EASTERNS AHP MINERALS
JOINT STOCK COMPANY

No.: 37/2026/CBTT

SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Ho Chi Minh City, November 02, 2026

DISCLOSURE OF UNUSUAL INFORMATION

To: - **State Securities Commission of Vietnam**
- **Vietnam Stock Exchange**
- **Hanoi Stock Exchange**

1. Organization: EASTERN MINERALS AHP JOINT STOCK COMPANY

- Ticker symbol: BMJ
- Address: No. 112/125, Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City, Vietnam
- Tel: (+84) 274 3688 126
- Fax: (+84) 274 3688 125
- Email: ahpminerals2019@gmail.com

2. Content of Information Disclosure:

Eastern AHP Mineral Joint Stock Company announces the information regarding the prospectus and its appendices approved by the Ho Chi Minh City Stock Exchange for listing of shares.

3. Publication on the Company's Website:

This information was published on the Company's website on November 02, 2026 at the following link: www.becamexbmj.com.vn/#enter/f/enter

We hereby certify that the information disclosed above is true and accurate, and we take full legal responsibility for the contents disclosed.

Attachments:
- Prospectus.
- Appendix.

EASTERN AHP MINERALS JOINT STOCK COMPANY
Legal representative of the Company
GENERAL DIRECTOR

M.S.D.N:3700927878-C.T.C.P
CÔNG TY CỔ PHẦN KHOÁNG SẢN MIỀN ĐÔNG AHP
X.PHÚ GIÁO-TP.HỒ CHÍ MINH

PHAM HUY HAU

CÔNG TY CỔ PHẦN KHOÁNG SẢN MIỀN ĐÔNG AHP

Digitally signed by CÔNG TY CỔ PHẦN KHOÁNG SẢN MIỀN ĐÔNG AHP
DN: C=VN, CN=CÔNG TY CỔ PHẦN KHOÁNG SẢN MIỀN ĐÔNG AHP, L=Phú Giáo, ST=BÌNH DƯƠNG, UID=MST:3700927878
Reason: I am the author of this document
Location:
Date: 2026.11.02 19:38:36 +07'00'
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THE STOCK EXCHANGE'S APPROVAL OF THE LISTING REGISTRATION ONLY MEANS THAT THE LISTING OF SECURITIES HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF LAW AND DOES NOT IMPLY ANY GUARANTEE OF THE VALUE OF THE SECURITIES. ANY STATEMENT TO THE CONTRARY IS UNLAWFUL.

PROSPECTUS

EASTERNS AHP MINERALS JOINT STOCK COMPANY

(Enterprise Registration Certificate No. 3700927878 first issued by the Department of Planning and Investment of Binh Duong Province on 03/06/2008, and amended for the 11th time by the Department of Finance of Ho Chi Minh City on 18/12/2025)

LISTING OF SHARES ON THE HO CHI MINH CITY STOCK EXCHANGE

(Listing Registration Decision No.: ……../QĐ-SGDHCM issued by the Ho Chi Minh City Stock Exchange on ..../..../20.....)

This Prospectus and supplementary documents will be available at:

EASTERNS AHP MINERALS JOINT STOCK COMPANY

Address: No. 112/125, Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City

Tel: 0274.3688126 Fax: 0274.3688125

Website: www.becamexbmj.com.vn

DNSE SECURITIES JOINT STOCK COMPANY

Address: 6th Floor, Pax Sky Building, 63-65 Ngo Thi Nham, Hai Ba Trung Ward, Hanoi.

Tel: (024) 7108 9234 Fax: N/A

Website: www.dnse.com.vn

Person in charge of information disclosure:

Mr.: Pham Huy Hau

Position: General Director – Legal Representative

Tel: 0274.3688126

EASTERNS AHP MINERALS JOINT STOCK COMPANY

(Enterprise Registration Certificate No. 3700927878 first issued by the Department of Planning and Investment of Binh Duong Province on 03/06/2008, and amended for the 11th time by the Department of Finance of Ho Chi Minh City on 18/12/2025)

LISTING OF SHARES

ON THE HO CHI MINH CITY STOCK EXCHANGE

Share name	:	Shares of Easterns AHP Minerals Joint Stock Company
Type of shares	:	Ordinary shares
Ticker symbol	:	BMJ
Total number of shares registered for listing	:	104,999,978 shares *(One hundred four million, nine hundred ninety-nine thousand, nine hundred seventy-eight shares)*
Total value of shares registered for listing at par value	:	VND 1,049,999,780,000 *(One trillion, forty-nine billion, nine hundred ninety-nine million, seven hundred eighty thousand dong)*

1. AUDITING ORGANIZATION

AN VIET AUDITING COMPANY LIMITED

Address: 12th Floor, 167 Bui Thi Xuan Street, Hai Ba Trung Ward, Hanoi

Tel: (84-24) 62 782 904

Website: www.anvietcpa.com.vn

2. ADVISORY ORGANIZATION

DNSE SECURITIES JOINT STOCK COMPANY

Address: 6th Floor, Pax Sky Building, 63-65 Ngo Thi Nham, Hai Ba Trung Ward, Hanoi

Tel: (024) 7108 9234

Website: www.dnse.com.vn

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Ticker symbol: BMJ 123

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I. PERSONS PRIMARILY RESPONSIBLE FOR THE CONTENTS OF THE PROSPECTUS

1. Listing Applicant

EASTERNS AHP MINERALS JOINT STOCK COMPANY

Mr.	**Ngo Anh Quan**	Position: Chairman of the Board of Directors
Mr.	**Pham Huy Hau**	Position: General Director
Mr.	**Hoang Van Anh**	Position: Head of the Supervisory Board
Ms.	**Dao Huynh Kim**	Position: Chief Accountant

We hereby warrant that the information and data in this Prospectus are accurate and truthful, and we undertake to take responsibility for the truthfulness and accuracy of such information and data. Within the scope of our responsibility and the information known to us, we warrant that there is no erroneous information or data that may affect the information in this Prospectus.

2. Advisory Organization

DNSE SECURITIES JOINT STOCK COMPANY

Mr.**: Nguyen Hoang Viet** Position: Deputy General Director

(Under Power of Attorney No. 10/2025/VBUQ-DNSE-TGĐ signed by Ms. Nguyen Ngoc Linh – General Director of DNSE Securities Joint Stock Company on 31/07/2025)

This Prospectus forms part of the listing registration dossier prepared with the participation of DNSE Securities Joint Stock Company under Advisory Contract No. 0304/2026/HĐTV-NHĐT/BMJ-DNSE dated 03 April 2026 (the "Advisory Contract") with Easterns AHP Minerals Joint Stock Company. Within the scope of our responsibility and the information known to us, we warrant that the analysis, assessment and choice of wording in this Prospectus have been carried out reasonably and prudently on the basis of the information and data provided by Easterns AHP Minerals Joint Stock Company.

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II. RISK FACTORS

Fluctuations in macroeconomic variables such as growth rate, inflation, interest rates and exchange rates, the Government's policies adjusting these macroeconomic variables, as well as industry development policies, have a direct or indirect impact on the operations and business results of enterprises. Accordingly, the business results and development prospects of the Company may be affected by the risk factors set out below:

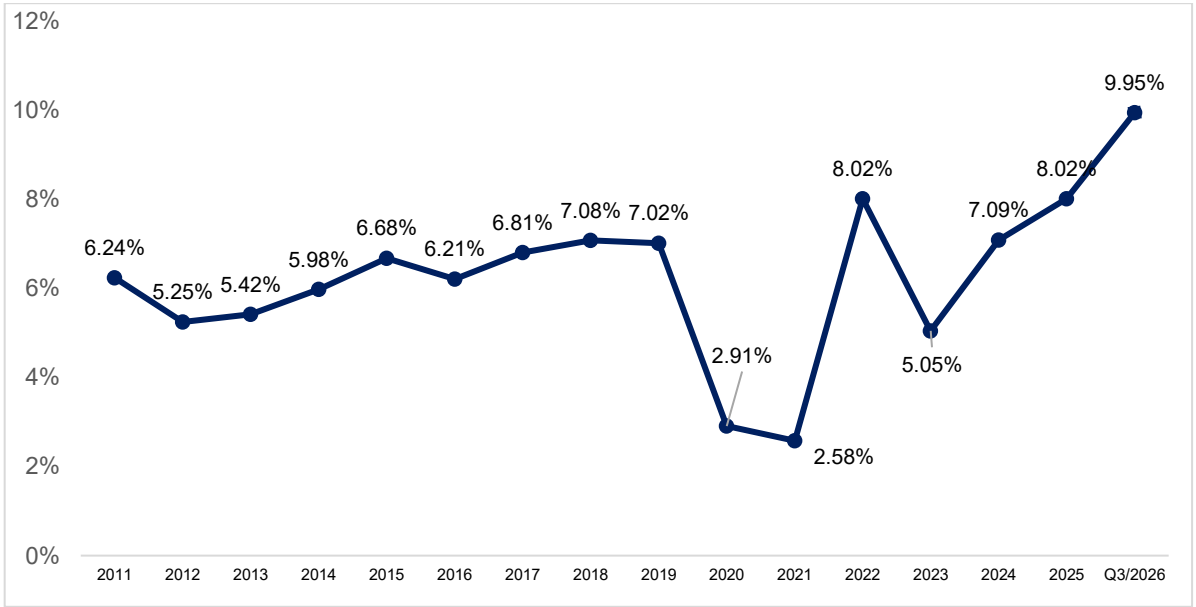
1. Economic risk

As the Company's main business is currently mineral extraction located within the territory of Vietnam, fluctuations in the economy and changes in the Government's macroeconomic policies have a considerable impact on the Company's operations. Rather than focusing solely on coping with the risk of slowing economic growth as in previous periods, in order to limit the effects of strong economic cycle fluctuations and the risk of local supply–demand imbalances, the Company has formulated medium- and long-term development strategies based on the analysis and development of economic scenarios. Economic growth is therefore an important tool for the Company to forecast its development strategies for each period, enabling it to proactively regulate extraction output and manage input cost risks accordingly. In response to any change in the global economy in general and in Vietnam in particular, the Management always analyses, studies and takes specific actions for each stage of the Company's development. As a result, the Company's production and business activities in recent years have consistently followed market demand and been in line with its financial capacity.

1.1. Economic growth rate (GDP growth)

The economic growth rate (GDP) is an important indicator of the state of the economy, affecting most of its sectors. For the Company, GDP growth trends may affect demand for construction investment, infrastructure and real estate development, thereby affecting demand for construction materials, especially construction stone – the Company's core business. In addition, fluctuations in economic activity may also affect raw material prices, input costs and the progress of works and projects, thereby impacting the Company's revenue, costs and business results. Over the past 10 years, Vietnam has consistently maintained a high and stable growth rate (averaging about 5–7%) compared with other countries in the region and the world.

Figure 1. Vietnam's GDP growth, 2011 – Q3/2026



Source: General Statistics Office

GDP growth in 2024 reached 7.09% year-on-year, reflecting the Government's determination to give top priority to overcoming the impacts of the pandemic on all socio-economic sectors amid a still challenging global economy. In 2025, the world economy faced many complex fluctuations and challenges, directly affecting global economic growth in general and the growth of individual sectors in particular. Trade protectionism and rising tariffs in many countries increased risks to international trade. In addition, geopolitical instability, including the Russia–Ukraine and Israel–Iran conflicts, continued to put pressure on the global economic environment. In Q1/2025, the United States imposed a baseline import tariff of 10% on imported goods and an additional 34% tariff on goods from China, while the EU, Japan and South Korea also faced tariffs of 25% or more. These developments increased uncertainty for global economic growth and trade in 2025. According to the General Statistics Office, Vietnam's GDP for the whole of 2025 grew by 8.02%, significantly exceeding the initial forecasts of international organizations such as the World Bank ("WB") and the Organisation for Economic Co-operation and Development ("OECD"), achieving the Government's 8% target and confirming Vietnam's leading position in growth in Southeast Asia.

According to the Statistics Office, in the first 9 months of 2026, GDP is estimated to have grown by 9.01% year-on-year, of which GDP in Q3/2026 is estimated to have grown by 9.95% year-on-year, with positive contributions from all three sectors: agriculture, forestry and fisheries up 4.21%, industry and construction up 12.50%, and services up 9.54%. For the 9 months as a whole, agriculture, forestry and fisheries rose by 4.02%, industry and construction by 11.21%, and services by 8.69%. Although Vietnam's economy continues to maintain positive growth, it remains exposed to fluctuations in the global economy and trade. Geopolitical instability, volatile energy and raw material prices, and the risk of supply chain disruptions may increase input costs, especially fuel, materials and transportation costs, thereby affecting the Company's extraction costs, profit margins and business results.

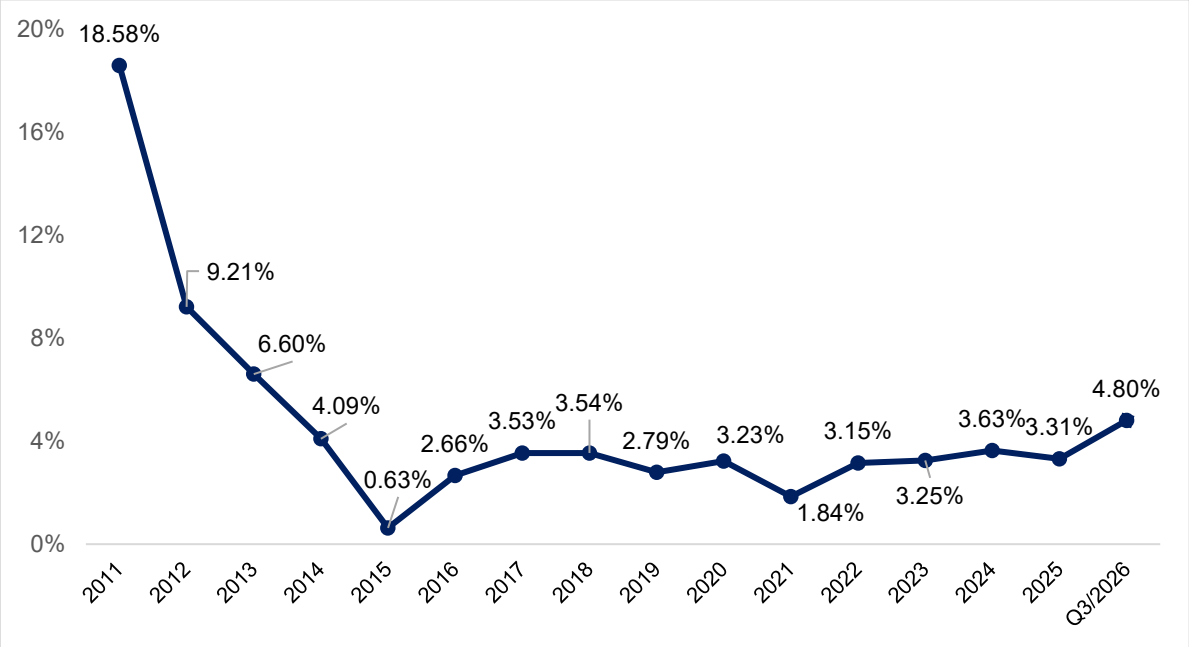
1.2. Inflation risk

In addition to GDP, inflation is also a macroeconomic factor reflecting the state of the economy. Fluctuating inflation directly and indirectly affects economic actors in general and the production activities of enterprises in particular. Rising inflation leads to higher production and business costs, while selling prices are constrained by market demand. Inflation risk also affects the discount rate applied to capital, reducing the present value of cash flows. In recent years, the Government has consistently set the goal of high economic growth together with keeping inflation below 4% through flexible fiscal and monetary policies.

Global production has been stalled by supply chain problems, shortages of key components such as semiconductors, port closures, a shortage of freight vehicles, and labour shortages due to lockdown measures to combat the pandemic. The supply–demand imbalance has driven prices up and pushed inflation higher.

Inflation has a major impact on input costs and business efficiency. According to the General Statistics Office, average CPI for 2025 rose by 3.31% compared with the previous year, meeting the inflation control target set by the National Assembly, while core inflation for the year rose by about 3.21%. This shows that price pressures remain under control, although risks persist if energy, food and service prices rise sharply due to fluctuations in international and domestic markets.

Figure 2.Vietnam's inflation rate, 2011 – Q3/2026



Source: General Statistics Office

However, in Q2 and Q3 of 2026, inflationary pressure remained high due to volatile global energy prices and logistics costs. Average CPI for the first 9 months of 2026 rose by 4.52% year-on-year, of which average CPI for Q3/2026 rose by 4.80% year-on-year, and average core inflation for the 9 months rose by 4.26%, indicating that price pressures remain elevated.

Maintaining inflation at this level requires the Government to continue conducting prudent and flexible monetary policy. For the Company, rising inflation risk directly increases fuel costs (diesel for extraction machinery), labour costs and, in particular, bank borrowing interest rates, putting pressure on the Company's profit margins.

High inflation would affect the Company's business through rising input costs, especially raw material, labour and interest expenses. To mitigate the impact of inflation, the Company keeps itself continuously updated on economic and inflation information and closely monitors developments in the credit market. The Company's credit providers are all long-standing partners, so the Company regularly benefits from preferential interest rate policies. In addition, the Company's management is always prudent and considers carefully before deciding to use bank loans, so interest rate risk is also significantly controlled and limited.

2. Legal risk

As a public company registered for trading on the UPCoM market, in addition to the Law on Enterprises, the Company's operations are governed by the Law on Securities and related sub-law documents, regulations specific to the mineral extraction industry, and tax regulations that change frequently. Policy changes may occur at any time and, when they do, will affect

the Company's business to some extent. This creates difficulties in implementing and applying regulations to resolve issues arising in the course of managing the Company's business. To limit these risks, the Company regularly disseminates legal knowledge so that all employees understand the law and conduct themselves in compliance with it, and regularly reviews its internal regulations to make appropriate amendments and supplements in line with legal changes.

3. Industry-specific risk

3.1. Risks of the industry and field of operation

3.1.1. Mineral extraction

The Company mainly operates in the extraction and trading of minerals and the production and trading of construction materials. As its operations are directly linked to mineral resources and construction works, the Company's business results are affected by geological conditions, weather, construction demand, raw material and fuel prices, transportation costs, resource management policies, and safety and environmental requirements.

❖ **Risks relating to geological conditions, reserves and mineral quality:**

Stone extraction depends directly on the geological characteristics and natural conditions of each mine area. Although mining enterprises usually carry out exploration, surveys and assessments of mineral reserves and quality before and during extraction, actual geological characteristics may differ from the initial assessments. Changes in stratigraphic structure, rock layer thickness, overburden ratio, degree of weathering, and the quality and homogeneity of the ore body may alter the mining design, recovery rate and finished stone ratio. Moreover, minerals are a finite resource. As extraction goes deeper or moves to areas with more complex geological conditions, the costs of excavation, in-pit haulage and extraction may increase, while actual extraction capacity may fall below design capacity. These variations may change the excavation plan, cause resource wastage or increase extraction costs per unit of product compared with the original estimates.

❖ **Risks relating to weather conditions and extraction activities:**

Open-pit stone extraction is affected to a certain extent by weather conditions, especially heavy rain, storms, flooding and extreme weather events. Adverse weather may affect drilling, blasting, excavation, transportation and crushing–screening, while increasing the risk of landslides at the quarry face, in-pit haul roads or stockpiles.

During prolonged periods of adverse weather, the Company may have to adjust its extraction schedule or temporarily limit certain activities to ensure safety. This may reduce extraction and sales volumes for the period while certain fixed costs are still incurred, thereby affecting business performance.

❖ **Risks relating to occupational safety, explosives and equipment operation**

In terms of operations and occupational safety, stone extraction is subject to high safety requirements due to the use of high-capacity machinery, excavation and haulage equipment, crushing–screening systems and industrial explosives. Risks may arise from drilling, blasting, collapse of mining benches, vehicle collisions, equipment failure, or the improper storage, transportation and use of explosives. Accordingly, occupational safety incidents or incidents

involving explosives may cause injury and property damage, disrupt extraction, incur remediation costs and affect the enterprise's reputation. At the same time, safety management requirements in the mining sector continue to be refined; in 2026 the Ministry of Industry and Trade is reviewing and amending a number of national technical regulations on safety in mineral extraction and industrial explosives.

❖ **Logistics risk**

Construction stone is bulky and has a relatively low value per unit of weight, so transportation costs account for a significant share of the delivered price to customers. An enterprise's competitiveness depends not only on the selling price at the mine but also on the distance to construction sites, the quality of transport infrastructure, the mode of transport and logistics capabilities. Rising transportation costs may narrow the economic radius within which the enterprise can supply products and reduce its competitiveness in markets far from the mine. In particular, when many infrastructure projects are implemented simultaneously, high demand for material transportation may put pressure on local transport capacity and logistics infrastructure. Therefore, the location of the mine and its connectivity to the road and waterway networks or transport hubs are key factors determining a stone mining enterprise's ability to expand its market and maintain profit margins.

❖ **Risks relating to market demand and fluctuations in construction material prices**

Demand for construction stone depends significantly on the progress of investment in infrastructure, civil construction, real estate and industrial projects. When construction projects slow down or the real estate market declines, demand for construction materials may fall, putting pressure on volumes and selling prices.

Conversely, when many key infrastructure projects are implemented simultaneously, demand for materials may rise rapidly in a short time, causing supply–demand imbalances in individual areas. In practice, in 2025, according to the Government News, key projects in the Dong Nai area recorded a sharp increase in demand for construction stone; the Long Thanh Airport Project alone required about 4.9 million m³ of stone, the Bien Hoa – Vung Tau Expressway Project about 1.2 million m³ and the Ho Chi Minh City Ring Road 3 Project about 2.3 million m³, while the supply capacity of mines at that time did not fully meet demand.

However, the extent to which enterprises benefit from high demand varies, depending on mine location, permitted reserves, extraction capacity, product quality, transport capability and distance to consuming projects. Consequently, regional fluctuations in demand may lead to significant differences in volumes and selling prices among enterprises in the industry.

❖ **Risks relating to legal matters, licensing and extraction term**

In addition, the mineral extraction industry is strictly regulated by the State and depends on licences, reserves, capacity, extraction term and conditions relating to the environment, land and safety. Notably, the Law on Geology and Minerals No. 54/2024/QH15, effective from 01/7/2025, and its amending, supplementing and guiding documents have replaced the previous legal framework and introduced many new regulations on resource management, exploration, extraction, processing and mine closure, including the licensing of extraction of minerals used as common construction materials, mine closure, mineral finance and the auction of mineral extraction rights. Accordingly, the refinement of the legal framework may change the requirements on dossiers, procedures, extraction conditions, capacity, reserves or

obligations of existing enterprises. If the Company does not fully satisfy the conditions or procedures under the new regulations, its extraction activities may be restricted or suspended, or it may incur costs to comply with the adjusted requirements.

3.1.2. Construction

The Company operates in construction, carrying out work related to the construction, completion and handover of works under contracts signed with project owners. This activity requires the Company to proactively arrange capital, manpower, machinery, equipment and materials to implement works on schedule, while coordinating with project owners and other relevant parties during acceptance, handover and final settlement. This field is characterised by relatively long project durations and large working capital requirements, as the Company usually has to incur construction costs before completing acceptance and recovering its capital.

Construction activities have relatively long execution and capital recovery cycles, in which the Company usually has to advance funds to purchase materials and pay for labour and other construction costs before the works are accepted and paid for. In addition, the progress of acceptance, handover and completion of final settlement dossiers may depend on the project owner and other relevant parties, prolonging the collection period of receivables and increasing working capital requirements. If construction progress, acceptance or settlement is delayed against plan, the Company may have to keep a large amount of capital tied up in works for a long period, affecting its capital turnover and business operations.

In addition, construction activities are exposed to risks from fluctuations in material prices, labour costs and other input costs, while contract values may be fixed in advance or subject to limited price adjustment. Actual costs exceeding estimates may affect the Company's profit margins.

3.1.3. Real estate

In addition, the Company is currently investing in a subsidiary and associates whose main activities are real estate investment and business. The Company's real estate business focuses mainly on the Vietnamese market, so its operations depend heavily on this real estate market. The Company may therefore be indirectly affected by risks from fluctuations in Vietnam's real estate market, such as: (1) changes in the political situation and the general economy; (2) cyclical market changes in the supply–demand relationship in real estate, which may affect construction progress and cash flows in the market; (3) changes in laws and regulations on the environment, planning and financial policies for the sector; (4) changes in the debt and equity capital markets that may make it difficult for developers to find financing for future development projects, etc. Demand in the Vietnamese market for new commercial and residential real estate is affected by many factors, including the local economic environment and macro-control or legal measures applied by provincial or central authorities. Demand for new commercial and residential real estate in Vietnam may decline. Low demand could have a significant adverse effect on the Company's real estate revenue and selling prices, thereby significantly affecting the profit and income from the Company's real estate business. In 2025, the real estate market gradually recovered, though unevenly across segments; strong credit flows may cause sharp price fluctuations, significantly affecting the real estate sector. To mitigate the risks from such fluctuations, the Company needs to

proactively research the market thoroughly and flexibly adjust its investment strategy so that it can respond proactively to changes in the economic environment and regulatory policies.

3.2. Raw material risk

Prices of materials and inputs constantly fluctuate with market prices, creating cost-of-sales control pressure for the Company. Prices of strategic materials such as explosives, auxiliary materials and especially fuel (diesel) always fluctuate with international market prices, putting upward pressure on cost of sales. As of Q3/2026, volatile logistics costs and regulations on transport load limits have also contributed to higher input material costs. To limit these risks, the Company focuses on machinery maintenance, saving and reducing material consumption, and strictly controlling production and business activities to avoid waste and loss of fuel and materials. In addition, the Company always focuses on building supply channels and long-standing supplier relationships to ensure a stable supply of materials for production.

3.3. Risk of competition among enterprises in the same industry

The minerals and construction materials sector is highly competitive in terms of supply radius and product quality. Construction stone products are relatively standardised, and customers usually consider selling price, product quality, transport distance and capacity to supply volumes at the same time, making mine location and supply radius key factors in an enterprise's competitiveness. BMJ faces pressure from new entrants that have invested systematically in modern crushing and screening technology.

First, there is competitive pressure from mine extraction capacity. In the Phu Giao area, with a licensed capacity of 800,000 m³/year, the Company has to compete with many other operators, such as the Phuoc Vinh Construction Stone Mine of Binh Duong Minerals and Construction JSC with a capacity of 1.2 million m³/year, the Tam Lap 2 Construction Stone Mine (Zone B) of Tan Uyen Fico1 Construction Minerals JSC with a capacity of 1.0 million m³/year, the Tam Lap 3 Construction Stone Mine of Binh Duong Minerals and Construction JSC with 1.0 million m³/year, and the Suoi Rac and Tam Lap mines with capacities of 250,000 m³/year and 280,000 m³/year respectively *(according to the list of mineral mines in Ho Chi Minh City published in 2025 in Document No. 4001/UBND-ĐT dated 24/11/2025 of the Ho Chi Minh City People's Committee).*

In neighbouring areas, BMJ's competitive scope is not limited to Phu Giao but also extends to mine clusters in Thuong Tan and Tan My communes and surrounding areas. According to the list of valid licensed mines, Thuong Tan commune has many mines with significant capacities, including mines of 1.0–1.7 million m³/year, providing alternative supply to customers as long as transport distances remain within the economic radius.

Second, there is competition for access to demand. Enterprises owning mines close to transport routes and large construction projects may have advantages in transport costs and delivery times. This is particularly important as demand for construction stone in the Southeast region increases with the progress of infrastructure projects; these projects create large demand for materials but also intensify competition among mines able to supply the same area.

In addition, capacity to invest in machinery and crushing–screening technology may create differences in capacity, product mix and extraction efficiency among enterprises. In practice, some enterprises in the industry have invested in additional crushers to increase

capacity to meet rising demand; for example, Nui Nho Stone JSC (ticker: NNC) invested in additional crushers in 2025, while Hoa An JSC (ticker: DHA) also installed a high-capacity crusher at the Nui Gio mine (Binh Phuoc).

Therefore, to maintain its competitiveness, the Company aims to make efficient use of its licensed capacity, improve quality and diversify products, while optimising operating costs to stay competitive in its target markets. This strategy is also consistent with BMJ's published development orientation, under which the Company aims to effectively implement the extraction and processing expansion project at the Rach Rac mine and invest in improving quality and diversifying products.

4. Corporate governance risk

Governance risk for any enterprise may arise from two main causes: (i) the absence, not promptly filled, of one or more key executives; and (ii) the alignment of interests and responsibilities between governance levels. To limit governance risk, the Company has regulations on the specific delegation of authority and responsibilities among members of its management, fully complies with the corporate governance provisions of the Law on Enterprises, the Law on Securities and their implementing guidelines, and applies a strict reporting and information disclosure regime.

5. Other risks

Other risks such as war, natural disasters, fire, epidemics, etc. are force majeure risks which, although very rare, may cause great damage to the Company's assets, people and business operations when they occur. To mitigate these risks, the Company regularly keeps itself promptly informed through the media and regularly inspects the fire prevention and fighting system at the Company to minimise and prevent major losses.

III. DEFINITIONS

FS	Financial statements
SB	Supervisory Board
Management	Individuals holding key management and executive positions, including the Chairman of the Board of Directors, the General Director, the Deputy General Directors and the functional directors in charge
The Company, Listing Applicant, BMJ	Easterns AHP Minerals Joint Stock Company
Employees	Officers and employees
ID card/CCCD	People's identity card/Citizen identity card
JSC	Joint stock company
Branch	Branch
GMS	General Meeting of Shareholders
Charter	Charter of Easterns AHP Minerals Joint Stock Company
ER	Enterprise registration
ESOP	Employee Stock Ownership Plan
FDI	Foreign direct investment
BOD	Board of Directors
PAT	Profit after tax
SMLLC	Single-member limited liability
DPI	Department of Planning and Investment
No.	Ordinal number
GD	General Director
Advisory Organization	DNSE Securities Joint Stock Company
Trading	Trading
CIT	Corporate income tax
LLC	Limited liability
Issuer	Issuing organization
FA	Fixed assets
City	VAT
VAT	Value added tax
SSC	State Securities Commission
PC	People's Committee
VSDC	Vietnam Securities Depository and Clearing Corporation
CC	Charter capital

IV. STATUS AND CHARACTERISTICS OF THE LISTING APPLICANT

1. General information about the Listing Applicant

- Full name : **EASTERNS AHP MINERALS JOINT STOCK COMPANY**
- Abbreviated name: : AHP MINERALS
- Company name in foreign language: : EASTERNS AHP MINERALS JOINT STOCK COMPANY
- Enterprise Registration Certificate : No. 3700927878 first issued by the Department of Planning and Investment of Binh Duong Province on 03/06/2008, and amended for the 11th time by the Department of Finance of Ho Chi Minh City on 18/12/2025
- Head office address : No. 112/125, Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City, Vietnam
- Telephone : 0274 3688 126 Fax: 0274 3688 125
- Website : www.becamexbmj.com.vn
- Registered charter capital : VND 1,049,999,780,000 *(One trillion, forty-nine billion, nine hundred ninety-nine million, seven hundred eighty thousand dong)*
- Paid-in charter capital : VND 1,049,999,780,000 *(One trillion, forty-nine billion, nine hundred ninety-nine million, seven hundred eighty thousand dong)*
- Legal representative : Mr. Pham Huy Hau – Position: General Director
- Main business lines:

Business line	Code
Quarrying of stone, sand, gravel and clay. Details: Mineral extraction (excluding sand extraction).	**0810** **(Main)**
Other mining support service activities	0990
Manufacture of clay building materials. *Details:* - *Manufacture of non-refractory bricks and tiles, and mosaic block bricks;* - *Manufacture of non-refractory slate and paving stone;* - *Manufacture of non-refractory ceramic building materials such as ceramic bricks, roofing tiles, ceramic chimney pots, etc.* - *Manufacture of baked clay floor tiles;* *Manufacture of ceramic sanitary fixtures.*	2392

Manufacture of concrete and articles of concrete, cement and plaster *Details: Manufacture of reinforced concrete culverts of all kinds; asphalt concrete of all kinds; cement concrete of all kinds; precast components; unburnt bricks; concrete bricks, interlocking bricks, block bricks, grass pavers and terrazzo tiles.*	2395
Cutting, shaping and finishing of stone.	2396
Manufacture of other non-metallic mineral products n.e.c. *Details: Manufacture of products from asphalt and similar materials*	2399
Manufacture of structural metal products. *Details: Manufacture of structural metal products.*	2511
Machining; treatment and coating of metals. *Details: Machining*	2592
Manufacture of machinery for mining, quarrying and construction	2824
Manufacture of parts and accessories for motor vehicles	2930
Other manufacturing n.e.c.	3290
Repair of machinery and equipment	3312
Installation of industrial machinery and equipment.	3320
Construction of residential buildings	4101
Construction of non-residential buildings	4102
Construction of railways	4211
Construction of roads	4212
Construction of power works. *Excluding the construction and operation of multi-purpose hydropower and nuclear power of special socio-economic importance.*	4221
Construction of water supply and drainage works.	4222
Construction of telecommunications and communication works.	4223
Construction of other public utility works	4229
Construction of other civil engineering works. *Details: Civil, industrial and technical infrastructure construction.*	4299
Demolition.	4311

(Excluding blasting services).	
Site preparation. *Details: Site levelling*	4312
Electrical installation.	4321
Installation of water supply, drainage, heating and air-conditioning systems *Details: Installation of water supply, drainage and air-conditioning systems.*	4322
Other construction installation.	4329
Other specialised construction activities. *Details: Foundation construction; pile driving and pile pressing; installation of precast components; crane and erection services.*	4390
Wholesale of other household goods *Details: Wholesale of other household goods (excluding the distribution of goods that economic organizations with foreign investors are not permitted to distribute under Circular 34/2013/TT-BCT dated 24/12/2013).*	4649
Wholesale of other machinery, equipment and parts. *Details: Wholesale of other machinery, equipment and parts (excluding the distribution of goods that economic organizations with foreign investors are not permitted to distribute under Circular 34/2013/TT-BCT dated 24/12/2013).*	4659
Wholesale of motor vehicles *(Excluding the exercise of export, import and distribution rights for goods on the List of goods for which foreign investors and foreign-invested economic organizations may not exercise export, import and distribution rights: tobacco and cigars, books, newspapers and magazines, recorded media, precious metals and gemstones, pharmaceuticals, explosives, crude and processed oil, rice, cane sugar and beet sugar).*	4661
Sale of parts and accessories for motor vehicles *(Excluding the exercise of export, import and distribution rights for goods on the List of goods for which foreign investors and foreign-invested economic organizations may not exercise export, import and distribution rights: tobacco and cigars, books, newspapers and magazines, recorded media, precious metals and gemstones, pharmaceuticals, explosives, crude and processed oil, rice, cane sugar and beet sugar).*	4662
Wholesale of metals and metal ores *Details:*	4672

- *Wholesale of metal ores.* - *Wholesale of iron and steel.* - *Wholesale of other metals, including copper, lead, aluminium, zinc and other non-ferrous metals in primary and semi-finished forms: ingots, bars, plates, sheets, strips and profiles.* *(Excluding the exercise of export, import and distribution rights for goods on the List of goods for which foreign investors and foreign-invested economic organizations may not exercise export, import and distribution rights: tobacco and cigars, books, newspapers and magazines, recorded media, precious metals and gemstones, pharmaceuticals, explosives, crude and processed oil, rice, cane sugar and beet sugar).*	
Wholesale of other construction materials and installation equipment	4673
Other specialised wholesale n.e.c. *Details:* - *Trading in industrial chemicals and cement concrete admixtures (excluding Schedule 1 chemicals under the International Convention).* - *Wholesale of non-metallic minerals such as stone, clay, sand, kaolin and peat.* - *Wholesale of metal and non-metal scrap and waste.* - *Wholesale of asphalt.* *(Excluding the exercise of export, import and distribution rights for goods on the List of goods for which foreign investors and foreign-invested economic organizations may not exercise export, import and distribution rights: tobacco and cigars, books, newspapers and magazines, recorded media, precious metals and gemstones, pharmaceuticals, explosives, crude and processed oil, rice, cane sugar and beet sugar).*	4679
Retail sale of hardware, paints, glass and other construction materials and installation equipment *(Excluding the exercise of export, import and distribution rights for goods on the List of goods for which foreign investors and foreign-invested economic organizations may not exercise export, import and distribution rights: tobacco and cigars, books, newspapers and magazines, recorded media, precious metals and gemstones, pharmaceuticals, explosives, crude and processed oil, rice, cane sugar and beet sugar).*	4752
Freight transport by road.	4933
Coastal and ocean passenger transport	5011
Coastal and ocean freight transport	5012

Inland waterway passenger transport	5021
Inland waterway freight transport	5022
Warehousing and storage of goods *(excluding coal, scrap and chemicals)*.	5210
Service activities incidental to rail transport.	5221
Cargo handling *(excluding cargo handling at airports).*	5224
Service activities incidental to road transport.	5225
Real estate business, land use rights owned, used or leased. *Details: Real estate business (excluding "investment in the construction of cemetery infrastructure for the transfer of land use rights attached to infrastructure" under Section A.7, Appendix 1 attached to Decree No. 96/2026/NĐ-CP dated 31 March 2026)*	6810
Real estate brokerage services *Details: Real estate trading floor (excluding real estate valuation).* *(Excluding judicial administrative services, including judicial expertise, bailiff, asset auction, notarisation and asset management services).*	6821
Architectural activities and related technical consultancy.	7110
Other professional, scientific and technical activities n.e.c.	7499
Landscape services	8130
Repair and maintenance of motor vehicles	9531

- Main products : - Processed stone products used as construction materials, such as 0x4 graded aggregate, 1x2 stone (25 mm screen), 1x2 stone (16 mm screen), 1x2 stone (22 mm screen), 4x6 stone, machine-crushed rubble stone, etc.;
  - Construction services for residential buildings and road works.

2. Summary of the establishment and development of the Listing Applicant

The Company was established on the basis of the equitisation of the Mineral Extraction Enterprise under Investment and Industrial Development Corporation – SMLLC (now Becamex Investment and Industrial Development Corporation – JSC, abbreviated as Becamex Group) under Decision No. 630/QĐ-UBND dated 05/3/2008 of the Binh Duong Provincial People's Committee, under the name Becamex Minerals Joint Stock Company.

- **2009:**

On 22/12/2009, BMJ shares officially commenced trading on the UPCoM market, with 6,000,000 shares registered for trading.

- **2010:**

BMJ contributed capital to establish An Binh Cladding Stone JSC to expand into high value-added products. This step reflected its orientation towards deepening the construction stone value chain, thereby diversifying revenue sources and improving profit margins.

- **2014:**

On 02/6/2014, Becamex Concrete JSC (now Binh Duong ACC Investment and Construction JSC) purchased 4,479,600 BMJ shares from Becamex Group and officially became BMJ's parent company.

- **2015:**

On 01/7/2015, the Company transferred all 900,000 shares of An Binh Cladding Stone JSC (ABG) to its parent company, Becamex Concrete JSC.

- **2019:**

On 22/5/2019, the Department of Planning and Investment of Binh Duong Province issued Enterprise Registration Certificate No. 3700927878 (2nd amendment), officially changing the name from Becamex Minerals Joint Stock Company to Easterns AHP Minerals Joint Stock Company.

On 21/6/2019, the Binh Duong Provincial People's Committee issued Mineral Extraction Licence No. 61/GP-UBND to Easterns AHP Minerals Joint Stock Company, with an extraction area of 37.3 ha and an extraction depth down to elevation -20 m.

- **2020:**

On 09/07/2020, the Department of Planning and Investment of Binh Duong Province issued Enterprise Registration Certificate No. 3700927878 (5th amendment), appointing Mr. Nguyen Bao Long – General Director as the Company's legal representative.

- **2021:**

On 20/4/2021, the Department of Planning and Investment of Binh Duong Province issued Enterprise Registration Certificate No. 3700927878 (6th amendment), changing the charter capital (from VND 60,000,000,000 to VND 300,000,000,000).

- **2022:**

BMJ operated 9 crushing and screening lines (~150 tonnes/hour/line) together with a large fleet of mechanised vehicles. The Company expanded into manufactured sand, ready-mixed concrete and unburnt bricks. This ecosystem helps optimise the value chain and increase profit margins.

On 27/6/2022, the Department of Planning and Investment of Binh Duong Province issued Enterprise Registration Certificate No. 3700927878 (7th amendment), changing the charter capital (from VND 300,000,000,000 to VND 1,049,999,780,000).

- **2023:**

On 13/11/2023, the Department of Planning and Investment of Binh Duong Province issued Enterprise Registration Certificate No. 3700927878 (8th amendment).

Revenue in 2023 reached VND 454 billion, up 126% year-on-year; profit after tax reached VND 52.6 billion, up 102% year-on-year. These results reflect the improvement in the Company's operating efficiency and the recovery in demand for construction materials.

- **2024**

On 27/7/2024, the Department of Planning and Investment of Binh Duong Province issued Enterprise Registration Certificate No. 3700927878 (9th amendment).

The Company invested in and became an associate of Nguyen Viet Real Estate Business and Construction JSC and Pho Da Son Investment and Construction JSC, expanding into the real estate sector.

- **2025**

The Company invested in and became the parent company of Nguyen Viet Construction Business and Investment JSC, further expanding its real estate project portfolio.

On 21/08/2025, the Department of Finance of Ho Chi Minh City issued Enterprise Registration Certificate No. 3700927878 (10th amendment), changing the addresses in line with the new administrative boundaries: the head office address of the Company and the contact address of the legal representative of Easterns AHP Minerals Joint Stock Company.

On 18/12/2025, the Department of Finance of Ho Chi Minh City issued Enterprise Registration Certificate No. 3700927878 (11th amendment), changing the General Director – Legal Representative of Easterns AHP Minerals JSC.

As of December 2025, the Company had a total of 06 crushers, each with a capacity of 400 tonnes/hour, for a maximum total capacity of 2,400 tonnes/hour. All crushers are operating at full capacity to supply construction stone to key works and projects in Ho Chi Minh City.

- **2026**

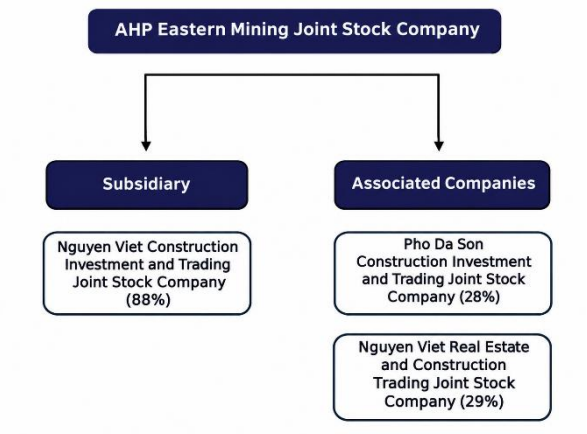
On 05/03/2026, the Ho Chi Minh City People's Committee issued Decision No. 1273/QĐ-UBND approving areas not subject to auction of mineral extraction rights for Group III minerals (construction stone) under the licensing authority of the Chairman of the City People's Committee, which approved in principle the extraction at the Rach Rat mine owned by Easterns AHP Minerals Joint Stock Company from an extraction depth of elevation -20 m down to elevation -70 m.

3. Organizational structure of the Listing Applicant

The organizational structure of Easterns AHP Minerals Joint Stock Company and its subsidiary and associates is organised and operates in accordance with Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 of the National Assembly of the Socialist Republic of Vietnam (the "Law on Enterprises"). The activities of the Company and its member companies comply with the Law on Enterprises, other relevant laws and the Company's Charter.

As at 30/06/2026, the Company has no parent company, 01 subsidiary and 02 associates.

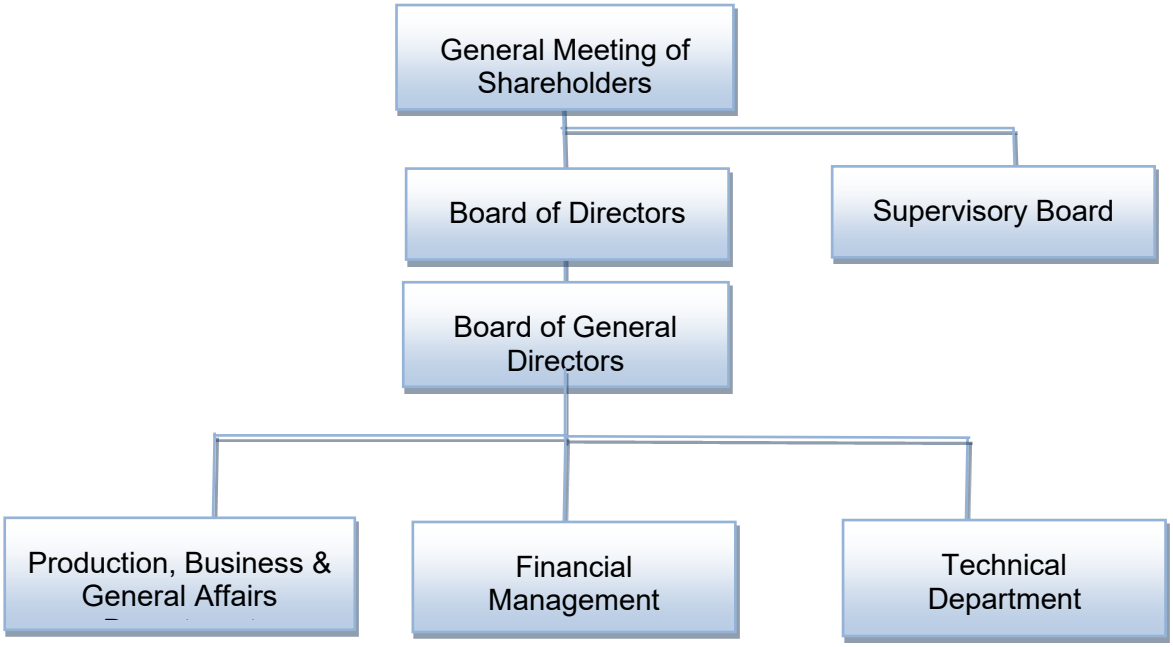
Figure 3. Organizational structure of the Company



(Source: BMJ)

4. Governance and management structure of the Listing Applicant

Figure 4. Governance structure of the Company



(Source: BMJ)

Easterns AHP Minerals JSC has established its management structure under the joint stock company model, comprising:

- **General Meeting of Shareholders**

The General Meeting of Shareholders, consisting of all voting shareholders, is the highest decision-making body of the Company under the Law on Enterprises and the Company's Charter. The Annual General Meeting of Shareholders is held once a year. The GMS has the right to elect, dismiss and remove members of the Board of Directors in accordance with the specific provisions of the Company's Charter. The GMS also has the authority to approve the following:

- ✓ The Company's annual business plan;
- ✓ Annual financial statements;
- ✓ Report of the Board of Directors on the governance and performance of the Board of Directors and each of its members;
- ✓ Report of the Supervisory Board on the Company's business results and on the performance of the Board of Directors and the General Director;
- ✓ Dividend rate for each share of each class;
- ✓ Other matters within its authority.

- **Board of Directors**

The Board of Directors is the Company's management body, with full authority to make decisions in the name of the Company and to exercise its rights and obligations, except for those within the authority of the General Meeting of Shareholders. The Board of Directors has 05 members. The term of a member of the Board of Directors is 05 years, and members may be re-elected for an unlimited number of terms. The rights and obligations of the Board of Directors are prescribed by law, the Charter, the Internal Regulations on Corporate

Governance and resolutions of the General Meeting of Shareholders.

The current composition of the Company's BOD is as follows:

- ✓ Mr. Ngo Anh Quan — Chairman of the BOD
- ✓ Mr. Pham Huy Hau — Member of the BOD
- ✓ Ms. Nguyen Thi Thuy Van — Member of the BOD
- ✓ Ms. Nguyen Thi Loan — Member of the BOD
- ✓ Mr. Nguyen Minh Chi — Member of the BOD

- **Board of General Directors**

The Company's Board of General Directors consists of 01 General Director and 01 Deputy General Director. The Board of General Directors manages the Company's day-to-day business within its authority and is accountable to the Board of Directors for the performance of the rights and obligations assigned to it.

The Board of General Directors consists of the following 02 members:

- ✓ Mr. Pham Huy Hau — General Director
- ✓ Mr. Nguyen Minh Chi — Deputy General Director

- **Supervisory Board:**

The Company's Supervisory Board consists of 03 members elected by the General Meeting of Shareholders. The term of a Controller does not exceed 05 years, and Controllers may be re-elected for an unlimited number of terms. The Supervisory Board acts on behalf of shareholders to supervise all business, governance and management activities of the Company. The Supervisory Board consists of the following members:

- ✓ Mr. Hoang Van Anh — Head of the Supervisory Board
- ✓ Mr. Phan Phuc Hai — Member of the Supervisory Board
- ✓ Mr. Huynh Dang Khoa — Member of the Supervisory Board

DEPARTMENTS:

- Technical Department: Organises mining operations in accordance with State and Company regulations; manages technical matters and product quality; implements and supervises occupational safety and fire and explosion prevention across the Company; manages, maintains and repairs vehicles and equipment serving production and business; advises the Board of General Directors on matters within the department's responsibility, etc.
- Production, Business & General Affairs Department: Organises production and business on the basis of the enterprise registration certificate; manages and supplies materials, fuel and equipment for the Company's extraction, business and service needs; manages and dispatches vehicles and equipment for production and business; drafts commercial contracts, carries out product marketing and customer care; manages human resources, administration, payroll and insurance; develops policies and regulations for employees; manages the operation of the office building, office equipment and fire prevention and fighting; organises events and supports trade union activities; advises the Board of General Directors on matters within the department's responsibility, etc.
- Financial Management Department: Organises accounting and finance in accordance with the law, the Charter and the Company's internal management regulations; manages financial activities, long-term financial investments, investments in subsidiaries, associates and other investments, banking, receipts, payments and treasury; prepares financial statements and tax reports in accordance with the current financial regime; analyses the financial position

and balances the Company's capital sources and debts; advises the Board of General Directors on matters within the department's responsibility, etc.

5. Information on the parent company and subsidiaries of the Listing Applicant, companies holding control or controlling shares in the Listing Applicant, and companies in which the Listing Applicant holds control or controlling shares or capital contributions

5.1. List of the parent company of the Listing Applicant and companies holding control or controlling shares in the Listing Applicant

During the 02 consecutive years immediately preceding the year of listing registration and up to the present, the Company has had no parent company or any company holding control or controlling shares in the Company.

5.2. List of subsidiaries of the Listing Applicant

During the 02 consecutive years immediately preceding the year of listing registration and up to the present, the Company has had 01 subsidiary, as follows:

NGUYEN VIET CONSTRUCTION BUSINESS AND INVESTMENT JSC ("Nguyen Viet Construction")

- Date of establishment: 03/12/2014
- Address: No. 43C Ngo Quyen Street, Cua Nam Ward, Hanoi, Vietnam
- Enterprise Registration Certificate No. 0106706042 issued by the Hanoi Department of Planning and Investment *(now the Hanoi Department of Finance)*, as amended from time to time.
- Main business line: Real estate business
- Ownership and voting ratio of the subsidiary in BMJ: 0%.
- Ownership and voting ratio of BMJ in the subsidiary:

Year	31/12/2024	31/12/2025
Ownership ratio	0%	88%
Voting ratio	0%	88%

- Business operations:

Nguyen Viet Construction mainly operates in real estate business, investment, and the development of housing and urban infrastructure projects. At the time the Company acquired the shares, the main assets of Nguyen Viet Construction were land use rights and costs related to the implementation of the Me Linh New Residential Area Project in Me Linh Commune, Hanoi. The Me Linh New Residential Area Project is being developed on a land area of 53,197.2 m2 at land plot No. 1040, map sheet No. 30, which Nguyen Viet Construction acquired by successfully bidding for the land use rights in accordance with the law. Nguyen Viet Construction is currently carrying out the necessary legal procedures to submit to the competent State authorities for approval of the investment policy and implementation of the project.

Under its development plan, the Project comprises 05 mixed-use apartment buildings (commercial, services, offices and residential apartments), 01 social housing building and other technical and social infrastructure works. The total investment of the Me Linh New Residential Area project is VND 7,764 billion.

- Summary of key business indicators of Nguyen Viet Construction Business and Investment JSC for the last 2 years:

Unit: VND million

No.	Indicator	2024	2025	% change vs. 2024
1	Total assets	214,686.91	385,958.97	79.78%
2	Net revenue	0.00	0.00	N/A
3	Net operating profit	(237.91)	-274.20	15.25%
4	Other profit	0.00	274.20	N/A
5	Profit before tax	(237.91)	0	/
6	Profit after tax	(237.91)	0	/

(Source: BMJ)

5.3. List of companies in which the Listing Applicant holds control or controlling shares

During the 02 consecutive years immediately preceding the year of listing registration and up to the present, the Company has had 02 associates, details of which are as follows:

❖ **Associate:**

PHO DA SON INVESTMENT AND CONSTRUCTION JSC ("Pho Da Son")

- Date of establishment: 23/3/2018
- Address: Land plot No. O 62, Lot K32, map sheet No. 1 – KTĐC My Phuoc III, Hamlet 2, Thoi Hoa Ward, Ho Chi Minh City, Vietnam
- Enterprise Registration Certificate No. 3702648372 first issued by the Department of Planning and Investment of Binh Duong Province on 23/3/2018, as amended from time to time by the Department of Finance of Ho Chi Minh City.
- Main business line: real estate business
- Ownership and voting ratio of Pho Da Son Investment and Construction JSC in BMJ: 0%.
- Ownership and voting ratio of BMJ in Pho Da Son Investment and Construction JSC:

Year	31/12/2024	31/12/2025
Ownership ratio	28%	28%
Voting ratio	28%	28%

- Business operations:

Pho Da Son is developing "The PDS Garden 1" project on Vo Van Kiet Street, Thu Dau Mot City, Binh Duong Province. This is a mixed-use apartment and shopping centre complex located about 4.5 km from the former Binh Duong provincial administrative centre (now the Northern Ho Chi Minh City Science and Technology Urban Centre) and about 700 m from National Highway 13. The project aims to meet the genuine housing needs of workers and experts in industrial parks and the demand for a modern shopping centre in Dinh Hoa Ward (now Chanh Hiep Ward, Ho Chi Minh City).

- Summary of key business indicators of Pho Da Son Investment and Construction JSC for the last 2 years:

Unit: VND million

No.	Indicator	2024	2025	% change
1	Total assets	802,890.33	803,421.88	0.07%
2	Net revenue	0	0	N/A
3	Net operating profit	0	(547.32)	N/A
4	Other profit	0	547.32	N/A
5	Profit before tax	0	0	N/A
6	Profit after tax	0	0	N/A

(Source: BMJ)

NGUYEN VIET REAL ESTATE BUSINESS AND CONSTRUCTION JSC ("Nguyen Viet Real Estate")

- Date of establishment: 23/3/2018
- Address: Land plots No. O 41 and O 42, Lot L64, map sheet No. 1 – KTĐC My Phuoc, Thoi Hoa Ward, Ho Chi Minh City, Vietnam
- Enterprise Registration Certificate No. 3702649048 first issued by the Department of Planning and Investment of Binh Duong Province on 23/3/2018, as amended from time to time by the Department of Finance of Ho Chi Minh City.
- Main business line: Real estate business
- Ownership and voting ratio of Nguyen Viet Real Estate Business and Construction JSC in BMJ: 0%.
- Ownership and voting ratio of BMJ in Nguyen Viet Real Estate Business and Construction Investment JSC:

Year	31/12/2024	31/12/2025
Ownership ratio	0%	29.0%
Voting ratio	0%	29.0%

- Business operations:

Nguyen Viet Real Estate Business and Construction JSC mainly operates in real estate business. During 2024 – 2025, the company focused on completing legal procedures, developing its land bank and implementing real estate projects in Binh Duong Province (now Ho Chi Minh City).

Nguyen Viet Real Estate is currently studying and implementing the Quadra Sky Apartment Project – Binh Duong New City on land lot PC-A26B in the Phu Chanh Resettlement Area, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (now Binh Duong Ward, Ho Chi Minh City). The project covers a land area of about 27,319 m2 and is planned as an apartment complex combined with commercial and service space and a fully integrated technical infrastructure system.

According to the investment proposal dossier, the project is expected to offer apartments, commercial and service space, public amenities and technical infrastructure serving housing, commercial and service needs in Binh Duong New City. The estimated total investment of the project as at 31/12/2025 is about VND 2,996 billion.

- Summary of key business indicators of Nguyen Viet Real Estate Business and Construction Investment JSC for the last 2 years:

Unit: VND million

No.	Indicator	2024	2025	% change
1	Total assets	71,854.48	984,926.81	1,271%
2	Net revenue	212,398.17	321,078.61	51%
3	Net operating profit	524.04	7,613.23	1,353%
4	Other profit	-0.54	0.99	-283%
5	Profit before tax	523.50	7,612.24	1,354%
6	Profit after tax	418.69	6,089.60	1,354%

(Source: BMJ)

6. Information on increases and decreases in the charter capital of the Listing Applicant

Since its establishment, the Company has not reduced its charter capital. The Company has increased its charter capital twice. Details of each capital increase are as follows:

Table 1. Charter capital increases of the Company1

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No.	Time of increase	Additional charter capital (VND billion)	Charter capital after increase (VND billion)	Method of increase	Purpose of use of proceeds	Approving authority	Auditor's opinion (if any)
0	6/2008	-	60	Charter capital at equitisation	Equitisation of the Company	Binh Duong DPI	None
1	04/2021	240	300	Public offering of shares to existing shareholders	- Investment in the Project to expand the extraction and processing of construction stone at the Rach Rat construction stone mine, An Binh Commune, Phu Giao District, Binh Duong Province; - Acquisition of capital contribution in Binh Duong Business and Investment JSC; - Acquisition of real estate in the form of land use rights in Tan Dinh Ward, Ben Cat Town, Binh	GMS, State Securities Commission, Binh Duong DPI	Opinion of AFC Vietnam Auditing Co., Ltd. – Northern Branch: *"In our opinion, the Report on owners' capital contributions from 01/01/2021 to 25/02/2021 of Easterns AHP Minerals Joint Stock Company presents fairly, in all material respects, the status of owners' capital contributions from 01/01/2021 to 25/02/2021, in accordance with Vietnamese Accounting Standards and the current Vietnamese Corporate Accounting System."*

No.	Time of increase	Additional charter capital (VND billion)	Charter capital after increase (VND billion)	Method of increase	Purpose of use of proceeds	Approving authority	Auditor's opinion (if any)
					Duong Province.		
2	06/2022	749.99	1,049.99	Public offering of shares to existing shareholders	Acquisition of shares in Binh Duong Business and Investment JSC; repayment of debt to Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Nai Branch; acquisition of land use rights and attached structures of certain land plots in Thoi Hoa Ward, Ben Cat Town, Binh Duong Province; acquisition of off-plan real estate at certain land plots in Phu Chan Ward, Tu Son Town, Bac Ninh Province.	GMS, State Securities Commission, Binh Duong DPI	Opinion of An Viet Auditing Co., Ltd.: *"In our opinion, the accompanying Report on changes in charter capital presents fairly, in all material respects, the total capital increase by shareholders of Easterns AHP Minerals Joint Stock Company for the period from 01/01/2022 to 20/05/2022, in accordance with the basis of preparation of the Report on changes in paid-in charter capital presented in Note 2 to the Notes to the Report on changes in charter capital of the Company and other relevant legal regulations on the preparation and presentation of the Report on changes in charter capital."*

(Source: BMJ)

7. Information on major capital contributions and divestments of the Listing Applicant in other enterprises

Based on the Company's reviewed consolidated financial statements for the first 6 months of 2026, as at 30/06/2026 the Company has 01 subsidiary, 01 investee and 02 associates (the "companies"), as follows:

No.	Company name	Relationship	Address	Ownership ratio	Voting ratio	Main activity
1	Nguyen Viet Construction Business and Investment JSC	Subsidiary	43C Ngo Quyen Street, Cua Nam Ward, Hanoi	88.00%	88.00%	Real estate business
2	Pho Da Son Investment and Construction JSC	Associate	Plot No. 62, Lot K32, map sheet No. 1 – KTĐC My Phuoc III, Hamlet 2, Thoi Hoa Ward, Ho Chi Minh City	28.00%	28.00%	Real estate business
3	Nguyen Viet Real Estate Business and Construction JSC	Associate	Land plots No. O 41 and O 42, Lot L64, map sheet No. 1 – KTĐC My Phuoc III, NE8 Street,Quarter 3A, Thoi Hoa Ward, Ho Chi Minh City	29.00%	29.00%	Real estate business
4	Binh Duong Business and Investment JSC	Investee	Land plot No. 265, Map sheet 41, Quarter 3A, Thoi Hoa Ward, Ho Chi Minh City, Vietnam	9.86%	9.86%	Real estate business

Details of the transactions forming the Company's investments carried out in 2024, 2025 and up to the present are as follows:

No.	Company name	Form of investment	Total transaction value (*) (VND)	Basis for determining the Company's total assets	Total assets (**)	Total transaction value / Total assets	BMJ's ownership after the transaction	Approving authority
2024								
1	Pho Da Son Investment and Construction JSC	Capital contribution at par value	224,000,000,000 (1)	Audited financial statements for 2023	1,530,477,706,607	14.64%	28.00%	BOD Resolution No. 11/2024/NQ-HĐQT dated 16/12/2024
2025								
1	Nguyen Viet Real Estate Business and Construction JSC (2)	Capital contribution at par value	174,000,000,000	Audited financial statements for 2024	1,646,524,044,872	10.57%	29.00%	BOD Resolution No. 11/2024/NQ-HĐQT dated 16/12/2024
2	Nguyen Viet Construction Business and Investment JSC (3)	Share purchase and exercise of purchase rights	533,280,000,000	Audited financial statements for 2024	1,646,524,044,872	32.39%	88.00%	BOD Resolution No. 16/2025/NQ-HĐQT dated 22/12/2025 and BOD Resolution No. 17/2025/NQ-HĐQT dated 25/12/2025
3	Binh Duong Business and Investment JSC (4)	Sale of shares	319,300,000,000	Audited financial statements for 2024	1,646,524,044,872	19.39%	9.86%	BOD Resolution No. 15/2025/NQ-HĐQT dated 22/12/2025

(1) Reflects the Company's capital contribution to Pho Da Son Investment and Construction JSC of VND 224 billion, corresponding to

22,400,000 shares, or 28% of that company's charter capital. Pho Da Son has a charter capital of VND 800 billion and operates in real estate investment and business. According to its audited financial statements for the financial year ended 31/12/2025, Pho Da Son is currently carrying out the legal procedures necessary to submit to the competent State authorities for approval of the real estate project of which it is the developer. The Company's Board of General Directors has assessed and believes that the potential of the projects will bring future economic benefits to the Company; accordingly, no loss has arisen from the investment in this company.

(2) Reflects the Company's capital contribution to Nguyen Viet Real Estate Business and Construction JSC ("Nguyen Viet Real Estate") of VND 174 billion, corresponding to 17,400,000 shares, or 29% of that company's charter capital. Nguyen Viet Real Estate has a charter capital of VND 600 billion and operates in real estate investment and business, civil, industrial and technical infrastructure construction, and trading of construction materials, etc. According to its audited financial statements for the financial year ended 31/12/2025, Nguyen Viet Real Estate was profitable; the Company's Board of General Directors has therefore assessed and believes that no loss has arisen from the investment in this company.

(3) In 2025, the Company purchased 19,184,000 shares with a value of VND 383.68 billion, equivalent to 88% of Nguyen Viet Construction Business and Investment JSC ("Nguyen Viet Investment"), from other shareholders. After the acquisition date, the Company and the other existing shareholders increased the charter capital of Nguyen Viet Investment from VND 218 billion to VND 388 billion, in which the Company purchased an additional 14,960,000 shares for VND 149.6 billion. The value of the Company's investment as at 31/12/2025 was VND 533.28 billion, corresponding to an ownership and voting ratio of 88% in Nguyen Viet Investment. Nguyen Viet Investment operates in real estate investment and business. According to its audited financial statements for the financial year ended 31/12/2025, Nguyen Viet Investment is currently carrying out the legal procedures necessary to submit to the competent State authorities for approval of the real estate project of which it is the developer. The Company's Board of General Directors has assessed and believes that the potential of the projects will bring future economic benefits to the Company; accordingly, no loss has arisen from the investment in this company.

(4) Reflects the Company's capital contribution to Binh Duong Business and Investment JSC. This company has a charter capital of more than VND 600 billion and operates in real estate business. In 2025, the Company transferred 515,000 shares of Binh Duong Business and Investment JSC to another investor, generating a gain on share transfer of VND 25.75 billion. According to its self-prepared financial statements for the financial year ended 31/12/2025, Binh Duong Business and Investment JSC was profitable; the Company's Board of General Directors has therefore assessed and believes that no loss has arisen from the investment in this company.

8. Information on outstanding securities

8.1. Ordinary shares

Table 2. Shareholder structure of the Company as at 28/8/2026

No.	Shareholders	Number of shareholders	Number of shares	% of charter capital
I	**Major shareholders**	**4**	**81,374,937**	**77.50%**
1	**Domestic shareholders**	**4**	**81,374,937**	**77.50%**
-	*Institutions*	*0*	*0*	*0.00%*
-	*Individuals*	*4*	*81,374,937*	*77.50%*
2	**Foreign shareholders**	**0**	**0**	**0.00%**
-	*Institutions*	*0*	*0*	*0.00%*
-	*Individuals*	*0*	*0*	*0.00%*
II	**Other shareholders**	**300**	**23,625,041**	**22.50%**
1	**Domestic shareholders**	**298**	**23,597,941**	**22.47%**
-	*Institutions*	*1*	*4,479,600*	4.27%
-	*Individuals*	*297*	*19,118.341*	18.21%
2	**Foreign shareholders**	**2**	**27.100**	**0.03%**
-	*Institutions*	*0*	*0*	*0.00%*
-	*Individuals*	*2*	*27,100*	*0.03%*
III	**Organizations with foreign investors holding more than 50% of charter capital**	**0**	**0**	**0.00%**
	Total	**304**	**104,999,978**	**100.00%**

(Source: BMJ's list of shareholders as at the record date of 28/08/2026)

8.2. Preferred shares: None.

8.3. Other securities: None.

9. Information on the foreign ownership ratio

- Maximum foreign ownership ratio in the Listing Applicant under the law: Under Official Letter No. 5025/UBCK-PTTT dated 31/07/2023 of the State Securities Commission, the maximum foreign ownership ratio in the Company is 0%.
- Maximum foreign ownership ratio in the Listing Applicant under resolutions of the General Meeting of Shareholders and the Company's Charter: Not yet specified.

- Foreign ownership ratio in the Company as at 08/10/2026 according to VSDC's data on foreign investor ownership: 0.026% (Link: https://vsdc.vn:9994/VSD_PORTAL//ckeditor/601/8WgXf_ROOM_08.10.2026.pdf)

  Under Official Letter No. 5025/UBCK-PTTT dated 31/07/2023 of the State Securities Commission, if the Company's current foreign ownership ratio exceeds the foreign ownership limit under the law, the Company must comply with Clause 5, Article 139 of Decree No. 155/2020/NĐ-CP.

10. Business operations

10.1. Business characteristics

10.1.1. Main products and services, production and business processes, and applied technology

The business of Easterns AHP Minerals JSC focuses mainly on the production and trading of stone products. The Company extracts raw stone at the mine and then feeds it into crushing and screening lines to produce and grade construction stone products by specification and type, including 0x4 graded aggregate, 1x2 stone (25 mm screen), 1x2 stone (16 mm screen), 1x2 stone (22 mm screen), 4x6 stone and machine-crushed rubble stone. As at 31/12/2025, the Company operated 06 stone crushing and screening lines with a design capacity of about 400 tonnes/hour/line, for a total capacity of about 2,400 tonnes/hour. The Company's stone products are supplied to customers for construction and infrastructure development. In addition to the extraction, processing and trading of construction stone, the Company also carries out the construction of civil, industrial and technical infrastructure works according to customer demand and contracts.

a. Production and trading of semi-finished products

- **0x4 graded aggregate**

0x4 graded aggregate is stone sized from 0 mm to 40 mm, used as a load-bearing base before asphalt paving or concrete pouring for construction works such as roads, yards and ports, etc. It is currently widely used in large quantities in infrastructure construction.

- **Machine-crushed rubble stone**

Rubble stone has a particle size of 120 mm to 500 mm and is used as a construction material for embankments, canals, fences, dykes and dams, etc. It is currently widely used in building canals in industrial parks and residential areas.

- **1x2 stone, 16 mm screen (1x2L16)**

1x2 stone (16 mm screen) has a particle size of 10 mm to 16 mm and is used for load-bearing culverts, hot-mix asphalt and ready-mixed concrete in infrastructure and factory construction, etc. It is a very widely used construction product.

- **1x2 stone, 25 mm screen (1x2L25)**

1x2 stone (25 mm screen) has a particle size of 10 mm to 25 mm and is used for hot-mix asphalt and ready-mixed concrete in infrastructure and factory construction, etc. It is a very widely used construction product.

- **4x6 stone**

4x6 stone has a particle size of 40 mm to 60 mm and is used for penetration macadam

roads and foundations of infrastructure and factory construction works, etc. It is a very widely used product in housing construction.

- **Stone dust**

Stone dust consists of stone fines smaller than 5 mm, produced when processing stone types such as 1×1 and 1×2. Stone dust is blended according to grading to produce hot-mix asphalt and is ground into manufactured sand.

- **Granite-Granodiorite**

Used for decorative products such as tabletops, kitchen counters and stairs; Granite-Granodiorite is also cut to required specifications for paving parks, sidewalks, etc.

- **Gravel soil**

Used for backfilling and as subgrade for infrastructure construction works.

b. Service provision

- Machinery rental: rental of construction vehicles for construction works.

c. Real estate business

The Company's development orientation in real estate follows a specific, prudent roadmap to maximise the advantages of its existing ecosystem.

In terms of strategic objectives and orientation, in parallel with its core mineral extraction business, the Company aims to gradually expand into industrial and urban real estate and technical infrastructure. This is regarded as a strategic complementary business that diversifies revenue sources and reduces dependence on fluctuations in the mining industry. This orientation enables the Company to make maximum use of its land bank and construction capacity and, in particular, its advantage of self-sourced material costs within the BMJ ecosystem.

In real estate, through its subsidiary, associates and investees, the Company is participating in the investment and development of several projects in Hanoi and the Binh Duong area (now Ho Chi Minh City). The projects focus on housing, apartments, commercial and service segments, as follows:

- The Me Linh New Residential Area Project, developed by Nguyen Viet Construction Business and Investment JSC, is located in Do Thuong Village, Me Linh Commune, Hanoi. The project has a land area of 53,197.2 m² and is expected to offer townhouses, shophouses, shopping centre floor space, commercial apartments and social housing.
- The PDS Garden 1 Project, developed by Pho Da Son Investment and Construction JSC, is located on Vo Van Kiet Street, Dinh Hoa Ward, Thu Dau Mot City, former Binh Duong Province (now the Northern Ho Chi Minh City Science and Technology Urban Centre). The project has a land area of 17,431 m², an estimated total investment of VND 4,075.79 billion and a construction floor area of about 216,149 m². It is expected to develop 3,144 apartments combined with commercial and service space, with an average area of about 55 m²/unit, in a 29-storey building with basement. Implementation is scheduled from Q1/2026 to Q4/2028.
- The Quadra Sky Apartment Project – Binh Duong New City, developed by Nguyen Viet Real Estate Business and Construction JSC, is located in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (now Ho Chi Minh City). The project has a land area of 27,319 m², an estimated total investment of VND 2,996.38 billion and a construction floor area

of about 204,946.65 m². Its products include apartments and a shopping centre in a 15-storey building, with an expected population of about 3,950 people. Implementation is scheduled from 2026 to 2031.

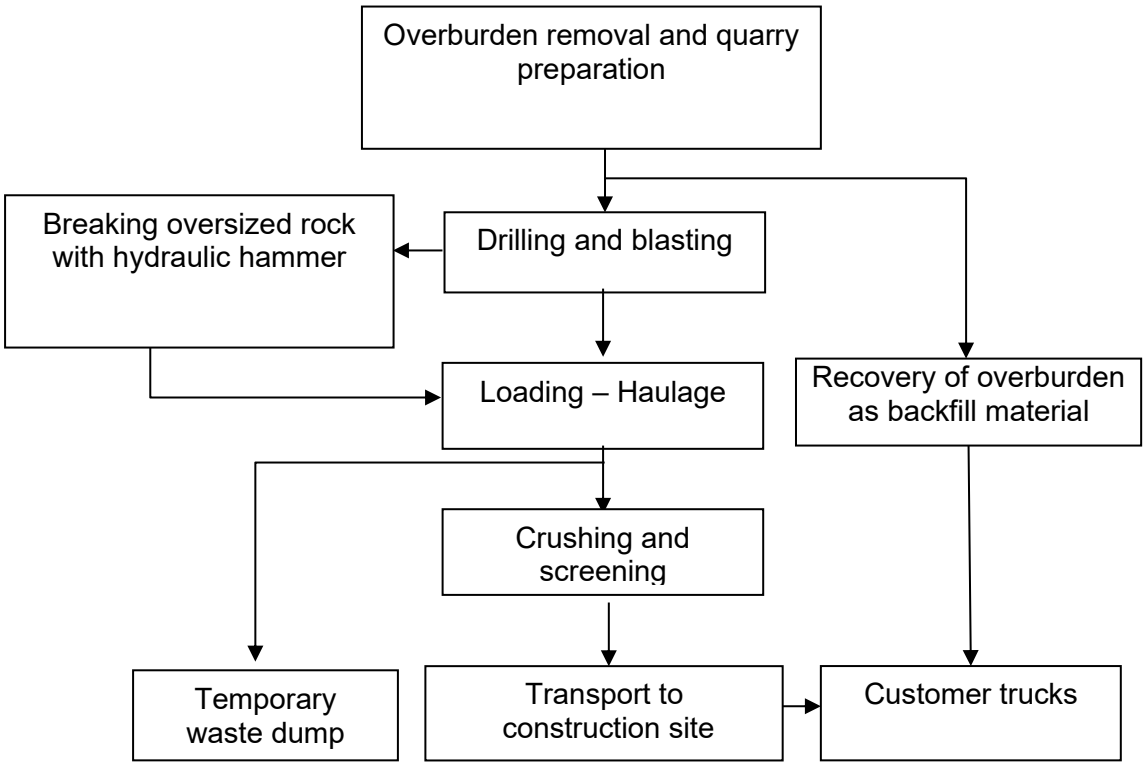
The above projects are being implemented according to their respective planned schedules. Going forward, the Company intends to continue developing its real estate activities by leveraging its existing investments, while considering investment opportunities appropriate to its financial capacity, implementation resources and market conditions. The Company will invest in and implement projects in accordance with current laws and the schedules approved by the competent authorities.

In the medium and long term, based on actual implementation results and the market recovery, the Company will consider expanding its investment scale and gradually building its own capabilities in project development, construction management and real estate sales once the necessary conditions are met. The Company prioritises integrated planning solutions, environmentally friendly construction materials and advanced construction technology. To achieve this, BMJ will strengthen cooperation with partners with in-depth experience in design consultancy and project management and operation.

d. Technology level

For the production activities in item a, the extraction technology stages include: drilling and blasting to break rock, loading, and hauling to the stockpile or the stone crushing and screening plant.

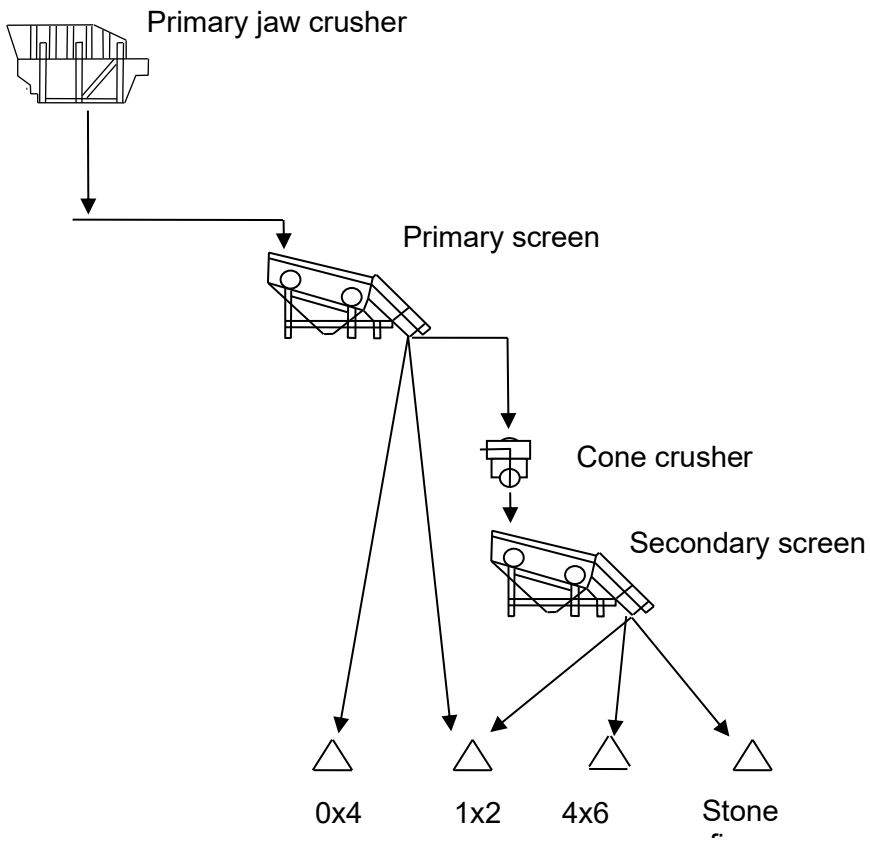
Figure 5. Technology flow diagram



(Source: BMJ)

The parameters of the extraction system are selected to ensure the technical requirements of the extraction equipment and the safety and protection of the pit walls in accordance with the Technical Code for Open-pit Mining TCVN 5326-2008; National Technical Regulation on Safety in Open-pit Mining QCVN 04:2009/BCT dated 7 July 2009 of the Ministry of Industry and Trade; and National Technical Regulation on Occupational Safety in Stone Extraction and Processing QCVN:05/2012/BLĐTBXH dated 18/01/2012 of the Ministry of Labour, War Invalids and Social Affairs.

The production process of the Company's crushing – grinding – screening complex is as follows:



(Source: BMJ)

Raw stone with lump size <500 mm is hauled by truck from the mine and fed into the feed hopper, passing through a vibrating grizzly screen for preliminary sorting that separates the 0x4 mixed product; the oversize goes to the primary jaw crusher (coarse crushing).

After coarse crushing, the product, sized up to 100–150 mm, is conveyed to the primary screen to separate 4 x 6 (or 5 x 7) stone.

The remainder is conveyed to the secondary cone crusher (fine crushing); the cone-crushed stone is then transferred to the secondary vibrating screen to separate 1 x 2 and 0 x 4 products, with stone fines as a by-product.

The oversize from the secondary screen is returned to the secondary cone crusher feed

and continues in the closed circuit described above.

e. Quality control of products/services

For the production activities in item a:

- The quality management system applies ISO 9001:2015.
- The quality control process is applied throughout, from raw material extraction to transportation, production and delivery of products to customers. Each department and each employee is responsible for inspecting and correctly applying the product quality control process. All products are tested, assessed and inspected by a third party in accordance with the regulations of State authorities.

For the production activities in items b and c:

- The Company always complies with the provisions of the contracts signed between the Company and its partners, ensuring compliance with the law and internal regulations.

10.1.2. Seasonality of production and business activities

Given the nature of the mineral extraction industry, the Company's business is not seasonal. However, many factors affect the extraction of stone, gravel and sand and thus the Company's operations, such as geology and mineral reserves, construction demand, natural conditions, and legal, licensing and planning factors.

For the real estate business, the timing of revenue and profit recognition may depend on the completion of work items, acceptance or handover of products under each specific project. Accordingly, business results may vary between quarters of the year, but this does not reflect seasonality in the Company's business.

10.1.3. Output and value of services over the years

Table 3. Revenue structure of the Company under the separate and consolidated FS

Unit: VND million

No.	Indicator	2024		2025		6T/2026	
		Value	Proportion	Value	Proportion	Value	Proportion
1	Revenue from 0x4 stone	395,021	73.83%	440,224	71.36%	338,479	78.85%
2	Revenue from 0x4 Dmax25 stone	9	0.00%	11,987	1.94%	15,092	3.52%
3	Revenue from rubble stone	14,394	2.69%	36,154	5.86%	18,647	4.34%
4	Revenue from 1x2L25 stone	59,077	11.04%	80,527	13.05%	42,807	9.97%

No.	Indicator	2024		2025		6T/2026	
		Value	Proportion	Value	Proportion	Value	Proportion
5	Revenue from stone dust	10,512	1.96%	19,395	3.14%	9,752	2.27%
6	Real estate construction	40,475	7.56%	20,385	3.30%	150	0.03%
7	Other revenue	15,582	2.91%	8,226	1.33%	4,319	1.01%
Total revenue		**535,070**	**100%**	**616,898**	**100%**	**429,246**	**100%**

(Source: BMJ)

Of which, the Company's revenue from related parties is as follows:

No.	Indicator	2024		2025		6T/2026	
		Value	Proportion	Value	Proportion	Value	Proportion
1	An Binh Cladding Stone JSC	56,148	10.49%	11,508	1.87%	312	0.07%
2	Binh Duong ACC Investment and Construction JSC	349,551	65.33%	376,560	61.04%	323,835	75,44%
Total		**405,699**	**75.82%**	**388,068**	**62.91%**	**324,147**	**75,52%**

Notes:

- *In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements;*
- *In 2025, the Company had a subsidiary, but as it was still implementing its project and had no revenue, the Company's revenue figures presented in the consolidated and separate financial statements are the same.*
- *As there is no difference in revenue figures, the Company presents only one detailed table based on the consolidated FS, with explanations based on the consolidated FS.*

The Company's business grew positively in 2025, with revenue reaching VND 616,898 million, up 15.29% from VND 535,070 million in 2024. The Company's revenue structure shifted slightly over the years, clearly reflecting its strategy of focusing on its core business amid a volatile market, specifically:

- Construction stone extraction and processing: This segment accounts for the largest share of the Company's revenue (more than 95% of total revenue in 2025) and recorded even growth across most of the Company's stone products. Specifically, revenue from 0x4 stone increased from VND 395,021 million to VND 440,224 million; rubble stone rose sharply from VND 14,394 million to VND 36,154 million; and 1x2L25 stone rose sharply from VND 59,077 million to VND 80,527 million. The increase in revenue from construction stone products contributed mainly to the improvement in the Company's total revenue in 2025, offsetting the decline in revenue from other activities.
- Real estate construction: According to the Ministry of Construction, although the construction and real estate markets recovered in 2025, with construction investment and infrastructure development stepped up, the Company's revenue from this segment declined significantly, from VND 40,475 million (7.6% of revenue in 2024) to VND 20,385 million (only 3.3% in 2025). This was mainly due to differences in the volume of work performed and accepted in each year, as the Company's construction contract revenue is recognised based on the volume of work completed and accepted during the period. Specifically, in 2024, the Company's construction revenue was recognised from work performed under several contracts signed in previous years and continued during the year, including contracts with significant accepted values such as: the construction contract for 117 units of the Vietsing Square commercial townhouse area; the construction contract for Hamlet 5F Residential Area – Lai Uyen (roads and drainage system); the contract for upgrading and widening Provincial Road DT743; and the infrastructure construction contract for Residential Area 5B – Hamlet 5B, Lai Uyen. In addition, the Company recorded acceptance of several other infrastructure work items in the Bau Bang, Ben Cat and Lai Uyen areas. In 2025, several construction contracts continued to be adjusted and extended in terms of schedule and terms of performance; revenue recognised during the period was accordingly lower than in 2024. Moreover, in 2025 the Company concentrated its resources on construction stone extraction and processing, its core business. As a result, the Company's revenue structure in 2025 remained mainly concentrated on construction stone extraction and processing, while revenue from real estate construction tended to decrease.

Development orientation and strategy

Based on its business results and current operating conditions, the Company's development orientation focuses on the following main groups of activities:

- Maintaining and improving the efficiency of construction stone extraction and processing: This remains the Company's core business, contributing the largest share of its total revenue. Going forward, the Company aims to exploit the resources at the Rach Rat

mine more efficiently on the basis of the approved policy to extend the extraction depth to elevation -70 m. Extending the extraction depth will allow the Company to access deeper rock layers, thereby sustaining the supply of raw materials for production and improving its ability to meet demand for construction stone products with high quality and strength requirements. The Company also aims to optimise its product mix and extraction volume, focusing on products with high quality requirements such as 1x2 stone, to improve business efficiency and the profit margin of its stone extraction and processing.

- Real estate and construction: The Company aims to gradually increase the contribution of real estate on the basis of its existing investments, thereby diversifying its business structure alongside stone extraction. Going forward, the Company will focus on continuing legal procedures, implementing real estate projects according to the schedules approved by the competent authorities and organising sales once the projects fully satisfy the conditions prescribed by law. For construction, the Company will continue to perform contracts in line with its existing capacity while leveraging its ability to supply construction materials from its stone extraction and processing for works implemented by the Company or related entities, provided that efficiency and legal requirements are met.
- Governance and use of resources: The Company aims to improve the efficiency of using its assets, machinery, equipment and capital, while strengthening cost control in extraction, production and project implementation. Investment and resource allocation will be made in line with the implementation schedule of each project and the Company's financial capacity, ensuring a balance between maintaining the core business and developing new fields. In addition, the Company will continue to strengthen governance, risk control and compliance with relevant laws in its operations.

Table 4. Cost of goods sold structure of the Company under the separate and consolidated FS

Unit: VND million

No.	Indicator	2024		2025		6T/2026	
		Value	Proportion	Value	Proportion	Value	Proportion
1	0x4 stone	363,943	79.63%	387,498	79.79%	299.803	86.87%
2	0x4Dmax 25 stone	5	0.001%	5,688	1.17%	7.561	2.19%
3	Rubble stone	7,140	1.56%	18,390	3.79%	9.488	2.75%
4	1x2L25 stone	37,413	8.19%	40,403	8.32%	21.494	6.23%

No.	Indicator	2024		2025		6T/2026	
		Value	Proportion	Value	Proportion	Value	Proportion
5	Stone dust	6,139	1.34%	9,116	1.88%	4.172	1.21%
6	Real estate construction	29,756	6.51%	19,401	3.99%	147	0.04%
7	Other cost of sales	12,630	2.76%	5,159	1.06%	2,435	0.71%
Total cost of sales		**457,027**	**100%**	**485.655**	**100%**	**345.100**	**100%**

(Source: BMJ)

Notes:

- *In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements;*
- *In 2025, the Company had a subsidiary, but as it was still implementing its project and had no revenue or profit, the Company's cost of goods sold figures presented in the consolidated and separate financial statements are the same.*
- *As there is no difference in cost of sales figures, the Company presents only one detailed table based on the consolidated FS, with explanations based on the consolidated FS.*

In 2024 – 2025, the Company's cost of goods sold increased from VND 457,027 million to VND 485,655 million, up 6.26%. A highlight of BMJ's business performance is that cost of sales grew (by 6.26%) much more slowly than revenue (by 15.29%). This contributed significantly to improving the Company's gross profit margin, showing improved control over cost of sales and direct operating costs in 2025.

In terms of structure, cost of goods sold closely follows the shift in revenue structure:

- Stone extraction and processing: the Company's cost of goods sold is mainly concentrated in construction stone extraction and processing, consistent with this being its core business and accounting for a large share of revenue. In 2025, the cost of stone products was about VND 466,125 million, of which 0x4 stone accounted for the largest share at VND 387,498 million, or about 79.8% of total cost of goods sold. The high share of 0x4 stone in cost of sales mainly reflects the large sales volume of this product. The cost of other stone products also varied with the volume and revenue of each product.
- Real estate construction: Cost of sales of this segment decreased from VND 29,756 million in 2024 to VND 19,401 million in 2025, down 34.8%, and its share of total cost of

sales fell from 6.5% to 4.0%. This decrease is consistent with the trend in the Company's construction contract revenue over the same period. Under the Company's accounting policy, construction contract revenue is recognised based on the volume of work performed and accepted during the period; accordingly, changes in revenue and cost of sales of this activity depend on the progress and recognised volume of each contract.

Table 5. Gross profit structure of the Company under the separate and consolidated FS

Unit: VND million

No.	Indicator	2024		2025		6T/2026	
		Value	Proportion	Value	Proportion	Value	Proportion
1	0x4 stone	31,078	39.82%	52.726	40.17%	38.676	45.96%
2	0x4Dmax25 stone	4	0.01%	6.299	4.80%	7.531	8.95%
3	Rubble stone	7,254	9.29%	17.764	13.54%	9.159	10.88%
4	1x2L25 stone	21,663	27.76%	40.124	30.57%	21.313	25.33%
5	Stone dust	4,374	5.60%	10.279	7.83%	5.580	6.63%
6	Real estate construction	10,719	13.73%	984	0.75%	3	0.004%
7	Other gross profit	2,952	3.78%	3.068	2.34%	1,884	2.24%
Total gross profit		**78,043**	**100%**	**131,244**	**100%**	**84.146**	**100.0%**

(Source: BMJ)

Of which, the Company's profit from related parties is as follows:

No.	Indicator	2024		2025		6T/2026	
		Value	Proportion	Value	Proportion	Value	Proportion
1	An Binh Cladding Stone JSC	1,544	1.98%	2,279	1.74%	87	0.1%
2	Binh Duong ACC Investment and Construction JSC	52,889	67.77%	56,226	42.84%	43,808	52.1%

No.	Indicator	2024		2025		6T/2026	
		Value	Proportion	Value	Proportion	Value	Proportion
Total		**54,433**	**69.75%**	**58,505**	**44.58%**	**43,895**	**52.2%**

(Source: BMJ)

Notes:

- *In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements;*
- *In 2025, the Company had a subsidiary, but as it was still implementing its project and had no revenue or profit, the Company's gross profit figures presented in the consolidated and separate financial statements are the same.*
- *As there is no difference in gross profit figures, the Company presents only one detailed table based on the consolidated FS.*

10.2. Assets

The Company's fixed assets as detailed in the audited financial statements for 2024 and 2025 are as follows:

Table 6. Details of fixed assets as at 31/12/2024

Unit: VND million

No.	Item	Historical cost	Accumulated depreciation	Net book value
I	**Tangible fixed assets**	**164,114**	**62,145**	**101,969**
1	Buildings and structures	4,915	4,915	-
2	Machinery and equipment	144,569	48,163	96,406
3	Means of transport and transmission	14,393	8,856	5,536
4	Office equipment and tools	238	211	27
II	**Intangible fixed assets**	**185**	**185**	**-**
1	Computer software	185	185	-
III	**Finance lease assets**	**67,553**	**5,129**	**62,425**
1	Machinery and equipment	67,553	5,129	62,425

(Source: BMJ's audited FS for 2024)

Table 7. Details of fixed assets as at 31/12/2025 (separate)

Unit: VND million

No.	Item	Historical cost	Accumulated depreciation	Net book value
I	**Tangible fixed assets**	**155,900**	**67,195**	**88,705**
1	Buildings and structures	4,739	4,739	0
2	Machinery and equipment	136,642	53,624	83,017
3	Means of transport and transmission	14,281	8,602	5,679
4	Office equipment and tools	238	230	8
II	**Intangible fixed assets**	**185**	**185**	**0**
1	Computer software	185	185	0
III	**Finance lease assets**	**102,674**	**13,204**	**89,470**
1	Machinery and equipment	102,674	13,204	89,470

(Source: BMJ's audited separate FS for 2025)

Table 8. Details of fixed assets as at 31/12/2025 (consolidated)

Unit: VND million

No.	Item	Historical cost	Accumulated depreciation	Net book value
I	**Tangible fixed assets**	**158.050**	**69.345**	**88,705**
1	Buildings and structures	4,739	4,739	0
2	Machinery and equipment	136,642	53,624	83,017
3	Means of transport and transmission	16.431	10,751	5,679
4	Office equipment and tools	238	230	8
II	**Intangible fixed assets**	**185**	**185**	**0**
1	Computer software	185	185	0
III	**Finance lease assets**	**102,674**	**13,204**	**89,470**
1	Machinery and equipment	102,674	13,204	89,470

(Source: BMJ's audited consolidated FS for 2025)

Table 9. Details of fixed assets as at 30/06/2026 (separate)

Unit: VND million

No.	Item	Historical cost	Accumulated depreciation	Net book value
I	**Tangible fixed assets**	**155,944**	**73,592**	**82,352**
1	Buildings and structures	4,739	4,739	-
2	Machinery and equipment	136,686	59,356	77,330
3	Means of transport and transmission	14,281	9,259	5,022
4	Office equipment and tools	238	238	-
II	**Intangible fixed assets**	**185**	**185**	**-**
1	Computer software	185	185	-
III	**Finance lease assets**	**102,674**	**17,529**	**85,146**
1	Machinery and equipment	102,674	17,529	85,146

(Source: Reviewed interim separate FS for the first 6 months of 2026)

Table 10. Details of fixed assets as at 30/06/2026 (consolidated)

Unit: VND million

No.	Item	Historical cost	Accumulated depreciation	Net book value
I	**Tangible fixed assets**	**158,094**	**75,742**	**82,352**
1	Buildings and structures	4,739	4,739	-
2	Machinery and equipment	136,686	59,356	77,330
3	Means of transport and transmission	16,431	11,408	5,022
4	Office equipment and tools	238	238	-
II	**Intangible fixed assets**	**185**	**185**	**-**
1	Computer software	185	185	-
III	**Finance lease assets**	**102,674**	**17,529**	**85,146**
1	Machinery and equipment	102,674	17,529	85,146

(Source: Reviewed interim consolidated FS for the first 6 months of 2026)

Notes:

- *In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements.*
- *In 2025, the Company had a subsidiary, but as it was still implementing its project and had no revenue, the figures presented in the consolidated and separate financial statements are unchanged.*

Table 11. List of land owned by the Company

No.	Address	Area (m2)	Remaining term of use	Form of land use
1	Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City	60.609 ha	June 2035	Land leased with annual rental payments for the construction stone extraction and processing project
2	Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City	2.8 ha	From 05/05/2021 to 31/12/2030	Long-term leased land for office construction and installation of stone crushing lines
3	Tan Dinh Ward, Ben Cat Town, Binh Duong Province (now Hoa Loi Ward, Ho Chi Minh City)	5,079.1 m2	Long-term ODT (urban residential) land and CNL land until March 2048 and February 2059	Transferred land
4	03 houses and land plots at the Unitown Project, Zone 3, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (now Unitown Project, Zone 3, Binh	324 m2	Long-term ODT land	Transferred houses and land

No.	Address	Area (m2)	Remaining term of use	Form of land use
	Duong Ward, Ho Chi Minh City)			
5	09 houses and 06 land plots at My Phuoc 3 Residential Area, Thoi Hoa Ward, Ho Chi Minh City	2,427.49 m2	Long-term ODT land	Transferred houses and land

(Source: BMJ)

Table 12. Major assets as at 30/6/2026

Unit: VND

No.	Asset name	Date put into use	Historical cost	Accumulated depreciation up to 30/6/2026
1	Stone crusher 10-08/2021	06/08/2021	20,800,054,455	12.302.293.347
2	Stone crusher 11-09/2022	01/12/2022	24,243,459,938	17.004.093.415
3	VOGELE S1800-2 asphalt paver	24/05/2021	5,000,000,000	1.803.819.462
4	400 tonnes/hour stone crushing line (MN12)	19/09/2023	32,995,501,214	25.342.378.019
5	400 tonnes/hour stone crushing line (MN15)	11/06/2024	34,558,440,000	28.638.707.214
6	400 tonnes/hour stone crushing line (MN 16)	27/03/2025	35,120,524,533	31.164.595.218
7	Kobelco SK480LC-6 crawler excavator	04/08/2023	3,560,000,000	2.265.672.054

No.	Asset name	Date put into use	Historical cost	Accumulated depreciation up to 30/6/2026
8	Substation III-1500kVA (substation 2)	03/07/2025	1,150,000,000	985.754.446
9	Stone crusher 18-10/2025	23/10/25	32.256.639.000	29.583.037.646

(Source: BMJ)

10.3. Markets of operation

BMJ currently operates only in the Vietnamese market. All of the Company's revenue and profit are generated within Vietnam.

The Company currently has 01 head office at: No. 112/125, Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City, Vietnam. The Company's consolidated revenue and profit for the 02 most recent years prior to listing registration are as follows:

Unit: VND million

No.	Indicator	2024	2025	30/06/2026
1	Revenue	535,069	616,899	429,246
2	Profit after tax	48,543	95,847	44,275

(Source: Audited FS for 2024, audited consolidated FS for 2025 and reviewed interim consolidated FS for the first 6 months of 2026)

Proportion of revenue from related parties:

Over the years, Binh Duong ACC Investment and Construction JSC ("ACC") and An Binh Cladding Stone JSC ("An Binh") have been key customers, consuming most of the Company's extraction output and services. Their contribution is clearly reflected over the years:

2024: Total revenue from the supply of goods and services to related parties reached VND 405,699 million (of which sales to ACC were VND 349,551 million and to An Binh VND 56,147 million), accounting for 75.82% of the Company's total net revenue (VND 535,069 million).

2025: Revenue from related parties remained high at VND 388,068 million (of which sales to ACC were VND 376,560 million and to An Binh VND 11,508 million), accounting for 62.9% of the Company's total consolidated net revenue (VND 616,898 million).

First 6 months of 2026: Revenue from related parties reached VND 324,147 million, of which revenue from ACC was VND 323,835 million and from An Binh VND 312 million, accounting for 75.52% of the Company's total net revenue (VND 429,246 million). The

proportion of revenue from related parties increased compared with 2025, mainly because revenue from ACC remained high.

Revenue from related parties is high because the Company has chosen to continue trading with large, long-established and reputable customers:

- Binh Duong ACC Investment and Construction JSC ("ACC") – listed on the Ho Chi Minh City Stock Exchange – is a reputable enterprise in concrete production and civil construction. ACC's predecessor was the Company's parent company/a company within the same Becamex group, and stone sales to ACC have been maintained since the Company's establishment and account for a high proportion. ACC is currently no longer the Company's parent company but remains a related party and a large customer with high stability.
- An Binh Cladding Stone JSC is a subsidiary of ACC and is also a long-standing, reputable customer.
- The Company has many other long-standing, reputable partners, such as Phung Tan Tien SMLLC, Bau Bang Bridge and Road Construction JSC, Dai Phong Infrastructure Construction JSC, Dai Toan Thang Trading Co., Ltd., Nhon Thanh Investment and Construction JSC, Phat Toan Loi SMLLC, Khang Nam Private Enterprise, Phuc Cuong Construction Consultancy Co., Ltd., Nguyen Cat Investment and Construction Co., Ltd., Binh Nguyen Construction Trading Co., Ltd. and other partners. However, given the limited nature of extracted stone resources, the Company makes an objective assessment based on long-term cooperative relationships, stable purchasing demand and assurance of full payment without outstanding debts; related parties are therefore given priority in the allocation and supply of output.

Regarding the pricing policy, selling prices are applied by period, with preferential discounts on a case-by-case basis:

The Company's stone selling prices are currently relatively competitive with the markets of neighbouring areas under the same commercial terms. The Company has a sales policy and periodically sends price notices to customers.

In addition, stone selling prices are adjusted according to production costs and general construction material market fluctuations in the area, providing an objective basis for determining selling prices in each period and limiting the possibility of preferential price adjustments for any party. At the same time, receivables are collected in full and on time under the contracts, without extended payment terms and without any deferred revenue *(for example, for ACC, revenue from stone sales to ACC in 2024 was VND 349,551 million with receivables of VND 0 as at 31/12/2024; in 2025 it was VND 376,560 million with receivables of VND 19.42 billion as at 31/12/2025).*

The Company undertakes that its stone extraction complies with permitted regulations and that transactions with related parties/related persons of insiders comply with the regulations on approval authority, fully perform the terms of the contracts signed, protect the Company's interests and comply with the law.

10.4. Report on investment, investment efficiency, business efficiency and service provision in the main fields of operation

a. Investment and investment efficiency

❖ **Project to expand the construction stone extraction and processing works at the Rach Rat construction stone mine, Phu Giao Commune, Ho Chi Minh City:**

Project to expand the construction stone extraction and processing works at the Rach Rat construction stone mine, An Binh Commune, Phu Giao District, Binh Duong Province under Mineral Extraction Licence (Construction Stone) No. 61/GP-UBND dated 21/06/2019 of the Binh Duong Provincial People's Committee and Decision No. 1273/QĐ-UBND dated 05/3/2026 of the Ho Chi Minh City People's Committee:

- Project name: Project to expand the construction stone extraction and processing works at the Rach Rat construction stone mine, Phu Giao Commune, Ho Chi Minh City
- Project owner: Easterns AHP Minerals Joint Stock Company
- Project preparer: Easterns AHP Minerals Joint Stock Company
- Objective: Expand the quarry area and extract down to -70 m
- Location: Rach Rat construction stone mine, Phu Giao Commune, Ho Chi Minh City
- Land area used: 37.3 ha
- Implementation period: from Q4/2020
- Project operating life: 16 years
- Scale and capacity: 800,000 m3 of solid rock/year, with plans to increase capacity to 1,200,000 m3 of solid rock/year
- Project products: Stone types used as construction materials, including:
  - ✓ 1x2 stone: expected output of about 378,880 m3/year
  - ✓ 0x4 stone: expected output of about 449,920 m3/year
  - ✓ 4x6 stone: expected output of about 59,200 m3/year
  - ✓ Rubble stone: expected output of about 59,200 m3/year
  - ✓ Stone fines: expected output of about 236,800 m3/year
- ***Selected efficiency indicators of the project:***

No.	Indicator	Value
1	NPV	704,321,968,580
2	IRR	21.99%
3	MIRR	17.34%
4	Payback period	3 years 10 months
5	ARR (Ratio of average annual cash inflows to total cash outflows)	11.93%
6	PPNI (Payback period based on average profit)	3.22
7	ROI (Profit after tax/total investment)	51.00%

- ***Investment efficiency:***

The project to expand the construction stone extraction and processing works at the Rach Rat mine is being implemented to expand the extraction area, deepen extraction to -70 m and improve the capacity to meet the growing demand for construction materials in the Southeast region and neighbouring localities. With a design extraction capacity of 800,000 m³ of solid rock/year and plans to increase it to 1,200,000 m³ of solid rock/year, the project is expected to provide a stable supply of raw materials, ensuring the long-term continuity of the Company's business. In addition to direct financial benefits, the project significantly increases extractable reserves, extending the mine's operating life by 16 years and laying the foundation for the stable and sustainable development of the Company in construction stone extraction and processing. Expanding the extraction scale enables the Company to secure its input materials, increase its supply capacity, optimise the use of its existing machinery and equipment, and make effective use of the mine's geographical advantages.

❖ **Implementation plan for the infrastructure construction contract in Binh Duong Province and the housing construction contract signed with Binh Duong ACC Investment and Construction JSC:**

On 23/04/2022, BMJ signed Construction Contract No. 02-22308 with Binh Duong ACC Investment and Construction JSC, under which BMJ is the contractor. The contract value including VAT is VND 145,519,902,823 *(In words: One hundred forty-five billion, five hundred nineteen million, nine hundred two thousand, eight hundred twenty-three dong)*. Accordingly, BMJ is obliged to carry out construction, including the supply of materials, labour and construction machinery, to complete 117 commercial townhouses under the detailed plan of the VSIP Bac Ninh Urban and Service Area in Phu Chan Ward, Tu Son City, Bac Ninh Province. To date, BMJ has fulfilled its obligations under the contract; Binh Duong ACC Investment and Construction JSC and BMJ have accepted part of the works and BMJ has received full payment for the accepted and invoiced items. The total accepted value up to the end of 2025 is about 11% of the contract value (VND 145.52 billion), and the two Parties are currently finalising the settlement of the entire works.

❖ **Investments in subsidiaries, associates and other entities:**

Table 13. Investments in subsidiaries, associates and other entities

Unit: VND million

No.	Company name	31/12/2024		31/12/2025		30/06/2026	
		Cost	Provision	Cost	Provision	Cost	Provision
I	**Subsidiary**						
1	Nguyen Viet Construction Business and Investment JSC	0	0	533.280	0	533,280	0
II	**Associate**						
1	Pho Da Son Investment and	224,000	0	224,000	0	224,000	0

No.	Company name	31/12/2024		31/12/2025		30/06/2026	
		Cost	Provision	Cost	Provision	Cost	Provision
	Construction JSC ("Pho Da Son")						
2	Nguyen Viet Real Estate Business and Construction Investment JSC ("Nguyen Viet Real Estate")	0	0	174,000	0	174,000	0
III	**Other entities**						
1	Binh Duong Business and Investment JSC	697,500	0	378,200	0	378,200	0

(Source: BMJ)

Investments in subsidiaries and associates initially require relatively large amounts of capital, as well as time to refine the business model before the effectiveness of the investments becomes visible. However, the Company believes that its future consolidated business results will more clearly reflect the benefits of the business restructuring carried out in recent years.

Investment efficiency

Regarding the investment in Nguyen Viet Real Estate Business and Construction JSC, the company recorded positive growth in 2025. Total assets increased from VND 71.85 billion to VND 984.93 billion, up 1,271%; net revenue reached VND 321.08 billion, up 51% year-on-year; profit after tax reached VND 6.09 billion, up 1,354% compared with 2024. Accordingly, BMJ's consolidated figures will recognise a share of profit based on its ownership ratio and an increase in equity.

The ownership of real estate projects through investments in subsidiaries, associates and other entities aims to expand the business ecosystem, diversify fields of operation and take advantage of development opportunities in real estate in areas with high growth potential. As most of these projects are completing legal procedures for implementation, the Company expects to benefit from urbanisation, infrastructure development and growing housing demand in the area, with the potential to create value in the medium and long term once the projects complete their legal procedures and enter the sales phase, contributing positively to business performance and sustainable development in the coming years.

10.5. Major contracts

BMJ currently has the following major contracts being performed or signed:

Table 14. Major contracts of BMJ14

Contract No./Counterparty	Date of signing	Performance period	Value (VND)	Input/output products and services	Relationship with insiders/major shareholders of the Company	Other important contract terms (if any)
Performed in 2025						
Nguyen Cat Investment and Construction Co., Ltd.	01/12/2022	31/12/2025	Framework contract	Sale of construction stone	None	None
Becamex – Binh Phuoc Technical Infrastructure Development JSC	7/11/2022	31/12/2025	120,521,260,561	Sale of construction stone	None	None
Phung Tan Tien SMLLC	02/01/2025	31/12/2025	Framework contract	Sale of construction stone	None	None
Thien Phu Concrete Trading Co., Ltd.	02/01/2025	31/12/2025	Framework contract	Sale of construction stone	None	None
Dai Phong Infrastructure Construction JSC	13/03/2024	31/12/2025	Framework contract	Sale of construction stone	None	None
Binh Duong ACC Investment and Construction JSC	02/01/2025	31/12/2025	168,838,667,250	Sale of construction stone	Organization related to insiders	None
Binh Duong ACC Investment and Construction JSC	23/04/2022	30/06/2025	161,766,053,770	Construction	Organization related to insiders	None
Investment and Industrial Development Corporation – JSC *(now Becamex Investment and*	17/05/2024	30/12/2025	5,157,698,750	Construction	None	None

Contract No./Counterparty	Date of signing	Performance period	Value (VND)	Input/output products and services	Relationship with insiders/major shareholders of the Company	Other important contract terms (if any)
Industrial Development Corporation – JSC)						
Investment and Industrial Development Corporation – JSC *(now Becamex Investment and Industrial Development Corporation – JSC)*	17/05/2024	30/12/2025	5,269,860,918	Construction	None	None
Performed in 2026						
Investment and Industrial Development Corporation – JSC *(now Becamex Investment and Industrial Development Corporation – JSC)*	16/12/2022	31/12/2026	21,683,777,502	Construction	None	None
Investment and Industrial Development Corporation – JSC *(now Becamex Investment and Industrial Development Corporation – JSC)*	16/12/2022	31/12/2026	12,886,245,763	Construction	None	None
Phung Tan Tien SMLLC	02/01/2026	31/12/2026	Framework contract	Sale of construction stone	None	None

Contract No./Counterparty	Date of signing	Performance period	Value (VND)	Input/output products and services	Relationship with insiders/major shareholders of the Company	Other important contract terms (if any)
Bau Bang Bridge and Road Construction JSC	02/01/2026	31/12/2026	Framework contract	Sale of construction stone	None	None
Dai Phong Infrastructure Construction JSC	02/01/2026	31/12/2026	Framework contract	Sale of construction stone	None	None
Dai Toan Thang Trading Co., Ltd.	02/01/2026	31/12/2026	Framework contract	Sale of construction stone	None	None
Binh Duong ACC Investment and Construction JSC	02/01/2026	31/12/2026	106,189,999,330	Sale of construction stone	Insider	None
Binh Duong ACC Investment and Construction JSC	02/01/2026	31/12/2026	21,448,154,420	Sale of construction stone	Insider	None
Expected to be performed in 2027 (expected)						
Nguyen Cat Investment and Construction Co., Ltd.	02/01/2026	10/02/2027	Framework contract	Sale of construction stone	None	None

(Source: BMJ)

10.6. Major customers and suppliers

To control the prices and stability of its raw material supply, the Company has proactively sought and negotiated the use of supply sources for materials such as DO diesel and industrial explosives from various suppliers, so that it can manage procurement effectively and ensure that its production and business are not interrupted if a supplier suspends its services.

Table 15. Major suppliers of raw materials and services to BMJ

No.	Supplier name	Purchase value (VND)	% of revenue/purchases (%)	Transaction period	Products/services	Relationship with insiders/major shareholders of the Issuer
I	**2024**					
1	Defence Economic Technical Industry Corporation	11,054,756,856	2.07%	11/07/2022-11/07/2027	Explosives	No
2	Branch of Southern Mining Chemical Industry SMLLC – Micco in Binh Duong	Based on each purchase order	N/A	01/01/2024-31/12/2024	Explosives	No
3	Bao Tue Linh Hung Investment – Production – Trading JSC	Based on order volume and unit prices at the actual time	N/A	02/01/2024 -31/12/2024	DO diesel	No
4	Phung Tan Tien SMLLC	Based on order volume and unit prices at the actual time	N/A	02/01/2024 -31/12/2024	DO diesel	No
5	Manh Cuong Investment Trading Co., Ltd.	Based on the actual volume of work performed	N/A	02/01/2024 -31/12/2024	Blast hole drilling	No
II	**2025**					
1	Defence Economic Technical Industry Corporation	11,054,756,856	1.79%	11/07/2022-11/07/2027	Explosives	No
2	Branch of Southern Mining Chemical Industry	Based on each purchase order	N/A	04/08/2025-31/12/2026	Explosives	No

No.	Supplier name	Purchase value (VND)	% of revenue/purchases (%)	Transaction period	Products/services	Relationship with insiders/major shareholders of the Issuer
	SMLLC – Micco in Binh Duong					
3	Bao Tue Linh Hung Investment – Production – Trading JSC	Based on order volume and unit prices at the actual time	N/A	02/01/2025 -31/12/2025	DO diesel	No
4	Manh Cuong Investment Trading Co., Ltd.	Based on the actual volume of work performed	N/A	02/01/2025 -31/12/2025	Blast hole drilling	No
III	**First 6 months of 2026**					
1	Bao Tue Linh Hung Investment – Production – Trading JSC	Based on order volume and unit prices at the actual time	N/A	02/01/2026 -31/12/2026	DO diesel	No
2	Manh Cuong Investment Trading Co., Ltd.	Based on the actual volume of work performed	N/A	02/01/2026 -31/12/2026	Blast hole drilling	No
3	Duc Trong Trading and Services Co., Ltd.	Based on the actual volume of work performed	N/A	27/03/2026 -31/12/2026	Transportation	No
4	Binh Nguyen Construction Trading Co., Ltd.	Based on the actual volume of work performed	N/A	27/03/2026 -31/12/2026	Transportation	No

(Source: BMJ)

10.7. Position of the Listing Applicant in the industry

10.7.1. Position of the Company compared with other enterprises in the industry

With a long tradition in mineral extraction and the production and trading of top-quality stone for construction, Easterns AHP Minerals Joint Stock Company has built its brand and earned the trust of domestic partners and customers. Over the years, the Company has grown continuously and is a supplier of various minerals for major projects such as those of Becamex Investment and Industrial Development Corporation – JSC, Binh Duong Trading and Development JSC (TDC), Becamex – Binh Phuoc Technical Infrastructure Development JSC, Binh Duong ACC Investment and Construction JSC, and key transport projects in the Southeast region, etc.

The Company's position is strengthened by its vertically integrated value chain capabilities, from material extraction to infrastructure supply.

First, the Company holds the right to exploit the Rach Rat stone mine in An Binh Commune, Phu Giao District, Ho Chi Minh City (formerly within Binh Duong Province). This is the Company's core asset, with the following technical parameters:

Location	An Binh Commune, Phu Giao District, Ho Chi Minh City
Licensed area	37.3 ha
Extraction licence	No. 61/GP-UBND dated 21/6/2019
Approved extraction depth	From elevation -20 m down to elevation -70 m *(extended under Decision No. 1273/QĐ-UBND of the Ho Chi Minh City People's Committee, March 2026)*
Project extraction term	16 years
Number of crushing–screening lines	06 crushers
Total processing capacity	2,400 tonnes/hour (maximum operation)

For the Company, the Ho Chi Minh City People's Committee's approval to extend the extraction depth from elevation -20 m to elevation -70 m under Decision No. 1273/QĐ-UBND in 2026 has significantly increased the extractable stone reserves of the Rach Rat mine. This is an important advantage given that licensing procedures for new mines in the construction stone industry are becoming increasingly strict and the operating mine portfolios of many enterprises in the industry are gradually being depleted. In addition, the Rach Rat mine is located in the Southern key economic region, within an efficient transport radius of 40–100 km from major consumption centres (Ho Chi Minh City, Bien Hoa, Thu Dau Mot) and key national infrastructure projects (Long Thanh Airport, Bien Hoa – Vung Tau Expressway, Ho Chi Minh City Ring Road 3). The Company has also invested in a fleet of equipment including more than

18 KOBELCO/HITACHI excavators, KOMATSU wheel loaders, a BMK5 drilling system and 02 electronic truck scales with a capacity of 60–100 tonnes. In addition, the Company operates a haulage fleet of 10 Hyundai 15-tonne dump trucks together with a large fleet of mechanised vehicles. All extraction and transport assets are owned by the Company, ensuring self-reliance in production and avoiding outsourcing costs.

Second, the Company's diversified product portfolio meets market demand. The Company offers a diverse range of construction stone products, fully serving the application segments of civil construction, transport infrastructure and industry:

Product name	Size	Main applications
0x4 graded aggregate	0 – 40 mm	Load-bearing base, roads, yards
1x2 stone (L16/L25)	10 – 25 mm	Ready-mixed concrete, hot-mix asphalt
4x6 stone	40 – 60 mm	Penetration macadam roads, foundations
Machine-crushed rubble stone	120 – 500 mm	Embankments, canals, fences, dykes and dams
Stone dust	< 5 mm	Asphalt concrete blending, manufactured sand
Granite-Granodiorite	Cut to specification	Cladding stone, tabletops, sidewalks

(Source: BMJ)

In addition to processed stone products used as construction materials, the Company also provides construction services for residential buildings and road works, making the most of its integrated value chain from raw material extraction to construction.

Third, the Company has proactively oriented and carried out an expansion into real estate. In addition to its core construction stone extraction business, the Company has implemented a business diversification strategy through investment in real estate – a sector with high growth potential – together with 02 associates, jointly developing 03 key real estate projects in its main markets (Hanoi, Binh Duong – Ho Chi Minh City).

Company name	Type	Ownership ratio	Charter capital (VND billion)	Number of shares held
Nguyen Viet Construction Business and Investment JSC	Subsidiary	88.00%	388.00	34,144,000
Nguyen Viet Real Estate Business and Construction JSC	Associate	29.00%	600.00	17,400,000

Company name	Type	Ownership ratio	Charter capital (VND billion)	Number of shares held
Pho Da Son Investment and Construction JSC	Associate	28.00%	800.00	22,400,000

❖ **Project 1: Me Linh New Residential Area**

Project owner	Nguyen Viet Construction Business and Investment JSC
Location	Do Thuong Village, Me Linh Commune, Hanoi
Land area	53,197.2 m²
Total investment	VND 1,802 billion (under Decision No. 1133/QĐ-UBND dated 13/03/2026 of the Hanoi People's Committee). *On 15/06/2026, the GMS of Nguyen Viet Construction Business and Investment JSC approved an adjusted total investment of VND 7,764 billion)*
Construction floor area	148,290 m² of floor area
Products	168 townhouse lots (5 storeys); 556 high-rise apartments (22 storeys); 270 social housing units (15 storeys)
Project schedule	Q3/2026 to Q1/2032
Selected images of the project:  	

(Source: BMJ)

- **Land bank:**

Nguyen Viet Construction's land bank was formed through its participation and success in an auction of judgment enforcement assets organised by the Civil Judgment Enforcement Sub-department of Me Linh District, Hanoi, in coordination with OCD An Thuan Phat Partnership Auction Company on 20/12/2023. The auctioned asset was the land use right to a 53,197.2 m² plot together with the assets attached to the land of the Me Linh Automobile Plant of Xuan Kien Automobile JSC (Vinaxuki).

In December 2025, the Company acquired 19,184,000 shares from the existing shareholders of Nguyen Viet Construction. The Company considers this a reasonable and favourable acquisition cost, taking into account the value of the land bank, the project location, the development potential of the area and the prospects for asset value appreciation as the project continues to complete its legal procedures and implementation. From 2024 to date, land prices in Me Linh District have tended to rise as the locality continues to implement and complete a number of key transport infrastructure works and projects. In addition, land use right auctions organised by Me Linh District in 2024–2025 recorded winning prices ranging from about VND 30 million/m² to VND 97.5 million/m². Infrastructure factors positively affecting land values in the Me Linh area include:

+ Ring Road 4 – Capital Region project: Ring Road 4 passes through the Me Linh area, enhancing connectivity between northern Hanoi and neighbouring areas. As of August 2026, nearly 99% of the site for the entire route had been handed over; about 35/51.5 km of the parallel road section had been constructed.
+ Hong Ha Bridge project: Hong Ha Bridge is one of the key components of Ring Road 4 – Capital Region, about 6 km long, connecting Me Linh Commune with O Dien Commune, Hanoi. The project has a total investment of nearly VND 10,000 billion, broke ground in October 2025 and is expected to open to technical traffic in July 2027, with full completion in October 2027.
+ Participation of urban developers: The Me Linh high-end urban area covers about 205 ha with a total investment of nearly VND 15,000 billion, with Sun Group Investment Co., Ltd. (Sun Group) selected as the investor under a decision of the Hanoi People's Committee dated 24/7/2025.

- Expected scale and economic efficiency of the Project:

Under Decision No. 1133/QĐ-UBND dated 13/03/2026 of the Hanoi People's Committee approving the Hanoi Housing Development Plan for 2026–2030 ("Decision No. 1133") and Nguyen Viet Construction's Proposal to implement the Investment Project dated 8/1/2026, at the beginning of 2026 the Project was being proposed for investment policy approval and had been included in the List of housing and urban area projects under the Hanoi Housing Development Plan for 2026–2030.

Under Decision No. 728/QĐ-UBND dated 13/02/2026 of the Hanoi People's Committee approving the adjusted Hanoi Housing Development Programme for 2021–2030, the programme does not specify a proportion of commercial housing floor area for rental. For social housing, by 2030 the project must ensure that at least 5% of the total social housing floor area is for rent and at least 5% is for lease-purchase. In terms of scale, the Project comprises mixed-use apartment buildings (commercial, services, offices and residential apartments), a social housing building and other technical and social infrastructure works. On 20/7/2026, an investor consortium comprising Nguyen Viet Construction, BMJ and Binh Duong Business and Investment JSC (ITC) submitted to the Hanoi Department of Finance a dossier requesting approval of the investment policy

together with approval of the investor for the "Me Linh New Residential Area Construction Investment Project". Under the updated plan, the project has a total area of about 53,197 m², including: about 23,786 m² of land for mixed-use apartment buildings; about 5,947 m² of land for social housing; about 8,729 m² of green space; and about 14,735 m² of land for roads.

As of August 2026, the dossier requesting approval of the investment policy and of the investor for the Me Linh New Residential Area Project was being circulated by the Hanoi Department of Finance for comments from the relevant departments and agencies. Nguyen Viet Construction continues to coordinate with the relevant parties and carry out the procedures necessary to complete the Project's legal dossier as required.

On the basis of the current investment and business plans, the Company considers that the Project has the potential to deliver economic efficiency consistent with the Company's investment orientation.

- Sources of investment capital and fundraising plan:

Expected funding is VND 7,764,295,000,000, of which equity is VND 1,560,000,000,000 (20%) and other lawfully mobilised capital is VND 6,204,295,000,000 (80%).

The Me Linh New Residential Area Project is being implemented in line with the natural characteristics and requirements of a civilised, modern and sustainable eco-city, creating momentum for the modern development of Me Linh Commune in particular and Hanoi in general. It will form a modern urban transport network meeting the travel needs of the whole area and the surrounding community, as well as a landscape and green space complex meeting the recreational needs of residents once in operation. The Project will create a large volume of work for local workers during both the construction and operation phases, in fields such as construction, construction materials, design consultancy, services and other occupations, etc.

❖ **Project 2: The PDS Garden 1**

Project owner	Pho Da Son Investment and Construction JSC
Location	Vo Van Kiet Street, Dinh Hoa Ward, Thu Dau Mot City, Binh Duong Province
Land area	17,431 m²
Total investment	VND 4,075.79 billion
Construction floor area	216,149 m² of floor area
Products	3,144 commercial and service apartments (average area of 55 m²/unit), 29 storeys with commercial basement
Project schedule	Q1/2026 – Q4/2028

Selected images of the project:





(Source: BMJ)

- **Land bank:**

The PDS Garden 1 Project is located on Vo Van Kiet Street, Chanh Hiep Ward, Ho Chi Minh City (formerly Dinh Hoa Ward, Thu Dau Mot City, Binh Duong Province). The project site is about 4.5 km from the former Binh Duong provincial administrative centre, about 700 m from National Highway 13 and about 4.5 km from VSIP II Industrial Park.

- **Land bank:**

The Project's land bank consists of 05 adjoining land plots on map sheets No. 08-14, with a total area of 17,431.4 m², of which 6,685.1 m² is urban residential land and about 10,746.3 m² is other land.

- **Scale and investment efficiency**

The Company invests in the Project through a capital contribution to Pho Da Son, after considering factors relating to the location, current status of the land bank, product development orientation and financial plan of the Project. Under Pho Da Son's development plan, the Project is designed to offer apartments for owner-occupiers, targeting workers, experts and households living and working in the former Binh Duong area and neighbouring industrial parks.

In terms of scale, the Project has a land area of 17,431 m², an estimated total investment of VND 4,075.79 billion and a construction floor area of about 216,149 m². It is expected to develop 3,144 apartments combined with commercial and service space, with an average area of about 55 m²/unit, in a 29-storey building with basement.

Under Pho Da Son's Business Plan, the Project's key financial indicators are as follows:

Indicator	**Value under the business plan**
Total investment, including interest, excluding VAT	VND 3,861.3 billion
Saleable floor area	172,919 m²
Assumed selling price	VND 28 million/m², increasing 5%/year
Total revenue, excluding VAT	VND 5,180.2 billion
Profit before tax	VND 1,136.0 billion
Profit after tax	VND 908.9 billion
NPV at WACC of 8.24%	VND 231.4 billion

Indicator	Value under the business plan
IRR	19.01%
Expected payback period	5 years

Note: The above indicators are calculated on the basis of assumptions about investment progress, sales progress, selling prices, price growth, construction costs, financial costs and other inputs at the time the plan was prepared. They are therefore neither realised business results nor a commitment to future investment returns.

Accordingly, based on the Company's 28% ownership in Pho Da Son, the expected profit after tax attributable to the Company's ownership is estimated at about VND 254.5 billion, compared with the investment cost of VND 224 billion.

- Sources of investment capital and fundraising plan:
Expected funding is VND 4,075.79 billion, of which equity is expected to account for 20% of the total investment, and the Company will mobilise other lawful sources of capital to implement the project.
The Company continues to carry out the related procedures to complete the legal framework and implement the project as planned.

❖ **Project 3: Quadra Sky Apartments – Binh Duong New City**

Project owner	Nguyen Viet Real Estate Business and Construction JSC
Location	Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province
Land area	27,319 m²
Total investment	VND 2,996.38 billion
Construction floor area	204,946.65 m² of floor area
Products	Apartments and shopping centre (15 storeys, expected population of about 3,950 people)
Project schedule	Expected from 2026 to 2031

Selected images of the project:





(Source: BMJ)

- **Land bank:**

The Project site is lot PC-A26B, land plot No. 244 (formerly No. 64), map sheet No. 28, with an area of 27,319 m², in the Phu Chanh Resettlement Area, Binh Duong Ward, Ho Chi Minh City (formerly Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province).

Under Certificate of Land Use Rights and Ownership of Assets Attached to Land No. AA 03282436, registration No. VP11443, issued by the Binh Duong Provincial Land Registration Office (now Ho Chi Minh City) on 27/6/2025 to Nguyen Viet Real Estate, the entire site is designated as urban residential land (ODT), with a long-term term of use and exclusive use; the land was acquired by transfer of land allocated by the State with land use fees. The Notes section of the Certificate states: *"Nguyen Viet Real Estate Business and Construction Joint Stock Company shall continue to construct the apartment building in accordance with the approved 1/500 detailed plan".*

Nguyen Viet Real Estate has completed the acquisition of the land use rights from Investment and Industrial Development Corporation – JSC (Becamex IDC) and has been issued the above Certificate in its name.

In terms of planning, lot PC-A26B falls under the 1/500 Detailed Plan of the Phu Chanh Resettlement Area within the Binh Duong Industrial – Service – Urban Complex, Phu Tan and Hoa Phu Wards, Thu Dau Mot City, Binh Duong Province, approved by the Binh Duong Provincial People's Committee under Decision No. 2458/QĐ-UBND dated 02/10/2014. Under this plan, residential apartment land is allocated to apartment blocks of 4 to 15 storeys; on the master land use plan, lot PC-A26B is designated as high-rise apartment land with an area of about 27,318 m². The building scale under the Project's current plan, with a 04-storey podium and an 11-storey tower for a total height of 15 storeys, complies with the approved planning indicators.

In terms of technical infrastructure, the site fronts internal roads with a 16 m right-of-way on all 04 sides. Underground medium-voltage power, water supply and drainage systems have been installed up to the boundary of the site.

- **Scale and investment efficiency:**

Under the 2025 Investment Project Proposal and Preliminary Total Investment Estimate, the Project is expected to be developed with a 04-storey podium housing commercial, service and residential functions, an 11-storey tower and 01 basement. The expected total construction floor area is about 230,351.65 m², of which the floor area excluding the basement is about 204,946.65 m².

The Project is expected to provide about 1,574 apartments, including 102 apartments in the podium, together with about 19,673.7 m² of commercial and service floor area. Under the business plan, the apartments are expected to be launched in 04 phases from Q3/2027 to Q4/2030. Based on the above scale and product mix, the Project's expected financial indicators under the Business Plan are estimated as follows:

Indicator	**Value**
Total investment (including VAT and interest)	VND 2,996.4 billion
Equity (20%)	VND 599.3 billion – fully contributed
Assumed selling price (including VAT)	VND 30 million/m² for the tower; VND 35 million/m² for the podium

Total revenue	VND 4,664 billion
Profit before tax	VND 1,518 billion
Profit after tax	VND 1,215 billion
NPV	VND 869 billion
IRR	51.94%
Payback period	2.5 years

Under the above business plan of the project, with the Company's 29% ownership in Nguyen Viet Real Estate, the profit after tax attributable to BMJ's ownership is estimated at about VND 352 billion, or about 2.0 times the investment cost of VND 174 billion.

Note: The above indicators are determined on the basis of the Business Plan's assumptions at the time of preparation and are neither realised profit nor a commitment to the level of profit BMJ will earn in the future. Actual results depend on project implementation progress, selling prices, sales pace, investment costs, financial costs and market conditions at each point in time.

- Sources of investment capital and fundraising plan:

Expected funding is VND 2,996.4 billion, of which equity is expected to account for 20% of the total investment, and the Company will mobilise other lawful sources of capital to implement the project.

Nguyen Viet Real Estate is carrying out the procedures for approval of the investment policy and of the investor, as well as subsequent construction investment procedures, as planned.

The above projects are located in three distinct strategic locations (Hanoi; Thu Dau Mot City – Dinh Hoa Ward; Thu Dau Mot City – Hoa Phu Ward) with diverse product lines (townhouses, commercial apartments, social housing, shopping centres), giving the Company significant revenue and profit growth potential in 2027–2031 when the projects enter the handover phase.

10.7.2. Industry development prospects

Construction stone extraction and processing is one of the core sub-sectors of the construction materials industry, supplying irreplaceable inputs for most transport, civil and industrial infrastructure works. Construction stone products include the main types: 1x2 stone, 2x4 stone, 4x6 stone, 0x25 mm base aggregate (graded), screened fines, stone dust, rubble stone and other finished stone used for concrete production, road base grading, site levelling and high-rise construction.

A characteristic of the industry is its highly local nature – transport costs account for a large share of the delivered price, so the effective sales radius of a stone mine is usually only about 100–150 km. This makes stone mines in the Southeast region (Binh Duong, Dong Nai) a strategic source of supply for the entire Southern market, including Ho Chi Minh City, the eastern provinces and part of the Mekong Delta.

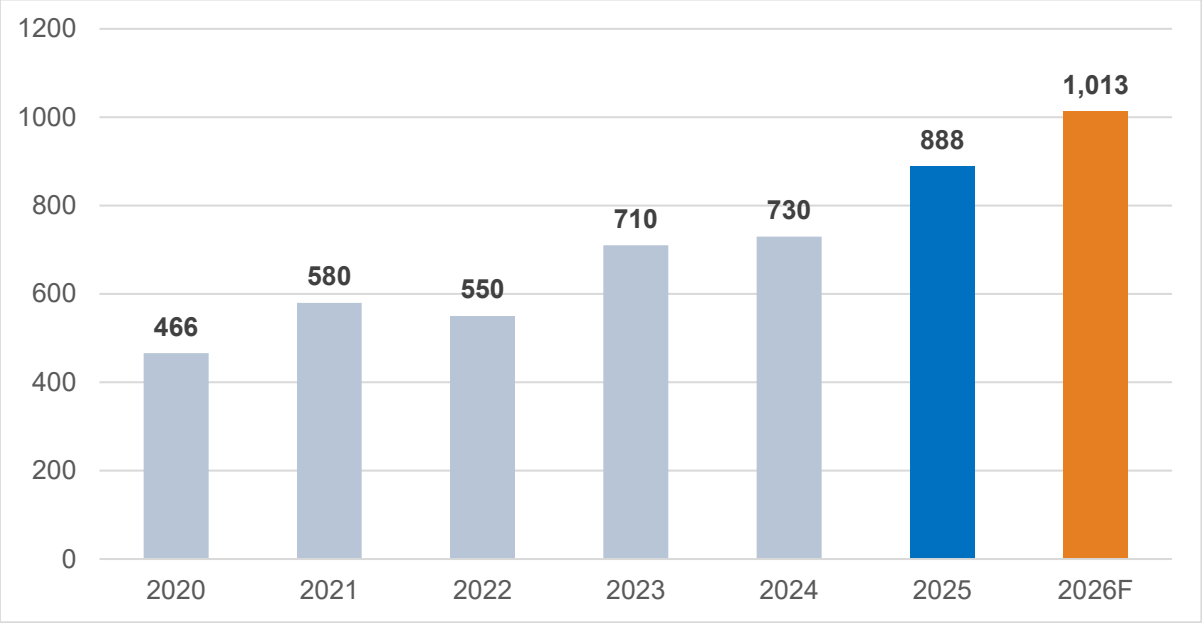
Vietnam is regarded as one of the emerging economies with high growth potential, especially during the strategic transformation period of 2025–2030. In the course of integration, Vietnam continues to be a leading destination for the global supply chain shift, particularly the relocation of factories from China to other countries, thanks to its political stability and competitive production costs. The boom in FDI flows into new-generation industrial parks in the Southern key economic region has created an urgent need for technical infrastructure and

supporting real estate, while indirectly driving the growth of the construction materials mining industry. The outlook for Vietnam's construction stone industry over the next 5 years is supported simultaneously by the following 5 growth pillars, creating a sustainable growth cycle rarely seen in the industry's history.

❖ **Large-scale public investment**

2026 continues to be identified as a particularly important year for promoting public investment, providing momentum for the double-digit economic growth target. Under the plan approved by the Government and the National Assembly, the total State budget public investment plan for 2026 was set at more than VND 1,000 trillion. According to the Ministry of Finance, as of 30/9/2026, the total 2026 public investment plan assigned by the Prime Minister was about VND 1,022.6 trillion, of which disbursement reached about VND 643.0 trillion, or 62.9% of the plan. The Government continues to require ministries, sectors and localities to accelerate disbursement and strive to complete the 2026 capital plan, thereby maintaining public investment as one of the key drivers of economic growth.

Figure 6. Vietnam's public investment plan, 2020 – 2026F



(Source: Ministry of Finance)

Notably, the structure of public investment in 2026 continues to focus significantly on strategic infrastructure projects. The initial plan assigned by the Prime Minister comprised VND 345.1 trillion from the central budget and VND 650.2 trillion from local budgets; central budget capital was subsequently supplemented, bringing the total assigned capital plan to about VND 1,026.8 trillion according to data updated in May 2026. Resources are prioritised for nationally important projects, transport infrastructure works and inter-regional projects with strong spillover effects. The Government has also emphasised accelerating road, railway, aviation, energy and strategic infrastructure projects, including the North–South high-speed railway and railway lines connecting with China.

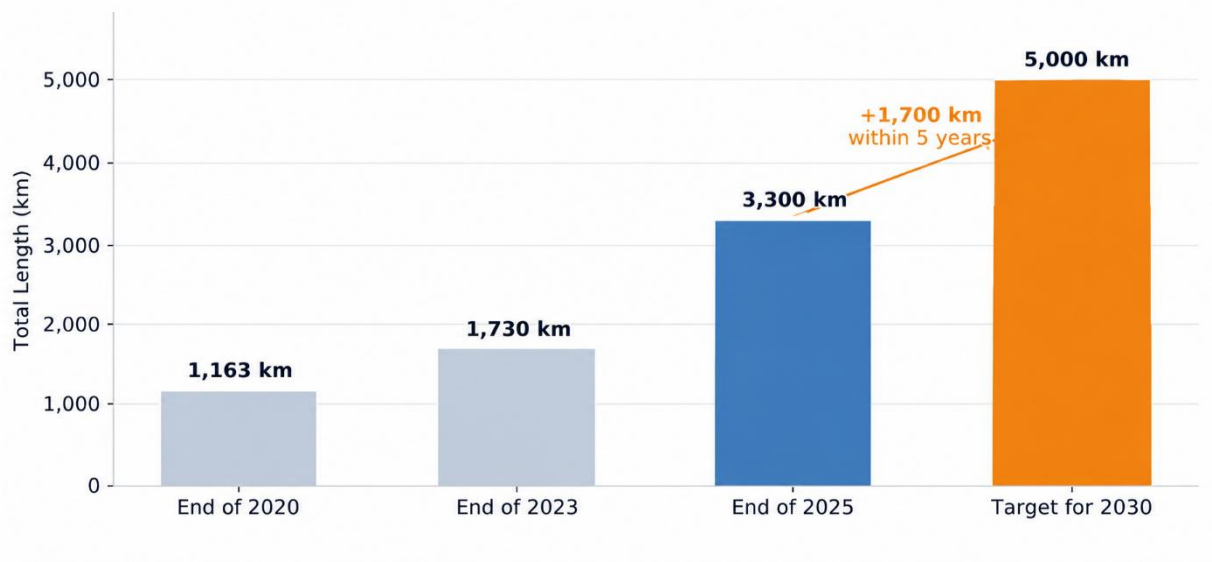
In the medium term, the scale of public investment for 2026–2030 is significantly larger than in the previous period. The National Assembly officially approved the 2026–2030 medium-term public investment plan with a total capital of VND 8.22 quadrillion, comprising VND 3.8 quadrillion from the central budget and VND 4.42 quadrillion from local budgets. Development investment spending is targeted at about 40% of total State budget expenditure, showing that

public investment continues to play a central role in Vietnam's strategy to drive growth and infrastructure development in the new period.

❖ **Expansion of the expressway network**

Vietnam's road network master plan continues to target strong development of the expressway system, creating significant growth headroom for construction material demand in the medium and long term. Under the plan as adjusted and updated in 2026, the target of about 5,000 km of expressways by 2030 is maintained, while the vision to 2050 raises the network to 46 routes with a total length of about 10,106 km. The new plan also adds several expressway routes and adjusts alignments to strengthen connectivity between economic regions, urban areas, border gates, seaports and airports.

Figure 7. Length of Vietnam's expressway network



(Source: Ministry of Construction)

The Eastern North–South Expressway, with a planned length of about 2,158 km under the latest adjustment from the Huu Nghi border gate to Dat Mui, Ca Mau, has basically completed investment in its main route. According to the Ministry of Construction, the entire Eastern North–South Expressway was opened to traffic in 2025. Accordingly, demand for construction materials in 2026–2030 will come not only from new construction projects but also from projects to expand and complete operating capacity and invest in east–west, ring road and inter-regional expressways. The Ministry of Construction is studying the expansion of sections of the Eastern North–South Expressway built as limited 4-lane roads to full 6-lane roads, aiming to complete the expansion of the entire route by 2030.

This trend continues to provide a favourable foundation for construction stone demand. Not only do new expressways require large volumes of graded aggregate, crushed stone and concrete materials, but the expansion of existing routes also generates significant demand for base, foundation and pavement structure materials. In particular, the simultaneous implementation of many transport projects in the North, the Central Region – Central Highlands and the South may create continuous material demand that is more widely distributed geographically. This is a positive factor for enterprises owning well-located stone mines with large extraction capacity and the ability to supply key infrastructure projects.

❖ **Recovery of the real estate market**

In addition to public investment, the recovery of the real estate market is becoming an additional driver of construction material demand. After a period of correction, the market showed clear positive signals from 2025 and continued to improve in 2026, thanks to the completion of the legal framework, the removal of obstacles for stalled projects and an increase in new supply. According to the Ministry of Construction, in Q2/2026, 113 new commercial housing projects with 103,205 units were licensed nationwide, up 194.8% from Q1/2026 and more than 3 times the same period of 2025. The market also recorded more than 100,000 successful real estate transactions in Q2/2026.

The social housing segment is also being strongly promoted, creating relatively stable additional demand for construction materials. In the first 8 months of 2026, 108 social housing projects with 31,353 units were completed nationwide, and a further 107 projects with about 152,186 units broke ground. Cumulatively, 903 social housing projects with a total of more than 856,000 units are under way.

In the South, especially Ho Chi Minh City and Dong Nai, construction material demand is supported simultaneously by the development of real estate, industry and transport infrastructure. This region has a high urbanisation rate, a concentration of industrial parks and is benefiting from a series of major infrastructure projects such as Long Thanh Airport, Ho Chi Minh City Ring Road 3, the Bien Hoa – Vung Tau Expressway and inter-regional connecting routes. Notably, according to the Ministry of Construction, the supply of construction materials in the South remains under significant pressure, as some localities, despite opening more mines and increasing extraction capacity, have not fully met construction demand. For construction stone, quality supply is concentrated mainly in An Giang, Ho Chi Minh City and Dong Nai; reserves are basically sufficient, but extraction capacity has not kept pace with demand.

10.7.3. Comparison of the financial position and business operations of enterprises in the same industry

The peer group was selected on the basis of the following criteria: (i) mainly operating in the extraction and processing of construction stone and non-metallic construction materials; and (ii) listed or registered for trading on a Stock Exchange. Based on these criteria, the peer group comprises four (04) enterprises, namely:

- Binh Duong Minerals and Construction JSC (HOSE: KSB): mainly engaged in construction stone extraction in the Binh Duong – Dong Nai area, while also developing industrial park real estate.
- Nui Nho Stone JSC (HOSE: NNC): engaged in construction stone extraction, with mines concentrated in the Binh Duong and Binh Phuoc areas.
- Hoa An JSC (HOSE: DHA): mainly engaged in construction stone extraction in Dong Nai and Binh Phuoc.
- CIC39 JSC (HOSE: C32): engaged in construction stone extraction as well as the production and trading of concrete and construction material products.

All of the above enterprises are engaged in the extraction of stone, sand, gravel and clay, with their main markets concentrated in the Southeast region. Accordingly, the peer group is considered to have a relatively high degree of similarity with the Company in terms of business characteristics, cost structure, selling price levels, extraction conditions and market demand.

❖ **Comparison of total assets and capital**

Indicator	BMJ	KSB	NNC	DHA	C32
Listing exchange	UPCoM	HOSE	HOSE	HOSE	HOSE
Charter capital	1,050.0	1,147.8	219.2	151.20	300.6
Total assets	1.896.86	5.729.28	728,69	589.97	784.33
Current assets	454.27	1,974.72	397.86	376.01	383.00
Owners' equity	1,342.66	2,811,96	615.29	530.35	528.06
Liabilities	554.20	2,917,32	113.40	59.62	256.27
Current liabilities	530.44	1,856.43	86.16	47.82	248.28
Book value per share (VND)	12.787	24,499	28,070	35,077	17,567

(Source: Reviewed consolidated FS for the first 6 months of 2026 of BMJ, KSB, DHA and C32; reviewed FS for the first 6 months of 2026 of NNC)

In terms of charter capital, BMJ ranks second in the peer group with charter capital of VND 1,050 billion, lower than KSB (VND 1,147.8 billion). In terms of total assets, the Company has about VND 1,850 billion, ranking second after KSB and higher than C32, NNC and DHA. This shows the Company's position as one of the two construction stone enterprises with the largest capital base on Vietnam's stock market.

The difference in total assets between the Company and its peers reflects the Company's expanded business model. In addition to its core stone extraction business, the Company has developed an investment portfolio in real estate through its subsidiary and associates.

❖ **Comparison of financial safety and solvency**

Financial safety ratios of the companies as at 30/6/2026

Unit: %, VND billion

Ratio	BMJ	KSB	NNC	DHA	C32
Liabilities / Total assets	29.22%	50.92%	15.56%	10.10%	32.67%
Borrowings / Owners' equity	24.78%	43.31%	4.15%	0.00%	37.20%
Owners' equity / Total assets	70.78%	49.08%	84.44%	89.90%	67.33%
Current ratio (times)	0.86	1.06	4.62	7.86	1.54
Quick ratio (times)	0.29	1.05	4.36	7.83	1.00

Ratio	BMJ	KSB	NNC	DHA	C32
Financial leverage (Total assets/Equity)	1.41	2.04	1.18	1.11	1.49

(Source: Reviewed consolidated FS for the first 6 months of 2026 of BMJ, KSB, DHA and C32; reviewed FS for the first 6 months of 2026 of NNC)

As at 30/06/2026, BMJ's total assets reached VND 1,896.86 billion, significantly higher than NNC, DHA and C32 but still lower than KSB. Notably, BMJ's charter capital of VND 1,050 billion is almost equivalent to KSB's (VND 1,147.8 billion) and far exceeds NNC, DHA and C32. This shows that BMJ has built a significant capital base and asset scale compared with the general level of enterprises in the same industry, providing a basis for maintaining production capacity and implementing long-term investment plans.

In terms of capital structure, BMJ has relatively good financial autonomy. Owners' equity reached VND 1,342.66 billion, accounting for about 70.8% of total assets, while liabilities stood at VND 554.20 billion, or about 29.2% of total capital. BMJ's liabilities-to-equity ratio is about 0.41 times, significantly lower than KSB's 1.04 times and lower than C32's 0.49 times. Although NNC and DHA have more conservative capital structures, with debt-to-equity ratios of about 0.18 times and 0.11 times respectively, BMJ still maintains relatively low leverage while having a significantly larger asset and capital base. This is an advantage for BMJ, as its current capital structure helps limit financial cost pressure, reduce liquidity risk and create headroom for the Company to raise additional borrowings when expansion investment needs arise.

Compared with its peers, KSB is the largest enterprise, with total assets of VND 5,729.28 billion, about 3 times those of BMJ. KSB has advantages in extraction scale, output and diversification, as it also develops industrial park real estate in addition to minerals. However, KSB's large scale comes with high liabilities, making its financial leverage significantly higher than BMJ's. Meanwhile, NNC and DHA have much smaller asset bases but stand out for financial autonomy thanks to low debt ratios; C32 is relatively close in scale to this group but still significantly smaller than BMJ in terms of total assets, owners' equity and charter capital. BMJ therefore holds a relatively balanced position in the peer group: a large asset and capital base with lower leverage than KSB.

❖ **Comparison of business results:**

Business results for the first 6 months of 2026

Unit: VND billion, %

Indicator	BMJ	KSB	NNC	DHA	C32
Net revenue 6M/2026	429.25	474.50	252.70	222.49	198.78
Profit after tax 6M/2026	44.27	125.10	90.78	53.13	15.00
Gross profit 6M2026	84,15	153.96	131.97	84.20	31.08

Indicator	BMJ	KSB	NNC	DHA	C32
Gross profit margin 6M/2026	19.60%	32.45%	52.22%	37.84%	15.63%
Net profit margin 6M/2026	10.31%	26.36%	35.93%	23.88%	7.55%

(Source: Reviewed consolidated FS for the first 6 months of 2026 of BMJ, KSB, DHA and C32; reviewed FS for the first 6 months of 2026 of NNC)

In the first 6 months of 2026, BMJ achieved net revenue of VND 429.25 billion, ranking second in the peer group after KSB and significantly higher than NNC, DHA and C32, showing that BMJ's scale of operations is relatively large. In terms of efficiency, BMJ's profit after tax reached VND 44.27 billion, corresponding to a net profit margin of 10.31%; although its profitability is not among the highest, BMJ still maintains positive profit generation on a large revenue base. The gross profit margin reached 19.60%, showing that the Company has a solid operating profit base and room to further improve efficiency by optimising costs and increasing extraction efficiency.

10.8. Assessment of the consistency of the Listing Applicant's development orientation with the industry's orientation, State policies and global trends

The Company's main business activities now and in the coming period include: extraction and trading of minerals; freight transport services; construction of technical, civil and industrial infrastructure; production and trading of construction materials; investment in the construction and operation of infrastructure for industrial parks, residential areas and urban areas; and real estate business, rental of houses, apartments, factories, offices and worker services. In its production and business, the Company always pays attention to strict requirements on production safety and protection of the ecological environment. This shows that the Company's development orientation is fully consistent with the industry's orientation, State policies and global trends.

The Company's orientation for the coming years is to:

✓ Maintain its traditional markets and continuously develop new markets;

✓ Treat mineral extraction and trading as its core and key business, generating stable cash flows and providing a competitive advantage in material costs for the infrastructure construction and real estate segments;

✓ Ensure the best product and service quality with the highest sense of responsibility to bring the greatest benefits to customers;

✓ Improve the material and spiritual lives of employees, ensuring a good working environment and peace of mind when working at the Company.

10.9. Marketing activities

The Company's business activities are based on its traditional customers and the reputation of its products built over many years of operation. As the Company's products serve infrastructure and civil and industrial construction, its customers are companies and enterprises specialising in construction investment. The Company focuses on customers that are construction material producers and construction companies in Binh Duong Province and

neighbouring provinces, through advertising in newspapers and on radio and television and placing billboards on the province's main roads, on roads within industrial parks and at the provincial stadium, etc., to strengthen the Company's image and brand among investors and enterprises with demand for its products.

10.10. Intellectual property rights, trademarks, trade names and inventions

❖ **The Company's logo**

Figure 8. The Company's logo

❖ **Meaning of the logo:**

The Company's logo is designed with a triangular symbol evoking solid blocks of rock – representing mineral resources and the Company's sustainable foundation. In addition, the image of the pickaxe represents traditional extraction tools, symbolising labour, experience and the spirit of conquest in the mineral extraction industry.

The logo as a whole not only clearly affirms the Company's field of operation in construction stone and mineral extraction, but also conveys a message of steadfastness, reputation and long-term development. Its simple yet strong design creates a professional impression, reflecting a vision focused on efficiency, quality and sustainable value in every product.

In addition, the Company has not registered intellectual property rights, trademarks, trade names, patents or inventions for any products other than those currently in circulation.

10.11. Research and development policy

BMJ continuously studies new technical advances and develops additional business lines to bring long-term benefits, and promotes improvement initiatives that offer new and useful solutions to increase labour productivity and work efficiency. The Company focuses on effectively implementing the Project to expand the construction stone extraction and processing works at the Rach Rat construction stone mine, An Binh Commune, Phu Giao District, to meet the extraction capacity licensed by the Binh Duong Provincial People's Committee (now Ho Chi Minh City), in compliance with the law applicable to the Company's business activities. In the future, BMJ wishes to invest in improving product quality and diversifying products to meet all customer needs as well as the Company's sustainable development goals.

In addition to its core business, BMJ aims to gradually research and develop real estate and infrastructure in a prudent manner, in line with its financial capacity and overall development strategy. In particular, the Company focuses on market surveys, assessing potential land banks and researching suitable project development models in areas with industrial and urban development needs. BMJ prioritises integrated planning solutions, environmentally friendly construction materials and advanced construction technologies to

improve the quality of works and optimise investment efficiency. At the same time, the Company is strengthening cooperation with partners experienced in project development, design consultancy and operations management to gradually build its implementation capacity in real estate.

10.12. Business strategy

❖ **Business strategy:**

The Company's orientation for the coming years, in terms of both short-term and long-term strategic objectives, is as follows:

- **Stone extraction:**

+ The Company always keeps resource extraction within permitted limits, without degrading the areas around the mine or misusing hazardous chemicals in extraction, and without polluting the environment or water sources used in the area.

+ Exercise care in selecting the technologies applied to mining in order to improve quality and support the Company's plans to expand extraction and production.

+ Ensure measures to protect the health and safety of employees working at the Company and of the communities around the mine.

+ Treat employees involved in production at the Company fairly and respect their privacy, dignity, culture and customs.

+ Care for, contribute to and share with the community, in the spirit of joining hands for the community and bringing benefits to it.

+ Always respect and commit to strict control of the production process so as not to breach environmental standards. To achieve this, the Company undertakes to comply with statutory and other requirements relating to environmental protection; carry out periodic (quarterly) surveys, measurements and monitoring of environmental quality; and sort, collect and treat waste.

- **Real estate business:**

+ In parallel with its extraction activities, the Company aims to gradually develop real estate and infrastructure as a complementary segment to enhance the efficiency of its existing value chain. In the short term, BMJ focuses on market research, assessing potential land banks and considering opportunities to participate in industrial, urban and technical infrastructure real estate projects in locations consistent with its development orientation. Implementation gives priority to investment cooperation, capital contribution or participation through project entities in order to control risks and optimise resources.

+ In the medium and long term, based on actual implementation results and market conditions, the Company will consider expanding its investment scale and gradually building its capabilities in project development, construction management and real estate sales once the necessary conditions are met.

❖ **Expected implementation period:** The Company will focus on implementing the above business strategy in the 2026–2030 period.

❖ **Expected capital and resources:**

In terms of capital, the Company will continue to combine bank credit with capital raising through the securities market (shares, bonds).

In terms of resources, the Company will recruit high-quality personnel and train existing staff to meet the Company's development in the new period, ensuring a reasonable age structure and building a successor team with sufficient talent, integrity and intellect.

10.13. Where the Listing Applicant operates in conditional business lines, information on the satisfaction of business conditions under the relevant laws

None.

11. Employee policy

The Company's total consolidated workforce as at 30/06/2026 is 88 people, of whom:

Table 16. Consolidated workforce structure of the Company, 2024 – 6M2026

No.	Classification	31/12/2024	31/12/2025	30/06/2026
I	**By qualification**	**85**	**86**	**88**
1	Master's degree	0	0	0
2	Bachelor's degree, Engineer	18	21	22
3	College	0	2	0
4	Vocational secondary	3	2	0
5	High school and other	64	61	62
II	**By nature of work**	**85**	**86**	**88**
1	Permanent	85	86	88
2	Seasonal	0	0	0

(Source: BMJ)

11.1. Working regime

Working hours: The Company works 8 hours/day, 6 days/week, with a 1.5-hour lunch break, and Sunday off. When business schedules so require, employees are responsible for working overtime, and the Company has regulations to protect employees' interests in accordance with State regulations and provide appropriate compensation. Indirect staff work office hours, while direct staff work in shifts.

Working conditions: Offices are spacious and well ventilated. Direct workers are fully equipped with working equipment and tools and occupational hygiene facilities.

11.2. Recruitment policy

Recruitment is carried out in line with the Company's development strategy and annual plans. The Company sets recruitment criteria that give priority to university and postgraduate graduates from Vietnam and abroad, and to workers with strong expertise, experience and capabilities meeting the Company's requirements, as well as to recent high-achieving graduates from Vietnam and abroad, in order to build a long-term talent pipeline for the Company.

11.3. Training policy

The Company always attaches importance to employee training. With the aim of improving the professional quality of its human resources, Easterns AHP Minerals Joint Stock Company has developed a training process to ensure that training is scientific, systematic and highly effective. In addition, the Company regularly sends outstanding and capable staff to

attend refresher and professional development courses organised by the Company or by universities and vocational training centres to improve their skills, expertise and professional knowledge. The Company also regularly organises study tours for its workforce to learn about technical models applying new technologies in construction, so as to familiarise them with and raise the level of technology throughout the Company. The Company also organises annual occupational safety and hygiene training and blasting training. Direct extraction workers and machine operators have received on-site training. Managers are also sent to short training courses to enhance their professional knowledge and skills.

11.4. Salary and bonus policy

The Company has issued salary and bonus regulations based on each employee's contribution to the Company's development. In addition to bonuses on national holidays and Tet, the Company has ad hoc reward policies for individuals and teams who make outstanding contributions or propose creative ideas and solutions that bring efficiency to production. Salaries and allowances are determined according to the salary scales issued by the Company. Regarding bonuses: the Company pays bonuses to employees under its salary and bonus regulations depending on the Company's business results for the quarter and year and the profit distribution decided by the General Meeting of Shareholders. The Company and the Trade Union give gifts to employees on holidays and Tet and provide study encouragement for employees' children; promptly assist employees in difficulty; organise sightseeing tours and trips; and the Company carries out social charity activities and organises cultural, artistic, physical and sports activities to enrich employees' spiritual lives, while contributing to social welfare.

11.5. Allowance policy

The Company always complies with and fully performs its allowance obligations to employees in accordance with current regulations; depending on their field of work, employees also receive hazardous work allowances and away-from-home allowances (if assigned to long-term work far from their place of residence).

Overall, the employee policies implemented by Easterns AHP Minerals Joint Stock Company in recent years have been truly effective, fostering healthy competition at work, motivating employees and maintaining their trust so that they continue to stay with and dedicate themselves to the Company.

11.6. Regulations on share issuance to employees:

Share issuance under employee option programmes is carried out from time to time on the basis of proposals by the BOD approved by the Company's GMS. The regulations on share issuance to employees will be issued by the BOD for each employee share issuance.

12. Dividend policy

The Company pays dividends in accordance with its Charter and resolutions of the General Meeting of Shareholders. Accordingly, dividends will be declared and paid by the Company from profit after tax but may not exceed the level proposed by the BOD and approved by the GMS. Under the Law on Enterprises, the BOD may pay interim dividends if it considers such payment consistent with the Company's profitability. Dividends will be paid when the Company is profitable and satisfies all conditions prescribed by law.

Table 17. Dividend payments of the Company in recent years

Year	2024	2025
Dividend rate (%)	Not paid	Not paid
Form	-	-

(Source: BMJ)

13. Information on commitments not yet fulfilled by the Listing Applicant

None.

14. Information on contingent liabilities, disputes and litigation relating to the Listing Applicant that may affect its business operations, financial position and the listing of its shares

None.

15. Information on the Listing Applicant's commitment that it is not being prosecuted for criminal liability or has not been convicted of any offence against the order of economic management without the conviction having been expunged

None.

16. Information confirming that the Listing Applicant and its legal representative have not been sanctioned within 02 years up to the time of listing registration for committing acts prohibited in securities and securities market activities as stipulated in Article 12 of the 2019 Law on Securities and Clause 5, Article 1 of Law No. 56/2024/QH15

None.

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V. BUSINESS RESULTS, FINANCIAL POSITION AND PROJECTED PLANS

1. Business results

1.1. Summary of key business indicators of the Company for the 02 most recent years and the most recent quarter

Table 18. Business performance indicators under the financial statements (separate)

(Unit: VND million)

No.	Indicator	2024	2025	% change	30/06/2026
1	Total assets	1,646,524	1.790.213	8,73%	1,822,274
2	Net revenue	535,069	616,899	15.29%	429,246
3	Net operating profit	60,783	114.265	87,99%	58,152
4	Other profit	(34)	3,350	9.953%	(1,764)
5	Profit before tax	60,749	117,614	93,61%	56,389
6	Profit after tax	48,543	94.081	93,81%	44,235
7	Dividend payout ratio	0	0	N/A	0
8	Dividend rate	0	0	N/A	0

(Audited FS for 2024 and audited separate FS for 2025; reviewed interim separate FS for the first 6 months of 2026)

Table 19. Business performance indicators under the financial statements (consolidated)

(Unit: VND million)

No.	Indicator	2025	30/06/2026
1	Total assets	1,864,771	1,896,860
2	Net revenue	616.899	429,246
3	Net operating profit	116.031	58,192
4	Other profit	3,350	(1,764)
5	Profit before tax	119.380	56,428
6	Profit after tax	95.847	44,275
7	Dividend payout ratio	0	0
8	Dividend rate	0	0

(Audited consolidated FS for 2025; reviewed interim consolidated FS for the first 6 months of 2026; Official Letter No. 30/2026/AHP-CV dated 27/8/2026 of BMJ and Official Letter No. 141/2026/CV-AVI dated 27/8/2026 of An Viet Auditing Co., Ltd.)

Notes:

- *In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements. Accordingly, the tables presenting consolidated FS figures do not*

include 2024 figures;

- *In 2025, the Company had a subsidiary, but as it was still implementing its project and had no revenue, certain items in the income statement presented in the consolidated and separate financial statements are unchanged.*
- *As there is no significant difference in figures, the Company provides detailed explanations based on the consolidated FS only.*

In 2024, the Company faced many difficulties as major economies grew slowly and financial markets were volatile, causing investment and construction activities to decline and many projects to be scaled back or delayed. However, thanks to the close direction of the Board of Directors and the efforts of the Board of General Directors and all employees, the Company achieved total revenue from sales of goods and services of VND 535,069 million in 2024. Profit after tax for 2024 reached VND 48,543 million, equivalent to 92.17% of the plan.

In 2025, the Management and all employees of the Company actively stepped up production and business and achieved notable results. Specifically, cumulative total revenue from sales of goods and services in 2025 reached VND 616,899 million, equivalent to 98.18% of the annual plan. In particular, cumulative profit after tax for 2025 reached VND 95,847 million, exceeding the plan at 135.23%.

In the first 6 months of 2026, the Company continued to maintain stable business operations and achieved positive results. Specifically, consolidated net revenue for the first 6 months of 2026 reached VND 429,246 million, equivalent to 65.13% of the 2026 plan. Profit after tax reached VND 44,275 million, equivalent to 46.61% of the 2026 plan. The results for the first 6 months of 2026 show that the Company is maintaining stable business operations and gradually achieving its business targets for the full year.

- Other business indicators based on the characteristics of the Listing Applicant's industry: None.
- Opinion of the Auditor on business performance indicators: None.

1.2. Factors affecting the business operations of the Listing Applicant

- **Advantages:**

✓ The Company has a closed-loop model from mineral extraction (stone, sand, gravel, clay) to construction material production, transport and construction. Self-sufficiency in input materials enables the Company to control costs well, ensure project schedules and optimise profit margins compared with operators that must purchase materials commercially.

✓ Owning mineral mines with large reserves in key areas helps minimise logistics costs – a key factor in the materials industry. This constitutes a natural barrier to entry, creating a sustainable competitive advantage in supplying major infrastructure projects.

✓ In recent years, the Company has implemented a comprehensive set of measures to boost sales and improve product and service quality, combined with strict cost management and close order management, maintaining the Company's reputation in the market.

✓ The Company also applies flexible payment terms for customers and provides maximum support in delivering goods to partners. It has built an extensive network of loyal customers who regularly use its products, generating stable profits for the Company.

- **Challenges:**

✓ As the Company is expanding production and the provision of products and services related to infrastructure construction and civil and industrial works, etc., its working capital requirements for production and business are relatively large. Moreover, the performance and

acceptance periods of construction contracts are relatively long, resulting in a longer capital turnover period for the Company.

✓ At the same time, the construction and public investment market in Vietnam is being affected by slow disbursement of public investment, with many projects suspended or delayed. This is a major disadvantage for BMJ as it depends on demand for construction materials from construction works.

✓ The extraction and transport industries depend heavily on fuel (petrol, diesel) and energy prices. Fluctuations in world oil prices and inflation in material costs (iron, steel, cement) put pressure on the cost estimates of long-term contracts and increase overall operating costs.

2. Financial position

2.1. Basic indicators

2.1.1. Report on charter capital, business capital and the use of charter capital and business capital

The Company always uses and manages shareholders' charter capital and business capital in accordance with the law and for the proper purposes as stipulated in the Charter.

a. Charter capital

The Company's current charter capital is: VND 1,049,999,780,000

b. Business capital

The Company's business capital is as follows:

Table 20. Business capital of the Company (separate)

Unit: VND million

No.	Business capital	31/12/2024	31/12/2025	30/06/2026
1	Short-term borrowings and finance lease liabilities	312.022	330.578	313,145
2	Long-term borrowings and finance lease liabilities	33.286	30.695	19,530
3	Owners' equity, of which:	1,215.958	1,309.311	1,268,134
-	*Owners' contributed capital*	*1,050.000*	*1,050.000*	1,050,000
-	*Share premium*	*(1.371)*	*(1.371)*	*(1,371)*
-	*Undistributed profit after tax*	*154.402*	*247.755*	206,579
-	*Investment and development fund*	*12.926*	*12.926*	*12,926*
Total		**1.561.266**	**1,670.584**	**1,600,809**

(Audited FS for 2024 and audited separate FS for 2025; reviewed interim separate FS for the first 6 months of 2026)

Table 21. Business capital of the Company (consolidated)

Unit: VND million

No.	Business capital	31/12/2025	30/06/2026
1	Short-term borrowings and finance lease liabilities	330.578	313,145
2	Long-term borrowings and finance lease liabilities	30.695	19,530
3	Owners' equity, of which:	1,383,797	1,342,660
-	*Owners' contributed capital*	1,050,000	1,050,000
-	*Share premium*	*(1.371)*	*(1,371)*
-	*Undistributed profit after tax*	*249.522*	*208,385*
-	*Investment and development fund*	*12.926*	*12,926*
-	*Non-controlling interests*	*72,720*	*72,720*
	Total	**1,745,070**	**1,675,335**

(Audited consolidated FS for 2025; reviewed interim consolidated FS for the first 6 months of 2026; Official Letter No. 30/2026/AHP-CV dated 27/8/2026 of BMJ and Official Letter No. 141/2026/CV-AVI dated 27/8/2026 of An Viet Auditing Co., Ltd.).

Note: In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements. Accordingly, the tables presenting consolidated FS figures do not include 2024 figures.

c. Use of business capital

Table 22. Use of business capital of the parent company

Unit: VND million

No.	Business capital	31/12/2024	31/12/2025	30/06/2026
1	Cash and cash equivalents	35.696	28.969	12,653
2	Short-term receivables	334.909	57.534	109,136
3	Inventories	142.510	152,568	147,216
4	Other current assets	1.470	3,193	2,163
5	Long-term receivables	6.341	14,158	14,402
6	Fixed assets	164.394	178.175	167,498
7	Investment properties	8.668	8.668	8.668

No.	Business capital	31/12/2024	31/12/2025	30/06/2026
8	Long-term assets in progress	-	-	8,828
9	Long-term financial investments	921.500	1.309.480	1,309,480
10	Other long-term assets	31.035	37.467	42,230
	Total	**1.646.524**	**1.790.213**	**1,822,274**

(Audited FS for 2024 and audited separate FS for 2025; reviewed interim separate FS for the first 6 months of 2026)

Table 23. Use of business capital of the Company – consolidated

Unit: VND million

No.	Business capital	31/12/2025	30/06/2026
1	Cash and cash equivalents	39.084	13,585
2	Short-term receivables	70.818	131,139
3	Inventories	308.364	303,013
4	Other current assets	7.534	6,533
5	Long-term receivables	14.158	14,402
6	Fixed assets	178.175	167,498
7	Investment properties	8.668	8.668
8	Long-term assets in progress	422,444	431,694
9	Long-term financial investments	777.966	778,006
10	Other long-term assets	37.560	42,323
	Total	**1,864,771**	**1,896,860**

(Audited FS for 2024 and audited consolidated FS for 2025; reviewed interim consolidated FS for the first 6 months of 2026; Official Letter No. 30/2026/AHP-CV dated 27/8/2026 of BMJ and Official Letter No. 141/2026/CV-AVI dated 27/8/2026 of An Viet Auditing Co., Ltd.)

Note: In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements. Accordingly, the tables presenting consolidated FS figures do not include 2024 figures.

2.1.2. Depreciation of fixed assets

a. Tangible fixed assets:

- Tangible fixed assets are stated at historical cost less accumulated depreciation. The historical cost of tangible fixed assets is determined at original cost.
- The historical cost of tangible fixed assets acquired by purchase or transferred construction comprises the purchase price and all other costs directly attributable to bringing the asset to its working condition for its intended use. The historical cost of self-made or self-constructed tangible fixed assets comprises construction costs and actual production costs incurred plus installation and trial run costs.
- Expenditures incurred after initial recognition are added to the historical cost of an asset if they genuinely improve its current condition compared with its original standard condition, such as:

  + Replacing parts of tangible fixed assets that extend their useful life or increase their capacity; or

  + Improving parts of tangible fixed assets that significantly increase the quality of products manufactured; or

  + Applying new production technology processes that reduce the operating costs of the asset compared with before.

Expenditures for repairs and maintenance to restore or maintain the asset's ability to generate economic benefits at its original standard operating condition, which do not satisfy any of the above conditions, are recognised as production and business expenses for the year.

- Depreciation of tangible fixed assets is calculated on a straight-line basis over the estimated useful lives of the assets, in accordance with the depreciation framework prescribed in Circular No. 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance. The specific depreciation periods for each class of fixed assets are as follows:

Table 24. Depreciation periods of tangible fixed assets24

Class of fixed assets	Years of depreciation
Buildings and structures	05 – 11 years
Machinery and equipment	05 – 12 years
Means of transport and transmission	06 – 10 years
Office equipment and tools	03 – 05 years

(Source: BMJ's reviewed interim FS for the first 6 months of 2026)

- Gains and losses arising from the disposal or sale of assets are the difference between the disposal proceeds and the net book value of the assets and are recognised in the consolidated income statement.
- The Company has not changed its fixed asset depreciation policy during its operations and always complies with the relevant regulations prescribed by law.

b. Intangible fixed assets:

- Intangible fixed assets are stated at historical cost less accumulated amortisation. The historical cost of intangible fixed assets is determined at original cost. The Company's intangible fixed assets are computer software programs amortised on a straight-line basis over 08 years.
- The Company has not changed its fixed asset depreciation policy during its operations and always complies with the relevant regulations prescribed by law.

2.1.3. Average salary:

The Company applies an advanced salary scale system developed in-house to suit the specific characteristics of its business; employees receive salaries, bonuses, etc. based on their labour contracts, the Company's business results and each individual's specific work results under the Company's regulations.

Table 25. Average salary of employees of the Company

Indicator	2024	2025	6T/2026
Average salary (VND/person/month)	12,000,000	14.500.000	15,900,000

(Source: BMJ)

According to Ho Chi Minh City Statistics, per capita income in Ho Chi Minh City in 2025 reached nearly VND 8.1 million/person/month, about 1.36 times the national average. In addition, according to the Statistics Office, the average income of Vietnamese workers in the first 6 months of 2026 was about VND 9.0 million/person/month. Compared with local income levels and the average income of workers in Vietnam, the average salary of the Company's employees is considered good.

(1) https://baomoi.com/de-xuat-nang-nguong-thu-nhap-mua-nha-o-xa-hoi-len-60-trieu-dong-thang-c55721936.epi

2.1.4. Current debt position:

Table 26. Summary of the Company's debts (separate)

Unit: VND million

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
1	Total receivables	341,250	71,692	123,538
2	Total liabilities	430,566	480.902	554,140

(Source: Audited FS for 2024 and audited separate FS for 2025; reviewed interim separate FS for the first 6 months of 2026)

Of which, partners and customers with large receivable/payable balances of the Company (separate) are as follows:

No.	Partner/customer	31/12/2024	31/12/2025	30/06/2026
I	**Receivables**			
1	**Short-term trade receivables**	**20,244**	**32,463**	**79,463**
-	*Binh Duong ACC Investment and Construction JSC*	*0*	*19,418*	*66,497*
-	*Becamex Investment and Industrial Development Corporation – JSC*	*20,244*	*13,045*	*12,966*
2	**Prepayments to suppliers**	**61,236**	**9,699**	**9,745**
-	*Binh Duong ACC Investment and Construction JSC*	*61,236*	*9,699*	*9,295*
3	**Other short-term receivables**	**45,000**	**0**	**0**
-	*Binh Duong Business and Investment*	*45,000*	*0*	*0*

No.	Partner/customer	31/12/2024	31/12/2025	30/06/2026
	JSC			
II	**Liabilities**			
1	**Short-term trade payables**	**17,947**	**12,813**	**15,931**
-	*Nguyen Viet Real Estate Business and Construction JSC*	*9,383*	*4,808*	*5,928*
-	*Binh Nguyen Construction Trading Co., Ltd.*	*2,616*	*3,678*	*7,436*
-	*Tam Thai Hoa Trading and Services SMLLC*	*2,939*	*3,237*	*1,477*
-	*ACG Vietnam Investment JSC*	*3,009*	*1,090*	*1,090*
2	**Short-term advances from customers**	**22,584**	**54,997**	**63.297**
-	*An Binh Cladding Stone JSC*	*5,840*	*14,452*	*23,393*
-	*Becamex – Binh Phuoc Technical Infrastructure Development JSC*	*16,744*	*40,546*	*39,904*
3	**Short-term borrowings and finance lease liabilities**	**312,023**	**330,578**	**313,145**
3.1	***Short-term borrowings***	***293,187***	***304,145***	***288,770***
-	*Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)*	*137,573*	*105,631*	*106,110*
-	*Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)*	*23,283*	*22,118*	*13,058*
-	*Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)*	*39,046*	*0*	*0*
-	*Indovina Bank Limited*	*93,285*	*92,023*	*84,932*
-	*Asia Commercial Joint Stock Bank (ACB)*	*0*	*84,373*	*84,670*
3.2	***Current portion of long-term borrowings***	***6,999***	***5,926***	***3,868***
-	*Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)*	*6,999*	*5,926*	*3,868*
3.3	***Current portion of long-term finance lease liabilities***	***11,837***	***20,507***	***20,507***
-	VietinBank Leasing Company Limited	11,837	11,837	11,837

No.	Partner/customer	31/12/2024	31/12/2025	30/06/2026
	– Ho Chi Minh City Branch			
-	Vietnam International Leasing Co., Ltd.	0	8,670	8.670
4	**Long-term borrowings and finance lease liabilities**	**33,286**	**30,695**	**19,530**
-	*Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)*	*8,034*	*2,108*	*1,196*
-	*VietinBank Leasing SMLLC*	*25,252*	*13,415*	*7,497*
-	*Vietnam International Leasing Co., Ltd.*	*0*	*15,172*	*10,837*

Table 27. Summary of the Company's debts (consolidated)

Unit: VND million

No.	Indicator	31/12/2025	30/06/2026
1	Total receivables	84,976	145,541
2	Total liabilities	480.975	554,200

(Source: Audited FS for 2024 and audited consolidated FS for 2025; reviewed interim consolidated FS for the first 6 months of 2026)

Of which, partners and customers with large receivable/payable balances of the Company (consolidated) are as follows:

No.	Major partner/customer	31/12/2025	30/06/2026
I	**Receivables**		
1	**Short-term trade receivables**	**32,463**	**80,171**
-	*Binh Duong ACC Investment and Construction JSC*	*19,418*	*66,497*
-	*Becamex Investment and Industrial Development Corporation – JSC*	*13,045*	*12,966*
2	**Prepayments to suppliers**	**9,699**	**9,745**
-	*Binh Duong ACC Investment and Construction JSC*	*9,699*	*9,295*
3	**Other short-term receivables**	**0**	**0**
-	*Binh Duong Business and Investment JSC*	*0*	*0*
II	**Liabilities**		
1	**Short-term trade payables**	**4,808**	**43,530**
-	*Nguyen Viet Real Estate Business and Construction JSC*	*4,808*	*5,928*
-	*Binh Nguyen Construction Trading Co., Ltd.*	*3,678*	*7,436*

No.	Major partner/customer	31/12/2025	30/06/2026
-	*Duc Trong Trading and Services SMLLC*	*0*	*4,914*
-	*Tam Thai Hoa Trading and Services SMLLC*	*3,237*	*1,477*
2	**Short-term advances from customers**	**54.998**	**63,297**
-	*An Binh Cladding Stone JSC*	*14,452*	*23,393*
-	*Becamex Technical Infrastructure Development JSC*	*40,546*	*39,904*
3	**Short-term borrowings and finance lease liabilities**	**330,578**	**313,145**
3.1	***Short-term borrowings***	***304,145***	***288,770***
-	*Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)*	*105,631*	*106,110*
-	*Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)*	*22,118*	*13,058*
-	*Indovina Bank Limited*	*92,023*	*84,932*
-	*Asia Commercial Joint Stock Bank (ACB)*	*84,373*	*84,670*
3.2	***Current portion of long-term borrowings***	***5,926***	***3,868***
-	Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	5,926	3,868
3.3	***Current portion of long-term finance lease liabilities***	***20,507***	***20,507***
-	VietinBank Leasing Company Limited – Ho Chi Minh City Branch	11,837	11,837
-	Vietnam International Leasing Co., Ltd.	8,670	8,670
4	**Short-term borrowings and finance lease liabilities**	**30,695**	**19,530**
-	*Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)*	*2,108*	*1,196*
-	*VietinBank Leasing SMLLC*	*13,415*	*7,497*
-	*Vietnam International Leasing Co., Ltd.*	*15,172*	*10,837*

Note: In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements. Accordingly, the tables presenting consolidated FS figures do not include 2024 figures.

2.1.5. Receivables

- The Company's receivable balances are as follows:

Table 28. Receivables of BMJ under the financial statements (separate)

(Unit: VND million)

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
I	**Short-term receivables**	**334,909**	**57,534**	**109,136**
1	Trade receivables	31,789	36,514	80,171
2	Prepayments to suppliers	61,243	9,852	9,745
3	Other short-term receivables	48,458	11,789	19,841
4	Provision for doubtful short-term receivables	(621)	(621)	(621)
5	Short-term loan receivables	194,040	0	0
II	**Long-term receivables**	**6,341**	**14,158**	**14,402**
	Total	**341,250**	**71,692**	**123,538**

(Source: Audited FS for 2024 and audited separate FS for 2025; reviewed interim separate FS for the first 6 months of 2026)

Table 29. Receivables of BMJ under the financial statements (consolidated)

(Unit: VND million)

No.	Indicator	31/12/2025	30/06/2026
I	**Short-term receivables**	**70,818**	**131,139**
1	Trade receivables	36,514	80,171
2	Prepayments to suppliers	9.859	9,745
3	Other short-term receivables	25,066	41,844
4	Provision for doubtful short-term receivables	(621)	(621)
5	Short-term loan receivables	0	0
II	**Long-term receivables**	**14,158**	**14,402**
	Total	**84,976**	**145,541**

(Source: Audited FS for 2024 and audited consolidated FS for 2025; reviewed interim consolidated FS for the first 6 months of 2026)

- The Company's overdue receivables as at 30/06/2026 are as follows:

No.	Customer	Cost (VND million)	Provision (VND million)	Overdue period	Reason	Recoverability
1	Binh Duong Transport and Irrigation	230.15	230.15	>3 years	Customer in financial difficulty	Unrecoverable

No.	Customer	Cost (VND million)	Provision (VND million)	Overdue period	Reason	Recoverability
	Construction JSC					
2	Anh Tuan Construction and Bridge-Road Co., Ltd.	380.19	380.19	>3 years	Customer in financial difficulty	Unrecoverable
3	Dai Khoa Construction SMLLC	10.70	10.70	>3 years	Customer in financial difficulty	Unrecoverable

(Source: BMJ)

Note: In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements. Accordingly, the tables presenting consolidated FS figures do not include 2024 figures.

The Company has made full provisions for overdue receivables in accordance with regulations.

2.1.6. Payables:

- **The Company's payable balances are as follows:**

Table 30. Balances of the Company's payables in recent years under the separate financial statements

(Unit: VND million)

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
I	**Current liabilities**	**393,403**	**446.099**	**530,381**
1	Short-term trade payables	41,800	31,503	40,211
2	Short-term advances from customers	25,096	60,506	68,670
3	Dividends and profits payable	0	0	84,037
4	Taxes and amounts payable to the State	10,522	17.262	17,836
5	Payables to employees	2,488	2,775	2,361
6	Short-term accrued expenses	978	2.319	1,543
7	Other short-term payables	492	770	1,251
8	Short-term borrowings and finance lease liabilities	312,022	330.578	313,145
9	Bonus and welfare fund	4	386	1,327
II	**Long-term liabilities**	**37,163**	**34.803**	**23,758**

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
1	Long-term borrowings and finance lease liabilities	33,286	30.695	19,530
2	Long-term provisions	3,877	4,108	4,228
Total		**430.566**	**480.902**	**554,140**

(Source: Audited FS for 2024 and audited separate FS for 2025; reviewed interim separate FS for the first 6 months of 2026)

Table 31. Balances of the Company's payables in recent years under the financial statements (consolidated)

(Unit: VND million)

No.	Indicator	31/12/2025	30/06/2026
I	**Current liabilities**	**446.171**	**530,442**
1	Short-term trade payables	31.575	40,271
2	Short-term advances from customers	60,506	68,670
3	Dividends and profits payable	37	84,037
4	Taxes and amounts payable to the State	17.262	17,836
5	Payables to employees	2,775	2,361
6	Short-term accrued expenses	2.319	1,543
7	Other short-term payables	770	1,251
8	Short-term borrowings and finance lease liabilities	330.578	313,145
9	Bonus and welfare fund	386	1,327
II	**Long-term liabilities**	**34.803**	**23,758**
1	Long-term borrowings and finance lease liabilities	30.695	19,530
2	Long-term provisions	4,108	4,228
Total		**480.975**	**554,200**

(Source: Audited consolidated FS for 2025; reviewed interim consolidated FS for the first 6 months of 2026)

Note: In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements. Accordingly, the tables presenting consolidated FS figures do not include 2024 figures.

- **Payment of debts due:**

  To date, the Company has paid all principal and interest on its debts in full and on time.

The Company has no overdue borrowings from credit institutions.

The Company has not breached any terms of the contracts signed with any customers or partners during its operations.

2.1.7. Statutory obligations:

Table 32. Balances of taxes and amounts payable to the State under the separate and consolidated FS

Unit: VND million

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
1	Value added tax	2,436	2,577	3,551
2	Corporate income tax	2,923	10.662	9,358
3	Personal income tax	39,8	12,4	19
4	Natural resource tax	2,356	3,253	4,073
5	Fees, charges and other payables	2,767	756	836
Total		**10,522**	**17,262**	**17.836**

(Source: Audited FS for 2024 and audited separate and consolidated FS for 2025; reviewed interim separate and consolidated FS for the first 6 months of 2026)

Notes:

- *In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements;*
- *In 2025, the Company had a subsidiary that was still implementing its project. For certain balance sheet items for which the subsidiary had no balances, the figures presented in the consolidated and separate FS are the same. Accordingly, the Company presents only one detailed table based on the consolidated FS.*

The Company complies with regulations on taxes payable (value added tax, corporate income tax, foreign contractor tax, etc.) to the State Budget in accordance with the law and current tax laws.

In the first 6 months of 2026, the Company paid a total of VND 44,224,915,412 in taxes and other payables to the State Budget. However, due to relatively large new tax obligations arising during the period, the short-term balance of "Taxes and amounts payable to the State" as at 30/06/2026 was VND 17,836 million, up slightly by about 3% from VND 17,261 million at the beginning of the year.

Accordingly, to date, the Company has declared and paid its tax obligations in accordance with the law.

2.1.8. Appropriation of statutory funds:

The Company appropriates funds based on its annual profit and development plans in accordance with the Company's Charter and the law. The specific appropriation rate for each year is decided by the General Meeting of Shareholders on the proposal of the Board of Directors.

Table 33. Balances of the Company's funds under the separate and consolidated FS

Unit: VND million

No.	Indicator	31/12/2024	31/12/2025	30/06/2026
1	Bonus and welfare fund	4	386	1,327
2	Investment and development fund	12,926	12,926	12,926

(Source: Audited FS for 2024 and audited separate and consolidated FS for 2025; reviewed interim separate and consolidated FS for the first 6 months of 2026)

Notes:

- *In 2024, the Company had no subsidiary and therefore did not prepare consolidated financial statements;*
- *In 2025, the Company had a subsidiary that was still implementing its project. For certain balance sheet items for which the subsidiary had no balances, the figures presented in the consolidated and separate FS are the same. Accordingly, the Company presents only one detailed table based on the consolidated FS.*

2.1.9. Major changes that may affect the financial position of the Listing Applicant since the end of the most recent financial year

None.

2.2. Key financial ratios

Table 34. Key financial ratios of the Company in recent years under the financial statements (separate)

Indicator	Unit	2024	2025
1. Solvency ratios			
- Current ratio	Times	1.31	0.54
- Quick ratio	Times	0.95	0.20
2. Capital structure ratios			
- Liabilities/Total assets	Times	0.26	0.27
- Liabilities/Owners' equity	Times	0.35	0.37
3. Operating efficiency ratios			
- Total asset turnover	Times	0.34	0.36
- Working capital turnover	Times	0.89	1.63
- Inventory turnover	Times	3.06	3.29
4. Profitability ratios			
- Profit after tax/Net revenue (ROS)	%	9.07	15.25
- Profit after tax/Average owners' equity (ROE)	%	4.07	7.45
- Profit after tax/Average total assets (ROA)	%	3.06	5.48

Indicator	Unit	2024	2025
- Earnings per share (EPS)	VND/share	455	896

(Source: BMJ's audited FS for 2024 and audited separate FS for 2025)

Table 35. Key financial ratios of the Company in recent years under the consolidated financial statements

Indicator	Unit	2024	2025
1. Solvency ratios			
- Current ratio	Times	1.31	0.95
- Quick ratio	Times	0.95	0.26
2. Capital structure ratios			
- Liabilities/Total assets	Times	0.26	0.26
- Liabilities/Owners' equity	Times	0.35	0.35
3. Operating efficiency ratios			
- Total asset turnover	Times	0.34	0.35
- Working capital turnover	Times	0.89	1.31
- Inventory turnover	Times	3.06	2.15
4. Profitability ratios			
- Profit after tax/Net revenue (ROS)	%	9.07	15.54
- Profit after tax/Average owners' equity (ROE)	%	4.07	7.59
- Profit after tax/Average total assets (ROA)	%	3.06	5.46
- Earnings per share (EPS)	VND/share	455	913

(Source: BMJ's audited FS for 2024 and audited consolidated FS for 2025; Official Letter No. 30/2026/AHP-CV dated 27/8/2026 of BMJ and Official Letter No. 141/2026/CV-AVI dated 27/8/2026 of An Viet Auditing Co., Ltd.)

- Other financial ratios: None.

3. Opinion of the Auditor on the Financial Statements of the Listing Applicant

3.1. Financial statements for 2024

An Viet Auditing Co., Ltd. is the independent auditor of the 2024 financial statements of Easterns AHP Minerals JSC. The audited FS for 2024 were issued under report No. 89/2025/BCKT-AVI-TC1 dated 28/03/2025. Audit opinion on the audited FS for 2024: *"In our opinion, the financial statements present fairly, in all material respects, the financial position of Easterns AHP Minerals Joint Stock Company as at 31/12/2024, and its results of operations and cash flows for the financial year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of financial statements."*

3.2. Financial statements for 2025

An Viet Auditing Co., Ltd. is the independent auditor of the 2025 financial statements

(including the separate and consolidated financial statements) of Easterns AHP Minerals JSC. The audited FS for 2025 were issued under separate FS report No. 61/2026/BCKT-AVI-TC1 dated 09/03/2026 and consolidated FS report No. 62/2026/BCKT-AVI-TC1 dated 09/03/2026.

- **Audit opinion on the separate financial statements:**

"In our opinion, the accompanying separate financial statements present fairly, in all material respects, the financial position of Easterns AHP Minerals Joint Stock Company as at 31/12/2025, and its results of operations and cash flows for the financial year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of financial statements."

- **Audit opinion on the consolidated financial statements:**

"In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Easterns AHP Minerals Joint Stock Company and its subsidiaries as at 31/12/2025, and their results of operations and cash flows for the financial year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of consolidated financial statements."

3.3. Interim financial statements for the first 6 months of 2026

An Viet Auditing Co., Ltd. is the independent auditor that reviewed the interim financial statements for the first 6 months of 2026 (including the separate and consolidated financial statements) of Easterns AHP Minerals JSC. The interim separate FS for the first 6 months of 2026 were issued under report No. 191/2026/BCSX-AVI-TC1 dated 28/08/2026, and the interim consolidated FS for the first 6 months of 2026 were issued under report No. 192/2026/BCSX-AVI-TC1 dated 28/08/2026.

- **Audit opinion on the separate financial statements:**

"Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not present fairly, in all material respects, the financial position of Easterns AHP Minerals Joint Stock Company as at 30/06/2026, and its results of operations and cash flows for the period from 01/01/2026 to 30/06/2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of interim financial statements."

- **Audit opinion on the consolidated financial statements:**

"Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the financial position of Easterns AHP Minerals Joint Stock Company and its subsidiary as at 30/06/2026, and their results of operations and cash flows for the period from 01/01/2026 to 30/06/2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of interim consolidated financial statements."

4. Revenue, profit and dividend plan

Table 36. Business plan of the Company for 2026

Indicator	Unit	Actual 2025	Plan 2026	%(+/-) 2026-2025
Net revenue	VND million	616,898.66	666,000 (i)	7.96%
Profit after tax	VND million	95,847.10	95,000	-0.88%
Profit after tax/Net revenue	%	15.54%	14.26%	-8.19%
Profit after tax/Average owners' equity	%	7,59%	7.0% (ii)	-7.87%
Dividend rate	%	0%	>=8%	N/A

(Source: BMJ)

(i) Net revenue is assumed to equal total revenue, as the Company had no revenue deductions in previous years.

(ii) Owners' equity as at 31/12/2026 is assumed to be calculated based on owners' equity as at 31/12/2025 under the Company's audited consolidated FS for 2025 plus 100% achievement of the expected profit; non-controlling interests are unchanged from the opening balance and other factors remain constant.

4.1. Authority approving the 2026 plan

The Company's 2026 business plan was approved by the 2026 Annual General Meeting of Shareholders under Resolution No. 01/2026/NQ-ĐHĐCĐ dated 29/04/2026.

4.2. Basis for achieving the revenue, profit and dividend plan

For its 2026 business plan, the Company has set a revenue target for 2026 representing growth of 7.96% compared with 2025. The Company's 2026 business plan has been developed by the Management as follows:

- Stone extraction: The Company is implementing a project to upgrade and expand the capacity of the Rach Rat stone mine; accordingly, the Management has planned total stone extraction of 2,159,000 tonnes and sales of 2,220,000 tonnes, with expected revenue of VND 408,267 million and gross profit from stone extraction of VND 148,500 million.

- Real estate construction and trading: The Company is implementing its plan to participate in real estate through infrastructure construction contracts in Ho Chi Minh City, while developing additional civil construction work in urban real estate, including low-rise and high-rise buildings. In addition, the Company is completing acceptance and final settlement of the remaining parts of the infrastructure construction contracts for the expanded Bau Bang Industrial Park and the sidewalks of Phu Chanh C Resettlement Area. In 2026, real estate construction and trading activities are expected to bring the Company revenue of about VND 251,000 million and gross profit of about VND 35,200 million.

The Company's business plan is based on firm and highly prudent assumptions about the economic situation in general and the Company's business operations in particular. To achieve the above targets, the Management has set out solutions with a clear and specific roadmap:

- Continue to expand markets, leverage the strengths of traditional business lines and further improve the quality of the Company's products and services.

- Step up production expansion in Ho Chi Minh City and neighbouring provinces; invest

efficiently in machinery and equipment to meet the extraction capacity of the investment project approved by the Board of Directors; and focus on maintenance and servicing of machinery and equipment and efficient materials management.

- Participate in real estate through infrastructure construction contracts in Ho Chi Minh City and housing construction at the Hamlet 5C Thoi Hoa Residential Area, Thoi Hoa Ward, Ho Chi Minh City, to be signed with Binh Duong ACC Investment and Construction JSC, as well as infrastructure and civil construction contracts signed with other parties. In the immediate term, develop real estate projects in Ho Chi Minh City, and subsequently in other provinces and cities in the Southeast and South Central regions.
- Use the proceeds from share offerings for the proper purposes and effectively.
- Focus on developing high-quality human resources; consolidate the organisational structure and personnel; and build a professional and efficient working environment.
- Strengthen risk control and focus on corporate governance to ensure the Company's sustainable development.
- Implement a comprehensive set of solutions to enhance financial capacity: make effective use of existing capital and funds and diversify forms of capital raising, etc.

In addition, in the first 6 months of 2026, the Company achieved positive business results. Specifically, net revenue reached VND 429,246 million, achieving 65.13% of the full-year revenue plan (VND 659,100 million); profit after tax reached VND 44,275 million, achieving 46.60% of the full-year profit after tax plan (VND 95,000 million). Accordingly, the results for the first 6 months provide a basis for the Company to continue implementing its business activities as planned towards achieving its 2026 business targets.

4.3. Advisory Organization's assessment of the revenue, profit and dividend plan

As a specialised financial advisor, DNSE Securities Joint Stock Company has collected information and conducted research, analysis and assessment of the operations of Easterns AHP Minerals Joint Stock Company.

We note that the Company's business plan has been set prudently based on assessments of the economic situation, production capacity and the experience of its management. The Company has been active in boosting revenue and saving production, business and administrative costs, and has strategies and orientations appropriate to the current situation. Barring major fluctuations in product selling prices and input costs, adverse changes in laws and policies on mineral extraction, or force majeure events such as natural disasters and epidemics affecting the Company's business, the revenue, profit and dividend plan set by the Company is feasible.

We also note that the above comments are made from the perspective of the advisory organization, based on information provided by the Company, selectively collected and based on financial and securities theory, and do not imply any guarantee of the value of the securities or the certainty of the forecast figures. The above assessments by the Advisory Organization of the Company's revenue and profit plan are for investors' reference only.

VI. INFORMATION ON FOUNDING SHAREHOLDERS, MAJOR SHAREHOLDERS, MEMBERS OF THE BOARD OF DIRECTORS, CONTROLLERS, GENERAL DIRECTOR, DEPUTY GENERAL DIRECTORS AND CHIEF ACCOUNTANT

1. Information on founding shareholders

Under Clause 3, Article 120 of Law on Enterprises No. 59/2020/QH14: *"Within 03 years from the date the company is granted the Enterprise Registration Certificate, ordinary shares*

of founding shareholders may be freely transferred to other founding shareholders and may be transferred to persons who are not founding shareholders only with the approval of the General Meeting of Shareholders. In this case, the founding shareholder intending to transfer the ordinary shares shall not have the right to vote on the transfer of such shares". Restrictions on ordinary shares of founding shareholders are lifted after 03 (three) years from the date the Company is granted the Enterprise Registration Certificate.

Easterns AHP Minerals Joint Stock Company operates as a joint stock company under Enterprise Registration Certificate No. 3700927878 first issued by the Department of Planning and Investment of Binh Duong Province on 03/06/2008. At present, the Company has no founding shareholders subject to transfer restrictions.

2. Information on major shareholders

2.1. Individual shareholders

List of individual shareholders holding more than 5% of the Company's share capital:

Table 37. List of major shareholders of the Company as at 28/8/2026

No.	Full name	Year of birth	Nationality	ID card/CCCD/Passport No.	Number of shares	Ownership in BMJ (%)
1	Pham Thai Quynh Bao	1994	Vietnam	020194000011	25,744,000	24,52%
2	Nguyen Thi Kim Thanh	1957	Vietnam	001157012897	25,437,707	24.23%
3	Pham Thi Khanh An	2006	Vietnam	026306012846	21,815,730	20.78%
4	Do Manh Cuong	1980	Vietnam	001080021227	8,377,500	7.98%

(Source: BMJ)

- Related interests in BMJ: Entitled to receive profit distributions in proportion to ownership.
- Interests of major shareholders in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ: None.
- Major contracts and transactions being performed or signed but not yet performed between major shareholders and their related persons and BMJ: None.

2.2. Institutional major shareholders:

None.

3. Information on members of the Board of Directors, Controllers, General Director, Deputy General Directors and Chief Accountant

3.1. Board of Directors

Full name	Position
Ngo Anh Quan	Non-executive Chairman of the Board of Directors
Nguyen Minh Chi	Member of the Board of Directors
Nguyen Thi Thuy Van	Member of the Board of Directors

Nguyen Thi Loan	Member of the Board of Directors
Pham Huy Hau	Member of the Board of Directors

3.1.1. Mr. Ngo Anh Quan – Chairman of the Board of Directors

Full name: **NGO ANH QUAN**

Year of birth: 1985

Place of birth: Hanoi

Ethnicity: Kinh

Nationality:Vietnam

Education: University

Professional qualifications:Information Technology Engineer – Hanoi University of Science and Technology

Work experience:

Period	Organization	Position
08/2008 – 05/2016	Thikeco Investment Development and Construction Consultancy Company	Network administrator
06/2016 – 01/2017	FINTEC Joint Stock Company	IT manager
28/06/2020 – 28/03/2021	Binh Duong ACC Investment and Construction JSC	Organization – HR – IT manager
28/6/2020 –28/3/2021 (Re-elected for a new term from 28/04/2023 – present)	Binh Duong ACC Investment and Construction JSC	Member of the Board of Directors
29/3/2021 – 11/12/2025	Binh Duong ACC Investment and Construction JSC	General Director
29/3/2021 – present	Easterns AHP Minerals JSC	Chairman of the Board of Directors
11/12/2025 – present	Binh Duong ACC Investment and Construction JSC	Chairman of the Board of Directors

- Positions held at the Company:

Position	Date of appointment/election
Chairman of the Board of Directors	28/04/2023 (previous term elected on 28/06/2020)

- Positions held at other organizations:

Institutions	Position	Date of appointment/election
Binh Duong ACC Investment and	Chairman of the Board of Directors	BOD member since 28/04/2023 (previous term elected on 28/06/2020) –

Construction JSC		Chairman of the BOD since 11/12/2025
Hanoi Investment and Construction JSC (HCI)	Organization – HR – IT manager	2018

- Number and percentage of BMJ securities owned by the individual, authorised representative and their related persons as at 28/08/2026:

+ Individual: 0 shares, representing 0% of BMJ's charter capital
+ Authorised representative: 0 shares, representing 0% of BMJ's charter capital
+ Related persons: Binh Duong ACC Investment and Construction JSC: 4,479,600 shares, representing 4.27% of charter capital (Mr. Ngo Anh Quan is an insider of Binh Duong ACC Investment and Construction JSC)

- Information on related persons of insiders who are also shareholders or insiders of BMJ:

No.	Name of related person	Relationship with insider	CCCD/Passport/ERC No., date and place of issue	Number of shares held (shares)	Ownership (%)
1	Binh Duong ACC Investment and Construction JSC	Member of the Board of Directors – General Director	No. 3700926112 first issued by the Department of Planning and Investment of Binh Duong Province on 03/06/2008, as amended from time to time	4,479,600	4.27%

- Related interests in the Company:

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ or subsidiaries in which BMJ controls more than 50% of charter capital and insiders: None.
+ Information on contracts and transactions being performed or signed but not yet performed between BMJ or subsidiaries in which BMJ controls more than 50% of charter capital and related persons of insiders:

No.	Name of organization/individual	Time of transaction with the Company	Transaction details	Total transaction value	Approving authority
1	Binh Duong ACC Investment and Construction JSC	02/01/2026	Construction stone sale and purchase contract	VND 307,287,986,555 (excluding VAT)	BOD Resolution No. 18/2025/NQ-HĐQT dated 31/12/2025
2	Binh Duong ACC Investment and Construction JSC	02/01/2026	Construction stone sale and purchase contract	VND 15,619,673,119 (excluding VAT)	

No.	Name of organization/individual	Time of transaction with the Company	Transaction details	Total transaction value	Approving authority
3	Binh Duong ACC Investment and Construction JSC	02/01/2026	Cement sale and purchase contract (Vicem Ha Long PCB50 bulk cement)	VND 927,800,569 (excluding VAT)	
4	Binh Duong ACC Investment and Construction JSC	15/01/2026	Notice of unit price adjustment under the construction stone sale and purchase contract		
5	Binh Duong ACC Investment and Construction JSC	23/02/2026	Granite sale and purchase contract	Contract value: VND 324,672,000 (excluding VAT); value performed: VND 0	
6	Binh Duong ACC Investment and Construction JSC	18/02/2026; 11/03/2026; 20/03/2026; 28/03/2026; 13/04/2026; 23/4/2026	Notice of cement unit price adjustment		
7	Binh Duong ACC Investment and Construction JSC	17/03/2026; 03/4/2026; 06/05/2026; 01/06/2026	Notice of unit price adjustment under the construction stone sale and purchase contract		
8	Binh Duong ACC Investment and Construction JSC	13/04/2026	Construction material transport service contract	VND 107,616,900 (excluding VAT)	
9	Binh Duong ACC Investment and Construction JSC	22/04/2026; 19/06/2026	Appendix adjusting unit prices under the construction material transport service contract		

No.	Name of organization/individual	Time of transaction with the Company	Transaction details	Total transaction value	Approving authority
10	Binh Duong ACC Investment and Construction JSC	01/06/2026	Appendix amending the product name to PCB50 Portland blended cement, industrial bulk form (Vicem Ha Long)		
11	Binh Duong ACC Investment and Construction JSC	18/11/2021	Asphalt concrete paving contract – Road D12	VND 147,282,657 (excluding VAT)	BOD Resolution No. 01/2021/NQ-HĐQT dated 08/01/2021
12	Binh Duong ACC Investment and Construction JSC	05/11/2022	C12.5 asphalt concrete paving contract	VND 57,997,755 (excluding VAT)	BOD Resolution No. 17/2022/NQ-HĐQT dated 05/11/2022
13	Binh Duong ACC Investment and Construction JSC	01/04/2025	Contract for the supply of materials and equipment	VND 7,346,477,867 (excluding VAT)	BOD Resolution No. 12/2024/NQ-HĐQT dated 30/12/2024

+ Remuneration, salary and other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present:

Unit: VND

Indicator	2024	2025	06T2026
Remuneration	59,000.000	0	0
Salary	0	0	0
Bonus	0	0	0

+ Other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present: Shares issued under the ESOP programme (if any) under the Company's regulations approved by the GMS.

- Debts owed to the Company: None.
- Conflicts of interest with the Listing Applicant: None.

- Related interests in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ:

Enterprise name:	**Binh Duong ACC Investment and Construction JSC**
Main activities:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction
Customer segment:	Construction companies
Area of operation:	Ho Chi Minh City and surrounding areas
Main products and services:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction
Relationship:	Mr. Ngo Anh Quan is currently: - Chairman of the BOD of Binh Duong ACC Investment and Construction JSC Related persons: None
Conflict of interest control measures:	Mr. Ngo Anh Quan is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that he and/or his related persons may derive through Binh Duong ACC Investment and Construction JSC. In addition, Mr. Ngo Anh Quan and/or his related persons may not vote at GMS meetings approving transactions between the Company and Binh Duong ACC Investment and Construction JSC

Enterprise name:	**Hanoi Investment and Construction JSC (HCI)**
Main activities:	Real estate business for sale or lease; other specialised wholesale n.e.c. Wholesale of rubber
Customer segment:	Construction companies
Area of operation:	Hanoi, Ho Chi Minh City
Main products and services:	Real estate business for sale or lease; other specialised wholesale n.e.c. Wholesale of rubber
Relationship:	Mr. Ngo Anh Quan is currently: - Organization – HR – IT Manager at Hanoi Investment and Construction JSC (HCI), and owner of 0 shares (0% of charter capital) of Hanoi Investment and Construction JSC (HCI) Related persons: None

Conflict of interest control measures:	Mr. Ngo Anh Quan is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that he and/or his related persons may derive through Hanoi Investment and Construction JSC. In addition, Mr. Ngo Anh Quan and/or his related persons may not vote at GMS meetings approving transactions between the Company and Hanoi Investment and Construction JSC

3.1.2. Mr. Nguyen Minh Chi – Member of the Board of Directors

Full name: **Nguyen Minh Chi**
Year of birth: 1980
Place of birth: Ho Chi Minh City
Ethnicity: Kinh
Nationality: Vietnam
Education: University
Professional qualifications: Electrical – Electronics Engineer
Work experience:

Period	Organization	Position
Jan 2007 – Jun 2008	Investment and Industrial Development Corporation – JSC	Staff
Jul 2008 – Jun 2015	Becamex Concrete JSC (now Binh Duong ACC Investment and Construction JSC)	Production team leader
28/4/2023 – Apr 2026	Binh Duong ACC Investment and Construction JSC	Member of the Supervisory Board
Jul 2015 – 21/5/2025	Easterns AHP Minerals JSC	Head of Technical Department
21/5/2025 – present	Easterns AHP Minerals JSC	Deputy General Director
29/4/2026 – present	Easterns AHP Minerals JSC	Member of the BOD

- Positions held at the Company:

Position	Date of appointment/election
Deputy General Director	21/5/2025
Member of the Board of Directors	29/4/2026

- Positions held at other organizations: None.
- Number and percentage of BMJ securities owned by the individual, authorised representative and their related persons as at 28/08/2026:

+ Individual: 12,500 shares, representing 0.0119% of BMJ's charter capital.
+ Authorised representative: 0 shares, representing 0% of BMJ's charter capital
+ Related persons holding the Company's shares: 0 shares, representing 0% of BMJ's charter capital: None.

- Related interests in the Company:

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and insiders: None.
+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and related persons of insiders: None.
+ Other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present:

Unit: VND

Indicator	2024	2025	06T2026
Remuneration	0	0	0
Salary	0	227.443.671	269,615,286
Bonus	0	24.336.000	0

- Debts owed to the Company: None
- Related interests in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ: None.

3.1.3. Ms. Nguyen Thi Loan – Member of the Board of Directors

Full name: **NGUYEN THI LOAN**
Year of birth: 1982
Place of birth: Ho Chi Minh City
Ethnicity: Kinh
Nationality: Vietnam
Education: University
Professional qualifications: Bachelor of Accounting
Work experience:

Period	Organization	Position
2004 – present	Binh Duong Business and Investment JSC	Staff
28/3/2021 – present	- Easterns AHP Minerals JSC - Binh Duong ACC Investment and Construction JSC	Member of the BOD

- Positions held at the Company:

Position	Date of appointment/election
Member of the Board of	28/4/2023 (previous term elected from

Directors	28/3/2021)

- Positions held at other organizations:

Institutions	Position	Date of appointment/election
Binh Duong ACC Investment and Construction JSC	Member of the Board of Directors	28/4/2023 (previous term elected from 28/3/2021)

- Number and percentage of BMJ securities owned by the individual, authorised representative and their related persons as at 28/08/2026:
+ Individual: 0 shares, representing 0% of BMJ's charter capital
+ Authorised representative: 0 shares, representing 0% of BMJ's charter capital
+ Related persons holding the Company's shares: Binh Duong ACC Investment and Construction JSC: 4,479,600 shares, representing 4.27% (Ms. Nguyen Thi Loan is an insider of Binh Duong ACC Investment and Construction JSC)
- Information on related persons of insiders who are also shareholders or insiders of the Listing Applicant:
✓ As a shareholder: Binh Duong ACC Investment and Construction JSC (see the information on Mr. Ngo Anh Quan – Chairman of the BOD)
✓ As an insider: None
- Related interests in the Company:
+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and insiders and their related persons: Binh Duong ACC Investment and Construction JSC (see the information on Mr. Ngo Anh Quan – Chairman of the BOD)
+ Other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present:

Unit: VND

Indicator	2024	2025	06T2026
Remuneration	47,100,000	0	0
Salary	0	0	0
Bonus	0	0	0

- Debts owed to the Company: None
- Related interests in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ:

Enterprise name:	**Binh Duong ACC Investment and Construction JSC**
Main activities:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction

Customer segment:	Construction companies
Area of operation:	Ho Chi Minh City and surrounding areas
Main products and services:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction
Relationship:	Ms. Nguyen Thi Loan is currently: - Member of the BOD of Binh Duong ACC Investment and Construction JSC, and owner of 0 shares (0% of charter capital) of Binh Duong ACC Investment and Construction JSC Related persons: None
Conflict of interest control measures:	Ms. Nguyen Thi Loan is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that she and/or her related persons may derive through Binh Duong ACC Investment and Construction JSC. In addition, Ms. Nguyen Thi Loan and/or her related persons may not vote at GMS meetings approving transactions between the Company and Binh Duong ACC Investment and Construction JSC

3.1.4. Ms. Nguyen Thi Thuy Van – Member of the Board of Directors

Full name: **NGUYEN THI THUY VAN**
Year of birth: 1978
Place of birth: Ho Chi Minh City
Ethnicity: Kinh
Nationality: Vietnam
Education: University
Professional qualifications: Bachelor of Accounting – Auditing
Work experience:

Period	Organization	Position
1/4/2003 – 6/2008	Hot-mix Asphalt Enterprise under Investment and Industrial Development Corporation – JSC	Accountant
7/2008 – 2/2009	Becamex Concrete JSC (now Binh Duong ACC Investment and Construction JSC)	Accountant and member of the Supervisory Board
3/2009 – 28/2/2011	Becamex Concrete JSC (now Binh Duong ACC Investment and Construction JSC)	Deputy Head of Sales Department and member of the Supervisory Board

Period	Organization	Position
1/3/2011 – 31/7/2015	Becamex Concrete JSC (now Binh Duong ACC Investment and Construction JSC)	Chief Accountant
1/8/2015 – 14/5/2019	Becamex Concrete JSC (now Binh Duong ACC Investment and Construction JSC)	Deputy General Director in charge of the Financial Management Department and Chief Accountant
15/5/2019 – 31/12/2020	Binh Duong ACC Investment and Construction JSC	Chief Accountant
01/01/2021 – present	Binh Duong ACC Investment and Construction JSC	Deputy General Director for Finance
29/4/2022 – 28/4/2023	Binh Duong ACC Investment and Construction JSC	Member of the BOD
28/4/2023 – present		
29/4/2022 – 28/4/2023	Easterns AHP Minerals JSC	Member of the BOD
28/4/2023 – present		
9/4/2021 – present	My Phuoc Hospital JSC	Member of the Supervisory Board

- Positions held at the Company:

Position	Date of appointment/election
Member of the Board of Directors	28/4/2023 (previous term elected from 29/4/2022 – 28/3/2023)

- Positions held at other organizations:

Institutions	Position	Date of appointment/election
Binh Duong ACC Investment and Construction JSC	Member of the Board of Directors Deputy General Director for Finance	29/4/2022 01/01/2021
My Phuoc Hospital JSC	Member of the Supervisory Board	9/4/2021

- Number and percentage of BMJ securities owned by the individual, authorised representative and their related persons as at 28/08/2026:

+ Individual: 0 shares, representing 0% of BMJ's charter capital
+ Authorised representative: 0 shares, representing 0% of BMJ's charter capital
+ Related persons holding the Company's shares: Binh Duong ACC Investment and Construction JSC: 4,479,600 shares, representing 4.27% of charter capital (Ms. Nguyen

Thi Thuy Van is an insider of Binh Duong ACC Investment and Construction JSC)

- Information on related persons of insiders who are also shareholders or insiders of the Listing Applicant:

✓ As a shareholder: Binh Duong ACC Investment and Construction JSC (see the information on Mr. Ngo Anh Quan – Chairman of the BOD)

✓ As an insider: None

- Related interests in the Company:

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and insiders: None.

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and related persons of insiders: contracts and transactions signed with Binh Duong ACC Investment and Construction JSC *(see the information on Mr. Ngo Anh Quan – Chairman of the BOD).*

+ Other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present:

Unit: VND

Indicator	2024	2025	06T2026
Remuneration	47,100,000	0	0
Salary	120,000,000	120,000,000	80,000,000
Bonus	30,000,000	20,000,000	0

- Debts owed to the Company: None.

- Related interests in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ:

Enterprise name:	**Binh Duong ACC Investment and Construction JSC**
Main activities:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction
Customer segment:	Construction companies
Area of operation:	Ho Chi Minh City and surrounding areas
Main products and services:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction
Relationship:	Ms. Nguyen Thi Thuy Van is currently: - Member of the BOD of Binh Duong ACC Investment and Construction JSC, and owner of 2,450 shares (0.0023% of charter capital) of Binh Duong ACC Investment and Construction JSC Related persons: None
Conflict of interest control measures:	Ms. Nguyen Thi Thuy Van is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that she and/or her related persons may derive

	through Binh Duong ACC Investment and Construction JSC. In addition, Ms. Nguyen Thi Thuy Van and/or her related persons may not vote at GMS meetings approving transactions between the Company and Binh Duong ACC Investment and Construction JSC

Enterprise name:	**My Phuoc Hospital Joint Stock Company**
Main activities:	Hospital and clinic activities
Customer segment:	Individuals
Area of operation:	Ho Chi Minh City
Main products and services:	Hospital and clinic activities
Relationship:	Ms. Nguyen Thi Thuy Van is currently: - Member of the Supervisory Board of My Phuoc Hospital JSC, and owner of 0 shares (0% of charter capital) of My Phuoc Hospital JSC Related persons: None
Conflict of interest control measures:	Ms. Nguyen Thi Thuy Van is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that she and/or her related persons may derive through My Phuoc Hospital JSC. In addition, Ms. Nguyen Thi Thuy Van and/or her related persons may not vote at GMS meetings approving transactions between the Company and My Phuoc Hospital JSC

3.1.5. Mr. Pham Huy Hau – Member of the BOD

Full name: Pham Huy Hau
Year of birth: 1965
Place of birth: Ho Chi Minh City
Ethnicity: Kinh
Nationality: Vietnam
Education: University
Professional qualifications: Bachelor of Economics – Finance and Accounting
Work experience:

Period	Organization	Position
1987 – 1990	Nam Can Frozen Seafood Company, Ca Mau	Accountant
1991 – 1996	Minh Hai Seafood Import-Export Company, Ca Mau	Accountant

Period	Organization	Position
1997 – 2000	Minh Hai Capital Management Department	Specialist officer
2000 – 2001	Tac Van Seafood Import-Export JSC, Ca Mau	Accountant
2002 – 2005	Nam Viet Trading – Construction and Housing Business Co., Ltd., Ho Chi Minh City	Deputy General Director for Finance
2005 – 2007	Viet Packaging Co., Ltd. – Daso Group	Chief Accountant
2008 – Sep 2009	M.E.I Construction Design and Engineering Consultancy Joint Venture Company, Ho Chi Minh City	Chief Accountant
Sep 2009 – present	Binh Duong Business and Investment JSC	Chief Accountant
14/5/2019 – 31/12/2023	Binh Duong ACC Investment and Construction JSC	Deputy General Director for Finance
01/01/2021 – present	Binh Duong ACC Investment and Construction JSC	Chief Accountant
28/4/2023 – 27/11/2025	Easterns AHP Minerals JSC	Member of the Supervisory Board
28/3/2025 – present	My Phuoc Hospital JSC	Member of the BOD
27/11/2025 – present	Easterns AHP Minerals JSC	Member of the BOD
05/12/2025 – present	Easterns AHP Minerals JSC	General Director

- Positions held at the Company:

Position	Date of appointment/election
Member of the BOD	27/11/2025
General Director	05/12/2025

- Positions held at other organizations:

Institutions	Position	Date of appointment/election
Binh Duong ACC Investment and Construction JSC	Chief Accountant	01/01/2021 – present
Binh Duong Business and Investment JSC	Chief Accountant	Sep 2009 – present
My Phuoc Hospital JSC	Member of the BOD	28/3/2025 – present

- Number and percentage of BMJ securities owned by the individual, authorised representative and their related persons as at 28/08/2026:

+ Individual: 0 shares, representing 0% of BMJ's charter capital
+ Authorised representative: 0 shares, representing 0% of BMJ's charter capital
+ Related persons holding the Company's shares: Binh Duong ACC Investment and Construction JSC: 4,479,600 shares, representing 4.27% of charter capital (Mr. Pham Huy Hau is an insider of Binh Duong ACC Investment and Construction JSC)

- Information on related persons of insiders who are also shareholders or insiders of the Listing Applicant:

✓ As a shareholder: Binh Duong ACC Investment and Construction JSC (see the information on Mr. Ngo Anh Quan – Chairman of the BOD)
✓ As an insider: None.

- Related interests in the Company:

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and insiders: None.
+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and related persons of insiders: contracts and transactions signed with Binh Duong ACC Investment and Construction JSC *(see the information on Mr. Ngo Anh Quan – Chairman of the BOD).*
+ Other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present:

Unit: VND

Indicator	2024	2025	06T2026
Remuneration	31,000,000	0	0
Salary	0	0	30,000,000
Bonus	0	0	0

- Debts owed to the Company: None.
- Related interests in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ:

Enterprise name:	**Binh Duong ACC Investment and Construction JSC**
Main activities:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction
Customer segment:	Construction companies
Area of operation:	Ho Chi Minh City and surrounding areas
Main products and services:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction

Relationship:	Mr. Pham Huy Hau is currently: - Chief Accountant of Binh Duong ACC Investment and Construction JSC, and owner of 0 shares (0% of charter capital) of Binh Duong ACC Investment and Construction JSC Related persons: None
Conflict of interest control measures:	Mr. Pham Huy Hau is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that he and/or his related persons may derive through Binh Duong ACC Investment and Construction JSC. In addition, Mr. Pham Huy Hau and/or his related persons may not vote at GMS meetings approving transactions between the Company and Binh Duong ACC Investment and Construction JSC

Enterprise name:	**My Phuoc Hospital Joint Stock Company**
Main activities:	Hospital and clinic activities
Customer segment:	Individuals
Area of operation:	Ho Chi Minh City
Main products and services:	Hospital and clinic activities
Relationship:	Mr. Pham Huy Hau is currently: - Member of the BOD of My Phuoc Hospital JSC, and owner of 0 shares (0% of charter capital) of My Phuoc Hospital JSC Related persons: None
Conflict of interest control measures:	Mr. Pham Huy Hau is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that he and/or his related persons may derive through My Phuoc Hospital JSC. In addition, Mr. Pham Huy Hau and/or his related persons may not vote at GMS meetings approving transactions between the Company and My Phuoc Hospital JSC

4. Board of General Directors

Full name	Position
Pham Huy Hau	General Director
Nguyen Minh Chi	Deputy General Director

4.1. Mr. Pham Huy Hau – General Director

See the Board of Directors section.

4.2. Mr. Nguyen Minh Chi – Deputy General Director

See Board of Directors section 3.1.2.

5. Chief Accountant

5.1. Ms. Dao Huynh Kim – Chief Accountant

Full name: **DAO HUYNH KIM**

Year of birth: 1982

Place of birth: Ho Chi Minh City

Ethnicity: Kinh

Nationality: Vietnam

Education: University

Professional qualifications: Bachelor of Accounting

Work experience:

Period	Organization	Position
2007 - 5/2008	Printing Company Limited No. 28	Accountant
01/6/2008 - 11/11/2010	Becamex Minerals JSC	Accountant
12/11/2010 – 08/6/2023	An Binh Cladding Stone JSC	Chief Accountant
28/3/2021 – T4/2026	Binh Duong ACC Investment and Construction JSC	Member of the Supervisory Board
23/4/2021 – present	Easterns AHP Minerals JSC	Chief Accountant

- Positions held at the Company:

Position	Date of appointment/election
Chief Accountant	23/4/2021

- Positions held at other organizations: None.
- Number and percentage of BMJ securities owned by the individual, authorised representative and their related persons as at 28/08/2026:

+ Individual: 3,500 shares, representing 0.003% of BMJ's charter capital
+ Authorised representative: 0 shares, representing 0% of BMJ's charter capital
+ Related persons holding the Company's shares: 0 shares, representing 0% of BMJ's charter capital

- Related interests in the Company:

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and insiders: None.
+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and related persons of insiders: None.
+ Other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present:

Unit: VND

Indicator	2024	2025	06T2026
Remuneration	0	0	0
Salary	281,541,526	365.483.516	0
Bonus	44,640,000	56.213.600	0

- Debts owed to the Company: None
- Related interests in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ: None.

6. Supervisory Board

Full name	Position
Hoang Van Anh	Head of the Supervisory Board
Phan Phuc Hai	Member of the Supervisory Board
Huynh Dang Khoa	Member of the Supervisory Board

6.1. Mr. Hoang Van Anh – Head of the Supervisory Board

Full name: **HOANG VAN ANH**
Year of birth: 1981
Place of birth: Hanoi
Ethnicity: Kinh
Nationality: Vietnam
Education: University
Professional qualifications: Bachelor of Economics – Accounting
Work experience:

Period	Organization	Position
2004 – 2006	Construction Company No. 18 (LICOGI18)	Accountant
2006 – 2015	ASEAN Ha Long Tourism JSC	Chief Accountant
2015 – present	Hanoi Investment and Construction Company	Deputy General Director
02/4/2019 – 31/8/2019	Binh Duong ACC Investment and Construction JSC	Member of the Supervisory Board
	Easterns AHP Minerals JSC	Member of the Supervisory Board
12/9/2019 – present	Binh Duong ACC Investment and Construction JSC	Head of the Supervisory Board
	Easterns AHP Minerals Joint Stock Company	

9/4/2021 - 28/3/2025	My Phuoc Hospital JSC	Member of the Board of Directors

- Positions held at the Company:

Position	Date of appointment/election
Head of the Supervisory Board	28/4/2023 (previous term elected from 12/9/2019)

- Positions held at other organizations:

Institutions	Position	Date of appointment/election
Binh Duong ACC Investment and Construction JSC	Head of the Supervisory Board	12/9/2019
Hanoi Investment and Construction Company	Deputy General Director	2015

- Number and percentage of BMJ securities owned by the individual, authorised representative and their related persons as at 28/08/2026:

+ Individual: 0 shares, representing 0% of BMJ's charter capital
+ Authorised representative: 0 shares, representing 0% of BMJ's charter capital
+ Related persons holding the Company's shares: Binh Duong ACC Investment and Construction JSC: 4,479,600 shares, representing 4.27% of charter capital (Mr. Hoang Van Anh is an insider of Binh Duong ACC Investment and Construction JSC)

- Information on related persons of insiders who are also shareholders or insiders of the Listing Applicant:

✓ As a shareholder: Binh Duong ACC Investment and Construction JSC (see the information on Mr. Ngo Anh Quan – Chairman of the BOD)
✓ As an insider: None

- Related interests in the Company:

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and insiders: None.
+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and related persons of insiders: contracts and transactions signed with Binh Duong ACC Investment and Construction JSC (see the information on Mr. Ngo Anh Quan – Chairman of the BOD).
+ Other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present:

Unit: VND

Indicator	2024	2025	06T2026
Remuneration	47,100,000	0	0
Salary	0	0	0
Bonus	0	0	0

- Debts owed to the Company: None.

- Related interests in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ:

Enterprise name:	**Binh Duong ACC Investment and Construction JSC**
Main activities:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction
Customer segment:	Construction companies
Area of operation:	Ho Chi Minh City and surrounding areas
Main products and services:	Construction of other civil engineering works Details: Civil, industrial and technical infrastructure construction
Relationship:	Mr. Hoang Van Anh is currently: - Head of the Supervisory Board of Binh Duong ACC Investment and Construction JSC, and owner of 0 shares (0% of charter capital) of Binh Duong ACC Investment and Construction JSC Related persons: None
Conflict of interest control measures:	Mr. Hoang Van Anh is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that he and/or his related persons may derive through Binh Duong ACC Investment and Construction JSC. In addition, Mr. Hoang Van Anh and/or his related persons may not vote at GMS meetings approving transactions between the Company and Binh Duong ACC Investment and Construction JSC

Enterprise name:	**Hanoi Investment and Construction JSC (HCI)**
Main activities:	Real estate business for sale or lease; other specialised wholesale n.e.c. Wholesale of rubber
Customer segment:	Construction companies
Area of operation:	Hanoi, Ho Chi Minh City
Main products and services:	Real estate business for sale or lease; other specialised wholesale n.e.c. Wholesale of rubber
Relationship:	Mr. Hoang Van Anh is currently: - Deputy General Director of Hanoi Investment and Construction JSC (HCI), and owner of 0 shares (0% of charter capital) of Hanoi Investment and Construction JSC (HCI) Related persons: None
Conflict of interest control measures:	Mr. Hoang Van Anh is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that he and/or his related persons may derive through Hanoi Investment and Construction JSC. In addition, Mr. Hoang Van Anh and/or his

	related persons may not vote at GMS meetings approving transactions between the Company and Hanoi Investment and Construction JSC

6.2. Mr. Phan Phuc Hai – Member of the Supervisory Board

Full name: **Phan Phuc Hai**

Year of birth: 1982

Place of birth: Ho Chi Minh City

Ethnicity: Kinh

Nationality: Vietnam

Education: University

Professional qualifications: Bachelor of Accounting

Work experience:

Period	Organization	Position
2008 – 2019	Becamex Concrete JSC	Accounting staff
2020 – present	Binh Duong ACC Investment and Construction JSC	Accounting staff

- Positions held at the Company:

Position	Date of appointment/election
Member of the Supervisory Board	27/11/2025

- Positions held at other organizations:

Institutions	Position	Date of appointment/election
Binh Duong ACC Investment and Construction JSC	Accounting staff	2020 – present

- Number and percentage of BMJ securities owned by the individual, authorised representative and their related persons as at 28/08/2026:

+ Individual: 0 shares, representing 0% of BMJ's charter capital
+ Authorised representative: 0 shares, representing 0% of BMJ's charter capital
+ Related persons holding the Company's shares: None.

- Information on related persons of insiders who are also shareholders or insiders of the Listing Applicant: None.
- Related interests in the Company:

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of

charter capital and insiders: None.

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and related persons of insiders: None.

+ Other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present:

Unit: VND

Indicator	2024	2025	06T2026
Remuneration	0	0	0
Salary	0	0	0
Bonus	0	0	0

- Debts owed to the Company: None.
- Related interests in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ: None

6.3. Mr. Huynh Dang Khoa – Member of the Supervisory Board

Full name: Huynh Dang Khoa

Year of birth: 1990

Place of birth: Ho Chi Minh City

Ethnicity: Kinh

Nationality: Vietnam

Education: University

Professional qualifications: Bachelor of Finance and Banking

Work experience:

Period	Organization	Position
Nov 2015 – 01/3/2024	Binh Duong ACC Investment and Construction JSC	Accounting staff
Mar 2024 – present	Easterns AHP Minerals JSC	Sales staff
28/4/2023 – present	Easterns AHP Minerals JSC	Member of the Supervisory Board
08/6/2023 – present	An Binh Cladding Stone JSC	Chief Accountant

- Positions held at the Company:

Position	Date of appointment/election
Member of the Supervisory Board	28/4/2023
Sales staff	01/3/2024

- Positions held at other organizations:

Institutions	Position	Date of appointment/election
An Binh Cladding Stone JSC	Chief Accountant	08/6/2023

- Number and percentage of BMJ securities owned by the individual, authorised representative and their related persons as at 28/08/2026:

+ Individual: 4,500 shares, representing 0.004% of BMJ's charter capital
+ Authorised representative: 0 shares, representing 0% of BMJ's charter capital
+ Related persons holding the Company's shares: None.

- Information on related persons of insiders who are also shareholders or insiders of BMJ:
  - ✓ As a shareholder: None.
  - ✓ As an insider: None
- Related interests in the Company:

+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and insiders: None.
+ Information on contracts and transactions being performed or signed but not yet performed between BMJ, its subsidiaries or entities in which BMJ controls more than 50% of charter capital and insiders and their related persons:

Name of organization	Time of transaction	Transaction details	Transaction value	Approving authority
An Binh Cladding Stone JSC	02/01/2026	Stone drilling service contract	VND 80,000/metre; total value performed: VND 1,334,240,000 (excluding VAT)	BOD Resolution No. 18/2025/NQ-HĐQT dated 31/12/2025
An Binh Cladding Stone JSC	02/01/2026	Crawler bulldozer rental contract	VND 18,500,000/month; total value performed: VND 74,000,000 (excluding VAT)	
An Binh Cladding Stone JSC	02/01/2026	Construction stone sale and purchase contract	Total value performed: VND 311,891,927 (excluding VAT)	
An Binh Cladding Stone JSC	02/01/2026	Collection of electricity charges on behalf of An Binh Cladding Stone JSC	Total value performed: VND 145,886,340 (excluding VAT)	

+ Other benefits during the 02 consecutive years immediately preceding the year of listing registration and up to the present:

Unit: VND

Indicator	2024	2025	06T2026
Remuneration	31,000,000	0	0
Salary	120,948,182	173.945.242	0
Bonus	12,400,000	12.803.200	0

- Debts owed to the Company: None
- Related interests in other enterprises operating in the same field as BMJ or being major customers/suppliers of BMJ:

Enterprise name:	**An Binh Cladding Stone Joint Stock Company**
Main activities:	- Wholesale of other construction materials and installation equipment; - Quarrying of stone, sand, gravel and clay (stone breaking and crushing).
Customer segment:	Construction companies
Area of operation:	Ho Chi Minh City and surrounding areas
Main products and services:	Wholesale of other construction materials and installation equipment (excluding inland waterway terminal operations)
Relationship:	Mr. Huynh Dang Khoa is currently Chief Accountant of An Binh Cladding Stone JSC, and owner of 0 shares (0% of charter capital) of An Binh Cladding Stone JSC Related persons: None
Conflict of interest control measures:	Mr. Huynh Dang Khoa is obliged to notify the Board of Directors of all interests that may conflict with the interests of the Company that he and/or his related persons may derive through An Binh Cladding Stone JSC. In addition, Mr. Huynh Dang Khoa and/or his related persons may not vote at GMS meetings approving transactions between the Company and An Binh Cladding Stone JSC

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VII. SHARES REGISTERED FOR LISTING

1. Type of shares

Type of shares: Ordinary shares.

2. Par value

Par value: VND 10,000/share.

3. Ticker symbol

Ticker symbol: BMJ

4. Total number of shares registered for listing

Total number of shares to be listed: 104,999,978 (One hundred four million, nine hundred ninety-nine thousand, nine hundred seventy-eight) shares.

5. Number of shares subject to transfer restrictions under the law or the Listing Applicant's regulations

❖ **Number of shares subject to transfer restrictions:**

Under Article 109 of Decree No. 155/2020/NĐ-CP dated 31/12/2020, the list of insiders and major shareholders who are related persons of insiders subject to transfer restrictions is as follows:

Table 38. List of shareholders with shares subject to transfer restrictions

No.	Full name	Position at the Company (if any)	Number of shares owned	Number of shares under transfer restriction	
				Within 6 months from the first trading day of the shares on the stock exchange	Within 12 months from the first trading day of the shares on the stock exchange
1	Ngo Anh Quan	Chairman of the BOD	0	0	0
2	Nguyen Minh Chi	Member of the BOD and Deputy General Director	12.500	12.500	6,250
3	Nguyen Thi Thuy Van	Non-executive member of the BOD	0	0	0
4	Nguyen Thi Loan	Non-executive member of the BOD	0	0	0
5	Pham Huy Hau	Member of the BOD and General Director	0	0	0
6	Hoang Van Anh	Head of the Supervisory Board	0	0	0
7	Huynh Dang Khoa	Member of the Supervisory Board	4.500	4.500	2,250
8	Phan Phuc Hai	Member of the Supervisory	0	0	0

No.	Full name	Position at the Company (if any)	Number of shares owned	Number of shares under transfer restriction	
				Within 6 months from the first trading day of the shares on the stock exchange	Within 12 months from the first trading day of the shares on the stock exchange
		Board			
9	Dao Huynh Kim	Chief Accountant	3.500	3.500	1,750
10	Dinh Thi Thanh Huyen	Person in charge of corporate governance	0	0	0
11	Nguyen Thi Thu	Secretary	2.490	2.490	1,245

(Source: BMJ)

6. Pricing method

The reference price for the first trading day of BMJ shares is expected to be determined using the following pricing methods:

- Book value method based on the Financial Statements at the date closest to the listing registration date.

  Book value as at 30/06/2026 under the Company's reviewed consolidated FS for the first 6 months of 2026:

$$\textit{Book value} = \frac{\textit{Owners' equity}}{\textit{Number of outstanding shares}}$$

$$\textit{Book value} = \frac{1,342,660,041,214}{104,999,978} = \textit{VND } 12,787$$

- Market price method: determined as the average reference price of at least 30 (thirty) most recent consecutive trading sessions before BMJ shares are deregistered from trading on UPCoM at the Hanoi Stock Exchange.

  From 25/08/2026 to 08/10/2026 on the trading platform of the Hanoi Stock Exchange, BMJ shares had an average closing price of VND 13,433 over 30 trading sessions. (Data from the website: https://www.hnx.vn)

The expected price on the first trading day of the Company's shares will be decided by the BOD and announced in writing in accordance with the law at the time of listing.

7. Applicable taxes

7.1. Taxes related to securities investment

– **Personal income tax:**

For securities transfers: Under Law on Personal Income Tax No. 109/2025/QH15 dated 10/12/2025 and related documents, investors must pay securities transfer tax at 0.1% of the

transfer value.

– **Value added tax:**

Under the Law on Value Added Tax and its implementing guidelines, the Company pays value added tax using the credit method at a VAT rate of 10%.

– **Corporate income tax:**

+ Under Law on Corporate Income Tax No. 67/2025/QH15 dated 14/6/2025, as amended and supplemented by Law No. 09/2026/QH16 dated 24/4/2026; Decree No. 320/2025/NĐ-CP dated 15/12/2025 of the Government detailing a number of articles of the Law on Corporate Income Tax and the Law amending and supplementing a number of articles of the Law on Corporate Income Tax, as amended and supplemented by Decree No. 141/2026/NĐ-CP dated 29/4/2026;

+ Under Circular No. 20/2026/TT-BTC dated 12/3/2026 of the Ministry of Finance detailing a number of articles of the Law on Corporate Income Tax and Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government detailing a number of articles and measures for organising and guiding the implementation of the Law on Corporate Income Tax; Circular No. 26/2015/TT-BTC dated 27/5/2015; Circular No. 130/2016/TT-BTC dated 12/8/2016; and Circular No. 25/2018/TT-BTC dated 16/3/2018.

Based on the above regulations, income from capital transfers and securities transfers of institutional investors is classified as other income subject to CIT at a rate of 20%. For foreign enterprises and foreign organisations doing business in Vietnam, income from securities transfers is subject to corporate income tax at 0.1% of taxable revenue.

7.2. Taxes related to the Company's business operations

– **Corporate income tax**

Under the Law on Corporate Income Tax and its implementing guidelines, the Company pays corporate income tax at a rate of 20%.

As the application of tax laws and regulations to different types of transactions may be interpreted in different ways, the tax amounts presented in the financial statements may be changed upon final determination by the tax authorities.

Current CIT payable is determined based on taxable income for the current year. Taxable income differs from income reported in the income statement because taxable income excludes items of income or expense that are taxable or deductible in other years and also excludes items that are never taxable or deductible. BMJ's current CIT payable is calculated using tax rates enacted by the end of the accounting period.

– **Value added tax**

The Company's business operations are subject to value added tax in accordance with current regulations. The Company pays value added tax using the credit method at a VAT rate of 10%.

– **Other taxes**

Natural resource tax, land tax, land rental, business licence tax, fees and charges, etc. are declared and paid by the Company to the local tax authorities in accordance with State regulations.

VIII. PARTNERS RELATED TO THE LISTING REGISTRATION

1. Advisory Organization

DNSE Securities Joint Stock Company

Address: 6th Floor, Pax Sky Building, 63-65 Ngo Thi Nham, Hai Ba Trung Ward, Hanoi

Tel: (024) 7108 9234 Fax: N/A

Website: https://www.dnse.com.vn/

2. Auditing organization

An Viet Auditing Company Limited

Address: 12th Floor, 167 Bui Thi Xuan Street, Hai Ba Trung Ward, Hanoi

Tel: (84-24) 62 782 904 Fax: (84-24) 62 782 905

Website: http://www.anvietcpa.com/

3. Opinion of the advisory organization on the listing registration

As the Advisory Organization, DNSE Securities Joint Stock Company has collected information and carried out careful and detailed research and analysis to assess the listing registration dossier. In terms of legality and regulatory compliance, BMJ's share listing registration dossier has been prepared in compliance with the 2019 Law on Securities, Decree 155/2020/NĐ-CP and the relevant guiding, amending and supplementing documents. The information on the listing registration has been approved by resolution of the General Meeting of Shareholders, and the Financial Statements have been audited by a qualified auditor. We find that BMJ has complied with the legal requirements on the listing registration dossier.

We also note that the above comments are based on selectively collected information and do not imply any guarantee of the value of the securities or the certainty of the forecast figures.

4. Opinions of experts on the listing registration

None.

IX. OTHER IMPORTANT INFORMATION THAT MAY AFFECT INVESTORS' DECISIONS

None.

X. DATE, SIGNATURES AND SEALS OF THE REPRESENTATIVES OF THE LISTING APPLICANT (CHAIRMAN OF THE BOARD OF DIRECTORS, GENERAL DIRECTOR, CHIEF ACCOUNTANT) AND THE ADVISORY ORGANIZATION

Ho Chi Minh City, October 08 2026

ON BEHALF OF THE LISTING APPLICANT
EASTERNS AHP MINERALS JOINT STOCK COMPANY

CHAIRMAN OF THE BOARD OF DIRECTORS	GENERAL DIRECTOR
(Signed and sealed)	*(Signed and sealed)*
NGO ANH QUAN	**PHAM HUY HAU**

CHIEF ACCOUNTANT

(Signed and sealed)

DAO HUYNH KIM

Hanoi, October 08 2026

ON BEHALF OF THE ADVISORY ORGANIZATION
DNSE SECURITIES JOINT STOCK COMPANY
DEPUTY GENERAL DIRECTOR

(Signed and sealed)

NGUYEN HOANG VIET

XI. APPENDICES

– Appendix I: Enterprise Registration Certificate

– Appendix II: Charter of the Company

– Appendix III: Financial statements of the Listing Applicant:

+ Audited financial statements for 2024;

+ Audited separate and consolidated financial statements for 2025;

+ Official Letter No. 30/2026/AHP-CV dated 27/8/2026 of BMJ and Official Letter No. 141/2026/CV-AVI dated 27/8/2026 of An Viet Auditing Co., Ltd. on the correction of the audited Financial Statements for 2025;

+ Reviewed interim separate and consolidated financial statements for the period from 01/01/2026 to 30/06/2026.