

SAISON CEMENT JOINT STOCK COMPANY THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 40 /CV-CT

Ha Noi , dates 18 October 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: *Ha Noi City Stock Exchange*

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Sai Son Cement Joint Stock Company shall disclose information on the financial statements (BCTC) of the Third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Name of company: SAISON CEMENT JOINT STOCK COMPANY

- Stock symbol: SCJ
- Address of head office: Xuan Mai Commune, Hanoi City
- Telephone: 02433132183
- Website: ximangsaigon.com

3. Content of published information :

- Financial statements for the Third quarter of 2026:

Separate financial statements (TCNY with no subsidiaries and the superior accounting unit with affiliated units). ☒

Consolidated financial statements (TCNY with subsidiaries). ☐

Combined financial statements (TCNY with affiliated accounting unit with its own accounting system). ☐

- Explanatory documents that must be disclosed together with financial reports according to regulations in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market include:

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period last year:

Yes ☒

No ☐

+ Explanatory documents (if any)

Yes ☐

No ☐

+ Profit after tax in the reporting period that is a loss, a change from profit in the same period last year to loss in this period or vice versa:

Yes ☐

No ☐

+ Explanatory documents (if any)

Yes ☐

No ☐

This information was published on the company's website on: 20/10/2026 at the link: <http://ximangsaigon.com/cong-ty-cp-xi-mang-sai-son-xin-gui-toi-qui-co-dong-bao-cai-chinh-qui-3-2026/>

We hereby declare that the information published above is true and take full legal responsibility for the content of the published information.

Attached documents:

- Financial statements for the Third quarter of 2026
- Official dispatch No 39/CV-CT dates 17/10/2026

Organization Representative

Legal Representative/UQCBTT Person

(Sign, state full name, position, seal)



PHÓ GIÁM ĐỐC
Nguyễn Tri' Chung

**CÔNG
TY CỔ
PHẦN XI
MĂNG
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Digitally signed by
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FINANCIAL STATEMENT REPORT**As at 30 October 2026****Unit: VND**

ASSETS	CODES	NOTES	CLOSING BALANCE	OPENING BALANCE
1	2	3	4	5
A - CURRENT ASSETS	100		306,309,232,816	350,028,675,156
<i>I - Cash and cash equivalents</i>	110		1,623,829,037	1,592,795,355
1, Cash	111	3	1,623,829,037	1,592,795,355
<i>II - Short-term financial investments</i>	120		0	0
1, Held-to-maturity investments	123		0	0
<i>III - Short-term receivables</i>	130		117,950,470,763	201,768,088,932
1, Short-term trade receivables	131		68,323,243,137	166,082,543,325
2, Short-term advances to suppliers	132		50,644,368,106	10,138,200,200
6, Other short-term receivables	135	4	832,107,500	27,396,593,387
7, Provision for short-term doubtful debts (*)	136		-1,849,247,980	-1,849,247,980
<i>IV - Inventories</i>	140	5	186,064,367,921	143,073,288,472
1, Inventories	141		186,064,367,921	143,073,288,472
<i>IV - Other short-term assets</i>	160		670,565,095	3,594,502,397
1, Short-term deferred costs	161	7	670,565,095	3,343,715,309
2, Value added tax deductibles	162		0	0
3, Taxes and other receivables from the State budget	163	16	0	250,787,088
B - NON-CURRENT ASSETS	200		1,225,261,328,814	1,310,826,439,718
<i>I - Fixed assets</i>	220		1,109,644,482,521	1,180,599,566,034
1, Tangible fixed assets	221		1,109,644,482,521	1,180,599,566,034
Cost	222		2,061,184,951,198	2,057,575,392,522
Accumulated depreciation (*)	223		-951,540,468,677	-876,975,826,488
3, Intangible assets	227		0	0
Cost	228		152,715,000	152,715,000
Accumulated amortisation (*)	229		-152,715,000	-152,715,000
<i>II - Long-term assets in progress</i>	250		0	0
2, Long-term construction in progress	252		0	0
<i>III - Long-term financial investments</i>	260		40,314,630	0

5, Held-to-maturity investmentsn	265		40,314,630	0
IV- Other long-term assets	270		115,576,531,663	130,226,873,684
1, Long-term deferred costs	271		115,576,531,663	130,226,873,684
TOTAL ASSETS	280		1,531,570,561,630	1,660,855,114,874
RESOURCES	CODES	NOTES	CLOSING BALANCE	OPENING BALANCE
C-LIABILITIES	300		819,350,333,691	955,974,202,419
I - Current liabilities	310		591,280,376,364	666,780,215,129
1, Short-term trade payables	311	9	140,674,355,711	146,182,398,107
2, Short-term advances from customers	312		669,971,200	201,813,600
3, Taxes and amounts payable to the State budget	314	10	8,122,273,079	4,640,826,208
4, Payables to employees	315		5,189,844,999	4,512,837,639
5, Short-term accrued expenses	316		6,183,894,960	9,213,186,696
9, Other current payables	320		1,929,991,193	1,708,250,002
10, Short-term loans and obligations under finance leases	321	13	428,510,045,222	500,320,902,877
II - Long-term liabilities	330		228,069,957,327	289,193,987,290
1, Long-term trade payables	331	9	14,720,149,486	14,771,109,449
3, Long-term accrued expenses	334	14	0	0
8, Long-term loans and obligations under finance leases	339	13	213,349,807,841	274,422,877,841
D - EQUITY	400	14	712,220,227,939	704,880,912,455
1, Owner's contributed capital	411		578,390,000,000	578,390,000,000
- Ordinary shares carrying voting rights	411a		578,390,000,000	578,390,000,000
2, Share premium	412		7,405,713,000	7,405,713,000
8, Investment and development fund	418		59,383,458,551	59,383,458,551
10, Other reserves	419		1,811,263	1,811,263
11, Retained earnings	420		67,039,245,125	59,699,929,641
- Retained earnings accumulated to the prior period end	420a		59,699,929,641	48,355,549,710
- Retained earnings of the current period	420b		7,339,315,484	11,344,379,931
TOTAL RESOURCES (440=300+400)	440		1,531,570,561,630	1,660,855,114,874

Hanoi, 17 October 2026

Preparer



Pham Tien Hieu

Chief Accountant



Vuong Thi Bich Ngoc

Deputy director



Nguyễn Tri Chung

INCOME STATEMENT

Third quarter of the year 2026

Unit: VND

ITEMS	CO DES	NO TES	Second quarter		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1	2	3	4	5	6	7
1. Gross revenue from goods sold and services rendered	01	18	238,271,857,249	274,710,503,651	662,845,673,138	811,332,220,854
2. Deductions	02		171,574,075	0	3,603,461,574	0
3. Net revenue from goods sold and services rendered (10=01-02)	10		238,100,283,174	274,710,503,651	659,242,211,564	811,332,220,854
4. Cost of sales	11	19	208,364,590,513	246,009,314,915	582,255,578,058	731,822,670,935
5. Gross profit from goods sold and services rendered (20=10-11)	20		29,735,692,661	28,701,188,736	76,986,633,506	79,509,549,919
6. Financial income	22	20	167,473,511	204,621,081	949,147,044	223,417,942
7. Financial expenses	23	21	10,526,088,718	10,716,934,410	33,507,860,604	31,915,475,317
<i>In which: Interest expense</i>	24		10,526,088,718	10,715,095,110	33,496,226,722	30,874,926,678
8. Selling expenses	25	22	1,898,911,773	2,213,921,986	5,269,908,423	6,464,030,923
9. General and administration expenses	26	23	10,223,295,386	9,213,342,329	27,839,263,684	26,803,974,435
10. Operating profit {30=20+(21-22)-(25+26)}	30		7,254,870,295	6,761,611,092	11,318,747,839	14,549,487,186
11. Other income	31		5,218,600	0	5,218,600	4
12. Other expenses	32		775,674,707	137,520,836	1,025,824,346	2,752,526,854
13. Profit from other activities	40		-770,456,107	-137,520,836	-1,020,605,746	-2,752,526,850
14. Accounting profit before tax (50=30+40)	50		6,484,414,188	6,624,090,256	10,298,142,093	11,796,960,336
15. Current corporate income tax expense	51	24	2,082,431,306	372,410,139	2,958,860,149	3,303,327,644
17. Net profit after corporate income tax	60		4,401,982,882	6,251,680,117	7,339,281,944	8,493,632,692
18. Basic earnings per share (*)	70		76	108	127	147
19. Lợi nhuận suy giảm trên cổ phiếu (*)	71		76	108	127	147

Hanoi, 17 October 2026

Preparer

Pham Tien Hieu

Chief Accountant

Vuong Thi Bich Ngoc

Deputy director

NGUYEN TRI CHUNG

CASH FLOW STATEMENT

(By indirect method)

Third quarter of the year 2026

Unit: VND

Items	Codes	Notes	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year
1	2	3	4	5
I-CASH FLOWS FROM OPERATING ACTIVITIES				
1.(Loss)/Profit before tax	01		10.298.142.093	11.796.960.336
2.Adjustments for			107.111.721.867	105.894.394.782
- Depreciation and amortisation of fixed assets and investment properties	02		74.564.642.189	75.242.886.046
- Foreign exchange (gain)/ loss arising from translating foreign currency items	04		0	0
- (Gain)/loss from investing activities	05		-949.147.044	-223.417.942
- Borrowing costs	06		33.496.226.722	30.874.926.678
3.Operating profit before movements in working capital	08		117.409.863.960	117.691.355.118
- Increase, decrease in receivables	09		86.741.555.471	-39.088.030.477
- Increase, decrease in inventories	10		-42.991.079.449	-42.119.884.911
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		136.623.868.728	-18.590.769.554
- Increase, decrease in prepaid expenses	12		2.673.150.214	-1.864.953.957
-Borrowing costs paid	14		-33.496.226.722	-30.874.926.678
- Corporate income tax paid	15		0	0
- Other cash inflows	16		0	0
- Other cash outflows	17		-130.436.612.189	-78.166.550.152
Net cash generated by/(used in) operating activities	20		136.524.520.013	-93.013.760.611
II-CASH FLOWS FROM INVESTING ACTIVITIES				
- Acquisition and construction of fixed assets and other long-term assets	21		-3.609.558.676	-10.348.795.190
Net cash generated by/(used in) investing activities	30		-3.609.558.676	-10.348.795.190
III-CASH FLOWS FROM FINANCING ACTIVITIES				
- Proceeds from borrowings	33		792.348.782.267	778.954.744.607
- Repayment of borrowings	34		-925.232.709.922	-673.146.777.936
- Dividends and profits paid	36		0	0
Net cash generated by/(used in) financing activities	40		-132.883.927.655	105.807.966.671
Net increase/(decrease) in cash (20+30+40)	50		31.033.682	2.445.410.870
Cash and cash equivalents at the beginning of the period	60		1.592.795.355	851.151.695
Cash and cash equivalents at the end of the period (50+60+61)	70	3	1.623.829.037	3.296.562.565

Hanoi, 17 October 2026

Preparer

Chief Accountant

Deputy director

Pham Tien Hieu

Vuong Thi Bich Ngoc



Nguyen Tri Chung

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to September 30, 2026***1 . CHARACTERISTICS OF BUSINESS ACTIVITIES****1.1 Structure of ownership**

Sai Son Cement Joint Stock Company was established under Decision No. 482-QD/UB dated December 1, 1992 People's Committee of Ha Tay Province and was converted into a Joint Stock Company under Decision No. 236/UB dated November 13, 2003 of the People's Committee of Ha Tay Province.

The company's headquarters is in Xuan Mai Commune, Chuong My District, Hanoi City.

The Company's charter capital is VND 578,390,000,000 (Five hundred seventy-eight billion three hundred ninety million VND) equivalent to 57,839,000 shares, par value per share is VND 10,000.

1.3 Line of business

According to Business Registration Certificate No. 0500444444 issued by the Ministry of Planning and Investment Hanoi City for the 9th time on February 27, 2023, the Company's business activities are:

- Production and trading of cement clinker and construction materials;
- Manufacturing of concrete and products from cement and plaster;
- Construction of civil, industrial, traffic and irrigation works;
- Ground Filling;
- Real estate business;
- Travel services; and
- Short - term Accommodation Services.

2 . ACCOUNTING STANDARDS AND SYSTEM APPLIED**2.1 Accounting period and currency used in accounting**

The financial year of the Company begins on January 1 and ends on December 31 of each year.

The currency used in accounting records is Vietnamese Dong (VND).

2.2 Accounting standards and system applied

Accounting system applied

The company applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance

Statement on Compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and Documents guiding the standards issued by the Financial statements are prepared and presented in accordance with all provisions of each standard, circulars guiding implementation of standards and the Accounting regime.

Applicable accounting form

The company applies the general journal accounting form on computers.

2.3 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term with maturity of no more than 12 months, highly liquid investments that are readily convertible to known amounts of cash and which are subject to insignificant risk of changes in value.

2.4 Receivables

Receivables represented in the Financial Statements are stated at book value of the trade receivables and receivables less provision for doubtful debts.

Provision for doubtful debts is made for each doubtful debt based on the age of overdue debts or the expected loss that may occur.

2.5 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises cost of purchases, processing and other directly attributable expenses that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method.

Inventories shall be accounted according to Perpetual inventory system.

2.6 Fixed assets and depreciation

Tangible fixed assets and intangible fixed assets are recorded at the historical cost. In the process of use, tangible fixed assets and intangible fixed assets are recorded at historical cost, Accumulated depreciation/amortisation and net book value.

Depreciation is calculated using the straight-line method. The estimated depreciation period is as follows:

- Buildings and structures	08 - 25 years
- Machinery and equipment	03 - 20 years
- Motor vehicles	05 - 10 years
- Office equipment	05 - 08 years

2.7 Financial investments

Investments in subsidiaries over which the Company has control are stated at historical cost principle. Distribution of the accumulated net profits of the associates after the date of investment are allocated to the company's share of the profits for the period.

Investments at the reporting date, if:

- Investments with a maturity or recovery period of not more than three months from the date of purchase are considered "cash equivalents";
- asset;
- Having a capital recovery period of more than twelvemonth or one business cycle is classified as a long-term investment.

2.8 Borrowing costs

Borrowing costs are recognised in the income statement in the year when incurred unless they directly attributable to the construction or production of unfinished product. They are included in the value of that asset (capitalized) when the conditions are met.

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are included in the cost of that asset (capitalized), including interest, amortization of discounts or premiums when issuing bonds, and additional costs incurred in connection with the borrowing process.

2.9 Prepayments

Deferred expenses include short-term or long-term deferred expenses on the balance sheet and are allocated over the period of prepayment or the period during which the corresponding economic benefits are generated from the expenses.

The following types of expenses are accounted for as long-term deferred expenses to be gradually allocated in the income statement: fixed asset repair expenses; other deferred expenses.

2.10 Accrued expenses

Actual expenses that have not yet arisen but are deducted in advance from production and business expenses over a period to ensure that when actual expenses arise, they do not cause sudden changes in production and business expenses based on the principle of matching revenue and expenses. When such expenses arise, if there is a difference between the amount deducted, the accountant will record additional expenses or reduce expenses corresponding to the difference.

2.11 Owner's equity

Share premium is recorded as the difference greater or smaller between the actual issuance price and the par value of shares when issuing shares for the first time, issuing additional shares or reissuing treasury shares.

Retained earnings is the profit from the business's operations after deducting (-) adjustments due to reapplication of changes in accounting policies and retroactive adjustment of material errors of previous years.

Retained earnings may be distributed to investors based on their capital contribution ratio after being approved Board of Management and after setting aside reserve funds in accordance with the Company's Charter and provisions of Vietnamese law.

Dividends payable to shareholders are recorded as payable in the Company's Balance Sheet after the dividend announcement by the Company's Board of Management.

2.12 Revenue recognition

Revenue from the sale of goods

Revenue from the sale of goods is recognised when the conditions are satisfied:

- the Company has transferred to the buyer the significant risks and rewards of ownership of the goods; the Company retains neither continuing managerial involvement to the degree usually associated with, nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- the Company has obtained or will receive economic benefits from the sale transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Financial income

Revenue arising from interest, royalties, dividends, shared profits and other financial revenue is recorded when both of the following conditions are satisfied:

- the Company has obtained or will receive economic benefits from that transaction; and
- the amount of revenue can be measured reliably.

Dividends and distributed profits are recognized when the Company is entitled to receive dividends or profit capital contribution.

2.13 Financial expenses

Expenses recorded in financial expenses include:

- Loss on sale of investments;
- Interest expense;
- Foreign exchange loss;
- Provision for impairment of investments.

2.14 Taxation

Current Tax

Tax assets and liabilities for the current and prior years are measured at the amount expected to be paid to (received from) the taxation authorities, using the tax rates and tax laws in effect as of the end of the fiscal year.

3 . CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	47.974.856	43.857.908
Bank demand deposits	1.575.854.181	1.548.937.447
	1.623.829.037	1.592.795.355

4 . OTHER CURRENT RECEIVABLES

	30/09/2026	01/01/2026
	VND	VND
- Receivable from Phu Thai Binh Company	800.000.000	800.000.000
- Receivable from employees	32.000.000	40.157.120
- Other receivables	107.500	26.556.436.267
	832.107.500	27.396.593.387

5 . INVENTORIES

	30/09/2026	01/01/2026
	VND	VND
Raw materials	185.631.482.786	121.878.489.583
Tools and supplies	432.885.135	401.923.935
Merchandise	-	-
Finished goods	-	20.792.874.954
	186.064.367.921	143.073.288.472

In which:

- Inventories was provided as collateral for payables:
- Value of devaluation of inventories during the year:
- Cases or events that lead to additional provisioning or reversal of devaluation of inventories:

16 . TAXES AND OTHER RECEIVABLES FROM THE STATE BUDGET

	30/09/2026	01/01/2026
	VND	VND
Corporate income tax	-	-
Personal income tax	-	-
Real Estate Tax, Land Rent	-	-
Others	-	-
	-	250.787.088

The Company's tax settlement is subject to examination by the tax authorities

7 . PREPAYMENTS

30/09/2026	01/01/2026
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Current	VND	VND
Tools and dies issued for consumption	670.565.095	3.343.715.309
Insurance premium cost	-	-
Others	-	-
	670.565.095	3.343.715.309
Non-current	VND	VND
Goodwill when merging Sai Son II Cement and Construction Compa	115.576.531.663	130.226.873.684
Major repair costs of fixed assets	-	-
	115.576.531.663	130.226.873.684

9 . TRADE PAYABLES

	30/09/2026	01/01/2026
	VND	VND
Short-term trade payables		
Hoang Quan Joint Stock Company	0	4.935.789.574
Hoang Long Cement Joint Stock Company	4.968.395.712	17.884.483.990
BT Trading and Construction Company Limited	4.351.190.958	15.531.507.215
3B Indochina Vietnam Co., Ltd.	0	31.377.676.752
Hoang Long Hoa Binh Cement Joint Stock Company	101.034.252.338	
Others	30.320.516.703	76.452.940.576
Long-term trade payables	14.720.149.486	14.771.109.449
	155.394.505.197	160.953.507.556

10 . TAXES AND OTHER PAYABLES TO THE STATE BUDGET

	Payable	Payable	Paid during the	Payable
	01/01/2026	during the period	period	30/09/2026
	VND	VND	VND	VND
Value added tax	2.320.416.685	8.698.304.732	4.827.887.556	6.190.833.861
Corporate income tax	2.320.343.523	2.958.860.149	3.385.384.648	1.893.819.024
Personal income tax	0	0	0	0
Foreign Contractor Tax	0	0	0	0
Natural resource tax	66.000	576.000	577.200	64.800
Land tax and land rent	-250.787.088	1.291.014.350	1.002.638.328	37.588.934
Other taxes and fees	0	517.678.865	517.678.865	0
	4.390.039.120	13.466.434.096	9.734.166.597	8.122.306.619

6 . INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Cost						
Opening balance	690,751,504,809	1,334,899,890,284	29,741,736,832	1,692,970,597	489,290,000	2,057,575,392,522
Increase in the period	-	2,923,322,312	686,236,364	-	-	3,609,558,676
- <i>Additions</i>		2,923,322,312	686,236,364	-	-	3,609,558,676
- <i>Construction investment</i>			-	-	-	-
- Other	-	-	-	-	-	-
Decreases in the period	-	-	-	-	-	-
- Switching to real estate	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
- Other	-	-	-	-	-	-
Closing balance	690,751,504,809	1,337,823,212,596	30,427,973,196	1,692,970,597	489,290,000	2,061,184,951,198
Accumulated depreciation						
Opening balance	256,131,961,687	600,817,832,448	18,550,604,043	1,087,824,350	387,603,960	876,975,826,488
Increase in the period	21,457,783,161	50,356,172,865	2,730,771,144	3,500,018	16,415,001	74,564,642,189
- <i>Charge for the period</i>	21,457,783,161	50,356,172,865	2,730,771,144	3,500,018	16,415,001	74,564,642,189
- Other	-	-	-	-	-	-
Decreases in the period	-	-	-	-	-	-
- Switching to real estate	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
- Other	-	-	-	-	-	-
Closing balance	277,589,744,848	651,174,005,313	21,281,375,187	1,091,324,368	404,018,961	951,540,468,677
Net book value						
Opening balance	434,619,543,122	734,082,057,836	11,191,132,789	605,146,247	101,686,040	1,180,599,566,034
Closing balance	413,161,759,961	686,649,207,283	9,146,598,009	601,646,229	85,271,039	1,109,644,482,521

13. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	30/09/2026	Increase in the period	Paid in the period	01/01/2026
Short-term loans	428,510,045,222	570,451,782,267	642,262,639,922	500,320,902,877
- <i>Bank loan</i>	411,333,885,222	570,451,782,267	642,262,639,922	483,144,742,877
<i>Short-term loan from BIDV - Son Tay Branch</i>	160,789,512,320	192,528,181,235	200,382,466,268	168,643,797,353
<i>Short-term loan from VPBank - Thang Long Branch</i>	37,884,320,903	141,515,483,279	205,123,459,712	101,492,297,336
<i>Short-term loan from HDBank - Ha Nam Branch</i>	63,591,523,135	87,339,588,889	87,393,587,022	63,645,521,268
<i>Tien Phong Commercial Joint Stock Bank - Son Tay Branch</i>	49,068,528,864	49,068,528,864	49,363,126,920	49,363,126,920
<i>Wooribank Ha Nam branch</i>	100,000,000,000	100,000,000,000	100,000,000,000	100,000,000,000
- <i>Others</i>	9,400,000	0	0	9,400,000
- Current portion of long-term loans	17,166,760,000	0	0	17,166,760,000
<i>Saigon Thuong Tin Commercial Joint Stock Bank - Thu Do Branch</i>	0	0	0	0
<i>Tien Phong Commercial Joint Stock Bank - Son Tay Branch</i>	0	0	0	0
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam - Son Tay Branch</i>	15,640,000,000	0	0	15,640,000,000
<i>Ho Chi Minh City Development Joint Stock Commercial Bank- Ha Nam branch</i>	1,526,760,000	0	0	1,526,760,000
Long-term loans	213,349,807,841	221,897,000,000	282,970,070,000	274,422,877,841
<i>Tien Phong Commercial Joint Stock Bank - Son Tay Branch</i>	0	0	0	0
<i>Saigon Thuong Tin Commercial Joint Stock Bank - Thu Do Branch</i>	0	0	0	0
<i>Hdbank Ha Nam branch</i>	2,386,166,465	0	1,145,070,000	3,531,236,465
<i>Mr. Nguyen Sy Tiep</i>	181,115,478,375	4,687,000,000	13,000,000,000	189,428,478,375
<i>Hoang Long Cement Joint Stock Company</i>	29,508,209,801	217,210,000,000	257,095,000,000	69,393,209,801
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam - Son Tay Branch</i>	339,953,200	0	11,730,000,000	12,069,953,200
Total	641,859,853,063	792,348,782,267	925,232,709,922	774,743,780,718

14 . OWNER'S EQUITY

a) Movement in owner's equity

	Owner's contributed capital	Share premium	Investment and development fund	Construction investment capital	Retained earnings	Total
	VND	VND	VND		VND	VND
Opening balance	578,390,000,000	7,405,713,000	59,383,458,551	1,811,263	59,699,929,641	704,880,912,455
Capital increase in the period	-	-	-	-	-	-
Profit for the period	-	-	-	-	7,339,281,944	7,339,281,944
Increase due to deduction of funds	-	-	-	-	-	-
Decrease due to deduction of funds	-	-	-	-	-	-
Other decrease	-	-	-	-	-	-
Closing balance	578,390,000,000	7,405,713,000	59,383,458,551	1,811,263	67,039,211,585	712,220,194,399

b) Details of owner's investment capital

	<u>Rate</u>	<u>30/09/2026</u>	<u>Rate</u>	<u>01/01/2026</u>
State capital	0,00%	-	0,00%	-
Capital of other subjects	100,00%	578.390.000.000	100,00%	578.390.000.000
Total	100%	578.390.000.000	100%	578.390.000.000

c) Capital transactions with owners and distribution of dividends and profits

	<u>2026</u>	<u>2025</u>
	<u>VND</u>	<u>VND</u>
Owner's contributed capital	578.390.000.000	578.390.000.000
- <i>Opening balance</i>	578.390.000.000	578.390.000.000
- <i>Increasing during the period</i>	-	-
- <i>Closing balance</i>	578.390.000.000	578.390.000.000
Dividends, distributed profits	-	-
- <i>Dividends, profits divided on previous year's profits</i>	-	-
Shares	<u>30/09/2026</u>	<u>01/01/2026</u>
	<u>VND</u>	<u>VND</u>
Number of shares registered for issuance	57.839.000	57.839.000
Number of shares issued to the public	57.839.000	57.839.000
- <i>Ordinary shares</i>	57.839.000	57.839.000
Number of outstanding shares in circulation	57.839.000	57.839.000
- <i>Ordinary shares</i>	57.839.000	57.839.000

An ordinary share has par value of VND 10,000.

12 . OFF BALANCE SHEET ITEMS

	30/09/2026	01/01/2026
	VND	VND
Bad debts written off	3.331.543.932	3.331.543.932
Total	3.331.543.932	3.331.543.932

18 . REVENUE

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Sales of finished goods	659.242.211.564	811.332.220.854
- Sales revenue	659.242.211.564	811.332.220.854
	659.242.211.564	811.332.220.854

19 . COST OF SALES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Cost of finished goods sold	582.255.578.058	731.822.670.935
- Cost of goods sold	582.255.578.058	731.822.670.935

20 . FINANCIAL INCOME

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Bank and loan interest	949.147.044	223.417.942
	949.147.044	223.417.942

21 . FINANCIAL EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Interest expense	33.496.226.722	30.874.926.678
Exchange rate difference loss	11.633.882	1.040.548.639
	33.507.860.604	31.915.475.317

22 . SELLING EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Cost of raw materials and materials	-	-
Labor costs	1.515.945.632	1.203.641.216
Other expenses	3.753.962.791	5.260.389.707
Total	5.269.908.423	6.464.030.923

23 . GENERAL AND ADMINISTRATION EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Cost of raw materials and materials	132.000.000	-
Labor costs	4.103.741.337	3.450.866.162
Fixed asset depreciation costs	2.359.538.976	2.782.292.382

Cost of outsourced services	569.563.607	371.620.000
Other expenses	20.674.419.764	20.199.195.891
Total	27.839.263.684	26.803.974.435
24 . PRODUCTION AND BUSINESS EXPENSES BY FACTORS		
	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Cost of raw materials and materials	564.682.930.015	894.519.398.106
Labor costs	41.493.364.296	36.760.192.798
Fixed asset depreciation costs	94.982.069.087	95.265.544.986
Cost of outsourced services	118.750.983.187	196.714.352.902
Other expenses	2.785.733.140	5.200.831.589
Total	822.695.079.725	1.228.460.320.381
25 . CURRENT CORPORATE INCOME TAX EXPENSE		
	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Profit before tax	10.298.142.093	11.796.960.336
Upward adjustments for taxable profit	2.152.963.953	2.954.652.354
Downward adjustments for taxable profit		(5.481.655.854)
Profit for calculation of current corporate income tax	9.469.095.122	9.269.956.835
Carrying forward losses from the previous year	-	-
Taxable profit	9.469.095.122	9.269.956.835
Tax rate	20%	20%
Current corporate income tax expense	1.893.819.024	1.853.991.367
Adjustment of current corporate income tax expenses of the previous year in this period	1.065.041.125	1.449.336.277
	2.958.860.149	3.303.327.644
TRANSACTIONS AND BALANCES WITH RELATED PARTIES		
Related parties		
Mr. Nguyen Sy Tiep	Major shareholder and Chairman of the Board of Directors	
	Mr. Nguyen Sy Tiep, a major shareholder, is also the chairman of the board of directors of Sai Son and Hoang Long Cement	
Hoang Long Cement Joint Stock Company	Mr. Nguyen Sy Tiep - Chairman of the Board of Directors and also the legal representative of Hoang Long Hoa Binh Company.	
Hoang Long Hoa Binh Cement Joint Stock Company	Manager	
Mr. Vuong Duc Nhat	Vice president	
Mr. Nguyen Tri Chung	Vice president	
Ms. Nguyen Thu Hang		
During the first nine months of 2026, the company engaged in the following primary transactions with related parties:		
	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Sell		
Hoang Long Cement Joint Stock Company	449.891.081.198	736.951.000.000
Purchase	0	0
Hoang Long Cement Joint Stock Company	20.911.094.400	22.583.981.952

Hoang Long Hoa Binh Cement Joint Stock	155.353.555.000	0
Loan amount received during the year		
Mr. Nguyen Sy Tiep	4.687.000.000	30.816.000.000
Hoang Long Cement Joint Stock Company	217.210.000.000	108.554.000.000
Repay loan principal	0	0
Mr. Nguyen Sy Tiep	13.000.000.000	639.329.679
Hoang Long Cement Joint Stock Company	257.095.000.000	134.348.797.048
Interest expense incurred	0	0
Hoang Long Cement Joint Stock Company	3.868.994.534	4.701.150.702

The main balances with related parties as of September 30, 2026

	30/09/2026	30/09/2025
	VND	VND
Short-term receivables from customers		
Hoang Long Cement Joint Stock Company	16.799.769.819	84.600.912.025
Short-term payables to suppliers.	0	0
Hoang Long Cement Joint Stock Company	4.968.395.712	24.747.369.248
Long-term loans and financial leases	0	0
Mr. Nguyen Sy Tiep	181.115.478.375	189.428.478.375
Hoang Long Cement Joint Stock Company	29.508.209.801	71.427.209.801
Fees must be paid	0	0
Hoang Long Cement Joint Stock Company	3.868.994.534	2.395.719.212
Interest expense incurred	3.868.994.534	4.701.150.702

Income of the board of directors, management board, and supervisory board for the

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Board of Directors	84.000.000	84.000.000
Mr. Nguyen Sy Tiep	60.000.000	60.000.000
Mr. Vuong Duc Nhat	12.000.000	12.000.000
Ms. Phan Thi Hai	12.000.000	12.000.000
Board of Directors	348.128.654	394.358.000
Mr. Vuong Duc Nhat	84.951.347	137.234.000
Mr. Nguyen Tri Chung	113.495.193	137.234.000
Ms. Nguyen Thu Hang	149.682.114	119.890.000
Control Board	30.000.000	30.000.000
Ms. Nguyen Ngoc Na	12.000.000	12.000.000
Mr. Nguyen Van Thang	7.500.000	9.000.000
Ms. Phung Thi Duyen	7.500.000	9.000.000
Mr. Nguyễn Sỹ Đạt	1.500.000	
Ms. Nguyễn Sỹ Anh Quân	1.500.000	
Cộng	462.128.654	508.358.000

27 . SUBSEQUENT EVENTS

There have been no events occurring after the balance sheet date that require adjustment of amounts or disclosure in the Financial Statements.

Hanoi, 17 October 2026

Preparer

Chief Accountant

Deputy director



Phạm Tiến Hiếu



Vương Thị Bích Ngọc



Nguyễn Tri Chung

No: 39 /CV-CT

Re: Explanation of the reason for the loss in the
third quarter of 2026 and the difference in
profit after tax of more than 10% compared to
the same period last year.

Hanoi, dates 17 October 2026

To: **State Securities Commission**
Hanoi Stock Exchange

1. **Company Name:** Sai Son Cement Joint Stock Company.
2. **Stock Symbol:** SCJ
3. **Head Office Address:** Nam Son Village, Xuân Mai Commune, Hanoi City.
4. **Telephone:**

Sai Son Cement Joint Stock Company hereby provides an explanation regarding the profit after tax for the third quarter of 2026, noting a decrease of 29.58% compared to the profit after tax for the third quarter of 2025, as follows:

- In the third quarter of 2026, our company's profit before tax decreased by 2% compared to the third quarter of 2025; however, profit after tax for the third quarter of 2026 saw a decline of 29.58%. This is due to an adjustment in our corporate income tax payments for the 2024 and 2025 periods, amounting to 1,065,041,125 VND.

- Sai Son Cement Joint Stock Company has affirmed the brand of Sai Son and Nam Son cement in the market. The company has been looking for every solution to save costs in production, reduce selling prices to sell all products, increase market coverage, ensure stable life for workers, and pay the state budget.

Consequently, profit and the surplus from production and business activities in the third quarter of 2026 decreased by 29.58% compared to the third quarter of 2025.

We hereby confirm that the above information is true and take full responsibility before the law for the content of this published information.

Recipient:
- As directed
- Office Storage

SAI SON CEMENT JOINT STOCK COMPANY



PHÓ GIÁM ĐỐC

Nguyễn Trí Chung

Số: 16/GUQ - XMSS

Hà Nội, ngày 19 tháng 10 năm 2023

GIẤY ỦY QUYỀN

- Căn cứ Luật Doanh nghiệp 2020;
- Căn cứ điều lệ tổ chức và hoạt động của Công ty.

Người ủy quyền:

- Ông: Vương Đức Nhật
- Số CMND: 125665555 ngày cấp 30/12/2011, nơi cấp: Công an tỉnh Bắc Ninh.
- Địa chỉ: Xã Trùng Xá, Huyện Lương Tài, Bắc Ninh.
- Địa chỉ thường trú: 69/42 Xuân Đình, TDP số 4 Xuân Tảo, Bắc Từ Liêm, Hà Nội.
- Chức vụ đang nắm giữ: Giám đốc công ty.

Người nhận ủy quyền:

- Ông: Nguyễn Trí Chung
- Số CMND: 027083000480 nơi cấp: Cục trưởng cục cs quản lý hc về TTXH.
- Địa chỉ: Tân Chi, Tiên Du, Bắc Ninh.
- Địa chỉ thường trú: SN 22 Phó Đức Chính, Phường Trúc Bạch, Q. Ba Đình, TP. Hà Nội
- Chức vụ đang nắm giữ: Phó giám đốc công ty.

1. Nội dung ủy quyền:

Ông Vương Đức Nhật – Giám đốc Công ty cổ phần xi măng Sài Sơn ủy quyền cho ông Nguyễn Trí Chung – Phó giám đốc công ty ký các Báo cáo tài chính quý, năm của công ty đồng thời ký các báo cáo tài chính kiểm toán của công ty. Giải trình với các cơ quan ban ngành về số liệu báo cáo (nếu có).

2. Thời hạn ủy quyền:

Từ ngày 19/10/2023 cho tới khi có văn bản khác thay thế.

3. Trách nhiệm của người được ủy quyền.

- Chịu trách nhiệm trước pháp luật và người ủy quyền về việc thực hiện các nội dung công việc được ủy quyền.



- Trong quá trình thực hiện công việc được ủy quyền, phải tuân thủ các quy định hiện hành của pháp luật, các văn bản hướng dẫn thi hành và các quy định, quy chế của Công ty.

- Báo cáo Người ủy quyền kết quả thực hiện theo quy định.

- Giữ bí mật thông tin mà mình biết trong khi thực hiện ủy quyền và không ủy quyền lại cho người khác.

BÊN ỦY QUYỀN



GIÁM ĐỐC

Vương Đức Nhật

Nơi gửi:

- CT HĐQT (để b/c)
- Cá nhân (để t/h)
- Lưu TCHC

BÊN NHẬN ỦY QUYỀN

Nguyễn Thị Chung

