

No: 07/2025/CBTT

Binh Duong, March 31, 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: **Hanoi Stock Exchange**

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure in the securities market, Easterns AHP Minerals Joint Stock Company hereby announces the periodic disclosure of the audited financial statements for the fiscal year 2024 to Hanoi Stock Exchange as follows:

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

- Stock Symbol: BMJ

- Address: 112/125 Tan Thinh Hamlet, An Binh Commune, Phu Giao District, Binh Duong Province.

- Tel: 0274.3688.126

Fax: 0274.3688.125

- E-mail: ahpminerals2019@gmail.com

2. Details of Information Disclosure:

- Financial Statements for 2024

☒ Separate Financial Statements (for a public company without subsidiaries and without a superior accounting entity with affiliated units)

☐ Consolidated Financial Statements (for a public company with subsidiaries);

☐ Combined Financial Statements (for a public company with affiliated accounting units that maintain separate accounting systems).

- Cases requiring explanatory notes:

+ The audit firm issues a qualified opinion on the financial statements (for the audited financial statements of 2023):

☐ Yes

☒ No

Explanatory note required if applicable:

☐ Yes

☒ No

+ Net profit after tax in the reporting period shows a difference of 5% or more before and after the audit, or a transition from loss to profit or vice versa (for the audited financial statements of 2023):

☐ Yes

☒ No

Explanatory note required if applicable:



☐ Yes

☒ No

+ Net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

☐ Yes

☒ No

Explanatory note required if applicable:

☐ Yes

☒ No

+ Net profit after tax in the reporting period is negative, transitioning from a profit in the same period of the previous year to a loss in this period or vice versa:

☐ Yes

☒ No

Explanatory note required if applicable:

☐ Yes

☒ No

This information was disclosed on the company's website on March 31, 2025, at the following link: www.becamexbmj.com.vn/#enter/f/enter.

Attachments:

- Audited FS for 2024.

EASTERNS AHP MINERALS JSC

Legal representation

GENERAL DIRECTOR



NGUYEN BAO LONG



EASTERNS AHP MINERALS JOINT STOCK COMPANY

AUDITED FINANCIAL STATEMENTS
For the year ended 31 December 2024

Binh Duong, March 2025

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Easterns AHP Minerals Joint Stock Company, ("the Company") presents this report together with the Company's financial statements for the year ended 31 December 2024.

THE BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

The members of the Board of Directors and General Director of the Company who executed during the year ended 31 December 2024 and to the date of this report are as follows:

The Board of Directors

Mr. Ngo Anh Quan	Chairman
Mr. Nguyen Bao Long	Member and General Director
Mrs. Nguyen Thi Loan	Member
Mrs. Nguyen Thi Thuy Van	Member
Mr. Ha Dinh Hung	Member

GENERAL DIRECTOR'S RESPONSIBILITY

General Director of the Company is responsible for preparing the financial statements for the year ended 31 December 2024, which give a true and fair view of the financial position of the Company as at 31 December 2024 and the results of its operations and its cash flows for the year. In preparing these financial statements, General Director is required to:

- Comply with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the financial statements;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Design and implement an effective internal control system for proper preparation and presentation of the financial statements to minimize errors and frauds; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

General Director is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements. General Director is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

General Director confirms that the Company has complied with the above requirements in preparing these financial statements.

For and on behalf of the Board of Management,



Nguyen Bao Long
General Director

Binh Duong, 28 March 2025

No: 89 /2025/BKCT-AVI-TC1

INDEPENDENT AUDITORS' REPORT

To: Shareholders
The Board of Directors and General Director
Easterns AHP Minerals Joint Stock Company

We have audited the accompanying financial statements of Easterns AHP Minerals Joint Stock Company ("the Company") prepared on 28 March 2025, as set out from page 04 to page 32, which comprise the accompanying balance sheet as at 31 December 2024 and the related statements of income, the cash flows for the year ended 31 December 2024 and the notes to financial statements.

General Director's Responsibility

General Director of the Company is responsible for the preparation and fair presentation of the financial statements in accordance with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of financial statements and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amount and disclosures in the financial statements. The selected procedures depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditors' Opinion

In our opinion, the accompanying financial statements give a true and fair view of, in all material aspects, the financial position of the Company as at 31 December 2024, and of the results of its operations and its cash flows for the year then ended, in accordance with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the financial statements.



Vu Binh Minh
General Director
Audit practice registration certificate
No. 0034-2023-055-1

For and on behalf of
ANVIET AUDITING COMPANY LIMITED
Hanoi, 28 March 2025

Nguyen Hoang Viet
Auditor
Audit practice registration certificate
No. 4988-2024-055-1

BALANCE SHEET
As at 31 December 2024

FORM B01-DN

Unit: VND

ITEMS	Codes	Notes	31/12/2024	01/01/2024
A - CURRENT ASSETS	100		514,585,372,124	688,957,513,081
I. Cash and cash equivalents	110	5	35,695,563,544	46,397,289,524
1. Cash	111		5,695,563,544	46,397,289,524
2. Cash equivalents	112		30,000,000,000	-
II. Short-term financial investments	120		-	2,000,000,000
1. Investments held to maturity	123		-	2,000,000,000
III. Short-term receivables	130		334,909,311,888	484,649,579,815
1. Short-term trade accounts receivable	131	6	31,789,394,762	80,649,712,129
2. Short-term advances to suppliers	132	7	61,243,436,864	13,021,245,015
3. Short-term loan receivables	135	8	194,040,000,000	338,350,000,000
4. Other short-term receivables	136	9	48,457,522,244	53,249,664,653
5. Provision for doubtful debts	137	12	(621,041,982)	(621,041,982)
IV. Inventories	140		142,510,054,303	155,801,736,352
1. Inventories	141	10	142,510,054,303	155,801,736,352
V. Other current assets	150		1,470,442,389	108,907,390
1. Short-term prepayments	151	11	1,470,442,389	108,907,390
B - NON-CURRENT ASSETS	200		1,131,938,672,748	841,520,193,526
I. Long-term receivables	210		6,340,755,945	4,809,117,906
1. Other long-term receivables	216	9	6,340,755,945	4,809,117,906
II. Fixed assets	220		164,394,341,342	106,658,624,492
1. Tangible fixed assets	221	14	101,969,013,453	74,442,183,723
- Cost	222		164,114,363,694	126,248,302,454
- Accumulated depreciation	223		(62,145,350,241)	(51,806,118,731)
2. Finance lease assets	224	15	62,425,327,889	32,216,440,769
- Cost	225		67,553,941,214	32,995,501,214
- Accumulated depreciation	226		(5,128,613,325)	(779,060,445)
3. Intangible fixed assets	227	16	-	-
- Cost	228		185,000,000	185,000,000
- Accumulated Amortization	229		(185,000,000)	(185,000,000)
III. Investment Property	230	17	8,668,420,969	8,583,892,372
- Cost	231		8,668,420,969	8,583,892,372
- Accumulated depreciation	232		-	-
IV. Long-term financial investments	250		921,500,000,000	697,500,000,000
1. Investments in associates	252	13	224,000,000,000	-
2. Other long-term investments	253	13	697,500,000,000	697,500,000,000
V. Other long-term assets	260		31,035,154,492	23,968,558,756
1. Long-term prepayments	261	11	31,035,154,492	23,968,558,756
TOTAL ASSETS	270		1,646,524,044,872	1,530,477,706,607

BALANCE SHEET (Continued)
As at 31 December 2024FORM B01-DN
Unit: VND

ITEMS	Codes	Notes	31/12/2024	01/01/2024
C - LIABILITIES	300		430,566,468,285	362,273,197,860
I. Current liabilities	310		393,403,171,346	327,674,729,954
1. Short-term trade accounts payable	311	18	41,800,266,669	133,414,883,371
2. Short-term advance from customers	312	19	25,095,796,527	19,640,774,402
3. Taxes and amounts payable to State Budget	313	20	10,522,215,383	7,432,492,091
4. Payables to employees	314		2,488,451,263	1,132,259,475
5. Short-term accrued expenses	315		977,593,178	1,431,534,830
6. Other current payables	319		492,342,837	628,969,624
7. Short-term loans and finance lease liabilities	320	21	312,022,183,965	163,796,382,011
8. Bonus and welfare funds	322		4,321,524	197,434,150
II. Long-term Liabilities	330		37,163,296,939	34,598,467,906
1. Short-term loans and finance lease liabilities	338	21	33,286,249,994	30,946,750,000
2. Long-term provisions	342		3,877,046,945	3,651,717,906
D - EQUITY	400		1,215,957,576,587	1,168,204,508,747
I. Owner's equity	410	22	1,215,957,576,587	1,168,204,508,747
1. Owners' contributed capital	411		1,049,999,780,000	1,049,999,780,000
- Ordinary shares with voting rights	411a		1,049,999,780,000	1,049,999,780,000
2. Share premium	412		(1,370,600,000)	(1,370,600,000)
3. Investment and development fund	418		12,926,344,094	12,926,344,094
4. Retained earnings	421		154,402,052,493	106,648,984,653
- Accumulated to the prior year end	421a		105,858,969,042	53,981,277,235
- Undistributed earnings of the current	421b		48,543,083,451	52,667,707,418
TOTAL RESOURCES	440		1,646,524,044,872	1,530,477,706,607

Binh Duong, 28 March 2025

Preparer

Chief Accountant

General Director



Phan Minh Tien



Dao Huynh Kim



Nguyen Bao Long

INCOME STATEMENT
For the year ended 31 December 2024

FORM B02 - DN
Unit: VND

ITEMS	Codes	Notes	Year 2024	Year 2023
1. Revenue from goods sold and services rendered	01	23	535,069,458,414	454,133,802,239
2. Deductions	02		-	-
3. Net revenue from goods sold and services rendered	10		535,069,458,414	454,133,802,239
4. Cost of goods sold and services rendered	11	24	457,026,907,665	372,929,077,875
5. Gross profit from goods sold and services rendered	20		78,042,550,749	81,204,724,364
6. Financial income	21	25	27,394,001,739	14,554,660,621
7. Financial expenses	22	26	22,789,885,758	11,996,665,282
- Of which: Loan interest charged	23		22,789,885,758	11,996,665,282
8. Selling expenses	25	27	10,086,614,005	15,715,823,292
9. General and administration expenses	26	27	11,777,069,966	9,802,118,796
10. Operating profit	30		60,782,982,759	58,244,777,615
11. Other income	31	28	834,388,254	8,168,074,253
12. Other expenses	32	29	868,146,795	578,056,782
13. Profit from other activities	40		(33,758,541)	7,590,017,471
14. Accounting profit before tax	50		60,749,224,218	65,834,795,086
15. Current corporate income tax expense	51	31	12,206,140,767	13,167,087,668
16. Deferred Tax Expense	52		-	-
17. Net profit after corporate income tax	60		48,543,083,451	52,667,707,418
18. Earning per share	70	32	462	494

Binh Duong, 28 March 2025

Preparer

Chief Accountant

General Director



Phan Minh Tien



Dao Huynh Kim



Nguyen Bao Long

CASH FLOW STATEMENT
(Indirect Method)
For the year ended 31 December 2024

FORM B03 - DN
Unit: VND

ITEMS	Codes	Year 2024	Year 2023
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit for the year	01	60,749,224,218	65,834,795,086
2. Adjustment for			
- Depreciation and amortization of fixed assets	02	14,865,701,998	10,041,875,365
- Provisions		225,329,039	10,701,946
- (Gain)/Loss from investing activities	05	(27,546,227,989)	(14,574,828,971)
- Interest expenses	06	22,789,885,758	11,996,665,282
3. Operating profit before movements in working capital	08	71,083,913,024	73,309,208,708
- Increase, decrease in receivables	09	5,691,222,481	(66,608,590,108)
- Increase, decrease in inventory	10	13,291,682,049	205,682,028,182
- Increase, decrease in payables (exclude interest expenses, CIT)	11	(95,894,427,279)	63,875,517,222
- Increase, decrease in prepayments and others	12	(8,428,130,735)	(984,171,598)
- Interest paid	14	(22,735,252,548)	(11,713,080,554)
- Corporate income tax paid	15	(12,304,009,171)	(12,564,840,351)
- Other cash outflows	17	(719,789,700)	(1,124,072,676)
Net cash from operating activities	20	(50,014,791,879)	249,871,998,825
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition of fixed assets and other long-term assets	21	(60,513,645,195)	(32,610,981,134)
2. Proceeds from disposals of fixed assets and other long-term assets	22	23,757,407,407	20,168,350
3. Cash outflow for lending, buying debt intruments of other entities	23	(1,076,300,000,000)	(421,500,000,000)
4. Cash recovered from lending, selling debt intruments of other entities	24	1,222,610,000,000	83,150,000,000
5. Investments in other entities	25	(224,000,000,000)	-
6. Interest earned, dividend and profit received	27	27,394,001,739	14,710,844,000
Net cash from investing activities	30	(87,052,236,049)	(356,229,968,784)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	537,862,517,590	231,093,303,684
2. Repayments of borrowings	34	(402,685,215,640)	(96,493,638,839)
3. Repayments of finance lease liabilities	35	(8,812,000,002)	(1,446,750,000)
Net cash from financing activities	40	126,365,301,948	133,152,914,845
Net decrease in cash during the year	50	(10,701,725,980)	26,794,944,886
Cash and cash equivalents at the beginning of year	60	46,397,289,524	19,602,344,638
Cash and cash equivalents at the end of year	70	35,695,563,544	46,397,289,524

Binh Duong, 28 March 2025

Preparer

Chief Accountant

General Director



Phan Minh Tien



Dao Huynh Kim



 Nguyen Bao Long

1. GENERAL INFORMATION**Structure of ownership**

Eastern AHP Minerals Joint Stock Company (referred to as "the Company") is a business that was privatized from the Mining Enterprise under the Investment and Industrial Development Corporation (now the Industrial Investment and Development Corporation - JSC) according to Decision No. 630/QĐ-UBND dated March 5, 2008, issued by the People's Committee of Binh Duong Province. The Company operates under the initial business registration certificate No. 3700927878 issued by the Department of Planning and Investment of Binh Duong province for the first time on June 3, 2008 and registered for the 9th change on July 27, 2024.

The Company's charter capital is 1,049,999,780,000 VND, divided into 104,999,978 equal shares with a nominal value of 10,000 VND per share. The Company's shares are currently registered for trading on the Unlisted Public Companies Trading Center (UpCOM) under the trading code BMJ.

The number of employees of the Company as at 31 December 2024 was 85 (as at 31 December 2023 was 89).

The Company's head office is located at 112/125 Tan Thinh Hamlet, An Binh Commune, Phu Giao District, Binh Duong Province, and it has one representative office at 45 Ham Long Street, Hang Bai Ward, Hoan Kiem District, Hanoi.

Operating and principal activities

- Minerals Mining (excluding sand mining);
- Production of construction materials; freight transportation services;
- Buying and selling construction materials and minerals;
- Investment in and development of infrastructure for industrial parks, residential areas, and urban areas;
- Real estate business;
- Leasing of residential houses, apartments, factories, and offices;
- Other minerals mining support services.

Normal business cycle

The Company's normal cycle are carried out for a time period of 12 months or less.

Company Structure

As at 31 December 2024, the Company had an associate company, Pho Da Son Investment and Construction Joint Stock Company, which is principally engaged in real estate business and incorporated in Binh Duong province. The Company holds a 28% equity interest in this entity.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

The Company's fiscal year begins on 1 January and ends on 31 December.

Accounting currency: Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The financial statements are presented in Vietnamese Dong (VND) and prepared in accordance with the accounting principles stipulated in the Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 by the Ministry of Finance, Vietnamese Accounting Standards, and relevant legal regulations governing the preparation and presentation of financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the main accounting policies applied by the Company in the preparation of financial statements:

4.1. Basis of preparation of financial statements

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

4.2. Estimates

The preparation of financial statements complies with the Vietnamese Accounting Standards, the current Accounting Regime for enterprises, and relevant legal regulations regarding the preparation and presentation of financial statements. This requires the General Director to make estimates and assumptions affecting the reported figures for liabilities, assets, and the presentation of liabilities and contingent assets as of the financial statement date, as well as the reported figures for revenue and expenses throughout the fiscal year. Actual results may differ from the estimates and assumptions made.

4.3. Cash and cash equivalent

The Company applies the treatment of exchange rate differences according to the guidance of Vietnamese Accounting Standard No. 10 - "Effects of Changes in Exchange Rates" and the current Accounting Regime for enterprises.

During the period, economic transactions conducted in foreign currencies are converted to VND at the actual transaction exchange rate on the date of occurrence or at the accounting book rate. Any resulting exchange rate differences are reflected in financial revenue (if a gain) and financial expenses (if a loss). The balances of monetary items in foreign currency are revalued at the actual transaction exchange rate at the end of the accounting period, and any revaluation exchange rate differences are reflected in exchange rate differences. The balances are then transferred to financial revenue (if a gain) or financial expenses (if a loss) at the end of the accounting period.

4.4. Investment held to maturity

The Company reflects investments that it intends and has the ability to hold until maturity, with remaining terms of no more than 12 months (short-term) and over 12 months (long-term) from the reporting date (excluding trading securities), including time deposits (including promissory notes and certificates of deposit) for the purpose of earning periodic interest.

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and transaction costs such as brokerage fees, transaction fees, consulting fees, taxes, levies, and bank charges. After initial recognition, these investments are recognized at their recoverable value.

Interest income from deposits arising after the purchase of held-to-maturity investments, as well as income from liquidation or sale of held-to-maturity investments, is recognized in financial income. Any interest accrued prior to the Company's ownership is deducted from the initial cost at the time of purchase.

The Company classifies held-to-maturity investments as either long-term or short-term based on the remaining term from the reporting date.

When there is clear evidence that part or all of the investment may not be recoverable, and the loss is reliably determined, the loss is recognized as a financial expense for the year and directly deducted from the investment value. Provisions for held-to-maturity investments that are similar to receivables considered difficult to collect are made in the same way as provisions for doubtful debts according to Note 4.7.

4.5. Loans

This section reflects loans based on contracts or loan agreements between two parties, with a remaining repayment term of no more than 12 months (short-term) and over 12 months (long-term) as of the financial reporting date. Loans are recorded in the accounting books at their original cost. Interest from loans is recognized as finance income when it accrues.

The Company classifies loans as long-term or short-term based on their remaining term from the reporting date and re-evaluates foreign currency monetary items (if any).

Provisions for loans with a nature similar to doubtful receivables are made in accordance with Note 4.7 on doubtful receivables.

4.6. Equity investments in Other Entities**Investment in Associates**

This represents investments in entities in which the Company directly or indirectly holds from 20% to less than 50% of the voting rights, without any other agreements in place.

An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not to control those policies.

Equity Investments in Other Entities

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

Capital investments in other entities are initially recognized at cost, which includes the purchase price or contribution amount plus any directly related investment costs (if any), such as brokerage fees, transaction fees, consulting fees, auditing fees, taxes, and bank charges. In cases of investment using non-monetary assets, the investment amount is recognized at the fair value of the non-monetary asset at the time of occurrence.

Dividends and profits from periods before the investment is purchased are accounted for as a reduction in the value of the investment. Dividends and profits from periods after the investment is purchased are recognized as finance income at fair value on the date the right to receive them arises. For dividends received in shares, the Company only tracks the increase in the number of shares in the financial statement notes and does not recognize an increase in the investment's value or finance income.

Provisions for losses on other equity investments represent the amount by which the cost exceeds the market value of the investment or the Company's share according to the investee's accounting records, established in accordance with the applicable Enterprise Accounting Standards.

4.7. Receivables and provision for doubtful debt

Receivables are monitored in detail of the original terms, remaining terms at the reporting date, the receivable objects, original currencies and other factors for the Company's managerial purpose. The classification of receivables is trade receivables; other receivables shall comply with the principles:

- Receivables from customers include commercial receivables arising from buying and selling transactions, such as amounts due from sales, export consignments to other entities;
- Other receivables include non-commercial receivables unrelated to buying and selling transactions, such as: interest receivables from loans or deposits; amounts paid on behalf of others; receivables from export agents for amounts collected on behalf of the consignor; receivables for fines and compensation; advances; pledged, deposited, or collateralized amounts; and loans of assets...

Receivables are recognized at an amount not exceeding their recoverable value. An allowance for doubtful accounts is established for receivables that are overdue for more than six months or for receivables from debtors who are unlikely to pay due to liquidation, bankruptcy, or other similar difficulties, in accordance with the current corporate accounting regime.

4.8. Inventories**Ordinary inventories**

Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their present location and condition. The cost of inventories is determined using the weighted average method. The net realizable value is estimated as the estimated selling price less estimated costs to complete and the estimated costs necessary to sell the inventories.

Inventories are accounted for using the perpetual inventory method.

Real estate inventories

Real estate that is purchased or developed for sale or long-term lease, which meets the conditions for recognizing revenue during the Company's normal business activities, and not for leasing or holding for appreciation, is recorded as inventory at the lower of cost to bring each product to its current position and condition, and net realizable value.

The cost of real estate inventories includes land use fees, land rental fees and other taxes, construction costs paid to contractors, and other related expenses, such as interest expenses, design consulting fees, site clearance and compensation costs, general construction management expenses, and other related costs.

Net realizable value is the estimated selling price of the inventory in the ordinary course of business, based on market value at the reporting date, minus the estimated costs of completion and estimated selling expenses.

Provision for devaluation of inventories

Provision for devaluation of inventories is the difference when the cost of inventories exceeds their net realizable value at the end of the accounting period, which is recognized in accordance with the current regulations of the enterprise accounting regime.

4.9. Tangible Fixed assets and Depreciation

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

The cost of tangible fixed assets arising from purchases and construction for transfer includes the purchase price and all other directly related costs necessary to bring the asset to a condition and location for use. The cost of tangible fixed assets built or self-constructed includes construction costs, actual production costs incurred, as well as installation and testing costs.

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

- Replacing parts of the tangible fixed asset that extend its useful life or increase its operational capacity; or
- Improving parts of the tangible fixed asset that significantly enhance the quality of the products produced; or
- Implementing a new production technology that reduces the operating costs of the asset compared to before.

Costs incurred for repairs and maintenance aimed at restoring or maintaining the asset's ability to generate economic benefits according to its original standard operating condition, which do not meet any of the above conditions, are recognized as production and business expenses in the period incurred.

Depreciation of fixed assets is calculated using the straight-line method based on the estimated useful life of the asset, in accordance with the depreciation framework stipulated in Circular No. 45/2013/TT-BTC dated 25 April 2013, by the Ministry of Finance. The specific depreciation periods for various types of fixed assets are as follows:

<u>Types of assets</u>	<u>Years</u>
Buildings and structures	05 - 11
Machinery and equipment	05 - 12
Transportation and transmission vehicles	06 - 10
Office equipment	03 - 05

Gains or losses arising from the disposal or sale of assets are determined as the difference between the proceeds from disposal and the remaining carrying amount of the assets and are recognized in the Statement of Profit or Loss.

4.10. Intangible Fixed assets and Amorization

Intangible fixed assets are presented at their original cost less accumulated depreciation. The original cost of intangible fixed assets is determined at their purchase price. The Company's intangible fixed assets consist of computer software, which is amortized using the straight-line method over a period of 8 years.

4.11. Finance Lease Assets

Leasing an asset is classified as a finance lease when the majority of the rights and risks of ownership of the asset are transferred to the lessee. Ownership of the asset may be transferred at the end of the lease term.

The Company recognizes the leased asset at its fair value at the lease inception date or at the present value of the minimum lease payments (if this value is lower than the fair value), plus any direct costs incurred initially related to the finance lease. The corresponding lease liability is recognized on the balance sheet as a finance lease liability. Lease payments are divided into financial expenses and principal repayment to ensure a fixed periodic interest rate on the outstanding liability balance. The financial lease expenses are recognized in the profit and loss statement, unless these costs directly result in the leased asset being created, in which case they are capitalized in accordance with the Company's accounting policy on borrowing costs.

Finance leased assets are depreciated using the straight-line method based on the estimated useful life in accordance with the regulations of Circular No. 45/2013/TT-BTC by the Ministry of Finance, which guides the management, use, and depreciation of fixed assets.

The Company's finance leased asset is two stone crushing lines with a capacity of 400 tons per hour, with a depreciation period of 12 years.

4.12. Investment Property

The Company's investment property consists of three houses located at the UNI-TOWN Commercial District in the Binh Duong Industrial-Service-Urban Complex. These properties are owned by the Company and are held for the purpose of earning profits from potential future price appreciation.

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

Costs related to investment properties incurred after initial recognition are expensed, unless such costs are certain to increase the future economic benefits beyond the originally assessed level, in which case they are added to the cost of the property.

Investment properties held for appreciation are not depreciated. If there is concrete evidence that the investment property has decreased in value compared to the market value and the decline can be reliably measured, the carrying amount of the investment property is reduced, and the loss is recognized in the cost of goods sold.

4.13. Prepayments

Prepaid expenses include actual costs incurred that relate to the operating results of multiple accounting periods. These expenses comprise mineral exploitation rights fees, the value of tools and equipment put into use, and other costs expected to provide future economic benefits to the Company. Specifically:

- Mineral exploitation rights fees: These fees are determined based on the amount paid as per Decision No. 1782/QĐ-UBND dated June 21, 2019, issued by the People's Committee of Binh Duong Province, approving the mineral exploitation rights fees for the Rach Rat construction stone mine in An Binh Commune, Phu Giao District, Binh Duong Province. The fees are amortized over the extraction period specified in the mining license.

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

- Value of tools and equipment put into use: The Company amortizes these assets using the straight-line method over a maximum period of one year for short-term prepaid expenses and a maximum of three years for long-term prepaid expenses.

4.14. Payables

Payables are tracked in detail according to the original terms, remaining term at the reporting date, payee, currency type, and other management needs of the company. Payables are classified into trade payables and other payables as follows:

- Accounts payable to suppliers include amounts payable arising from trade transactions related to buying and selling activities, including amounts payable for imports through agents.
- Other payables include amounts that are non-commercial and not related to the purchase, sale, or provision of goods and services. This category encompasses payables for interest on loans, amounts payable due to third parties covering expenses, borrowed assets, payables for fines and compensation, discovered surplus assets with unclear origins, and obligations for social insurance, health insurance, unemployment insurance, and trade union funds, amounts received as deposits or collateral

Liabilities are recognized at no less than the amounts due for payment. When there is evidence indicating the likelihood of a loss, the Company immediately recognizes a liability following the principle of prudence.

4.15. Loans and finance lease liabilities

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

These borrowings and liabilities are tracked in detail by the lender, debtor, loan agreement, type of asset borrowed or leased, and the repayment terms of the borrowings and finance lease liabilities. Borrowings and finance lease liabilities with a repayment term exceeding 12 months from the reporting date are classified as "Long-term borrowings and finance lease liabilities." Borrowings and liabilities due for repayment within the next 12 months from the reporting date are classified as "Short-term borrowings and finance lease liabilities."

4.16. Borrowing cost

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

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

For general loans used for investment or construction purposes, the amount of borrowing costs capitalized is determined based on the capitalization rate applied to the weighted average accumulated costs incurred for the investment or construction of the asset.

The capitalization rate is calculated based on the weighted average interest rate of loans outstanding during the period, excluding specific loans for forming a particular asset.

4.17. Accrued Expenses

Accrued expenses are recognized based on reasonable estimates of the amounts payable for goods or services that have been used during the year, but for which invoices have not been received or adequate supporting documents are unavailable. This includes interest expenses and other similar costs.

4.18. Revenue recognition

Revenue is recognized when the results of the transaction can be reliably determined, and the Company is likely to receive economic benefits from the transaction.

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

- The company has transferred the majority of risks and benefits associated with ownership of the products or goods to the buyer;
- The company no longer retains control over the goods as the owner or has control over the goods;
- Revenue can be reliably measured. When a contract allows the buyer to return purchased products under specific conditions, the company can only recognize revenue when those specific conditions no longer exist and the buyer does not have the right to return the products (except when the customer has the right to exchange goods for other goods or services);
- The company has or will receive economic benefits from the sales transaction;
- Related costs of the sales transaction can be determined.

Service Revenue is recognized when the following conditions are met:

- The revenue amount can be measured reliably. If the contract allows the buyer to return the purchased service under specific conditions, revenue can only be recognized when such conditions no longer exist and the buyer no longer has the right to return the service provided;
- The company has received or will receive the economic benefits from the service transaction;
- The portion of the service completed at the reporting date can be determined;
- Costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Construction Contract Revenue

Construction contracts specify that the contractor is paid based on the value of work completed. When the outcome of the construction contract can be reliably measured and is approved by the customer, revenue and expenses related to the contract are recognized in proportion to the completed work confirmed by the customer during the year.

Real estate Revenue is recognized when the following conditions are met:

- The real estate is fully completed and handed over to the buyer, and the company has transferred the risks and benefits associated with ownership to the buyer;
- The company no longer retains managerial involvement or control over the real estate;
- The revenue amount can be measured reliably;
- The company has received or will receive the economic benefits from the real estate transaction;
- Costs related to the real estate transaction can be reliably determined.

Financial income includes interest income from deposits and loans, dividends, profits distributed, payment discounts, and other financial income.

Other income reflects amounts arising from events or transactions that are distinct from the company's normal business activities, outside the aforementioned revenue categories.

4.19. Taxes

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

Current income tax expense reflects the corporate income tax payable incurred during the year and the additional tax payable due to the discovery of immaterial errors from prior years. Current income tax income reflects reductions in corporate income tax payable due to the discovery of immaterial errors from prior years.

Deferred income tax expense reflects the difference when the reversal of deferred income tax assets during the year exceeds the recognition of deferred income tax assets or when deferred income tax liabilities recognized during the year exceed their reversal. Deferred income tax income reflects the

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

difference when deferred income tax assets recognized during the year exceed their reversal or when the reversal of deferred income tax liabilities exceeds the amount recognized during the year.

Deferred income tax is calculated based on the temporary differences between the carrying amounts and the taxable bases of assets or liabilities presented in the financial statements, as well as unused tax losses and tax incentives. Deferred income tax liabilities must be recognized for all temporary differences. Deferred income tax assets are recognized only when it is probable that sufficient taxable profit will be available in the future to offset these temporary differences.

Deferred income tax is determined using the tax rates expected to apply in the year when the assets are recovered or liabilities are settled. Deferred income tax is recognized in the statement of income, except where it relates to items recognized directly in equity. In such cases, the deferred income tax is also recognized directly in equity.

Deferred income tax assets and deferred income tax liabilities are offset when the Company has a legal right to offset current income tax assets against current income tax liabilities, and when the deferred income tax assets and liabilities relate to corporate income tax managed by the same tax authority and the Company intends to settle on a net basis.

Taxable income may differ from the total accounting profit before tax presented in the statement of income because taxable income excludes taxable revenues or deductible expenses from other years (including carryforward losses, if any) and excludes non-taxable revenues or non-deductible expenses.

The determination of the Company's income tax is based on prevailing tax regulations. However, these regulations are subject to change over time, and the determination of corporate income tax liabilities depends on the results of examinations conducted by competent tax authorities.

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

4.20. Financial instruments

Initial Recognition

Financial Assets

According to Circular No. 210/2009/TT-BTC dated November 6, 2009, issued by the Ministry of Finance, financial assets are classified appropriately for disclosure purposes in financial statements. These classifications include financial assets measured at fair value through the statement of income, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The Company determines the classification of these financial assets at the time of initial recognition.

At initial recognition, financial assets are recorded at cost plus directly attributable transaction costs. The Company's financial assets include cash and cash equivalents, held-to-maturity investments, trade receivables, loan receivables, and other receivables.

Financial Liabilities

According to Circular No. 210/2009/TT-BTC, financial liabilities are classified appropriately for disclosure in financial statements as financial liabilities measured at fair value through the statement of income or financial liabilities measured at amortized cost. The Company determines the classification of these financial liabilities at the time of initial recognition.

At initial recognition, financial liabilities are recorded at cost plus directly attributable transaction costs. The Company's financial liabilities include trade payables, accrued expenses, other payables, borrowings, and finance lease liabilities.

Subsequent Measurement

Subsequent to initial recognition, the value of financial instruments is reflected at fair value. In cases where no guidance exists for determining the fair value of financial instruments, they are presented at their carrying value.

Offsetting Financial Instruments

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

The Company has not provided disclosures related to financial instruments as of the end of the accounting period because Circular No. 210 and current regulations do not provide specific guidance on determining the fair value of financial assets and liabilities.

4.21. Related parties

Related parties are individuals or entities that are considered to have the ability to control or exert significant influence over the Company's financial and operational decision-making, or who share key management personnel or are subject to common control by another entity.

Individuals with the power to directly or indirectly influence the Company's decisions through voting rights, including close family members (parents, spouses, children, siblings).

Key management personnel who have the authority and responsibility for planning, managing, and controlling the Company's operations: Leaders, managers, and close family members of these individuals.

Entities controlled or influenced by individuals identified above through direct or indirect significant voting rights, or through shared key management personnel. These include businesses owned by leaders or major shareholders of the Company, and entities that share key management personnel with the Company.

5. CASH AND CASH EQUIVALENTS

	<u>31/12/2024</u>	<u>01/01/2024</u>
	VND	VND
Cash on hand	385,416,519	2,707,361,761
Cash in bank	5,310,147,025	43,689,927,763
Cash equivalents (*)	30,000,000,000	-
Total	<u>35,695,563,544</u>	<u>46,397,289,524</u>

(*) Cash equivalents are deposits with a maturity of less than one month at Military Commercial Joint Stock Bank - Hoan Kiem Branch.

6. SHORT-TERM TRADE RECEIVABLES

	<u>31/12/2024</u>	<u>01/01/2024</u>
	VND	VND
Related parties		
ACC Binh Duong Investment and Construction Joint Stock Company	-	7,884,617,848
Receivables from other customers		
Investment and Industrial Development Corporation	20,243,817,699	59,645,904,909
Dai Phong Joint Stock Company	1,379,885,007	4,016,576,257
Nguyen Cat Investment - Construction Company Limited	2,832,070,127	2,472,321,536
Others	7,333,621,929	6,630,291,579
Total	<u>31,789,394,762</u>	<u>80,649,712,129</u>

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

7. SHORT-TERM ADVANCES TO SUPPLIERS

	31/12/2024	01/01/2024
	VND	VND
Related parties		
ACC Binh Duong Investment and Construction Joint Stock Company	61,236,180,860	-
Advances to other suppliers		
Nguyen Viet Business Real Estate and Construction joint	-	9,978,660,000
Hoang Long Tin Company Limited	-	2,794,176,000
Others	7,256,004	248,409,015
Total	61,243,436,864	13,021,245,015

8. LOAN RECEIVABLES

The loan receivables balance as at 31 December 2024, represents personal loans under loan agreements with a three-month term, which are automatically renewable but do not exceed 12 months from the loan disbursement date. These loans are used to support the borrower's business activities, bear an annual interest rate of 7%, and are secured by legally recognized third-party assets. These loan agreements with external partners are intended to optimize the Company's working capital efficiency. As of the date of issuance of this report, the Company has fully recovered the principal and interest under these loan agreements.

9. OTHER RECEIVABLES

	31/12/2024		01/01/2024	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Short-term	48,457,522,244	-	53,249,664,653	-
- Employee Advance	38,500,000	-	5,422,199,880	-
- Binh Duong Investment and Trade Joint Stock Company (*)	45,000,000,000	-	45,000,000,000	-
- VAT corresponding to the principal of finance lease liabilities	2,747,351,856	-	1,607,500,001	-
- Other receivables	671,670,388	-	1,219,964,772	-
Long-term	6,340,755,945	-	4,809,117,906	-
- Environmental rehabilitation deposit	3,877,046,945	-	3,651,717,906	-
- Deposit	2,463,709,000	-	1,157,400,000	-
Total	54,798,278,189	-	58,058,782,559	-

(*) Other receivables include amounts transferred based on agreements between the Company and Binh Duong Investment and Trade Joint Stock Company to secure obligations for the implementation and signing of investment cooperation contracts and the transfer of the bilingual school project at land area DV-DT/GD in Thoi Hoa Ward, Ben Cat City, Binh Duong Province. Due to the general economic difficulties in 2024, the Company and its partner will determine the appropriate time to implement the project to ensure the best results for the Company.

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

10. INVENTORIES

	31/12/2024		01/01/2024	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	264,608,883	-	485,421,407	-
Tools and supplies	569,656,145	-	963,040,028	-
Work in process (1)	68,407,479,649	-	80,343,969,714	-
Finished goods	1,710,041,750	-	6,541,829,318	-
Merchandises	71,558,267,876	-	67,467,475,885	-
- Real Estate Inventories (2)	61,142,000,000	-	61,142,000,000	-
- Others	10,416,267,876	-	6,325,475,885	-
Total	142,510,054,303	-	155,801,736,352	-

(1) The details of work in process as follows:

	31/12/2024	01/01/2024
	VND	VND
Cost of unfinished stone production	534,569,649	249,296,294
Tan Dinh Real Estate Project (*)	67,364,500,000	67,364,500,000
Other projects	508,410,000	12,730,173,420
Total	68,407,479,649	80,343,969,714

(*) It represents the value of land use rights for certain plots of land acquired by the Company since 2021 in Tan Dinh Ward, Ben Cat City, Binh Duong Province, intended for real estate development projects.

(2) Real estate inventories includes plots of land in Thoi Hoa Ward, Ben Cat City, Binh Duong Province. The land use rights for these plots are mortgaged for bank loans at Joint Stock Commercial Bank for Investment and Development - Tay Ho Branch.

11. PREPAYMENTS

	31/12/2024	01/01/2024
	VND	VND
Short-term	1,470,442,389	108,907,390
Cost of repairing Machinery and Equipments	365,856,417	94,653,333
Insurance costs	1,083,289,675	14,254,057
Others	21,296,297	-
Long-term	31,035,154,492	23,968,558,756
Tools and supplies	314,948,428	625,847,823
Mineral exploitation license fee	25,372,472,932	17,776,302,255
Others	5,347,733,132	5,566,408,678
Total	32,505,596,881	24,077,466,146

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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12. PROVISION FOR BAD RECEIVABLE DEBTS

	31/12/2024			01/01/2024		
	Overdue time	Historical cost	Recoverable amount	Historical cost	Recoverable amount	Provision
	Year	VND	VND	VND	VND	VND
Trade accounts receivable						
BHCC Joint Stock Company	> 3 year	230,153,496	-	230,153,496	-	(230,153,496)
Anh Tuan Bridge Road and Construction Co., Ltd	> 3 year	380,186,540	-	380,186,540	-	(380,186,540)
Dai Khoa Construction One Member Co., Ltd	> 3 year	10,701,946	-	10,701,946	-	(10,701,946)
Total		621,041,982	- (621,041,982)	621,041,982	- (621,041,982)	

13. INVESTMENT IN OTHER ENTITIES

	31/12/2024			01/01/2024		
	Ownership Rate	Voting Rate	Historical cost	Historical cost	Voting Rate	Provision
			VND	VND		VND
Investments in associates						
Pho Đa Son Investment and Construction Joint Stock Company (1)	28.00%	28.00%	224,000,000,000	-	-	-
Other long-term investments						
Binh Duong Investment and Trade Joint Stock Company (2)	18.20%	18.20%	697,500,000,000	-	18.20%	697,500,000,000
Total			921,500,000,000	-		697,500,000,000

(1) Pho Đa Son Investment and Construction Joint Stock Company is located at Lot No. 62, Lot K32, Map Sheet No. 1-KTĐC My Phuoc III, Ap 2, Thoi Hoa Ward, Ben Cat City, Binh Duong Province. The company is primarily engaged in real estate investment and business, with a charter capital of VND 800 billion as at 31 December 2024. The Company has invested in this entity to collaborate on the development of real estate projects in Binh Duong Province.

(2) Binh Duong Investment and Trade Joint Stock Company operates in the real estate business sector. According to its audited financial statements for 2024, the company recorded a profit. Based on this, the General Director has assessed and believes that no impairment loss is expected to arise from this investment.

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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14. TANGIBLE FIXED ASSETS

	Buildings and Structures	Machinery and Equipments	Transportation Vehicles	Management device	Total
	VND	VND	VND	VND	VND
COST					
As at 01/01/2024	4,915,241,668	107,767,375,032	13,327,670,754	238,015,000	126,248,302,454
Purchasing	-	72,734,292,598	1,064,900,000	-	73,799,192,598
Liquidation, disposal	-	(35,933,131,358)	-	-	(35,933,131,358)
As at 31/12/2024	4,915,241,668	144,568,536,272	14,392,570,754	238,015,000	164,114,363,694
ACCUMULATED DEPRECIATION					
As at 01/01/2024	4,843,037,894	38,935,026,148	7,835,732,187	192,322,502	51,806,118,731
Depreciation	72,203,774	9,404,703,751	1,020,591,589	18,650,004	10,516,149,118
Liquidation, disposal	-	(176,917,608)	-	-	(176,917,608)
As at 31/12/2024	4,915,241,668	48,162,812,291	8,856,323,776	210,972,506	62,145,350,241
NET BOOK VALUE					
As at 01/01/2024	72,203,774	68,832,348,884	5,491,938,567	45,692,498	74,442,183,723
As at 31/12/2024	-	96,405,723,981	5,536,246,978	27,042,494	101,969,013,453
Cost of tangible fixed assets fully depreciated but still in use	4,834,941,913	8,046,112,512	4,078,013,428	182,065,000	17,141,132,853
Cost of tangible fixed assets fully depreciated not in use	80,299,755	15,128,041,394	1,547,990,824	-	16,756,331,973
Residual value of tangible fixed assets mortgaged for bank loans	-	48,006,648,650	-	-	48,006,648,650

15. FINANCIAL LEASEHOLD ASSETS

	Machinery and Equipments	Total
	VND	VND
COST		
As at 01/01/2024	32,995,501,214	32,995,501,214
- Purchasing	34,558,440,000	34,558,440,000
As at 31/12/2024	67,553,941,214	67,553,941,214
ACCUMULATED DEPRECIATION		
As at 01/01/2024	779,060,445	779,060,445
- Depreciation	4,349,552,880	4,349,552,880
As at 31/12/2024	5,128,613,325	5,128,613,325
NET BOOK VALUE		
As at 01/01/2024	32,216,440,769	32,216,440,769
As at 31/12/2024	62,425,327,889	62,425,327,889

16. INTANGIBLE FIXED ASSETS

	Computer softwares	Total
	VND	VND
COST		
As at 01/01/2024	185,000,000	185,000,000
As at 31/12/2024	185,000,000	185,000,000
ACCUMULATED AMORTISATION		
As at 01/01/2024	185,000,000	185,000,000
As at 31/12/2024	185,000,000	185,000,000
NET BOOK VALUE		
As at 01/01/2024	-	-
As at 31/12/2024	-	-

17. INVESTMENT PROPERTIES

	01/01/2024	Increase during the year	Decrease during the year	31/12/2024
	VND	VND	VND	VND
Cost	8,583,892,372	84,528,597	-	8,668,420,969
- Buildings	8,583,892,372	84,528,597	-	8,668,420,969
Impairment loss	-	-	-	-
Net book value	8,583,892,372	84,528,597	-	8,668,420,969
- Buildings	8,583,892,372	84,528,597	-	8,668,420,969

EASTERNS AHP MINERALS JOINT STOCK COMPANY

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18. SHORT-TERM TRADE ACCOUNTS PAYABLE

	31/12/2024		01/01/2024	
	Value	Repayment capability amount	Value	Repayment capability amount
	VND	VND	VND	VND
Stakeholders				
ACC Binh Duong Investment and Construction Joint Stock Company	811,248,480	811,248,480	91,159,132,684	91,159,132,684
An Binh Granite Joint Stock Company	811,248,480	811,248,480	90,134,775,072	90,134,775,072
Trade payables				
C BHI Construction Joint Stock Company	40,989,018,189	40,989,018,189	42,255,750,687	42,255,750,687
ACG Vietnam Investment Joint Stock Company	3,835,851,152	3,835,851,152	8,340,353,515	8,340,353,515
Nguyen Viet Business Real Estate and Construction Joint Stock Company	3,009,298,851	3,009,298,851	6,704,737,994	6,704,737,994
Thanh Binh Infrastructure Construction Joint Stock Company	9,383,319,200	9,383,319,200	-	-
Others	5,215,960,815	5,215,960,815	677,482,474	677,482,474
	19,544,588,171	19,544,588,171	26,533,176,704	26,533,176,704
Total	41,800,266,669	41,800,266,669	133,414,883,371	133,414,883,371

19. SHORT-TERM ADVANCE FROM CUSTOMERS

	31/12/2024	01/01/2024
	VND	VND
Related parties		
ACC Binh Duong Investment and Construction Joint Stock Company	1,433,806,904	-
An Binh Granite Joint Stock Company	5,840,192,234	1,263,629,944
Advance from other customers		
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	16,744,030,919	17,795,234,322
Others	1,077,766,470	581,910,136
Total	25,095,796,527	19,640,774,402

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

20. TAXES AND OTHER PAYABLES TO THE STATE

	01/01/2024	Payable amount	Paid amount	31/12/2024
	VND	VND	VND	VND
Value added tax	1,589,726,634	8,284,940,422	7,438,809,600	2,435,857,456
Corporate income tax	3,021,138,192	12,206,140,767	12,304,009,171	2,923,269,788
Personal income tax	11,999,119	173,547,256	145,703,135	39,843,240
Resource Tax	2,599,358,584	9,382,554,994	9,625,687,526	2,356,226,052
Property Tax, Land Lease Fees	-	2,094,873,787	2,094,873,787	-
Environmental Protection Fee	210,269,562	5,425,657,737	2,868,908,452	2,767,018,847
Fees, charge and others	-	13,189,918,372	13,189,918,372	-
Total	7,432,492,091	50,757,633,335	47,667,910,043	10,522,215,383

21. LOANS AND FINANCE LEASE LIABILITIES

	31/12/2024	01/01/2024
	VND	VND
Short		
Short-term loans (21.1)	312,022,183,965	163,796,382,011
Long-term loans due (21.1)	293,186,683,961	150,323,382,011
Long-term financial lease liabilities due (21.2)	6,998,500,000	7,686,000,000
Long		
Long-term loans (21.1)	33,286,249,994	30,946,750,000
Long-term financial lease liabilities (21.2)	8,034,000,000	15,032,500,000
Total	345,308,433,959	194,743,132,011

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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21.1 Loans

	01/01/2024		During the year		31/12/2024
	Value	Repayment capability amount	Increase	Decrease	Value
	VND	VND	VND	VND	VND
Shor-term loans					
Joint Stock Commercial Bank for Investment and Development of Vietnam (1)	158,009,382,011	158,009,382,011	544,861,017,590	402,685,215,640	300,185,183,961
	77,960,008,582	77,960,008,582	239,783,917,353	180,171,408,496	137,572,517,439
Vietnam Joint Stock Commercial Bank for Industry and Trade (2)	41,308,525,192	41,308,525,192	39,712,608,467	57,737,924,578	23,283,209,081
Joint Stock Commercial Bank for Foreign Trade of Vietnam (3)	31,054,848,237	31,054,848,237	80,416,847,765	72,425,251,957	39,046,444,045
Indovina Bank Limited (4)	-	-	177,949,144,005	84,664,630,609	93,284,513,396
Long-term loans due					
Vietnam Joint Stock Commercial Bank for Industry and Trade (5)	7,686,000,000	7,686,000,000	6,998,500,000	7,686,000,000	6,998,500,000
Long-term loan					
Vietnam Joint Stock Commercial Bank for Industry and Trade (5)	15,032,500,000	15,032,500,000	-	6,998,500,000	8,034,000,000
	15,032,500,000	15,032,500,000	-	6,998,500,000	8,034,000,000
Cộng	173,041,882,011	173,041,882,011	544,861,017,590	409,683,715,640	308,219,183,961

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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Detailed information on short-term loans

Bank	Contract Number	Credit Limit (billion VND)	Purpose	Loan Term	Collateral Assets
(1) Joint Stock Commercial Bank for Investment and Development - Tay Ho Branch	01/2024/2615346/HĐTD dated 04/03/2024	150	Supplement working capital for production and business activities	Loan term according to specific contract	Collateral assets are land use rights of land plots in Thoi Hoa Ward, Ben Cat Town, Binh Duong Province, acquired from individuals
(2) Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch	3017417301/2023-HĐCVHM/NHCT680-AHP dated 18/01/2024	40	Supplement working capital for production and business activities	Loan term according to promissory note, not exceeding 9 months	Mortgage contract of land use rights No. 01.3017417301/2021/HĐBBĐ/NHCT680-AHP dated 22/12/2021; Mortgage contract of real estate No. 01.3017417301/2021/HĐBBĐ/NHCT680-AHP dated 29/06/2021; Mortgage contract of real estate No. 01.3017417301/2021/HĐBBĐ/NHCT680-AHP dated 03/07/2021
(3) Vietnam Joint Stock Commercial Bank for Foreign Trade - Hoan Kiem Branch	HKI-HĐTD/23115 dated 15/09/2023	50	Financing short-term, legal, and reasonable credit needs for production and business activities	Loan term according to promissory note, not exceeding 9 months	Collateral assets are land use rights of land plots in Thoi Hoa Ward, Ben Cat Town, Binh Duong Province, owned by third party
(4) INDOVINA Limited Liability Bank - Phu My Hung Branch	096/0424/CLr/6392576 dated 26/4/2024	100	Supplement working capital for production and business activities	Loan term according to promissory note, not exceeding 9 months	Collateral assets are land use rights of land plots in Thoi Hoa Ward, Ben Cat Town, Binh Duong Province, owned by third party

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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Detailed information on long-term loan

Bank	Contract Number	Credit Limit (billion VND)	Purpose	Loan Term	Collateral Assets
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch	01.3017417301/2021-HĐCVCT/NHCT680-AHP dated 30/06/2021	3.454	Purchase of machinery and equipment	48 months	Mortgage contract No. 02.3017417301/2021-HĐBĐ/NHCT680-AHP dated 29/06/2021
	02.3017417301/2021-HĐCVCT/NHCT680-AHP dated 17/08/2021	2.035	Purchase of machinery and equipment	48 months	Mortgage contract No. 02.3017417301/2021-HĐBĐ/NHCT680-AHP dated 30/07/2021
	03.3017417301/2021-HĐCVCT/NHCT680-AHP dated 31/12/2021	1.454	Purchase of machinery and equipment	48 months	Mortgage contract No. 03.3017417301/2021-HĐBĐ/NHCT680-AHP dated 31/12/2021
	04.3017417301/2022-HĐCVCT/NHCT680-AHP dated 28/12/2022	16.450	Purchase of machinery and equipment	48 months	Mortgage contract for assets No. 02.3017417301/2022/NTCT680-AHP MMTB dated 28/12/2022
	01.3017417301/2023-HĐCVDADT/NHCT680-AHP dated 27/02/2023	26.500	Purchase of machinery and equipment	60 months	Mortgage contract No. 01.3017417301/2023-HĐBĐ/NHCT680-AHP MMTB dated 27/02/2023

Repayment schedule of long-term loan

	31/12/2024	01/01/2024
	VND	VND
Less than 1 year	6,998,500,000	5,787,000,000
More than 1 year to 5 years	8,034,000,000	15,914,250,000
Total	15,032,500,000	21,701,250,000

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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21.2 Finance lease liabilities

	01/01/2024		During the year		31/12/2024	
	Value	Repayment capability amount	Increase	Decrease	Value	Repayment capability amount
	VND	VND	VND	VND	VND	VND
Short-term						
Finance Leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch	5,787,000,000	5,787,000,000	14,862,000,006	8,812,000,002	11,837,000,004	11,837,000,004
	5,787,000,000	5,787,000,000	14,862,000,006	8,812,000,002	11,837,000,004	11,837,000,004
Long-term						
Finance Leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch	15,914,250,000	15,914,250,000	24,200,000,000	14,862,000,006	25,252,249,994	25,252,249,994
	15,914,250,000	15,914,250,000	24,200,000,000	14,862,000,006	25,252,249,994	25,252,249,994
Total	<u>21,701,250,000</u>	<u>21,701,250,000</u>	<u>39,062,000,006</u>	<u>23,674,000,008</u>	<u>37,089,249,998</u>	<u>37,089,249,998</u>

Detailed information on Finance lease liabilities

Unit	Contract number	Balance as at 31/12/2024	Rate	Purpose	Term
Finance Leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch	102/2023/CN.MN-CTTC dated 19/09/2023	15,914,250,000	9.50%	Leasing a stone crushing line with a capacity of 400 tons per hour	48 months
	30/2024/CN.MN-CTTC dated 04/06/2024	21,174,999,998	9.50%	Leasing a stone crushing line with a capacity of 400 tons per hour	48 months
		<u>37,089,249,998</u>			
Repayment schedule of Finance lease liabilities					
Less than 1 year		VND			
More than 1 year to 5 years		11,837,000,004			
		25,252,249,994			
Total		<u>37,089,249,998</u>			

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

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22. OWNER'S EQUITY

Table of Changes in Equity

	Owner's equity	Share premium	Investment and development fund	Undistributed earnings	Total
	VND	VND	VND	VND	VND
As at 01/01/2023	1,049,999,780,000	(1,370,600,000)	12,926,344,094	54,372,189,479	1,115,927,713,573
Profit for the year	-	-	-	52,667,707,418	52,667,707,418
Distribution for Bonus and Welfare Fund	-	-	-	(260,608,163)	(260,608,163)
Distribution for Remuneration of the Board of Directors and Supervisory Board	-	-	-	(130,304,081)	(130,304,081)
As at 01/01/2024	1,049,999,780,000	(1,370,600,000)	12,926,344,094	106,648,984,653	1,168,204,508,747
Profit for the year	-	-	-	48,543,083,451	48,543,083,451
Distribution for Bonus and Welfare Fund (*)	-	-	-	(526,677,074)	(526,677,074)
Distribution for Remuneration of the Board of Directors and Supervisory Board (*)	-	-	-	(263,338,537)	(263,338,537)
As at 31/12/2024	1,049,999,780,000	(1,370,600,000)	12,926,344,094	154,402,052,493	1,215,957,576,587

(*) The company distributes profits according to Resolution No. 01/2024/NQ-DHDCD of the 2024 Annual General Meeting of Shareholders dated 29 April 2024, including an appropriation of VND 526,677,074 for the reward and welfare fund and VND 263,338,537 for remuneration of the Board of Directors, Supervisory Board, and Secretariat.

Details of Major Shareholders of the Company

	31/12/2024		01/01/2024	
	Number of Shares	Proportion	Number of Shares	Proportion
Ms Nguyen Thi Kim Thanh	25,437,707	24.23%	25,437,707	24.23%
Mr Nguyen Hai Dang	13,227,500	12.60%	13,227,500	12.60%
Mr Dao Quang Linh	5,251,400	5.00%	5,251,400	5.00%
ACC Binh Duong Investment and Construction Joint Stock Company	4,479,600	4.27%	4,479,600	4.27%
Others	56,603,771	53.91%	56,603,771	53.91%
Total	104,999,978	100.00%	104,999,978	100.00%

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

Equity Transactions with Owners and Distribution of Dividends and Profits

	Year 2024	Year 2023
	VND	VND
Owner's equity		
- Opening balance	1,049,999,780,000	1,049,999,780,000
- Increase during the year	-	-
- Decrease during the year	-	-
- Closing balance	1,049,999,780,000	1,049,999,780,000
Declared dividend, earning	-	-
Shares		
	31/12/2024	01/01/2024
Authorised shares	104,999,978	104,999,978
Issued shares	104,999,978	104,999,978
- Common shares	104,999,978	104,999,978
Repurchased shares (Treasury shares)	-	-
Outstanding shares	104,999,978	104,999,978
- Common shares	104,999,978	104,999,978
Par value of an outstanding share 10,000 VND/share		

23. REVENUE FROM SALES AND SERVICES PROVISION

	Year 2024	Year 2023
	VND	VND
Revenue from finished products and goods	493,558,097,069	241,671,119,168
Revenue from construction contract	40,474,997,713	210,850,526,765
Revenue from service rendered	1,036,363,632	1,612,156,306
Total	535,069,458,414	454,133,802,239

Revenue with Related Parties

	Year 2024	Year 2023
	VND	VND
An Binh Granite Joint Stock Company	56,147,592,878	618,556,720
ACC Binh Duong Investment and Construction Joint Stock Company	349,551,411,046	215,818,094,488
Total	405,699,003,924	216,436,651,208

24. COST OF GOOD SOLD

	Year 2024	Year 2023
	VND	VND
Cost of finished products and goods sold	427,270,711,138	170,885,756,845
Cost of construction contract	29,756,196,527	201,224,109,286
Others	-	819,211,744
Total	457,026,907,665	372,929,077,875

EASTERNS AHP MINERALS JOINT STOCK COMPANY

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

25. FINANCIAL INCOME

	Year 2024	Year 2023
	VND	VND
Interest on bank	77,649,739	169,706,621
Interest from loan agreements	27,316,352,000	14,384,954,000
Total	27,394,001,739	14,554,660,621

26. FINANCIAL EXPENSES

	Year 2024	Year 2023
	VND	VND
Interest expense	22,789,885,758	11,996,665,282
Total	22,789,885,758	11,996,665,282

27. SELLING AND ADMINISTRATIVE EXPENSES

	Year 2024	Year 2023
	VND	VND
Selling expenses	10,086,614,005	15,715,823,292
Transportation and loading expense	10,032,546,205	14,253,203,057
Other expenses	54,067,800	1,462,620,235
Administrative expenses	11,777,069,966	9,802,118,796
Staff expenses	7,631,113,080	6,296,041,068
Depreciation expense	453,528,542	445,124,135
Tax, fee	4,000,000	3,500,000
Outsourced expense	2,133,095,985	2,449,771,969
Other expenses	1,555,332,359	607,681,624
Total	21,863,683,971	25,517,942,088

28. OTHER INCOME

	Year 2024	Year 2023
	VND	VND
Penalty for breach of contract	-	7,569,860,000
Collecting electricity bills from households	586,667,177	577,424,005
Gain on disposal of fixed asset	152,226,250	20,168,350
Others	95,494,827	621,898
Total	834,388,254	8,168,074,253

29. OTHER EXPENSES

	Year 2024	Year 2023
	VND	VND
Electricity bills paid on behalf of households	586,667,177	577,413,527
Others	281,479,618	643,255
Total	868,146,795	578,056,782

EASTERNS AHP MINERALS JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

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

30. PRODUCTION AND BUSINESS COST BY NATURE

	Year 2024	Year 2023
	VND	VND
Material and consumables cost	32,168,683,978	34,742,042,680
Labor cost	17,004,975,429	15,024,918,554
Depreciation	14,865,701,998	10,041,875,365
Outsourced expense	62,210,049,430	244,854,285,606
Other expenses	25,427,444,775	25,029,491,880
Total	151,676,855,610	329,692,614,085

31. CURRENT CORPORATE INCOME TAX

	Year 2024	Year 2023
	VND	VND
Accounting Profit before CIT	60,749,224,218	65,834,795,086
Adjustment for taxable income		
- Minus: Non-taxable income	-	-
- Add: Undeductible expense	281,479,618	643,255
Taxable income	61,030,703,836	65,835,438,341
Tax rate	20%	20%
Total current corporate income tax expenses	12,206,140,767	13,167,087,668

32. EARNING PER SHARE

	Year 2024	Year 2023
	VND	VND
Net profit after corporate income tax	48,543,083,451	52,667,707,418
Welfare and bonus fund	-	(790,015,611)
Profit allocated to common shareholders	48,543,083,451	51,877,691,807
Weighted average number of common shares during the period	104,999,978	104,999,978
Earning per share	462	494

As at 31 December 2024, the Company had not distributed its 2024 profits. Therefore, the earning per share for 2024 may be adjusted, depending on the appropriation of the Company's funds from after-tax profits once approved at the Annual General Meeting of Shareholders. The earning per share for 2023 have been restated due to the impact of the 2023 profit distribution in accordance with Resolution No. 01/2024/NQ-DHDCD of the 2024 Annual General Meeting of Shareholders dated 29 April 2024.

33. RELATED PARTIES INFORMATION

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

Related parties	Relationship
ACC Binh Duong Investment and Construction Joint Stock Company	The General Director of the Company is the Chairman of the Board of Directors of this Company
An Binh Granite Joint Stock Company	The General Director of the Company is Deputy General Director of this Company
Pho Đa Sơn Investment and Construction Joint Stock Company	Associated Company
Hanoi Investment and Construction Joint Stock Company	Has the same member of the Board of Directors as Mr. Do Manh Cuong
Ms Nguyen Thi Kim Thanh	Major shareholder owns 24.23% of charter capital
Mr Nguyen Hai Dang	Major shareholder owns 12.60% of charter capital

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

In addition to balances and transactions with related parties presented in other notes of the financial statements, the Company had significant transactions and balances with the following related parties:

Transactions with related parties

	Year 2024	Year 2023
	VND	VND
Purchases		
ACC Binh Duong Investment and Construction Joint Stock Company	17,941,679,555	139,961,244,211
An Binh Granite Joint Stock Company	3,578,550,250	15,339,587,556
Collect electricity bills for households		
An Binh Granite Joint Stock Company	195,449,580	235,458,040

Board of Directors and General Director's Income

Name	Position	Year 2024	Year 2023
		VND	VND
Mr Ngo Anh Quan	Chairman	59,000,000	-
Mr Nguyen Bao Long	Member, General Director	510,448,000	427,950,769
Ms Nguyen Thi Thuy Van	Member	197,100,000	140,000,000
Mr Do Manh Cuong	Member	36,500,000	-
Ms Nguyen Thi Loan	Member	47,100,000	-
Mr Ha Dinh Hung	Member	10,500,000	-
Total		860,648,000	567,950,769

Other information

Remuneration of the Supervisory Board paid during the year:

Name	Position	Year 2024	Year 2023
		VND	VND
Mr Hoang Van Anh	Head of Supervisory Board	47,100,000	-
Mr Pham Huy Hau	Member Supervisory Board	31,000,000	-
Mr Huynh Dang Khoa	Member Supervisory Board	31,000,000	-
Total		109,100,000	-

34. SUBSEQUENT EVENTS

There are no significant subsequent events affect the financial situation and operations of the Company that require adjustment or presentation in the Financial Statements for the year ended 31 December 2024.

35. COMPERATIVE FIGURES

Comparative figures are figures on the audited Financial Statements for the year ended 31 December 2023.

Preparer

Chief Accountant

Binh Duong, 28 March 2025

General Director

Phan Minh Tien

Dao Huynh Kim

Nguyen Bao Long