 505,114,102 | - |

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| | | |
|--|-----------------------|-----------------------|
| Nguyen Cat Investment and Construction Limited Liability Company | 512,113,863 | 2,832,070,127 |
| Manh Cuong Trading Investment Limited Liability Company | 70,237,894 | 70,120,597 |
| Phung Tan Tien One Member Limited Liability Company | 685,937,007 | 104,136,284 |
| Dai Khoa Construction One Member Limited Liability Company | 10,701,946 | 10,701,946 |
| Anh Tuan Construction and Bridge Limited Liability Company | 380,186,540 | 380,186,540 |
| Binh Duong Transport and Irrigation Construction Joint Stock Company | 230,153,496 | 230,153,496 |
| Other entities | 1,062,298,001 | 7,217,818,164 |
| Total | 31,481,345,454 | 31,789,394,762 |

7. SHORT-TERM ADVANCES TO SUPPLIERS

| | Jun 30, 2025 | Jan 1, 2025 |
|---|-----------------------|-----------------------|
| | Value VND | Provision VND |
| Prepaid to related parties | - | 61.236.180.860 |
| ACC Binh Duong Investment and Construction Joint Stock Company | - | 61,236,180,860 |
| Other prepaid to non-related suppliers | 11.321.901.921 | 7.256.004 |
| Hoang Linh Phat Export Import Services Trading One Member Company Limited | 1.145.880.000 | - |
| Hoang Long Tin Limited Liability Company | 9.205.650.000 | - |
| Binh Duong Trading and Investment Joint Stock Company | 10.000.000.000 | - |
| Hung Thuan Electrical Construction Limited Liability Company | 869.400.000 | - |
| Other suppliers | 100.971.921 | 7.256.004 |
| Total | 21.321.901.921 | 61.243.436.864 |

8. LOANS RECEIVABLE

Refers to personal loans under loan agreements with a term not exceeding 3 months and automatically renewed every 3 months, up to a maximum of 12 months from the loan date. These loans are used to support the business activities of the borrower with an interest rate of 7% per annum.

9. OTHER SHORT-TERM RECEIVABLES

| | Jun 30, 2025 | Jan 1, 2025 |
|---|-----------------------|-----------------------|
| | Value VND | Provision VND |
| Short-term | 58,845,995,499 | 48,457,522,244 |
| Advances | 2,514,448,735 | 38,500,000 |
| Binh Duong Trading and Investment Joint Stock Company (*) | 45,000,000,000 | 45,000,000,000 |
| VAT on financial lease principal | 4,396,102,395 | 2,747,351,856 |
| Other receivables | 6,935,444,369 | 671,670,388 |
| Long-term | 14,158,044,539 | 6,340,755,945 |
| Environmental recovery fund deposit | 4,108,234,539 | 3,877,046,945 |
| Other deposits | 10,049,810,000 | 2,463,709,000 |
| Total | 73,004,040,038 | 54,798,278,189 |

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

(*) Transfer of funds according to the Minutes of Meetings between the Company and Binh Duong Trading and Investment Joint Stock Company to ensure the obligations for implementing the proposal and signing the investment cooperation agreement and the project transfer agreement for the Bilingual School project at the land plot marked DV-DT/GD in the 4th Hamlet residential area, Thoi Hoa Ward, Ben Cat City, Binh Duong Province.

10. SHORT-TERM PREPAID EXPENSES

| | Jun 30, 2025 | Jan 1, 2025 |
|--------------------|-----------------------|-----------------------|
| | Value | Value |
| | VND | VND |
| Short-term | 3,175,491,742 | 1,470,442,389 |
| Repair expenses | 714,539,916 | 365,856,417 |
| Other expenses | 2,460,951,826 | 1,104,585,972 |
| Long-term | 34,413,506,540 | 31,035,154,492 |
| Mining rights fees | 28,447,419,825 | 25,372,472,932 |
| Spare parts | 2,419,087,901 | 1,827,155,011 |
| Other expenses | 3,546,998,814 | 2,835,526,549 |
| Total | 37,588,998,282 | 32,505,596,881 |

11. INVENTORY

| | Jun 30, 2025 | Jan 1, 2025 |
|-------------------------------|------------------------|------------------------|
| | Value | Value |
| | VND | VND |
| Raw materials and supplies | 416,765,441 | 264,608,883 |
| Tools and equipment | 834,712,415 | 569,656,145 |
| Work-in-progress (1) | 69,029,390,730 | 68,407,479,649 |
| Finished goods | 1,491,708,181 | 1,710,041,750 |
| Merchandise | 86,267,895,862 | 71,558,267,876 |
| - Real estate merchandise (2) | 61,142,000,000 | 61,142,000,000 |
| - Other merchandise | 25,125,895,862 | 10,416,267,876 |
| Total | 158,040,472,629 | 142,510,054,303 |

(1) The details of Work-in-progress are as follows:

| | Jun 30, 2025 | Jan 1, 2025 |
|--|-----------------------|-----------------------|
| | VND | VND |
| Cost of stone production | 545,177,158 | 534,569,649 |
| Work-in-progress for the Tan Dinh Real Estate project (i) | 67,364,500,000 | 67,364,500,000 |
| Work-in-progress for the construction of infrastructure and residential area development | 1,119,713,572 | 508,410,000 |
| Total | 69,029,390,730 | 68,407,479,649 |

(i) Refers to the value of the land use rights for several plots of land that the Company has acquired since 2021 in Tan Dinh Ward, Ben Cat Town, Binh Duong Province, for the purpose of serving the Company's investment and real estate development plans in the near future.

(2) Real estate goods refer to the plots of land located in Thoi Hoa Ward, Ben Cat City, Binh Duong Province.

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12. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

| | Jun 30, 2025 | | | Jan 1, 2025 | | | | |
|--|----------------|--------------------|-------------------|--------------------|----------------|--------------------|-------------------|--------------------|
| | Overdue Period | Original Value | Recoverable Value | Provision | Overdue Period | Original Value | Recoverable Value | Provision |
| | Year | VND | VND | VND | Year | VND | VND | VND |
| Receivables from customers | | | | | | | | |
| Binh Duong Traffic and Irrigation Construction Joint Stock Company | > 3 years | 230,153,496 | - | 230,153,496 | > 3 years | 230,153,496 | - | 230,153,496 |
| Anh Tuan Road Bridge and Construction Company Limited | > 3 years | 380,186,540 | - | 380,186,540 | > 3 years | 380,186,540 | - | 380,186,540 |
| Dai Khoa Construction Single Member Limited Liability Company | > 3 years | 10,701,946 | - | 10,701,946 | > 3 years | 10,701,946 | - | 10,701,946 |
| Total | | 621,041,982 | - | 621,041,982 | | 621,041,982 | - | 621,041,982 |

13. INVESTMENT IN OTHER ENTITIES

| | Jun 30, 2025 | | | Jan 1, 2025 | | | | |
|---|-----------------|---------------------|--------------------------|-------------|-----------------|---------------------|------------------------|-----------|
| | Ownership Ratio | Voting Rights Ratio | Original Value | Provision | Ownership Ratio | Voting Rights Ratio | Original Value | Provision |
| | | | VND | VND | | | VND | VND |
| Investment in associates | | | | | | | | |
| Pho Da Son Investment and Construction Joint Stock Company (1) | 28.00% | 28.00% | 224,000,000,000 | - | 28.00% | 28.00% | 224,000,000,000 | - |
| Nguyen Viet Business Real Estate and Construction Joint Stock Company | 29.00% | 29.00% | 174,000,000,000 | - | - | - | - | - |
| Investment in other entities | | | | | | | | |
| Binh Duong Business and Investment Joint Stock Company (2) | 18.20% | 18.20% | 697,500,000,000 | - | 18.20% | 18.20% | 697,500,000,000 | - |
| Total | | | 1,095,500,000,000 | - | | | 921,500,000,000 | - |



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- (1) Pho Da Son Investment And Construction Joint Stock Company is located at Plot 62, Lot K32, Map Sheet No. 1-KTDC My Phuoc III, Hamlet 2, Thoi Hoa Ward, Ben Cat City, Binh Duong Province. The company primarily operates in the field of real estate investment and business, with a charter capital of VND 800 billion as of December 31, 2024. The Company has made an equity investment in this company to collaborate on implementing real estate projects in Binh Duong Province.
- (2) Binh Duong Investment and Trade Joint Stock Company operates in the real estate business. According to the 2024 audited financial statements, the company reported a profit, so the CEO of the company assesses and trusts that no loss will arise from the investment in this company.

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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14. TANGIBLE FIXED ASSETS

| | Factory buildings and structures | Machinery and equipment | Transport and communication equipment | Management tools and devices | Total |
|---|-------------------------------------|----------------------------|---|------------------------------------|------------------|
| | VND | VND | VND | VND | VND |
| ORIGINAL VALUE | | | | | |
| As at Jan 1, 2025 | 4,915,241,668 | 144,568,536,272 | 14,392,570,754 | 238,015,000 | 164,114,363,694 |
| Purchases during the period | - | - | - | - | - |
| Reductions due to transfer to Tools and Equipment | - | - | - | - | - |
| Disposal, sale | - | (36,305,852,598) | - | - | (36,305,852,598) |
| As at Jun 30, 2025 | 4,915,241,668 | 108,262,683,674 | 14,392,570,754 | 238,015,000 | 127,808,511,096 |
| ACCUMULATED DEPRECIATION | | | | | |
| As at Jan 1, 2025 | 4,915,241,668 | 48,162,812,291 | 8,856,323,776 | 210,972,506 | 62,145,350,241 |
| Depreciation during the period | - | 4,950,039,030 | 557,451,552 | 9,325,002 | 5,516,815,584,00 |
| Disposal, sale | - | (1,185,328,065) | - | - | (1,185,328,065) |
| As at Jun 30, 2025 | 4,915,241,668 | 51,927,523,256 | 9,413,775,328 | 220,297,508 | 66,476,837,760 |
| NET BOOK VALUE | | | | | |
| As at Jan 1, 2025 | - | 96,405,723,981 | 5,536,246,978 | 27,042,494 | 101,969,013,453 |
| As at Jun 30, 2025 | - | 56,335,160,418 | 4,978,795,426 | 17,717,492 | 61,331,673,336 |
| Fully depreciated assets still in use | 4,915,241,668 | 23,059,153,906 | 5,626,004,252 | 182,065,000 | 33,782,464,826 |
| The remaining value of fixed assets secured for loans | - | 44,730,354,590 | - | - | 44,730,354,590 |

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

15. FINANCIAL LEASE ASSETS

| | Machinery and Equipment VND | Total VND |
|---------------------------------|-----------------------------------|-----------------|
| ORIGINAL VALUE | | |
| As at Jan 1, 2025 | 67,553,941,214 | 135,107,882,428 |
| Increase in the Period | 35,120,524,534 | - |
| As at Jun 30, 2025 | 102,674,465,748 | 135,107,882,428 |
| ACCUMULATED DEPRECIATION | | |
| As at Jan 1, 2025 | 5,128,613,325 | 5,128,613,325 |
| Depreciation during the period | 3,750,820,287 | - |
| As at Jun 30, 2025 | 8,879,433,612 | 5,128,613,325 |
| NET BOOK VALUE | | |
| As at Jan 1, 2025 | 62,425,327,889 | 62,425,327,889 |
| As at Jun 30, 2025 | 93,795,032,136 | 93,795,032,136 |

16. INTANGIBLE FIXED ASSETS

| | Computer software VND | Total VND |
|---------------------------------|-----------------------------|--------------|
| ORIGINAL VALUE | | |
| As at January 1, 2025 | - | 185,000,000 |
| Reclassification | - | - |
| As at Jun 30, 2025 | - | 185,000,000 |
| ACCUMULATED DEPRECIATION | | |
| As at January 1, 2025 | - | 185,000,000 |
| Depreciation during the period | - | - |
| Reclassification | - | - |
| As at Jun 30, 2025 | - | 185,000,000 |
| NET BOOK VALUE | | |
| As at January 1, 2025 | - | - |
| As at Jun 30, 2025 | - | - |

17. INVESTMENT PROPERTIES

| | Jan 1, 2025 VND | Increase VND | Decrease VND | Jun 30, 2025 VND |
|--------------------------|--------------------|-----------------|-----------------|---------------------|
| Original Value | 8,668,420,939 | - | - | 8,668,420,969 |
| Buildings and structures | 8,668,420,969 | - | - | 8,668,420,969 |
| Impairment Los | - | - | - | - |
| Net Book Value | 8,668,420,939 | - | - | 8,668,420,969 |
| Buildings and structures | 8,668,420,969 | - | - | 8,668,420,969 |

EASTERNS AHP MINERALS JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS

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

18. SHORT-TERM PAYABLES TO SUPPLIERS

| | Jun 30, 2025 | | Jan 1, 2025 | |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| | Value | Amount Payable | Value | Amount Payable |
| | VND | VND | VND | VND |
| Payables to related parties | 1,896,809,278 | 1,896,809,278 | 811,248,480 | 811,248,480 |
| An Binh Stone Trading Joint Stock Company | 414,482,400 | 414,482,400 | 811,248,480 | 811,248,480 |
| Binh Duong Investment and Construction Joint Stock Company (ACC) | 1,482,326,878 | 1,482,326,878 | - | - |
| Other payables to suppliers | 24,221,301,291 | 24,221,301,291 | 40,989,018,189 | 40,989,018,189 |
| Son Ha Agricultural Products Limited Liability Company | 1,723,116,973 | 1,723,116,973 | - | - |
| Quang Thai Mechanical Limited Liability Company | 1,202,525,784 | 1,202,525,784 | 1,050,803,717 | 1,050,803,717 |
| CBH Construction Joint Stock Company | 2,454,673,263 | 2,454,673,263 | 3,835,851,152 | 3,835,851,152 |
| ACG Vietnam Investment Joint Stock Company | 2,743,533,732 | 2,743,533,732 | 3,009,298,851 | 3,009,298,851 |
| Song May Mechanical Manufacturing Joint Stock Company | 808,130,400 | 808,130,400 | 947,316,700 | 947,316,700 |
| Tam Thai Hoa Trading Services One Member Limited Liability Company | 3,868,487,884 | 3,868,487,884 | 2,939,410,852 | 2,939,410,852 |
| Manh Cuong Trading Investment Limited Liability Company | 1,477,209,420 | 1,477,209,420 | 1,088,427,240 | 1,088,427,240 |
| Thinh Phat Binh Phuoc One Member Limited Liability Company | 341,057,016 | 341,057,016 | 525,568,831 | 525,568,831 |
| Hong Ha Infrastructure Construction Investment Joint Stock Company | 1,008,160,163 | 1,008,160,163 | 1,577,246,575 | 1,577,246,575 |
| National Defense Industrial Economic and Technical Corporation | 803,400,631 | 803,400,631 | 652,968,293 | 652,968,293 |
| Binh Nguyen Trading and Construction Limited Liability Company Branch | 4,352,007,134 | 4,352,007,134 | 2,616,035,455 | 2,616,035,455 |
| Nguyen Viet Real Estate and Construction Business Joint Stock Company | 341,457,000 | 341,457,000 | 9,383,319,200 | 9,383,319,200 |
| Southern Mining Chemical Industry MICCO - Binh Duong Branch, One Member Limited Liability | 1,099,106,915 | 1,099,106,915 | 704,976,676 | 704,976,676 |
| Other entities | 1,998,434,976 | 1,998,434,976 | 12,657,794,647 | 12,657,794,647 |
| Total | 26,118,110,569 | 26,118,110,569 | 41,800,266,669 | 41,800,266,669 |

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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19. TAXES AND OTHER OBLIGATIONS TO THE STATE

| | Amount Payable at the Beginning of the Period | Amount Payable During the Period | Amount Paid During the Period | Amount Payable at the End of the Period |
|-----------------------------------|--|-------------------------------------|----------------------------------|--|
| | VND | VND | VND | VND |
| Value-Added Tax (VAT) | 2,435,857,456 | 8,632,202,760 | 11,068,060,216 | - |
| Corporate Income Tax | 2,923,269,788 | 9,099,591,927 | 5,992,088,051 | 6,030,773,664 |
| Personal Income Tax | 39,843,240 | 84,464,686 | 106,055,927 | 18,251,999 |
| Resource Tax | 2,356,226,052 | 8,547,757,359 | 7,894,632,698 | 3,009,350,713 |
| Land and Property Tax, Land Lease | - | 27,513,909 | 27,513,909 | - |
| Environmental Protection Fee | 2,767,018,847 | 4,798,398,367 | 6,786,208,096 | 779,209,118 |
| Total | 10,522,215,383 | 31,189,929,008 | 31,874,558,897 | 9,837,585,494 |

20. BORROWINGS AND FINANCE LEASE OBLIGATIONS

| | Jun 30, 2025 | Jan 01, 2025 |
|--|------------------------|------------------------|
| | VND | VND |
| Short-term | 318,061,455,367 | 312,022,183,965 |
| - Short-term borrowings | 291,427,722,363 | 293,186,683,961 |
| - Current portion of long-term borrowings | 6,127,000,000 | 6,998,500,000 |
| - Current portion of finance lease liabilities | 20,506,733,004 | 11,837,000,004 |
| Long-term | 43,904,649,238 | 33,286,249,994 |
| - Long-term borrowings | 5,064,000,000 | 8,034,000,000 |
| - Long-term finance lease liabilities | 38,840,649,238 | 25,252,249,994 |
| Total | 361,966,104,605 | 345,308,433,959 |

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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20.1 Borrowings

| | During period | | | | | | Amount Payable |
|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Jan 1, 2025 | | Jun 30, 2025 | | Value | Amount Payable | |
| | Value | Amount Payable | Increase | Decrease | | | |
| VND | VND | VND | VND | VND | VND | VND | |
| Short-term Borrowings | 293,186,683,961 | 293,186,683,961 | 252,583,536,046 | 254,342,497,644 | 291,427,722,363 | 291,427,722,363 | 291,427,722,363 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Tay Ho Branch | 137,572,517,439 | 137,572,517,439 | 93,206,904,436 | 114,662,203,751 | 116,127,218,124 | 116,127,218,124 | 116,127,218,124 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoan Kiem Branch | 39,046,444,045 | 39,046,444,045 | - | 39,046,444,045 | - | - | - |
| Vietnam Joint Stock Commercial Bank For Industry And Trade - Dong Nai Branch (1) | 23,283,209,081 | 23,283,209,081 | 40,354,755,837 | 23,650,809,083 | 39,987,155,835 | 39,987,155,835 | 39,987,155,835 |
| INDOVINA BANK LTD., PHU MY HUNG BRANCH | 93,284,513,396 | 93,284,513,396 | 69,354,026,916 | 76,993,040,765 | 85,645,499,547 | 85,645,499,547 | 85,645,499,547 |
| Asia Commercial Joint Stock Bank - Phan Dinh Phung Branch | - | - | 49,667,848,857 | - | 49,667,848,857 | 49,667,848,857 | 49,667,848,857 |
| Current Portion of Long-term Borrowings | 6,998,500,000 | 6,998,500,000 | 2,970,000,000 | 3,841,500,000 | 6,127,000,000 | 6,127,000,000 | 6,127,000,000 |
| Vietnam Joint Stock Commercial Bank For Industry And Trade - Dong Nai Branch (2) | 6,998,500,000 | 6,998,500,000 | 2,970,000,000 | 3,841,500,000 | 6,127,000,000 | 6,127,000,000 | 6,127,000,000 |
| Long-term Borrowings | 8,034,000,000 | 8,034,000,000 | - | 2,970,000,000 | 5,064,000,000 | 5,064,000,000 | 5,064,000,000 |
| Vietnam Joint Stock Commercial Bank For Industry And Trade - Dong Nai Branch (2) | 8,034,000,000 | 8,034,000,000 | - | 2,970,000,000 | 5,064,000,000 | 5,064,000,000 | 5,064,000,000 |
| Total | 308,219,183,961 | 308,219,183,961 | 255,553,536,046 | 261,153,997,644 | 302,618,722,363 | 302,618,722,363 | 302,618,722,363 |

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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20.1 Finance lease

| | Jan 1, 2025 | | During period | | Jun 30, 2025 | |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | Value | Amount Payable | Increase | Decrease | Value | Amount Payable |
| | VND | VND | VND | VND | VND | VND |
| Long-term finance lease liabilities due for payment | 11,837,000,004 | 11,837,000,004 | 16,755,666,252 | 8,085,933,252 | 20,506,733,004 | 20,506,733,004 |
| Finance Leasing Company Limited, Industrial and Commercial Bank of Vietnam - Ho Chi Minh City Branch (1) | 11,837,000,004 | 11,837,000,004 | 5,918,500,002 | 5,918,500,002 | 11,837,000,004 | 11,837,000,004 |
| Vietnam International Leasing Company Limited (2) | - | - | 10,837,166,250 | 2,167,433,250 | 8,669,733,000 | 8,669,733,000 |
| Long-term finance lease liabilities | 25,252,249,994 | 25,252,249,994 | 30,344,065,496 | 16,755,666,252 | 38,840,649,238 | 38,840,649,238 |
| Finance Leasing Company Limited, Industrial and Commercial Bank of Vietnam - Ho Chi Minh City Branch (1). | 25,252,249,994 | 25,252,249,994 | - | 5,918,500,002 | 19,333,749,992 | 19,333,749,992 |
| Vietnam International Leasing Company Limited (2) | - | - | 30,344,065,496 | 10,837,166,250 | 19,506,899,246 | 19,506,899,246 |
| Total | 37,089,249,998 | 37,089,249,998 | 47,099,731,748 | 24,841,599,504 | 59,347,382,242 | 59,347,382,242 |

(1) The finance lease obligation to VietinBank Leasing Co., Ltd. - Ho Chi Minh City Branch under the Finance Lease Agreement (non-cancellable contract) No. 102/2023/CN.MN-CTTC dated September 19, 2023, and Agreement No. 30/2024/CN.MN-CTTC dated June 4, 2024. The lease involves a stone crusher production line with a capacity of 400 tons per hour for a period of 48 months starting from the date of incurring the debt. The lease interest rate for the first 12 months from the first disbursement is 9.5% per annum. From the 13th month onward, the lease interest rate will be: Financial leasing base rate + 3.5% per annum.

(2) The finance lease obligation to Viet Nam International Leasing Co., Ltd. under the Finance Lease Agreement (non-cancellable contract) No. 2025-00084-001 dated March 27, 2025. The lease involves a stone crusher production line with a capacity of 400 tons per hour for a period of 42 months starting from the date of incurring the debt. The fixed lease interest rate throughout the lease term is 6% per annum.

NOTES TO THE FINANCIAL STATEMENTS

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

21. SHORT-TERM ADVANCES FROM CUSTOMERS

| | Jun 30, 2025 | Jan 01, 2025 |
|---|-----------------------|-----------------------|
| | Value | Value |
| | VND | VND |
| Advances from related parties | 16,051,444,053 | 7,273,999,138 |
| Binh Duong Investment and Construction Joint Stock Company (ACC) | - | 1,433,806,904 |
| An Binh Joint Stock Company | 16,051,444,053 | 1,433,806,904 |
| Other entities | 44,930,299,672 | 17,821,797,389 |
| Hoang Son Energy Investment - Construction - Trading Joint Stock Company | 9,564,766 | 109,538,178 |
| Toan Thang Non-fired Building Materials Joint Stock Company | 711,741,851 | 18,334,422 |
| Becamex Binh Phuoc Technical Infrastructure Development Joint Stock Company | 42,042,993,667 | 16,744,030,919 |
| Other entities | 2,165,999,388 | 949,893,870 |
| Total | 60,981,743,725 | 25,095,796,527 |

22. ACCRUED EXPENSES

| | Jun 30, 2025 | Jan 1, 2025 |
|---------------------------|----------------------|--------------------|
| | VND | VND |
| Short-term | 1,338,865,668 | 977,593,178 |
| Accrued interest expenses | 257,417,400 | 338,217,938 |
| Other accrued expenses | 1,081,448,268 | 639,375,240 |
| Total | 1,338,865,668 | 977,593,178 |

23. OTHER SHORT-TERM PAYABLES

| | Jun 30, 2025 | Jan 1, 2025 |
|---|--------------------|--------------------|
| | Value | Value |
| | VND | VND |
| Trade Union Fund | 10,622,500 | - |
| Board of Directors and Supervisory Board compensation | 242,715,417 | - |
| Payables for contract guarantees | 497,797,118 | 455,527,837 |
| Other payables and amounts payable - dividends | 36,815,000 | 36,815,000 |
| Other payables | 5,288,226 | - |
| Total | 793,238,261 | 492,342,837 |

24. LONG-TERM PROVISION

| | Jun 30, 2025 | Jan 1, 2025 |
|--|----------------------|----------------------|
| | VND | VND |
| Provision for environmental restoration and rehabilitation costs | 3,992,640,742 | 3,877,046,945 |
| Total | 3,992,640,742 | 3,877,046,945 |

EASTERNS AHP MINERALS JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS

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

25. OWNERS' EQUITY

Statement of Changes in Owners' Equity

| | Contributed Capital | Share Premium | Development Investment Fund | Retained Earning | Total |
|---|--------------------------|------------------------|-----------------------------------|------------------------|--------------------------|
| | VND | VND | VND | VND | VND |
| Balance at Jan 1, 2025 | 1,049,999,780,000 | (1,370,600,000) | 12,926,344,094 | 106,648,984,653 | 1,168,204,508,747 |
| Profit during the period | - | - | - | 48,543,083,451 | 48,543,083,451 |
| Provision for bonus and welfare fund | - | - | - | (526,677,074) | (526,677,074) |
| Provision for remuneration of the BOD and BOS | - | - | - | (263,338,537) | (263,338,537) |
| Balance at Jun 30, 2025 | 1,049,999,780,000 | (1,370,600,000) | 12,926,344,094 | 154,402,052,493 | 1,215,957,587 |
| Balance at Jan 1, 2025 | 1,049,999,780,000 | (1,370,600,000) | 12,926,344,094 | 154,402,052,493 | 1,215,957,587 |
| Profit for the period | - | - | - | 36,398,334,865 | 36,398,334,865 |
| Profit distribution | - | - | - | (728,146,252) | (728,146,252) |
| Balance at Jun 30, 2025 | 1,049,999,780,000 | (1,370,600,000) | 12,926,344,094 | 190,072,241,106 | 1,251,627,765,200 |

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

Details of Contributed Capital

| | Jun 30, 2025 | | | Jan 01, 2025 | | |
|----------------------|--------------------|--------------------------|--------------------------|--------------------|--------------------------|--------------------------|
| | Number of Shares | Value (VND) | Ownership Percentage (%) | Number of Shares | Value (VND) | Ownership Percentage (%) |
| Nguyen Thi Kim Thanh | 25,437,707 | 254,377,070,000 | 24.23% | 25,437,707 | 254,377,070,000 | 24.23% |
| Nguyen Hai Dang | 13,227,500 | 132,275,000,000 | 12.60% | 13,227,500 | 132,275,000,000 | 12.60% |
| Dao Quang Linh | 5,251,400 | 52,514,000,000 | 5.00% | 5,251,400 | 52,514,000,000 | 5.00% |
| Other shareholders | 61,083,371 | 610,833,710,000 | 58.17% | 61,083,371 | 610,833,710,000 | 58.17% |
| Total | 104,999,978 | 1,049,999,780,000 | 100% | 104,999,978 | 1,049,999,780,000 | 100% |

Transactions related to capital with owners and dividend distribution, profit sharing:

| | Second Quarter of 2025 | Second Quarter of 2024 |
|--|------------------------|------------------------|
| | VND | VND |
| Owners' Investment Capital | | |
| Initial capital contribution | 1,049,999,780,000 | 1,049,999,780,000 |
| Additional capital contributions during the period | - | - |
| Final capital contribution | 1,049,999,780,000 | 1,049,999,780,000 |
| Dividends and profits distributed | - | - |

Shares

| | Jun 30, 2025 | Jan 01, 2025 |
|---|--------------------|--------------------|
| Number of shares registered for issuance | 105,000,000 | 105,000,000 |
| Number of shares sold to the public | 104,999,978 | 104,999,978 |
| - Common shares | 104,999,978 | 104,999,978 |
| Number of shares outstanding | 104,999,978 | 104,999,978 |
| - Common shares | 104,999,978 | 104,999,978 |
| * Par value of outstanding shares (VND/Share) | 10,000 | 10,000 |

26. REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

| | Second Quarter of 2025 | Second Quarter of 2024 |
|--------------------------------------|------------------------|------------------------|
| | VND | VND |
| Revenue from sales of finished goods | 79,905,517,698 | 46,280,768,397 |
| Revenue from construction works | 7,527,842,007 | 20,170,920,765 |
| Revenue from sales of goods | 114,059,278,932 | 45,261,025,962 |
| Revenue from provision of services | - | 259,090,908 |
| Other revenue | - | 700,000 |
| Total | 201,492,638,637 | 111,972,506,032 |

NOTES TO THE FINANCIAL STATEMENTS

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

| Revenue from Related Parties | | |
|--|-----------------------------------|-----------------------------------|
| | Second Quarter of 2025 | Second Quarter of 2024 |
| | VND | VND |
| An Binh Stone Trading Joint Stock Company | 2,387,466,153 | 9,250,647,714 |
| Binh Duong Investment and Construction Joint Stock Company (ACC) | 135,313,064,680 | 73,446,214,918 |
| 27. COST OF GOODS SOLD | | |
| | Second Quarter of 2025 | Second Quarter of 2024 |
| | VND | VND |
| Cost of goods sold - Finished goods | 44,046,271,221 | 33,158,061,506 |
| Cost of construction works | 6,317,576,366 | 10,064,620,518 |
| Cost of goods sold - Goods | 110,569,341,664 | 42,720,278,482 |
| Total | 160,933,189,251 | 85,942,960,506 |
| 28. FINANCIAL INCOME | | |
| | Second Quarter of 2025 | Second Quarter of 2024 |
| | VND | VND |
| Interest on bank deposits | 6,419,315 | 7,637,908 |
| Interest on loans | 2,024,343,000 | 6,527,709,000 |
| Total | 2,030,762,315 | 6,535,346,908 |
| 29. FINANCIAL EXPENSES | | |
| | Second Quarter of 2025 | Second Quarter of 2024 |
| | VND | VND |
| Interest expenses | 6,718,877,333 | 5,158,801,506 |
| Total | 6,718,877,333 | 5,158,801,506 |
| 30. SELLING EXPENSES AND GENERAL ADMINISTRATIVE EXPENSES | | |
| | Second Quarter of 2025 | Second Quarter of 2024 |
| | VND | VND |
| Selling expenses | 2,620,182,675 | 2,113,060,997 |
| Transportation expenses | 1,478,067,901 | 1,605,872,804 |
| Other cash expenses | 1,142,114,774 | 507,188,193 |
| General Administrative Expenses | 3,447,336,769 | 2,815,811,568 |
| Management personnel expenses | 2,134,695,591 | 1,613,618,218 |
| Depreciation of fixed assets | 95,331,192 | 119,399,112 |
| Taxes, fees, and levies | - | - |
| Outsourced service expenses | 939,762,527 | 562,353,445 |
| Other cash expenses | 277,547,459 | 520,440,793 |
| Total | 6,067,519,444 | 4,928,872,565 |

NOTES TO THE FINANCIAL STATEMENTS

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

31. OTHER INCOME

| | Second Quarter of 2025 | Second Quarter of 2024 |
|---|---------------------------|---------------------------|
| | VND | VND |
| Disposal, sale of fixed assets | 350,000,000 | - |
| Collection of electricity payments for households | 156,642,912 | 175,374,885 |
| Other amounts | 53,396 | 231,256 |
| Total | 506,696,308 | 175,606,141 |

32. OTHER EXPENSES

| | Second Quarter of 2025 | Second Quarter of 2024 |
|--|---------------------------|---------------------------|
| | VND | VND |
| Expenses for disposal, sale, and liquidation | - | 275,572,563 |
| Late payment amount | 156,642,912 | 175,374,885 |
| Electricity payment on behalf of households | 32,845 | 3,440 |
| Other expenses | - | 275,572,563 |
| Total | 156,675,757 | 450,950,888 |

33. PRODUCTION AND BUSINESS EXPENSES BY FACTOR

| | Second Quarter of 2025 | Second Quarter of 2024 |
|------------------------------|---------------------------|---------------------------|
| | VND | VND |
| Material and supplies costs | 9,150,289,462 | 9,385,883,026 |
| Labor costs | 4,730,200,021 | 3,646,618,390 |
| Depreciation of fixed assets | 4,633,070,361 | 3,318,439,758 |
| Outsourced service costs | 22,589,181,264 | 14,792,830,539 |
| Other cash expenses | 9,437,493,226 | 3,786,059,670 |
| Total | 50,540,234,334 | 34,929,831,383 |

34. CURRENT CORPORATE INCOME TAX EXPENSE

| | Second Quarter of 2025 | Second Quarter of 2024 |
|--|---------------------------|---------------------------|
| | VND | VND |
| Accounting profit before corporate income tax | 30,153,835,475 | 22,201,873,616 |
| Adjustments for taxable income | 32,845 | - |
| Plus: Non-deductible expenses | 32,845 | 275,576,003 |
| Taxable income | 30,153,868,320 | 22,201,873,616 |
| Tax rate | 20% | 20% |
| Corporate income tax | 6,030,773,664 | 4,496,624,149 |
| Total current corporate income tax expenses | 6,030,773,664 | 4,496,624,149 |

NOTES TO THE FINANCIAL STATEMENTS

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

35. BASIC EARNINGS PER SHARE

| | Second Quarter of 2025 | Second Quarter of 2024 |
|---|---------------------------|---------------------------|
| | VND | VND |
| Accounting profit after corporate income tax | 24,123,061,811 | 17,705,249,467 |
| Provision for bonus and welfare fund | - | - |
| Profit allocated to common shareholders | 24,123,061,811 | 17,705,249,467 |
| Average number of common shares outstanding during the period | 104,999,978 | 104,999,978 |
| Basic earnings per share | 230 | 169 |

36. INFORMATION ABOUT RELATED PARTIES

List of related parties with transactions and balances during the year:

| Related Party | Relationship |
|--|---|
| Binh Duong Investment and Construction Joint Stock Company (ACC) | The CEO of the company is the Chairman of the Board of Directors of this company. |
| An Binh Stone Trading Joint Stock Company | The CEO of the company is the Deputy CEO of this company. |

Transactions with Related Parties:

| | Second Quarter of 2025 | Second Quarter of 2024 |
|---|---------------------------|---------------------------|
| | VND | VND |
| Binh Duong Investment and Construction Joint Stock Company (ACC) | | |
| Purchase of goods | | |
| Construction works | 4,504,965,304 | 8,115,920,518 |
| Excavator rental | 52,608,000 | 52,608,000 |
| Sales | | |
| Payment collection | 196,259,692,156 | 76,479,652,223 |
| Vehicle rental | - | 259,090,908 |
| An Binh Stone Trading Joint Stock Company | | |
| Purchase of goods | | |
| Drilling services | 1,066,864,000 | 878,112,000 |
| Vehicle rental | 55,500,000 | 55,500,000 |

Income of the Board of Directors and the CEO

| | Second Quarter of 2025 | Second Quarter of 2024 |
|---|---------------------------|---------------------------|
| | VND | VND |
| Mr. Nguyen Bao Long CEO | 125,680,000 | 107,540,000 |
| Mrs. Nguyen Thi Thuy Van Member of the BOD | 40,000,000 | 45,500,000 |
| Total | 165,680,000 | 153,040,000 |

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

37. EVENTS AFTER THE REPORTING PERIOD

No unusual events have occurred after the end of the financial year that would affect the financial position and operations of the company, which would require adjustments or disclosures in the financial statements for the current period.

38. COMPARATIVE FIGURES

The comparative figures in the Balance Sheet are the audited figures as of December 31, 2024. The comparative figures in the Income Statement and the Cash Flow Statement are based on the financial statements for the period from January 1, 2024, to June 30, 2024.

Ho Chi Minh City, July 19, 2025

Preparer

Chief Accountant

General Director



Ung Thi Mo

Dao Huynh Kim

Nguyen Bao Long