CMISTONE VIETNAM JOINT STOCK COMPANY

Reviewed Interim Consolidated Financial Statements

For the period from 01 January 2026 to 30 June 2026

CMISTONE Vietnam Joint Stock Company
No. 27, Giai Phong Street, Bach Mai Ward, Hanoi City

CONTENTS

MANAGEMENT'S REPORT

We, members of Management of CMISTONE Vietnam Joint Stock Company (referred to as "the Company"), present this report and the interim consolidated financial statements of the Company for the accounting period from 01 January 2026 to 30 June 2026.

COMPANY

CMISTONE Vietnam Joint Stock Company (hereinafter referred to as "the Company"), formerly CAVICO Mineral and Industry Joint Stock Company, is an enterprise established and operating under Enterprise Registration Certificate No. 0102381001, first issued by the Hanoi City Department of Planning and Investment on 03 October 2007, with the 15th amended registration dated 22 May 2019.

The Company's head office is located at No. 27, Giai Phong Street, Bach Mai Ward, Hanoi City.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and as at the date of this report were as follows:

Mr. Nguyen Huu Chung	Chairman of the Board of Directors
Mr. Tran Thanh Hiep	Vice Chairman of the Board of Directors
Mr. Tran Thanh Huu	Member

MANAGEMENT

Members of Management during the period and as at the date of this report were as follows:

Mr. Trieu Van Nam	General Director
Mr. Tran Thanh Huu	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and as at the date of this report is Mr. Trieu Van Nam.

AUDITOR

Viet Nam Auditing & Evaluation Company Limited – Hanoi Branch has performed the review of the Company's financial statements.

RESPONSIBILITY OF MANAGEMENT IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Management of the Company is responsible for ensuring that the interim consolidated financial statements give a true and fair view of the financial position, results of operations and cash flows of the Company for the period. In preparing these interim consolidated financial statements, Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements;
- Prepare the interim consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue its operations; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim consolidated financial statements so as to minimize risks and fraud.

MANAGEMENT'S REPORT (CONTINUED)

Management of the Company is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim consolidated financial statements comply with Vietnamese Accounting Standards (VAS), the Vietnamese accounting regime, and relevant statutory requirements. Management is also responsible for safeguarding the assets of the Company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirms that the interim consolidated financial statements give a true and fair view of the financial position of the Company as at 30 June 2026, and of its results of operations and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements relating to the preparation and presentation of interim consolidated financial statements.

For and on behalf of Management,

M.S.D.N: 0102381001 - C.T.C.P
CÔNG TY
CỔ PHẦN
CMISTONE
VIỆT NAM
THÀNH PHỐ HÀ NỘI

Trieu Van Nam
General Director

Hanoi, 12 August 2026

No.: 1208.02-26/BC-TC/VAEHN

INDEPENDENT AUDITORS' REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: **The Shareholders, the Board of Directors and Management**
CMISTONE Vietnam Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of CMISTONE Vietnam Joint Stock Company ("the Company"), prepared on 12 August 2026, set out on pages 6 to 31, comprising the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement, the interim consolidated cash flow statement for the six-month period then ended, and the notes to the interim consolidated financial statements.

Management's responsibility

Management of CMISTONE Vietnam Joint Stock Company is responsible for the preparation and fair presentation of the Company's interim consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements relating to the preparation and presentation of interim consolidated financial statements, and for such internal control as Management determines is necessary to enable the preparation and presentation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to give a conclusion on these interim consolidated financial statements based on the results of our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Disclaimer of Conclusion

Opening balances

As at the date of issuance of this review report on interim financial information, we were unable to obtain sufficient appropriate evidence relating to the opening balances on the interim consolidated financial statements of the Company for the accounting period from 01 January 2026 to 30 June 2026. Accordingly, we were unable to determine whether any retrospective adjustment was required to the balances as at 01 January 2026 (if any) and the effect of any such adjustments on the figures and information presented in the Company's interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026.

Bad debts and doubtful receivables

As at 30 June 2026 and 01 January 2026, Management of the Company had made provisions for trade receivables (short-term and long-term), short-term advances to suppliers, short-term loan receivables, and other receivables (short-term and long-term) totaling VND 29.09 billion (as at 01 January 2026: VND 29.09 billion). These provisions were made based on Management's subjective assessment without an adequate basis for assessing recoverability. Due to limitations in the availability of documentation from the Company and its subsidiary, we were unable to perform alternative procedures to obtain sufficient appropriate evidence to enable us to determine whether any adjustments or giving a conclusion were necessary in respect of these receivables and advances to suppliers as at 30 June 2026 and 01 January 2026, as well as other related items in the interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026 (including the comparative figures).

Value of inventories

At the time of our review of these interim consolidated financial statements, we were unable to obtain sufficient appropriate evidence and were not engaged to observe the physical inventory count as at 30 June 2026, with a carrying value of VND 67.34 billion (as at 01 January 2026: VND 74.92 billion). In addition, Management of the parent company, based on its own subjective estimate of net realizable value, made a 100% provision for work in progress as at 30 June 2026 and as at 01 January 2026, both amounting to VND 7.98 billion. Due to limitations in the availability of documentation from the Company and its subsidiary, we were unable to perform alternative procedures to obtain sufficient appropriate evidence to enable us to determine whether any adjustments or giving a conclusion were necessary in respect of the inventory balances as at 30 June 2026 and 01 January 2026, as well as other related items in the interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026 (including the comparative figures).

Value of tangible fixed assets

At the time of our review of these interim consolidated financial statements, we were unable to obtain sufficient appropriate evidence and were not engaged to observe the physical count of tangible fixed assets as at 30 June 2026, with a cost of VND 126.00 billion (as at 01 January 2026: VND 126.00 billion). We were also unable to obtain sufficient documentation to support the cost of intangible fixed assets recorded as at 30 June 2026, amounting to VND 9.98 billion (as at 01 January 2026: VND 9.98 billion). Due to limitations in the availability of documentation from the Company and its subsidiary, we were unable to perform alternative procedures to obtain sufficient appropriate evidence to enable us to determine whether any adjustments or giving a conclusion were necessary in respect of fixed assets as at 30 June 2026 and 01 January 2026, as well as other related items in the interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026 (including the comparative figures).

Long-term prepaid expenses

At the time of our review of these interim consolidated financial statements, we were unable to obtain sufficient appropriate evidence in respect of long-term prepaid expenses relating to site clearance costs at Nghia Long Industrial Cluster, Nghe An Province, with a carrying value as at 30 June 2026 of VND 6.80 billion (as at 01 January 2026: VND 7.04 billion). Due to limitations in the availability of documentation from the Company, we were unable to perform alternative procedures to obtain sufficient appropriate evidence to enable us to determine whether any adjustments or giving a conclusion were necessary in respect of long-term prepaid expenses as at 30 June 2026 and 01 January 2026, as well as other related items in the interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026 (including the comparative figures).

Borrowings and finance lease liabilities

As at 30 June 2026, the subsidiary, CMISTONE Vietnam Company Limited, recorded a borrowing from the Vietnam Bank for Agriculture and Rural Development amounting to VND 91.8 billion (as at 01 January 2026: VND 91.8 billion). The subsidiary is currently being sued by Agribank in the People's Court of Ba Dinh District, Hanoi City, for delayed repayment of principal and interest due. The Group has not recognized any provision relating to this lawsuit in the interim consolidated financial statements. In addition, we were not provided with information regarding the collateral securing these borrowings as presented in the notes to the financial statements. Due to limitations in the availability of documentation from the Company, we were unable to perform alternative procedures to obtain sufficient appropriate evidence to enable us to determine whether any adjustments or giving a conclusion were necessary in respect of long-term borrowings and finance lease liabilities as at 30 June 2026 and 01 January 2026, any provisions for obligations and related costs that may arise from the lawsuit, as well as other related items in the interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026 (including the comparative figures).

Revenue and expenses arising during the period

We were not provided with documentation and records relating to revenue and expenses arising during the period at CMISTONE Vietnam Company Limited (the subsidiary). Accordingly, we are unable to give a conclusion on the items presented in the income statement, as well as other related items in the interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026, with the following values: Revenue from sale of goods and rendering of services (VND 23,677,950,507), Cost of goods sold (VND 24,391,744,438), Selling expenses (VND 1,009,560,128), General and administration expenses (VND 361,172,148).

Going concern assumption

As presented in Note IV to the interim consolidated financial statements:

- As at 30 June 2026, accumulated losses amounted to VND 302.05 billion (as at 01 January 2026: VND 291.99 billion). Owners' equity of the Company as at 30 June 2026 was negative VND 137.99 billion (as at 01 January 2026: negative VND 127.93 billion). Current liabilities exceeded current assets as at 30 June 2026 and 01 January 2026 by VND 170.03 billion and VND 163.4 billion, respectively.

- Since 2018, the Company has leased out its entire artificial stone processing factory to its subsidiary, CMISTONE Vietnam Company Limited; the scale of the Company's operations has been scaled back, and no salary costs have been incurred for the parent company's management apparatus.

- On 07 November 2022, the Company was subject to enforcement measures by the Hanoi Tax Department, including suspension of invoice usage under Decision No. 53516/CTHN-QLN dated 07 November 2022, due to overdue tax liabilities requiring enforcement under the Law on Tax Administration, with taxes and amounts payable to the State as at 30 June 2026 of VND 15.14 billion (31 December 2025: VND 15.14 billion).

- In addition, on 28 December 2021, the People's Court of Ba Dinh District, Hanoi City accepted commercial business case No. 127/TLST-KDTM. Accordingly, Agribank sued CMISTONE Vietnam Company Limited (the subsidiary) for breach of Credit Contract No. 1420LAV201800138 dated 27 April 2018, with a balance as at 30 June 2026 of VND 91.384 billion, seeking to reclaim the artificial stone production operations, and to take control of the construction works, machinery, equipment and loans invested in the Company's CMISTONE Vietnam factory. As at 30 June 2026, the Company had assumed the entire debt obligations under the above credit contract from CMISTONE Vietnam Company Limited (the subsidiary); accordingly, the Company will bear the rights and obligations relating to this lawsuit.

The existence of the multiple material uncertainties described above casts significant doubt on the Company's ability to continue as a going concern.

Disclaimer of Conclusion

Because of the significance of the matters described in the "Basis for Disclaimer of Conclusion" paragraph, we have not been able to obtain sufficient appropriate evidence to provide a basis for a review conclusion. Accordingly, we do not give a conclusion on the accompanying interim consolidated financial statements.

Viet Nam Auditing & Evaluation Company Limited – Hanoi Branch

M.S.C.N:0101202228-013-C.T.T.N.H
CÔNG TY TNHH KIỂM TOÁN VÀ ĐỊNH GIÁ VIỆT NAM -CHI NHÁNH HÀ NỘI
Q. HAI BÀ TRƯNG - TP. HÀ NỘI

Nguyen Quang Trung
Director
Audit Practicing Registration Certificate No.: 1938-2023-034-1
Hanoi, 12 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Currency: VND

ASSETS	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	**100**		**71,137,087,719**	**79,375,019,098**
I. Cash and cash equivalents	**110**	**V.1**	**183,400,519**	**557,955,967**
1. Cash	111		183,400,519	557,955,967
II. Short-term financial investments	**120**	**V.2**	-	-
1. Held-to-maturity investments	123		2,211,000,000	2,211,000,000
2. Provision for held-to-maturity investments	124	V.6	(2,211,000,000)	(2,211,000,000)
III. Short-term receivables	**130**		**3,523,547,999**	**3,100,862,126**
1. Short-term trade receivables	131	V.3	3,515,575,913	3,064,014,000
2. Short-term advances to suppliers	132	V.4	11,747,497,030	11,999,879,570
3. Other short-term receivables	135	V.5	13,626,664,394	13,403,157,894
4. Provision for doubtful short-term receivables	136	V.6	(25,366,189,338)	(25,366,189,338)
IV. Inventories	**140**	**V.9**	**59,359,254,458**	**66,943,856,948**
1. Inventories	141		67,338,725,063	74,923,327,553
2. Provision for diminution in value of inventories	142		(7,979,470,605)	(7,979,470,605)
V. Other short-term assets	**160**		**8,070,884,743**	**8,772,344,057**
1. Value-added tax deductible	162		8,070,884,743	8,772,344,057
B. NON-CURRENT ASSETS	**200**		**92,946,594,668**	**96,365,813,898**
I. Non-current receivables	**210**		-	-
1. Other long-term receivables	215	V.5	1,512,959,872	1,512,959,872
2. Provision for doubtful long-term receivables	216	V.6	(1,512,959,872)	(1,512,959,872)
II. Fixed assets	**220**		**55,708,177,143**	**58,649,499,525**
1. Tangible fixed assets	221	V.7	51,247,135,454	54,022,207,836
- Cost	222		126,000,072,439	126,000,072,439
- Accumulated depreciation	223		(74,752,936,985)	(71,977,864,603)
2. Intangible assets	227	V.8	4,461,041,689	4,627,291,689
- Cost	228		9,975,000,000	9,975,000,000
- Accumulated amortisation	229		(5,513,958,311)	(5,347,708,311)
III. Long-term work in progress	**250**		**30,275,486,996**	**30,275,486,996**
1. Non-current work in progress	251		30,275,486,996	30,275,486,996
IV. Other non-current assets	**270**		**6,962,930,529**	**7,440,827,377**
1. Long-term prepaid expenses	271	V.10	6,962,930,529	7,440,827,377
TOTAL ASSETS	**280**		**164,083,682,387**	**175,740,832,996**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30 June 2026

Currency: VND

RESOURCES	Code	Notes	Ending balance	Beginning balance
C. LIABILITIES	**300**		**302,074,728,366**	**303,675,361,045**
I. Current liabilities	**310**		**241,169,842,409**	**242,770,475,088**
1. Short-term trade payables	311	V.11	8,864,665,273	7,307,639,883
2. Short-term advances from customers	312	V.12	9,227,140,553	5,925,641,143
3. Taxes and other payables to the State	314	V.13	15,136,857,552	15,136,857,552
4. Payable to employees	315		251,906,878	-
5. Short-term accrued expenses	316	V.14	110,725,100,588	106,187,923,070
6. Other short-term payables	320	V.15	6,535,928,093	6,536,629,593
7. Short-term loan and finance lease obligations	321	V.16a	90,426,691,472	101,674,231,847
8. Bonus and welfare fund	323		1,552,000	1,552,000
II. Non-current liabilities	**330**		**60,904,885,957**	**60,904,885,957**
1. Long-term loan and finance lease obligations	339	V.16b	60,904,885,957	60,904,885,957
D. OWNERS' EQUITY	**400**	**V.17**	**(137,991,045,979)**	**(127,934,528,049)**
1. Contributed share capital	411		160,000,000,000	160,000,000,000
- Ordinary shares with voting rights	411a		160,000,000,000	160,000,000,000
2. Share premium	412		3,167,767,978	3,167,767,978
3. Development investment fund	418		891,344,168	891,344,168
4. Undistributed earnings after tax	420		(302,050,158,125)	(291,993,640,195)
- Undistributed earnings accumulated up to the end of the prior period	420a		(291,993,640,195)	(275,077,734,266)
- Undistributed earnings of the current period	420b		(10,056,517,930)	(16,915,905,929)
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**164,083,682,387**	**175,740,832,996**

Hanoi, 12 August 2026

M.S.D.N: 0102381001 C.T.C.P
CÔNG TY CỔ PHẦN CMISTONE VIỆT NAM
THÀNH PHỐ HÀ NỘI

Le Tien Dat Preparer	Le Tien Dat Chief Accountant	Trieu Van Nam General Director

INTERIM CONSOLIDATED INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Prior period
1. Revenue from sales of goods and rendering of services	**01**	**VI.1**	**23,677,950,507**	**21,211,438,438**
2. Sales deductions	**02**		**-**	**-**
3. Net revenue from sale of goods and rendering of services	**10**	**VI.1**	**23,677,950,507**	**21,211,438,438**
4. Cost of goods sold	**11**	**VI.2**	**24,391,744,438**	**23,139,710,915**
5. Gross profit from sale of goods and rendering of services	**20**		**(713,793,931)**	**(1,928,272,477)**
6. Gain/(loss) from sale and liquidation of investment properties	**21**		**-**	**-**
7. Finance income	**22**		**723,198**	**2,171,614**
8. Financial expenses	**23**	**VI.3**	**4,598,476,538**	**4,640,435,803**
- In which: Interest expense	24		4,537,177,518	4,547,507,671
9. Share of profit/(loss) in joint ventures and associates	**27**		**-**	**-**
10. Selling expenses	**25**		**1,009,560,128**	**272,497,086**
11. General and administrative expenses	**26**	**VI.4**	**361,172,148**	**344,349,494**
12. Net profit from operating activities	**30**		**(6,682,279,547)**	**(7,183,383,246)**
13. Other income	**31**		**1,049,694**	**-**
14. Other expenses	**32**	**VI.5**	**3,375,288,077**	**3,480,001,938**
15. Other profit	**40**		**(3,374,238,383)**	**(3,480,001,938)**
16. Total accounting profit before tax	**50**		**(10,056,517,930)**	**(10,663,385,184)**
17. Current corporate income tax expense	**51**		**-**	**-**
18. Deferred corporate income tax expense	**52**		**-**	**-**
19. Profit after corporate income tax	**60**		**(10,056,517,930)**	**(10,663,385,184)**
20. Profit after tax attributable to shareholders of the parent	**61**		**(10,056,517,930)**	**(10,663,385,184)**
21. Profit after tax attributable to non-controlling interests	**62**		**-**	**-**
22. Basic earnings per share	**70**	**VI.6**	**(629)**	**(666)**

Hanoi, 12 August 2026

M.S.D.N: 0102381001 - C.T.C.P
CÔNG TY CỔ PHẦN CMISTONE VIỆT NAM
THÀNH PHỐ HÀ NỘI

Le Tien Dat Preparer	Le Tien Dat Chief Accountant	Trieu Van Nam General Director

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)
For the period from 01 January 2026 to 30 June 2026

Currency: VND

ITEMS	Code	Current period	Prior period
I. Cash flows from operating activities			
1. Profit before tax	***01***	***(10,056,517,930)***	***(10,663,385,184)***
2. Adjustments for:			
- Depreciation of fixed assets and investment properties	02	2,941,322,382	3,059,839,380
- Gains/(losses) from investing and financing activities	05	(723,198)	(81,556)
- Interest expense	06	4,537,177,518	4,547,507,671
3. Operating profit before movements in working capital	***08***	***(2,578,741,228)***	***(3,056,119,689)***
- Increase/(decrease) in receivables	09	278,773,441	3,286,056,501
- Increase/(decrease) in inventories	10	7,584,602,490	8,619,787,634
- Increase/(decrease) in payables	11	5,109,730,178	(382,909,234)
- Increase/(decrease) in prepaid expenses	12	477,896,848	477,896,848
Net cash flows from operating activities	***20***	***10,872,261,729***	***8,944,712,060***
II. Cash flows from investing activities			
1. Interest, dividends and profit received	27	723,198	81,556
Net cash flows from investing activities	***30***	***723,198***	***81,556***
III. Cash flows from financing activities			
1. Proceeds from borrowings	33	112,459,625	8,680,700,000
2. Repayment of borrowings	34	(11,360,000,000)	(16,300,700,000)
Net cash flows from financing activities	***40***	***(11,247,540,375)***	***(7,620,000,000)***
Net cash flows in the period	**50**	**(374,555,448)**	**1,324,793,616**
Cash and cash equivalents at the beginning of the period	**60**	**557,955,967**	**144,389,361**
Cash and cash equivalents at the end of the period	**70**	**183,400,519**	**1,469,182,977**

Hanoi, 12 August 2026

M.S.D.N: 0102381001 C.T.C.P
CÔNG TY CỔ PHẦN CMISTONE VIỆT NAM
THÀNH PHỐ HÀ NỘI

Le Tien Dat	Le Tien Dat	Trieu Van Nam
Preparer	Chief Accountant	General Director

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period from 01 January 2026 to 30 June 2026

I. CORPORATE CHARACTERISTICS

Form of ownership

CMISTONE Vietnam Joint Stock Company (hereinafter referred to as "the Company"), formerly CAVICO Mineral and Industry Joint Stock Company, is an enterprise established and operating under Enterprise Registration Certificate No. 0102381001, first issued by the Hanoi City Department of Planning and Investment on 03 October 2007, with the 15th amended registration dated 22 May 2019.

Pursuant to Business Registration Certificate No. 0102381001, 15th amendment dated 22 May 2019, the Company's charter capital is VND 160,000,000,000 (One hundred sixty billion Vietnam Dong), 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 under the ticker symbol CMI.

The Company's head office is located at: No. 27, Giai Phong Street, Bach Mai Ward, Hanoi City.

Business sector

The Company operates in the industrial production sector.

Principal business activities

The Company's principal activity is the mining, production and trading of stone products.

Normal production and business cycle

The Company's normal production and business cycle is carried out over a period not exceeding 12 months.

Corporate structure

The Company holds an investment in CMISTONE Vietnam Company Limited, whose head office is located at No. 25, Giai Phong Street, Bach Mai Ward, Hanoi City. The principal business activities of this subsidiary are production and trading. At the end of the financial year, the Company's contributed capital ratio in the subsidiary was 100%, with the voting rights ratio and interest ratio being equivalent to the contributed capital ratio.

List of dependent accounting units:

Unit name	**Address**
Company Office in Yen Bai	Chan Hung Hamlet, Luong Thinh Commune, Yen Bai Province
Company Office in Quang Ngai	Huy Mang Hamlet, Son Tay Commune, Quang Ngai Province

Note on comparability of information in the financial statements

The comparative figures in the interim consolidated statement of financial position and the related notes are those from the audited consolidated financial statements for the financial year ended 31 December 2025. The figures in the interim consolidated income statement, the interim consolidated cash flow statement and the related notes are those from the reviewed interim consolidated financial statements for the six-month accounting period ended 30 June 2025.

II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

Annual accounting period

The Company's annual accounting period applied for the preparation of financial statements starts on 01 January and ends on 31 December. These interim consolidated financial statements are prepared for the accounting period from 01 January 2026 to 30 June 2026.

Currency used in accounting records

The financial statements are prepared in the currency used in the Company's accounting records, being VND.

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

Accounting regime applied

The Company applies the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance guiding the enterprise accounting regime, Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the preparation and presentation of consolidated financial statements, and Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014.

Application of new accounting guidance

The Ministry of Finance issued Circular No. 99/2025/TT-BTC dated 27 October 2025 guiding the enterprise accounting regime, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014; Circular No. 43/2026/TT-BTC dated 20 April 2026 amends and supplements certain provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of consolidated financial statements. Management has applied Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC in the preparation and presentation of the interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026.

Statement of compliance with Accounting Standards and the Accounting System

The Company has applied Vietnamese Accounting Standards and the relevant guiding documents issued by the State. The interim consolidated financial statements are prepared and presented in accordance with the requirements of each standard, the circulars guiding the implementation of the standards, and the prevailing accounting system applied.

Basis for preparation of the interim consolidated financial statements

The consolidated financial statements comprise the separate financial statements of the Company and the financial statements of the companies controlled by the Company (subsidiaries), prepared up to 30 June 2026. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee companies so as to obtain benefits from their activities.

The results of operations of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the date of acquisition or up to the date of disposal of the investment in that subsidiary.

The financial statements of the subsidiary are adjusted, where necessary, to ensure consistency with the accounting policies applied by the Company and other subsidiaries. All intra-group transactions and balances are eliminated on consolidation.

Business combinations

Business combinations are accounted for using the purchase method as at the acquisition date, being the date on which control is transferred to the Company. Control exists when the Company has the power to govern the financial and operating policies of an entity so as to obtain economic benefits from its activities. In assessing control, the Company considers potential voting rights that are currently exercisable.

Under the purchase method, the assets, liabilities and contingent liabilities of the acquired company are determined at fair value at the acquisition date. Any excess of the cost of acquisition over the aggregate fair value of the assets acquired is recognized as goodwill. Any deficiency of the cost of acquisition below the aggregate fair value of the assets acquired is recognized in the results of operations of the accounting period in which the acquisition of the subsidiary occurs.

IV. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS

Going concern assumption

The Company's consolidated financial statements have been prepared on a going concern basis, under the assumption that the Company will be able to realize its assets and settle its liabilities in the normal course of business in the foreseeable future.

- As at 30 June 2026, accumulated losses amounted to VND 302.05 billion (as at 01 January 2026: VND 291.99 billion). Owners' equity of the Company as at 30 June 2026 was negative VND 137.99 billion (as at 01 January 2026: negative VND 127.93 billion). Current liabilities exceeded current assets as at 30 June 2026 and 01 January 2026 by VND 170.03 billion and VND 163.4 billion, respectively.

- Since 2018, the Company has leased out its entire artificial stone processing factory to its subsidiary, CMISTONE Vietnam Company Limited; the scale of the Company's operations has been scaled back, and no salary costs have been incurred for the parent company's management apparatus.

- On 07 November 2022, the Company was subject to enforcement measures by the Hanoi Tax Department, including suspension of invoice usage under Decision No. 53516/CTHN-QLN dated 07 November 2022, due to overdue tax liabilities requiring enforcement under the Law on Tax Administration, with taxes and amounts payable to the State as at 30 June 2026 of VND 15.14 billion (31 December 2025: VND 15.14 billion).

- In addition, on 28 December 2021, the People's Court of Ba Dinh District, Hanoi City accepted commercial business case No. 127/TLST-KDTM. Accordingly, Agribank sued CMISTONE Vietnam Company Limited (the subsidiary) for breach of Credit Contract No. 1420LAV201800138 dated 27 April 2018, with a balance as at 30 June 2026 of VND 91.384 billion, seeking to reclaim the artificial stone production operations, and to take control of the construction works, machinery, equipment and loans invested in the Company's CMISTONE Vietnam factory. As at 30 June 2026, the Company had assumed the entire debt obligations under the above credit contract from CMISTONE Vietnam Company Limited (the subsidiary); accordingly, the Company will bear the rights and obligations relating to this lawsuit.

These matters involve material uncertainties that significantly affect the Company's ability to continue as a going concern. As at the date of preparation of these interim consolidated financial statements, the Company is focused on developing business plans to enable it to continue its normal business operations in the future. Accordingly, the accompanying interim consolidated financial statements of the Company have been prepared on the basis that the going concern assumption is appropriate.

Accounting estimates

The preparation of the interim consolidated financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements relating to the preparation and presentation of interim consolidated financial statements requires Management to make estimates and assumptions that affect the reported amounts of liabilities and assets and the disclosure of contingent liabilities and assets at the date of the interim consolidated financial statements, as well as the reported amounts of revenues and expenses during the accounting period. Although these accounting estimates are based on Management's best knowledge, actual results may differ from those estimates and assumptions.

Principles for recognition of cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term investments with an original maturity of not more than three months that are highly liquid, readily convertible into known amounts of cash, and subject to insignificant risk of changes in value.

Accounting principles for financial investments

Loans

Loans are stated at cost less provision for doubtful debts. Provision for doubtful debts relating to loans is made based on the expected estimated loss that may arise.

Investments in subsidiaries

Subsidiaries are entities controlled by the Company. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee companies so as to obtain benefits from their activities.

Provision for impairment of investments in subsidiaries is made at the time of preparing the financial statements when the investments in subsidiaries have declined in value compared to cost, as follows:

For investments in subsidiaries with shares listed on the market, or where the fair value of the investment can be reliably determined, the provision is made based on the market value of the shares.

For investments where fair value cannot be determined at the reporting date, provision is made at an amount equal to the difference between the actual contributed capital of the parties in the subsidiary and the actual owners' equity, multiplied by the Company's ownership ratio relative to the total actual contributed capital of the parties in the subsidiary.

Increases or decreases in the provision balance for impairment of investments in subsidiaries required to be made at the year-end closing date of the financial statements are recognized in financial expenses.

Accounting principles for receivables

Receivables are presented at their carrying amounts less provision for doubtful debts.

Receivables are classified according to the following principles:

- Trade receivables reflect receivables of a commercial nature arising from purchase-sale transactions between the Company and buyers that are independent entities from the Company, including receivables relating to entrusted export sales to another entity.

- Other receivables reflect receivables that are not of a commercial nature and are not related to purchase-sale transactions.

Provision for doubtful debts is made for receivables that are past due for payment as stipulated in economic contracts, loan agreements or debt commitments, and for which the Company has made repeated collection efforts but has been unable to recover the debt, or for receivables owed by debtors who are unlikely to be able to make payment due to liquidation, bankruptcy, or similar difficulties.

Increases or decreases in the provision balance for doubtful receivables required to be made at the year-end closing date of the financial statements are recognized in general and administration expenses.

Principles for recognition of inventories

Inventories are initially stated at cost, comprising purchase costs, processing costs and other directly attributable costs incurred to bring the inventories to their present location and condition at the date of initial recognition. Subsequent to initial recognition, at the date of preparing the consolidated financial statements, if the net realizable value of inventories is lower than cost, inventories are stated at net realizable value.

The value of inventories is determined using the weighted average method.

Inventories are accounted for using the perpetual method.

Work in progress costs are accumulated based on the actual costs incurred for each type of unfinished product.

Provision for diminution in value of inventories is made at the year-end for the amount by which the cost of inventories exceeds their net realizable value.

Accounting and depreciation principles for tangible and intangible fixed assets

Tangible fixed assets and intangible fixed assets are initially recognized at cost. During use, tangible and intangible fixed assets are recorded at cost, accumulated depreciation/amortization and net carrying amount.

Depreciation of fixed assets is calculated using the straight-line method, with estimated useful lives as follows:

Asset type	Years
Buildings and structures	05-25 years
Machinery and equipment	02-20 years
Means of transportation and transmission equipment	05-20 years
Other tangible fixed assets	05-10 years

The Company's intangible fixed assets represent the mining rights for stone quarries. The Company amortizes the mining rights over the estimated extraction period of 30 years.

Accounting principles for operating leases

An operating lease is a lease of fixed assets in which substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Payments made under operating leases are recognized in the income statement on a straight-line basis over the lease term.

Principles for recognition and allocation of prepaid expenses

Costs already incurred that relate to the results of production and business operations of multiple accounting periods are recorded as prepaid expenses in order to be gradually allocated to the results of operations in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to production and business costs in each accounting period is based on the nature and extent of each type of expense in order to select an appropriate allocation method and basis.

Accounting principles for liabilities

Liabilities are amounts payable to suppliers and other parties. Liabilities comprise trade payables, intercompany payables and other payables. Liabilities are not recorded at an amount lower than the obligation to be paid.

Liabilities are classified according to the following principles:

- Trade payables comprise payables of a commercial nature arising from transactions to purchase goods, services or assets from a seller that is a separate entity from the buyer, including payables between a parent company and its subsidiaries, joint ventures and associates. This also includes payables arising from imports through an entrusted importer (in entrusted import transactions);

- Other payables comprise payables that are not of a commercial nature and are not related to transactions of purchasing, selling or providing goods and services.

Payables are monitored in detail by counterparty and by payment term.

Principles for recognition of borrowings

Borrowings are monitored by lender, by loan agreement and by the repayment term of each loan.

Principles for recognition and capitalization of borrowing costs

Borrowing costs comprise interest expense and other costs directly attributable to borrowings.

Borrowing costs are recognized as production and business expense in the year in which they are incurred, except for borrowing costs directly attributable to the construction or production of a qualifying asset which are capitalized as part of the cost of that asset when the conditions stipulated in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are satisfied. In addition, for borrowings specifically related to the construction of fixed assets or investment property, borrowing costs are capitalized even where the construction period is less than 12 months.

Principles for recognition of accrued expenses

The Company's accrued expenses comprise interest expenses that have actually been incurred during the reporting period but have not yet been paid due to the absence of an invoice or insufficient accounting documentation, which are recognized as production and business expense of the reporting period.

Amounts accrued to production and business expenses during the period are calculated in a rigorous manner and must be supported by reasonable, reliable evidence of the expenses to be accrued during the period, to ensure that the accrued expense recorded in this account is consistent with the actual expense incurred.

Principles for recognition of owners' equity

Owners' invested capital is recorded at the amount of capital actually contributed by the owners.

Share premium reflects the difference between the par value, direct costs relating to the issuance of shares, and the issue price of shares (including cases of re-issuance of treasury shares), and may be a positive premium (if the issue price is higher than the par value and direct costs relating to the share issuance) or a negative premium (if the issue price is lower than the par value and direct costs relating to the share issuance).

Undistributed earnings after tax reflects the results of operations (profit or loss) after corporate income tax and the distribution of profit or treatment of losses of the Company. Undistributed earnings after tax may be distributed to investors based on their capital contribution ratio after approval by the General Meeting of Shareholders and after appropriation to funds in accordance with the Company's Charter and Vietnamese regulations.

The Company appropriates funds from its net profit after corporate income tax as proposed by the Board of Directors and approved by shareholders at the Annual General Meeting of Shareholders.

Dividends payable to shareholders are recognized as a liability in the Company's separate statement of financial position after the Board of Directors' dividend declaration notice and the notice of the record date for dividend entitlement from the Vietnam Securities Depository Center.

Principles and methods for recognition of revenue and income

Revenue from the sale of goods is recognized when all of the following conditions are satisfied:

- *The significant risks and rewards of ownership of the products or goods have been transferred to the buyer;*
- *The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;*
- *Revenue can be measured reliably;*
- *It is probable that the economic benefits associated with the transaction will flow to the Company; and*
- *The costs incurred or to be incurred in respect of the transaction can be measured reliably.*

Revenue from the rendering of services is recognized when all of the following conditions are satisfied:
- *Revenue can be measured reliably;*
- *It is probable that the economic benefits associated with the transaction will flow to the Company;*
- *The stage of completion of the transaction at the balance sheet date can be measured reliably; and*
- *The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.*

The stage of completion of services rendered is determined using the completed-work assessment method.

Interest income is recognized when both of the following conditions are satisfied:

- *It is probable that the economic benefits associated with the transaction will flow to the Company; and*
- *Revenue can be measured reliably.*

Dividends and profits shared are recognized when the Company's right to receive dividends or its right to receive profit from capital contributions is established.

Principles for recognition of financial expenses

Expenses recognized as financial expenses represent the cost of borrowing capital.

The above items are recognized on a gross basis for the amounts arising during the year, without being offset against financial income.

Tax obligations

Value-added tax ("VAT")

The Company applies VAT declaration and calculation in accordance with the guidance under current tax laws.

Corporate income tax ("CIT")

Current CIT expense is determined based on taxable income for the year and the CIT rate applicable for the current financial year. The Company currently applies a CIT rate of 20% on taxable income.

Other taxes

Other taxes and fees are declared and paid by the enterprise to the local tax authorities in accordance with the tax laws currently in force in Vietnam.

Related parties

Parties are considered to be related if one party has the ability to control the other party, or exercises significant influence over the other party in making decisions relating to financial and operating policies. The Company's related parties include:

- Enterprises that, directly or indirectly through one or more intermediaries, have the power to control the Company, or are controlled by the Company, or are under common control with the Company, including parent companies, subsidiaries and associates;
- Individuals who, directly or indirectly, hold voting rights of the Company and have significant influence over the Company, key management personnel of the Company, and close family members of such individuals;

- Enterprises in which the individuals described above hold, directly or indirectly, a significant portion of voting rights, or have significant influence over such enterprises.

In considering each related-party relationship for the purpose of preparing and presenting the financial statements, the Company gives attention to the substance of the relationship, rather than merely its legal form.

Segment information

During the period, the parent company had no production or business activities, and the subsidiary's operations were limited to the production and trading of stone products in Nghe An Province; accordingly, the Company does not prepare segment reports by business line or geographical area.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

V.1 Cash and cash equivalents

	Ending balance VND	Beginning balance VND
Cash on hand	47,396,847	83,299,743
Cash at banks	136,003,672	474,656,224
Total	**183,400,519**	**557,955,967**

V.2 Short-term financial investments

This represents an interest-free loan to Hoang Long Trading Construction and Investment Trading Joint Stock Company. The Company has made a 100% provision against this loan.

V.3 Short-term trade receivables

	Ending balance		Beginning balance	
	Amount	**Provision**	**Amount**	**Provision**
	VND	**VND**	**VND**	**VND**
Quang Phuc Stone Co., Ltd	-	-	503,277,300	-
AG Vietnam Construction and Investment Co., Ltd	616,000,000	-	616,000,000	-
Hai Phong Cladding Stone JSC	528,140,254	-	-	-
Other customers	2,371,435,659	(965,146,741)	1,944,736,700	(965,146,741)
Total	**3,515,575,913**	**(965,146,741)**	**3,064,014,000**	**(965,146,741)**
In which: Trade receivables from related parties	**186,121,826**	**(186,121,826)**	**186,121,826**	**(186,121,826)**

(Detailed per Note VIII.2)

V.4 Short-term advances to suppliers

	Ending balance		Beginning balance	
	Amount	**Provision**	**Amount**	**Provision**
	VND	**VND**	**VND**	**VND**
Vietnam Mineral Export and Exploitation JSC	7,184,798,559	(7,184,798,559)	7,184,798,559	(7,184,798,559)
Hoanh Son Industry Trading and Services JSC	2,025,667,720	(2,025,667,720)	2,025,667,720	(2,025,667,720)
Other suppliers	2,537,030,751	(1,855,423,924)	2,789,413,291	(1,855,423,924)
Total	**11,747,497,030**	**(11,065,890,203)**	**11,999,879,570**	**(11,065,890,203)**
In which: Advances to related parties	**9,210,466,279**	**(9,210,466,279)**	**9,210,466,279**	**(9,210,466,279)**

(Detailed per Note VIII.2)

V.5 Other receivables

	Ending balance		Beginning balance	
	Amount VND	Provision VND	Amount VND	Provision VND
a. Short-term				
- Deposits and collateral	65,600,000	(65,600,000)	65,600,000	(65,600,000)
- Advances	544,248,824	(252,736,824)	254,210,324	(252,736,824)
- Other receivables	13,016,815,570	(13,016,815,570)	13,083,347,570	(13,016,815,570)
Vietnam Mineral Export and Exploitation JSC	8,014,304,668	(8,014,304,668)	8,014,304,668	(8,014,304,668)
Nguyen Hong Tan	1,375,104,675	(1,375,104,675)	1,375,104,675	(1,375,104,675)
Other customers	3,627,406,227	(3,627,406,227)	3,693,938,227	(3,627,406,227)
Total	**13,626,664,394**	**(13,335,152,394)**	**13,403,157,894**	**(13,335,152,394)**
b. Long-term				
- Deposits and collateral	1,512,959,872	(1,512,959,872)	1,512,959,872	(1,512,959,872)
Total	**1,512,959,872**	**(1,512,959,872)**	**1,512,959,872**	**(1,512,959,872)**
In which: Other receivables from related parties	**9,219,943,624**	**(9,219,943,624)**	**9,219,943,624**	**(9,219,943,624)**

(Detailed per Note VIII.2)

V.6 Bad debts

	Ending balance		Beginning balance	
	Cost VND	Recoverable value VND	Cost VND	Recoverable value VND
Short-term trade receivables				
Other counterparties	3,515,575,913	2,550,429,172	3,064,014,000	2,098,867,259
Short-term financial investments				
Hoang Long Trading Construction and Investment JSC	2,211,000,000	-	2,211,000,000	-
Short-term advances to suppliers				
Vietnam Mineral Export and Exploitation JSC	7,184,798,559	-	7,184,798,559	-
Hoanh Son Industry Trading and Services JSC	2,025,667,720	-	2,025,667,720	-
Other counterparties	2,537,030,751	681,606,827	2,789,413,291	933,989,367
Other receivables				
Deposits and collateral	1,578,559,872	-	1,578,559,872	-
Advances	544,248,824	291,512,000	254,210,324	-
Other receivables	13,016,815,570	-	13,083,347,570	68,005,500
Total	**32,613,697,209**	**3,523,547,999**	**32,191,011,336**	**3,100,862,126**

V.7 Tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Means of transportation VND	Other assets VND	Total VND
COST					
Beginning balance	35,147,320,844	83,085,005,125	3,319,147,521	4,448,598,949	126,000,072,439
Ending balance	**35,147,320,844**	**83,085,005,125**	**3,319,147,521**	**4,448,598,949**	**126,000,072,439**
ACCUMULATED DEPRECIATION					
Beginning balance	14,377,816,237	52,460,925,356	3,245,491,290	1,893,631,720	71,977,864,603
Depreciation charge for the period	702,069,638	1,943,368,254	36,828,116	92,806,374	2,775,072,382
Ending balance	**15,079,885,875**	**54,404,293,610**	**3,282,319,406**	**1,986,438,094**	**74,752,936,985**
NET CARRYING AMOUNT					
Beginning balance	**20,769,504,607**	**30,624,079,769**	**73,656,231**	**2,554,967,229**	**54,022,207,836**
Ending balance	**20,067,434,969**	**28,680,711,515**	**36,828,115**	**2,462,160,855**	**51,247,135,454**

- The net carrying amount of tangible fixed assets pledged as collateral for borrowings as at the end of the period was VND 51,247,135,454.
- The cost of tangible fixed assets which were fully depreciated but still in use was VND 19,472,306,046.

V.8 Intangible fixed assets

Intangible fixed assets represent mining rights in Quy Hop District, Nghe An Province, with a cost and accumulated amortization as at 30 June 2026 of VND 9,975,000,000 and VND 5,513,958,311, respectively.

The net carrying amount at the end of the year of intangible fixed assets pledged as collateral for borrowings was VND 4,461,041,689.

V.9 Inventories

	Ending balance		Beginning balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Raw materials	13,363,813,104	-	12,906,372,033	-
Tools and instruments	145,612,216	-	-	-
Work in progress	7,979,470,605	(7,979,470,605)	7,979,470,605	(7,979,470,605)
Finished goods	45,250,758,045	-	53,438,413,822	-
Merchandise	166,864,916	-	166,864,916	-
Goods consigned for sale	432,206,177	-	432,206,177	-
Total	**67,338,725,063**	**(7,979,470,605)**	**74,923,327,553**	**(7,979,470,605)**

V.10 Long-term prepaid expenses

	Ending balance VND	Beginning balance VND
Site clearance costs at Nghia Long Industrial Cluster, Nghe An Province	6,803,530,973	7,042,328,488
Fire protection system for the office	159,399,556	398,498,889
Total	**6,962,930,529**	**7,440,827,377**

V.11 Short-term trade payables

	Ending balance		Beginning balance	
	Outstanding balance VND	**Amount capable of being repaid VND**	**Outstanding balance VND**	**Amount capable of being repaid VND**
Guangzhou Honesty Trading Co.,Ltd	2,018,685,000	2,018,685,000	2,018,685,000	2,018,685,000
Dong Nam Industrial Infrastructure Development JSC	1,406,756,410	1,406,756,410	1,406,756,410	1,406,756,410
Dong A Minerals JSC	1,036,027,127	1,036,027,127	360,144,090	360,144,090
Dai Gia Phat Investment JSC	964,518,000	964,518,000	-	-
Other suppliers	3,438,678,736	3,438,678,736	3,522,054,383	3,522,054,383
Total	**8,864,665,273**	**8,864,665,273**	**7,307,639,883**	**7,307,639,883**
In which: Trade payables to related parties	**964,518,000**	**964,518,000**	**-**	**-**

(Detailed per Note VIII.2)

V.12 Short-term advances from customers

	Ending balance VND	Beginning balance VND
Cao Thang Import-Export JSC	5,750,000,000	5,750,000,000
Dai Gia Phat Investment JSC	2,090,000,000	-
Other customers	1,387,140,553	175,641,143
Total	**9,227,140,553**	**5,925,641,143**

V.13 Taxes and other payables to the State

	Ending balance VND	Tax paid for the period VND	Tax payable for the period VND	Beginning balance VND
Value-added tax	-	2,823,822,355	2,823,822,355	-
Corporate income tax	1,919,437,961	-	-	1,919,437,961
Personal income tax	402,861,685	-	-	402,861,685
Natural resource tax	1,729,417,939	-	-	1,729,417,939
Other taxes	616,979,082	-	-	616,979,082
Fees, charges and other payables	10,468,160,885	522,000	522,000	10,468,160,885
Total	**15,136,857,552**	**2,824,344,355**	**2,824,344,355**	**15,136,857,552**

V.14 Short-term accrued expenses

	Current period VND	Prior period VND
Interest expense	4,537,177,518	4,547,507,671
Foreign exchange losses	61,299,020	92,928,132
Total	**4,598,476,538**	**4,640,435,803**

V.15 Other short-term payables

	Ending balance VND	Beginning balance VND
Surplus assets pending resolution	1,729,404,675	1,729,404,675
Trade union fund	121,656,904	121,656,904
Social insurance	2,955,475,009	2,955,115,009
Health insurance	90,910,190	90,910,190
Unemployment insurance	7,385,832	8,447,332
Payables relating to equitization	123,002,409	123,002,409
Other payables	1,508,093,074	1,508,093,074
Total	**6,535,928,093**	**6,536,629,593**

V.16 Loans and finance lease obligations

a. Short-term loan and finance lease obligations	Ending balance	Movements during the year		Beginning balance
		Increase	Decrease	
	VND	VND	VND	VND
Short-term borrowings				
+ Vietnam Bank for Agriculture and Rural Development – Hoang Quoc Viet Branch (i)	14,623,814,257	-	-	14,623,814,257
+ Trang An Securities JSC (ii)	3,372,550,746	-	-	3,372,550,746
+ Dai Gia Phat Investment JSC	19,200	-	-	19,200
+ Individual borrowings (iii)	7,635,820,625	112,459,625	11,360,000,000	18,883,361,000
Current portion of long-term borrowings				
+ Vietnam Bank for Agriculture and Rural Development – Hoang Quoc Viet Branch	14,590,486,644	-	-	14,590,486,644
+ Vietnam Bank for Agriculture and Rural Development – Dong Ha Noi Branch	50,204,000,000	-	-	50,204,000,000
Total	**90,426,691,472**	**112,459,625**	**11,360,000,000**	**101,674,231,847**

b. Long-term loan and finance lease obligations	Ending balance	Movements during the year		Beginning balance
		Increase	Decrease	
	VND	VND	VND	VND
Long-term borrowings				
+ Vietnam Bank for Agriculture and Rural Development – Hoang Quoc Viet Branch (iv)	33,897,372,601	-	-	33,897,372,601
+ Vietnam Bank for Agriculture and Rural Development – Dong Ha Noi Branch (v)	91,802,000,000	-	-	91,802,000,000
Less: amount payable within 12 months	(64,794,486,644)	-	-	(64,794,486,644)
Total	**60,904,885,957**	**-**	**-**	**60,904,885,957**

c. Overdue and unsettled loans and finance lease obligations	**Ending balance**		**Beginning balance**	
	Principal VND	**Interest VND**	**Principal VND**	**Interest VND**
Loans	151,331,577,429	109,881,793,412	162,579,117,804	105,344,615,894
Total	**151,331,577,429**	**109,881,793,412**	**162,579,117,804**	**105,344,615,894**

Details of loans:

(i) Loan from the Vietnam Bank for Agriculture and Rural Development – Hoang Quoc Viet Branch under Credit Contract No. 1450LV201600205 dated 14 April 2016, with a credit limit of VND 23,500,000,000. Loan term: 12 months. Purpose: to supplement working capital for production and business operations. Interest rate determined for each drawdown. Collateral is provided under mortgage contracts: 1450-LCP-201100081; 1450-LCP-201300246; 1450-CLP201500291.

(ii) Investment cooperation with Trang An Securities JSC under Investment Cooperation Contract No. 01-21062010/HTĐT-CVCSM-TAS dated 21 June 2010 and Appendix No. 01 dated 21 February 2011. Purpose: Trang An Securities JSC contributed funds to CAVICO Mineral and Industry Company (now CMISTONE Vietnam Joint Stock Company), with the Company acting as agent to use these contributed funds for securities investment. Interest payable for 2012 was 21.6% per annum. Contract term was until 26 July 2011. Trang An Securities JSC has since ceased operations but has not yet completed the procedures to close its tax code; accordingly, the principal and interest payable to Trang An Securities JSC cannot be reconciled.

(iii) Individual borrowings, unsecured, non-interest-bearing.

(iv) Loans from the Vietnam Bank for Agriculture and Rural Development – Hoang Quoc Viet Branch under the following Credit Contracts:

- Credit Contract No. 1450-LAV201500035 dated 22 January 2015, with a credit limit of VND 3.15 billion. Term: 48 months. Purpose: to purchase 01 wheel loader and 06 Dongfeng trucks. Interest rate at the drawdown date was 10.5% per annum, floating, adjusted once every 3 months. Collateral: 01 wheel loader and 06 Dongfeng trucks.

- Credit Contract No. 1450-LAV201100330 dated 15 September 2011, with a credit limit of VND 5 billion. Term: 60 months. Purpose: to purchase machinery and equipment. Interest rate: floating. Collateral: mining rights in Yen Bai Province.

(v) Loans from the Vietnam Bank for Agriculture and Rural Development – Dong Ha Noi Branch under Credit Contracts:
- Credit Contract No. 1420-LAV-201500144 dated 13 April 2015. Term: 96 months. Purpose: to invest in the construction of the CMISTONE Vietnam factory in Nghe An. Interest rate at the drawdown date was 11% per annum, floating, adjusted once every 3 months. Collateral: the entire land use rights and assets attached to the land, machinery, equipment, workshops and structures of the CMISTONE Vietnam factory. Balance as at 30 June 2026: VND 418,000,000.

- Credit Contract No. 1420LAV201800138 dated 27 April 2018, with a balance as at 30 June 2026 of VND 91,384,000,000.

V.17 Owners' equity

a) Statement of changes in owners' equity

	Contributed capital	Share premium	Development investment fund	Undistributed earnings	Total
	VND	VND	VND	VND	VND
Balance at the beginning of the prior period	**160,000,000,000**	**3,167,767,978**	**891,344,168**	**(275,077,734,266)**	**(111,018,622,120)**
Profit/(loss) for the prior period	-	-	-	(10,663,385,184)	(10,663,385,184)
Balance at the end of the prior period	**160,000,000,000**	**3,167,767,978**	**891,344,168**	**(285,741,119,450)**	**(121,682,007,304)**
Balance at the beginning of the current period	**160,000,000,000**	**3,167,767,978**	**891,344,168**	**(291,993,640,195)**	**(127,934,528,049)**
Profit/(loss) for the current period	-	-	-	(10,056,517,930)	(10,056,517,930)
Balance at the end of the current period	**160,000,000,000**	**3,167,767,978**	**891,344,168**	**(302,050,158,125)**	**(137,991,045,979)**

b) Shares

	Ending balance	Beginning balance
Number of shares sold to the public	16,000,000	16,000,000
- *Ordinary shares*	*16,000,000*	*16,000,000*
Number of shares outstanding	16,000,000	16,000,000
- *Ordinary shares*	*16,000,000*	*16,000,000*

Par value of shares outstanding: VND 10,000 per share

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED INCOME STATEMENT

VI.1 Revenue from sale of goods and rendering of services

	Current period VND	Prior period VND
Revenue from sale of goods	23,422,258,131	16,658,494,195
Revenue from sale of finished goods	255,692,376	4,552,944,243
Total	**23,677,950,507**	**21,211,438,438**

VI.2 Cost of goods sold

	Current period VND	Prior period VND
Cost of merchandise sold	24,391,744,438	18,303,348,485
Cost of finished goods sold	-	4,836,362,430
Total	**24,391,744,438**	**23,139,710,915**

VI.3 Financial expenses

	Current period VND	Prior period VND
Interest expense	4,537,177,518	4,547,507,671
Foreign exchange losses	61,299,020	92,928,132
Total	**4,598,476,538**	**4,640,435,803**

VI.4 General and administration expenses

	Current period VND	Prior period VND
Staff costs	288,402,439	237,268,877
Taxes, fees and charges	819,495	5,707,777
Cost of purchased services	71,950,214	101,372,840
Total	**361,172,148**	**344,349,494**

VI.5 Other expenses

	Current period VND	Prior period VND
Depreciation and amortization of assets and tools not used for production and business activities	3,375,288,077	3,480,001,938
Total	**3,375,288,077**	**3,480,001,938**

VI.6 Basic earnings per share

	Current period VND	Prior period VND
Net loss after tax	(10,056,517,930)	(10,663,385,184)
Loss allocated to ordinary shares	(10,056,517,930)	(10,663,385,184)
Number of shares outstanding	16,000,000	16,000,000
Basic earnings per share	**(629)**	**(666)**

VII. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED CASH FLOW STATEMENT

	Current period VND	Prior period VND
Proceeds from borrowings under standard loan agreements	112,459,625	8,680,700,000
Repayment of loan principal under standard loan agreements	11,360,000,000	16,300,700,000

VIII. OTHER INFORMATION

VIII.1 Events after the end of the accounting period

There were no events after the end of the accounting period that would have a material effect, or could have a material effect, on the operations and results of operations of the Company.

VIII.2 Related party information

The list of related parties and their relationships with the Company are as follows:

Related parties	Relation
- Mr. Nguyen Huu Chung	Chairman of the Board of Directors
- Mr. Trieu Van Nam	General Director
- Mr. Tran Thanh Huu	Member of the Board of Directors cum Deputy General Director
- Mr. Tran Thanh Hiep	Vice Chairman of the Board of Directors
- Hoang Long Trading Construction and Investment Joint Stock Company	Under common key management
- Hoanh Son Industry Trading and Services Joint Stock Company	Under common key management
- CMISTONE Viet Lao Joint Stock Company	Under common key management
- Vietnam Mineral Export and Exploitation Joint Stock Company	Under common key management
- Dai Gia Phat Investment Joint Stock Company	Under common key management

Related-party transactions during the period:

	Current period VND	Prior period VND
Borrowings	**112,459,625**	**133,000,000**
- Mr. Tran Thanh Huu	-	133,000,000
- Mr. Trieu Van Nam	112,459,625	-
Repayment of borrowings	**-**	**7,400,000,000**
- Dai Gia Phat Investment Joint Stock Company	-	7,400,000,000
Purchases	**2,938,518,000**	**-**
- Dai Gia Phat Investment Joint Stock Company	2,938,518,000	-
Payments for purchases	**1,974,000,000**	**94,000,000**
- Dai Gia Phat Investment Joint Stock Company	1,974,000,000	94,000,000
Receipts from sales of goods	**2,090,000,000**	**152,000,000**
- Dai Gia Phat Investment Joint Stock Company	2,090,000,000	152,000,000

Balances with related parties at the end of the accounting period:

	Ending balance VND	Beginning balance VND
Short-term trade receivables	**186,121,826**	**186,121,826**
- Vietnam Mineral Export and Exploitation Joint Stock Company	53,093,352	53,093,352
- Hoang Long Trading Construction and Investment Joint Stock Company	88,102,342	88,102,342
- Dai Gia Phat Investment Joint Stock Company	44,926,132	44,926,132
Short-term advances to suppliers	**9,210,466,279**	**9,210,466,279**
- Hoanh Son Industry Trading and Services Joint Stock Company	2,025,667,720	2,025,667,720
- Vietnam Mineral Export and Exploitation Joint Stock Company	7,184,798,559	7,184,798,559
Short-term trade payables	**964,518,000**	**-**
- Dai Gia Phat Investment Joint Stock Company	964,518,000	-
Advances from customers	**2,090,000,000**	**-**
- Dai Gia Phat Investment Joint Stock Company	2,090,000,000	-
Short-term loan receivables	**2,211,000,000**	**2,211,000,000**
- Hoang Long Trading Construction and Investment Joint Stock Company	2,211,000,000	2,211,000,000
Others receivables	**9,219,943,624**	**9,219,943,624**
- CMISTONE Viet Lao Joint Stock Company	971,106,250	971,106,250
- Vietnam Mineral Export and Exploitation Joint Stock Company	8,123,395,577	8,123,395,577
- Mr. Trieu Van Nam	406,500	406,500
- Mr. Tran Thanh Huu	90,942,260	90,942,260
- Mr. Tran Thanh Hiep	34,093,037	34,093,037

	Ending balance VND	Beginning balance VND
Short-term accrued expenses	**1,035,272,243**	**1,035,272,243**
- Mr. Nguyen Huu Chung	333,080,001	333,080,001
- Mr. Tran Thanh Huu	344,310,966	344,310,966
- Mr. Tran Thanh Hiep	357,881,276	357,881,276
Others payables	**47,478**	**47,478**
- Mr. Trieu Van Nam	47,478	47,478
Borrowings and finance lease liabilities	**112,478,825**	**19,200**
- Dai Gia Phat Investment Joint Stock Company	19,200	19,200
- Mr. Trieu Van Nam	112,459,625	-

Income of the Board of Directors and Management

During the period, the Board of Directors and Management did not receive any salary or remuneration.

VIII.3 Comparative information

As disclosed in Note III – Accounting standards and accounting regime applied, Management has applied Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC in the preparation and presentation of the interim consolidated financial statements for the six-month period ended 30 June 2026. Accordingly, certain opening balances and prior-period figures have been reclassified in accordance with the transitional provisions of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC to ensure comparability with the current-period figures, as follows:

Item	Previously reported VND	Re-presented VND	After re-presentation VND
Consolidated statement of financial position as at 31 December 2025			
Short-term investments			
Short-term investments held to maturity	-	2,211,000,000	2,211,000,000
Provision for held-to-maturity investments	-	(2,211,000,000)	(2,211,000,000)
Short-term receivables			
Short-term loan receivables	2,211,000,000	(2,211,000,000)	-
Provision for doubtful short-term receivables	(27,577,189,338)	2,211,000,000	(25,366,189,338)

Hanoi, 12 August 2026

Le Tien Dat
Preparer

Le Tien Dat
Chief Accountant

Trieu Van Nam
General Director