

No.: 1344/XMHV-CBTT

Da Nang, October 20 2026

PERIODIC INFORMATION DISCLOSURE

To: Hanoi Stock Exchange (HNX)

1. Name of organization: Vicem Hai Van Cement Joint Stock Company
 - Stock symbol: HVX
 - Address: 65 Nguyen Van Cu, Hai Van Ward, Da Nang City
 - Telephone: 0236. 3842172
 - Email: info@haivancement.vn

2. Content of information disclosure:

Vicem Hai Van Cement Joint Stock Company hereby announces its Q3 2026 Financial Statements, together with an explanation of its Q3 2026 business results.

3. This information was published on the company's website on 20/10/2026 at the link: www.haivancement.vn, under the "Information Disclosure" section".

Attached documents:

- Q3 2026 Financial Statements;
- Explanation of Business Results;

Recipients:

- As above ;
 - HNX (CIMS);
 - Board of General Directors (CO PHAN XI MANG VICEM HAI VAN)
- reporting);
- Company website;
 - Archived: Clerical assistant,
- Administration and Organization Department,
Information Disclosure .

PERSON AUTHORIZED TO DISCLOSE INFORMATION

Digitally signed by CÔNG TY CỔ PHẦN XI MANG VICEM HAI VAN
DN: C=VN, CN=CÔNG TY CỔ PHẦN XI MANG VICEM HAI VAN, L=Liên Chiểu, ST=ĐÀ NẴNG, UID=MST:0400101235
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Le Thi Anh Dao

VIETNAM NATIONAL CEMENT
CORPORATION
**VICEM HAI VAN CEMENT JOINT
STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Da Nang, October 20, 2026

No.: 1342 /XMHV-TCKT
Re: Explanation of Quarter III/2026
business results

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market;

Vicem Hai Van Cement Joint Stock Company (Stock code: HVX) would like to explain the business results for Quarter III/2026 with key indicators as follows:

No.	Indicator	Unit	Quarter III /2026	Quarter III /2025	Comparison (%)
1	Consumed cement volume	Tonnes	207,053.75	105,169.69	197
1.1	Self-consumed cement	"	138,216.80	27,361.61	505
1.2	Toll-processed cement	"	71,017.82	77,808.08	91
1.3	Commercial cement consumption	"	68,836.95	-	-
2	Total revenue	VND million	247,441	116,220	213
3	Total expenses: Of which;	VND million	255,585	125,163	204
3.1	Financial expenses	"	548	727	75
3.2	Selling expenses	"	1,578	788	200
3.3	General & administrative expenses	"	7,456	5,859	127
3.4	Other expenses	"	9,756	10,376	94
4	Profit before tax	VND million	-8,144	-8,943	-



Total revenue in Quarter III/2026 reached VND 247,441 million, an increase of VND 131,221 million compared to Quarter III/2025 (VND 116,220 million);

Profit before tax in Quarter III/2026 recorded a loss of VND 8,144 million, representing a loss reduction of VND 799 million compared to the same period in 2025 (a loss of VND 8,943 million in Quarter III/2025).

Main factors affecting business results in Quarter III/2026:

- During Quarter III/2026, the Company did not produce clinker as the kiln was undergoing maintenance and repairs in preparation for restart.

- Total cement consumption volume (including toll-processed cement) increased by 101,884.06 tonnes (196.87% compared to Quarter III/2025).

- Fixed costs of Van Ninh Cement Plant during the clinker production shutdown were recorded under other expenses at VND 9,756 million (including fixed asset depreciation, site clearance costs, and allocation of repair expenses).

- Financial costs decreased by VND 179 million compared to Quarter III/2025 (VND 727 million) because the Company had no bank borrowings.

- Selling expenses increased by VND 790 million year-on-year because the Company directly distributed 68,836.95 tonnes of Hoang Thach toll-processed cement, incurring corresponding selling costs.

- General and administrative expenses increased by VND 1,597 million year-on-year, driven by the 101,884.06-tonne increase in sales volume which led to higher management expenses and corporate governance advisory fees.

Vicem Hai Van Cement Joint Stock Company respectfully submits this report./.

Recipients:

- As above; 
- Board of Management;
- CIMS Information Disclosure;
- Archives: Clerical, Administrative Organization, Finance and Accounting.

GENERAL DIRECTOR



Truong Phu Cuong



VIET NAM NATIONAL CEMENT CORPORATION

FINANCIAL STATEMENTS

(For the Third quarter of 2026)

VICEM HAI VAN CEMENT JOINT STOCK COMPANY

Add: 65 Nguyen Van Cu, Hai Van Ward, Da Nang City

Phone: 0236 3 842172 - Fax: 0236 3 842441

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<http://www.haivancement.vn>



VIETNAM CEMENT CORPORATION

VICEM HAI VAN CEMENT JOINT STOCK COMPANY

FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF THE FISCAL YEAR
ENDED 31 DECEMBER 2026

TABLE OF CONTENTS

CONTENTS	Pages
STATEMENT OF FINANCIAL POSITION	1 - 2
INCOME STATEMENT	3
CASH FLOW STATEMENT	4
NOTES TO THE FINANCIAL STATEMENTS	5 - 16



VIETNAM CEMENT CORPORATION

VICEM HAI VAN CEMENT JOINT STOCK COMPANY

FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF THE FISCAL YEAR
ENDED 31 DECEMBER 2026

TABLE OF CONTENTS

CONTENTS	Pages
STATEMENT OF FINANCIAL POSITION	1 - 2
INCOME STATEMENT	3
CASH FLOW STATEMENT	4
NOTES TO THE FINANCIAL STATEMENTS	5 - 16

VIETNAM CEMENT CORPORATION
VICEM HAI VAN CEMENT JOINT STOCK COMPANY

STATEMENT OF FINANCIAL POSITION

As at 30/09/2026

Form B 01a-DN

Issued according to Circular No.99/2025/TT-BTC
dated 27 October 2025 by Minister of Finance)

ASSET	Codes	Notes	30/09/2026 VND	01/01/2026 VND
A- CURRENT ASSETS	100		111.189.591.441	90.125.187.661
I. Cash and cash equivalents	110	V.01	10.449.840.689	3.842.890.956
1. Cash	111		10.449.840.689	3.842.890.956
III.Short-term receivables	130		27.837.941.492	6.916.393.617
1.Trade accounts receivable	131	V.02	30.401.520.200	11.774.717.781
2.Short-term advances to suppliers	132		3.415.822.299	1.444.683.422
3.Inter-company receivables	133		-	-
5.Other receivables	135		5.466.405.425	5.176.991.115
4.Provision for doubtful shortterm debts	136	0	(11.479.998.701)	(11.479.998.701)
5. Shortage of assets awaiting resolution	137		34.192.269	-
IV.Inventories	140		65.506.836.306	76.823.234.078
1.Inventories	141	V.04	65.506.836.306	76.823.234.078
2.Provision for devaluation of inventories	149		-	-
V.Other current assets	160		7.394.972.954	2.542.669.010
1.Short-term deferred expenses	161	V.08	3.779.146.380	119.932.276
2.Value added tax deductibles	162		2.766.954.779	1.573.864.939
3.Other receivables from State Budget	163		848.871.795	848.871.795
B- NON-CURRENT ASSETS	200		408.804.671.573	436.856.179.127
I. Long-term receivables	210	V.03	2.115.390.458	833.929.019
5. Other long-term receivables	215		2.115.390.458	833.929.019
II.Fixed assets	220		342.485.646.415	377.583.886.668
1.Tangible fixed assets	221	V.06	339.556.770.231	374.520.048.212
- Cost	222		1.222.157.839.022	1.226.064.488.052
- Accumulated depreciation	223		(882.601.068.791)	(851.544.439.840)
2.Intangible fixed assets	227	V.07	2.928.876.184	3.063.838.456
- Cost	228		5.523.713.418	5.523.713.418
- Accumulated Amortization	229		(2.594.837.234)	(2.459.874.962)
IV.Long-term assets in progress	250		21.163.113.041	13.462.795.367
1.Long-term work in progress	251		-	-
2.Construction in progress	252	V.05	21.163.113.041	13.462.795.367
VI.Other long-term assets	270		43.040.521.659	44.975.568.073
1.Long-term deferred expenses	271	V.08	43.040.521.659	44.975.568.073
TOTAL ASSETS (280=100+200)	280		519.994.263.014	526.981.366.788

LIABILITIES	Codes	Notes	30/09/2026 VND	01/01/2026 VND
A-LIABILITIES (300=310+330)	300		259.492.669.941	238.656.490.644
I.Current liabilities	310		258.760.356.112	237.978.079.735
1. Trade accounts payable	311	V.10	129.788.265.851	121.063.669.671
2. Short-term advance from customers	312		13.734.530.199	1.806.509.979
3. Dividend payables	313		368.180.148	368.778.648
4.Short-term taxes and amounts payable to State Budget	314	V.11	3.254.043.177	806.318.582
5.Payables to employees	315		12.192.576.957	19.759.311.693
6.Short-term accrued expenses	316	V.12	3.543.057.381	2.053.501.162
7.Inter-company payables	317		-	-
8.Payables relating to construction contracts under percentage of co	318		-	-
9.Short-term unearned revenue	319		-	-
10.Other current payables	320	V.13.2	21.242.247.164	16.333.565.765
11.Short-term loans and obligations under finance leases	321	V.09	74.500.000.000	75.500.000.000
12.Bonus and welfare funds	323		137.455.235	286.424.235
II.Long-term Liabilities	330		732.313.829	678.410.909
1.Long-term trade payables	331		-	-
2.Long-term provisions	343		732.313.829	678.410.909
B-EQUITY	400		260.501.593.073	288.324.876.144
I.Owner's equity	410	V.14	260.501.593.073	288.324.876.144
1. Owners' contributed capital	411		415.252.500.000	415.252.500.000
- Ordinary shares with voting rights	411a		415.252.500.000	415.252.500.000
- Preference shares	411b		-	-
2. Share premium	412		(872.834.866)	(872.834.866)
3. Investment and development fund	418		15.949.797.232	15.949.797.232
4. Other owner's funds	419		-	-
5. Retained earnings	420		(169.827.869.293)	(142.004.586.222)
- Accumulated to the prior period end	420a		(142.004.586.222)	(96.282.479.112)
- Undistributed earnings of the current period	420b		(27.823.283.071)	(45.722.107.110)
TOTAL RESOURCES (440=300+400)	440		519.994.263.014	526.981.366.788

Preparer



Le Thi Thanh Chung

Chief Accountant



Dinh Ngoc Chau

Da Nang, 20 October 2026

General Director



Truong Phu Cuong

VIETNAM CEMENT CORPORATION
VICEM HAI VAN CEMENT JOINT STOCK COMPANY

INCOME STATEMENT

Third quarter of the fiscal year ended 31 December 2026

Form B 02a-DN

Issued according to Circular No.99/2025/TT-BTC dated
27 October 2025 by Minister of Finance)

Unit: VND

ITEMS	Codes	Notes	Third quarter		Accumulated from the beginning of the year to the end of this quarter	
			Year 2026 VND	Year 2025 VND	Year 2026 VND	Year 2025 VND
1. Revenue from goods sold and services rendered	01	VI.1	261.973.610.818	117.825.295.727	637.358.376.092	331.662.101.333
2. Deductions	02	VI.2	14.554.213.309	1.624.771.675	30.013.138.864	5.088.144.076
3. Net revenue from goods sold and services rendered	10		247.419.397.509	116.200.524.052	607.345.237.228	326.573.957.257
4. Cost of goods sold and services rendered	11	VI.3	236.246.849.839	107.412.063.466	580.694.043.295	301.434.820.199
5. Gross profit from goods sold and services rendered	20		11.172.547.670	8.788.460.586	26.651.193.933	25.139.137.058
6. Profit and loss from the sale of investment properties.	21					
7. Financial income	22	VI.4	3.661.208	7.885.911	17.378.421	23.334.192
8. Financial expenses	23	VI.5	548.100.001	727.468.494	1.625.357.537	2.465.360.520
+ Of which: Loan interest charged	24		548.100.001	727.468.494	1.625.357.537	2.465.360.520
9. Selling expenses	25	VI.8	1.577.900.423	788.487.770	3.684.659.649	2.646.430.772
10. General and administration expenses	26	VI.8	7.455.860.808	5.858.986.635	21.557.962.497	20.152.266.275
11. Operating profit	30		1.594.347.646	1.421.403.598	(199.407.329)	(101.586.317)
12. Other income	31	VI.6	17.727.255	11.456.545	1.920.645.314	26.456.545
13. Other expenses	32	VI.7	9.755.734.013	10.376.071.251	29.544.521.056	32.094.646.608
14. Profit from other activities	40		(9.738.006.758)	(10.364.614.706)	(27.623.875.742)	(32.068.190.063)
15. Accounting profit before tax	50		(8.143.659.112)	(8.943.211.108)	(27.823.283.071)	(32.169.776.380)
16. Current corporate income tax expense	51	VI.10	-	-	-	-
17. Deferred Tax Expense	52					
18. Net profit after corporate income tax	60		(8.143.659.112)	(8.943.211.108)	(27.823.283.071)	(32.169.776.380)
19. Earning per share	70		(196)	(215)	(670)	(775)
20. Dilited earning per share	71					

Da Nang, 20 October 2026

Preparer

Chief Accountant

General Director

Le Thi Thanh Chung

Dinh Ngoc Chau

Trương Phú Cường

VIETNAM CEMENT CORPORATION
VICEM HAI VAN CEMENT JOINT STOCK COMPANY

CASH FLOW STATEMENT (Indirect Method)

Third quarter of the fiscal year ended 31 December 2026

FORM B03 - DN

(Issued according to Circular No.99/2025/TT-BTC dated 27 October 2025 by Minister of Finance)

ITEMS	Codes	30/09/2026 VND	30/09/2025 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit for the year	01	(27.823.283.071)	(32.169.776.380)
2. Adjustment for:			
- Depreciation and amortization of fixed assets	02	35.371.040.253	35.160.771.661
- Provisions	03	-	-
- Foreign exchange loss (gain) upon revaluation of monetary items denominated in foreign currency	04	-	-
- (Gain)/Loss from investing activities	05	(17.378.421)	(23.334.192)
- Interest expenses	06	1.625.357.537	2.465.360.520
- Other adjustments	07	-	-
3. Operating profit before movements in working capital	08	9.155.736.298	5.433.021.609
- Increase, decrease in receivables	09	20.921.547.875	4.517.697.831
- Increase, decrease in inventory	10	(11.316.397.772)	14.151.522.227
- Increase, decrease in payables (exclude interest expenses, CIT)	11	(782.276.377)	(11.063.869.360)
- Increase, decrease in deferred expenses	12	1.724.167.690	7.319.501.429
- Interest paid	14	(1.710.338.357)	(1.719.288.486)
- Corporate income tax paid	15	-	-
- Other cash inflows	16	(16.138.468.045)	1.705.000.000
- Other cash outflows	17	3.980.000.000	(20.781.544.572)
Net cash from operating activities	20	5.833.971.312	(437.959.322)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition of fixed assets and other long-term assets	21	(115.400.000)	(39.400.000)
2. Proceeds from disposals of fixed assets and other long-term assets	22	1.871.000.000	-
3. Cash outflow for lending, buying debt intrusments of other entities	23	-	-
4. Cash recovered from lending, selling debt intrusments of other entities	24	-	-
5. Investments in other entities	25	-	-
6. Cash recovered from investments in other entities	26	-	-
7. Interest earned, dividend and profit received	27	17.378.421	23.334.192
Net cash from investing activities	30	1.772.978.421	(16.065.808)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from issuing stocks, receiving capital from owners	31	-	-
3. Proceeds from borrowings	33	5.000.000.000	34.800.000.000
4. Repayments of borrowings	34	(6.000.000.000)	(53.521.852.955)
5. Repayments of obligations under finance lease	35	-	-
6. Dividends and profits paid	36	-	-
Net cash from financing activities	40	(1.000.000.000)	(18.721.852.955)
Net decrease in cash during the period	50	6.606.949.733	(19.175.878.085)
Cash and cash equivalents at the beginning of period	60	3.842.890.956	25.059.577.968
Effect of changes in foreign exchange rates	61	-	-
Cash and cash equivalents at the end of period	70	10.449.840.689	5.883.699.883

Preparer

Le Thi Thanh Chung

Chief Accountant

Dinh Ngoc Chau

Da Nang, 20 October 2026
General Director



Truong Phu Cuong

NOTES TO THE FINANCIAL STATEMENTS

Third quarter of the fiscal year ended
31 December 2026

Form B09a-DN

Issued according to Circular No.99/2025/TT-BTC dated 27 October 2025 by
Minister of Finance

I General Informations

1 Structure of ownership:

Vicem Hai Van Cement Joint Stock Company was established on the basis of equitization of a State-owned enterprise (Hai Van Cement Company) according to Decision No. 367/QĐ-BXD dated March 9, 2007 of the Minister of Construction. The Company was incorporated under the Certificate of Business Registration No. 0400101235 dated 01 April 2008 issued by the Da Nang City Department of Planning and Investment, and the 10th amendment dated 06 January 2026.

The charter capital of the Company is VND 415,252,500,000 equivalent to 41,525,250 shares, par value per share is VND 10,000, in which:

- Vietnam Cement Corporation holds 31,455,760 shares equivalent to VND 314,557,600,000, accounting for 75.75% of charter capital.

- Other shareholders hold 10,069,490 shares equivalent to VND 100,694,900,000, accounting for 24.25% of charter capital.

The head office of the Company located at 65 Nguyen Van Cu, Hai Van Ward, Da Nang City.

2 Principal activities

Manufacturing and trading cement products

3 Operating activities:

- Production of cement, lime and plaster (Details: Cement production);
- Transport of goods by road (Details: Business of transporting goods by car);
- Transport of goods by inland waterways (Details: Inland waterway freight transport business);
- Production of construction materials from clay (Details: Production of construction materials);
- Site preparation (Details: Site leveling);
- Other production not yet classified (Details: Production of clinker and additives, production location: outside Da Nang city);
- Production of concrete and products from cement and plaster (Details: Production of commercial concrete and precast concrete components, production location: outside Da Nang city);
- Exploitation of stone, sand, gravel, clay (Details: Exploitation of minerals, additives for cement production. Exploitation of construction stone, construction sand. Location: outside Da Nang city);
- Wholesale of other construction materials and installation equipment (Details: Wholesale of clinker, cement and other construction materials and installation equipment. Import and export of cement and clinker);
- Cargo handling (Details: Port loading and unloading);
- Real estate business, land use rights owned by the owner, user or lessee (Details: Real estate business, investment. Factory and warehouse rental);
- Repair of other equipment (Details: Manufacturing and repairing spare parts and accessories of machinery and equipment serving the cement industry);
- Wholesale of other machinery, equipment and spare parts (Details: Import and export of materials, machinery and equipment for the cement industry);
- Direct support service activities for water transport (Details: Seaport business).

4. Normal business cycle

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

5. Corporate structure :

The company has registered 03 branches:

- Van Ninh Cement Plant - Branch of Vicem Hai Van Cement JSC at Van Son Hamlet, Truong Ninh Commune, Quang Tri Province;
- Consumption enterprise - Branch of Vicem Hai Van Cement JSC at Cluster 24 Nguyen Phuoc Chu, Hai Van Ward, Da Nang City

NOTES TO THE FINANCIAL STATEMENTS

Form B09a-DN

Third quarter of the fiscal year ended
31 December 2026

*Issued according to Circular No.99/2025/TT-BTC dated 27 October 2025 by
Minister of Finance*

- Hoa Phat Construction Stone Enterprise - Branch of Vicem Hai Van Cement JSC at 185 Le Trong Tan, An Khe Ward, Da Nang City

6 Comparative Figures

- The figures on the financial statements are compared with the same period last year.

II ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

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

This report is prepared for the Third Quarter of 2026 from July 1, 2026 to October 30, 2026.

2 Accounting currency: Vietnam Dong (VND).

III ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

1 The Company applies the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance.

2 The financial statements are performed in Vietnamese Dong (VND) and prepared under the accounting principles in conformity with the Vietnamese Corporate Accounting System issued in pursuance of Circular No. 99/2025/TT-BTC dated October 27, 2025 of Ministry of Finance, Vietnamese Accounting Standards, and the relevant statutory requirements applicable to financial reporting.

3 Applicable accounting form: General journal (Machine accounting)

IV SIGNIFICANT ACCOUNTING POLICIES

1 Principles for converting Financial Statements prepared in foreign currency into VND:

Method of converting other currencies into the currency used in accounting: Economic transactions arising in foreign currencies are converted into Vietnamese Dong at the actual exchange rate at the time of the transaction. At the end of the financial reporting period, monetary items of assets originating in foreign currencies are converted at the buying rate of the commercial bank where the Company opens an account and payables are converted at the selling rate of the commercial bank where the Company opens an account announced at the end of the financial reporting period (According to Circular No. 99/2025/TT-BTC dated October 27, 2025 regulating the recognition, evaluation and handling of exchange rate differences in enterprises).

2 Types of exchange rates applied during the period ;

Daily average exchange rate publish by Bank for Foreign Trade of Vietnam JSC - Da Nang Branch

3 Principles for recording cash and cash equivalents:

Cash in bank interest on demand deposits.

4 Accounting principles for receivables:

- The criteria for classifying receivables is according to the debtor.
- Accounts receivable are tracked in detail by debtor and remaining debt term.
- Method of establishing provision for doubtful debts:

Provisions for doubtful debts are made in accordance with current accounting regulations and the provisions of Circular No. 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance guiding the provisioning and use of provisions for inventory price reduction, loss of financial investments, doubtful debts and warranty of products, goods and construction works at enterprises. Accordingly, the Company is allowed to make provisions for doubtful debts for receivables that are overdue for payment or receivables that have not yet reached the payment deadline but may not be collected due to the debtor's inability to pay.

5 Inventory recognition principles

Inventories are stated at a lower cost and net realizable value. Cost comprises the purchase price and other directly attributable

NOTES TO THE FINANCIAL STATEMENTS

Form B09a-DN

Third quarter of the fiscal year ended

31 December 2026

Issued according to Circular No.99/2025/TT-BTC dated 27 October 2025 by
Minister of Finance

costs incurred in bringing the inventory to its present location and condition. Cost is calculated using the weighted average method.

Inventory valuation method: Monthly weighted average method

Inventory accounting method: Perpetual method

Method of setting up inventory price reduction provision: The basis is the difference between the original price and the net realizable value. The net value of inventory is the estimated selling price minus the costs to sell the inventory. Inventory price reduction provision is set up when the net realizable value of inventory is less than the original price. The setting up of provision is implemented according to the guidance in Circular No. 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance.

6 Tangible fixed assets; Finance lease assets and depreciation

- Fixed assets (tangible, intangible, finance lease): Reflected at original cost, accumulated depreciation and residual value. When assets are sold for liquidation, the original cost and depreciation value of the assets are removed from the account and the profit or loss arising from the liquidation of the assets is recorded in the Income Statement

- Tangible fixed assets include: Purchase price, import duties, non-refundable taxes and costs related to bringing the asset to the state and location ready for use. Costs incurred after the fixed asset is put into use such as: Repair, maintenance and overhaul costs are usually recorded as expenses in the reporting period.

- Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives or net book value over the remaining useful lives in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance. The estimated useful lives are as follows:

	Years
Buildings and structures	05 - 48
Machinery and equipment	05 - 20
Motor vehicles	05 - 12
Office equipment	03 - 08

7 Deferred expenses :

Includes actual costs at a point in time but benefits are delivered over many periods. Includes: Ball bearing costs, overdrafts, high-value tool costs, exchange rate differences during the investment process, etc.

8 Payables

- Liabilities are classified by subject.
- Payables are tracked in detail by debtor and remaining debt term.
- There is a valuation of liabilities that meet the definition of foreign currency monetary items.

9 Principles of recognition and capitalization of borrowing costs:

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets that necessarily take a substantial period of time to get ready for their intended use or sale are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Income earned on the temporary investment of borrowings is deducted from the cost of the relevant assets. Other borrowing costs are recognised in the income statement when incurred.

10 Principle of recording payable expenses:

Recorded when the Company determines the obligation to pay for benefits performed during the period that do not meet the conditions to record the obligation to pay, including: Prepaid expenses for major repairs according to the major repair plan established by the Company at the beginning of the year, expenses for balls and ammunition according to the standards issued by the Company when the actual output is less than the standards at the time, etc.

NOTES TO THE FINANCIAL STATEMENTS

Form B09a-DN

Third quarter of the fiscal year ended
31 December 2026

Issued according to Circular No.99/2025/TT-BTC dated 27 October 2025 by
Minister of Finance

11 Principles and methods of recording provisions for payables:

- Principles for recording provisions for payables: Recorded provisions for payables satisfy the conditions specified in the accounting standard "Provisions for contingent assets and liabilities".

12 Owner equity

Share premium: Recorded as the difference between the share issue price and the par value of the share.

Undistributed earnings: Total profit for the period after deducting corporate income tax expense for the period and adjustments due to retrospective application of changes in accounting policies and retrospective adjustment of material errors of the previous accounting period.

13 Principles and methods of recording revenue and other income:

Revenue is recognized when it is probable that the economic benefits will flow to the enterprise and the revenue can be reliably measured.

Revenue from sales is recognized when the risks, economic benefits and ownership are transferred to the buyer and the company determines the costs related to the sales transaction. The time of revenue recognition usually coincides with the time of transferring goods, issuing invoices to buyers and buyers accepting payment regardless of whether the money has been collected or not.

Financial revenue is recorded on the basis of amounts that will certainly be received from bank deposit interest, foreign exchange rate difference interest, etc.

14 Accounting principles for revenue deductions:

- Deductions are sales discount.

15 Principles of accounting for cost of sales:

Cost of sales is consistent with revenue; ensuring the principle of prudence.

16 Principles of financial expenses:

Financial expenses are recorded on the basis of actual expenses incurred or certain to be incurred due to the Company's use of borrowed capital or losses due to foreign currency conversion, etc.

17 Selling and administrative expenses:

The company has fully recorded selling expenses and administrative expenses incurred during the period.

18 Principles and methods of recording current corporate income tax expenses and deferred corporate income tax

Expenses: Income tax expense represents the sum of the tax currently payable and deferred tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and it further excludes items that are not taxable or deductible.

The determination of corporate income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the results of the examination by the competent tax authority.

Deferred income tax is calculated on the differences between the carrying amounts of assets and liabilities in the financial statements and the tax bases and is recorded under the balance sheet method. Deferred income tax liabilities should be recognized for all temporary differences and deferred income tax assets are recognized only when it is probable that future taxable profits will be available to use the temporary differences. However, no deferred tax assets or liabilities are recognized as at 30 July 2026, as there are no material temporary differences between the carrying amounts of assets and liabilities recorded in the financial statements and their respective tax bases.

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

VIETNAM CEMENT CORPORATION
VICEM HAI VAN CEMENT JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS (Continued)

Second quarter of the fiscal year ended 31 December 2026

(Issued according to Circular No. 99/2025/TT-BTC dated 27
October 2025 by Minister of Finance)

V. Additional information for items presented in the Balance Sheet

Unit: VND

01. Cash:

	30/09/2026	01/01/2026
1 Cash on hand	1.046.124.024	725.364.698
2 Cash in bank	9.403.716.665	3.117.526.258
	10.449.840.689	3.842.890.956

02. Trade accounts receivable:

	30/09/2026	01/01/2026
Trade accounts receivable	24.175.890.955	7.440.588.194
- Da Nang Trading Import Export Company	5.713.776.777	5.713.776.777
- Distribution Cement Quang Nam Co., Ltd	3.000.000.000	-
- Nghe Giang Co-Trading & Advisoty	6.816.986.789	-
- Phuc Tran Chau Co., Ltd	724.452.243	-
- Others	7.920.675.146	1.726.811.417
Related parties	-	4.201.493.587
- Vicem Hoang Thach Cement Co., Ltd	-	4.201.493.587
- Hoang Mai Cement JSC	6.225.629.245	132.636.000
	-	-
Provision for doubtful debts	Year 2026	Year 2025
Provision for doubtful debts at the beginning of the year	(7.470.059.394)	(7.470.059.394)
Provisions made during the year		
Provision for doubtful debts at year end	(7.470.059.394)	(7.470.059.394)

03. Other receivable:

	30/09/2026	01/01/2026
- Quang Nam Construction Single-member Co., Ltd	3.585.012.557	3.585.012.557
- Thang Long Co., Ltd	424.926.750	424.926.750
- Deposit	75.000.000	663.748.038
- Receivables from employees	687.837.533	227.874.009
- Other receivables	2.000.161.350	275.429.761
	18.252.936.891	16.656.989.816
Long-term		
- Deposit	879.926.829	833.929.019
	879.926.829	833.929.019
Provision for other short-term doubtful debt	879.926.829	833.929.019
Quang Nam Construction Single-member Co., Ltd	(3.585.012.557)	(3.585.012.557)
Thang Long Co., Ltd	(424.926.750)	(424.926.750)
	(4.009.939.307)	(4.009.939.307)

04. Inventory:

	30/09/2026	01/01/2026
- Goods in transit	-	-
- Raw materials	32.263.764.549	43.266.018.030
- Equipment and spare parts	15.039.469.523	17.043.551.908
- Tools and supplies	17.084.750	16.132.750
- Work in process	17.945.036.394	16.239.413.810
- Product	241.481.090	258.117.580
	65.506.836.306	76.823.234.078

05. Long-term assets in progress:

	30/09/2026	01/01/2026
Oracle software project	9.063.715.302	9.063.715.302
Cost of exploration of iron mines, clay mines, and sandstone mines	2.857.656.199	2.857.656.199
Van Ninh Cement Factory	1.268.696.594	1.268.696.594
Others	366.568.013	272.727.272
Repair costs at cement plant of VN	7.606.476.933	-
	21.163.113.041	13.462.795.367

VIETNAM CEMENT CORPORATION
VICEM HAI VAN CEMENT JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS (Continued)
Second quarter of the fiscal year ended 31 December 2026

Form B 09a-DN
Issued according to Circular No.99/2025/TT-BTC
dated 27 October 2025 by Minister of Finance

06. Tangible fixed assets:

	Buildings and Structures VND	Machinery and Equipments VND	Transportation Vehicles VND	Management device VND	Total VND
COST					
As at 01/01/2026	514.008.880.530	686.309.412.760	20.991.808.970	4.754.385.792	1.226.064.488.052
Increase in period	-	272.800.000	-	-	272.800.000
- Purchasing (*)	-	272.800.000	-	-	272.800.000
- Reclassify	-	-	-	-	-
Decrease in period	-	3.410.483.891	768.965.139	-	4.179.449.030
- Liquidation	-	3.410.483.891	768.965.139	-	4.179.449.030
					-
As at 30/09/2026	514.008.880.530	683.171.728.869	20.222.843.831	4.754.385.792	1.222.157.839.022
In which:					
- Cost of tangible fixed assets	46.250.297.216	176.474.302.718	16.575.480.195	4.097.088.677	243.397.168.806
- Residual value of tangible fixed assets mortgaged for bank loans	7.833.057.910	6.088.222.919	385.916.640	126.377.872	14.433.575.341
	-	-	-	-	-
ACCUMULATED DEPRECIATION					
As at 01/01/2026	299.486.267.173	527.761.624.375	19.776.163.299	4.520.384.993	851.544.439.840
Increase in period	12.871.629.589	22.037.833.478	260.847.729	65.767.185	35.236.077.981
- Deduct from expenses	12.871.629.589	22.037.833.478	260.847.729	65.767.185	35.236.077.981
Decrease in period	-	3.410.483.891	768.965.139	-	4.179.449.030
- Liquidation, disposal	-	3.410.483.891	768.965.139	-	4.179.449.030
As at 30/09/2026	312.357.896.762	546.388.973.962	19.268.045.889	4.586.152.178	882.601.068.791
NET BOOK VALUE					
As at 01/01/2026	214.522.613.357	158.547.788.385	1.215.645.671	234.000.799	374.520.048.212
As at 30/09/2026	201.650.983.768	136.782.754.907	954.797.942	168.233.614	339.556.770.231

07. Intangible fixed assets :

	Limestone mining rights VND	Computer softwares VND	Total VND
COST			
As at 01/01/2026	5.398.490.788	125.222.630	5.523.713.418
Increase in period	-	-	-
Reclassify	-	-	-
Decrease in period	-	-	-
As at 30/09/2026	5.398.490.788	125.222.630	5.523.713.418
ACCUMULATED DEPRECIATION			
As at 01/01/2026	2.334.652.332	125.222.630	2.459.874.962
Deduct from expenses	134.962.272	-	134.962.272
Decrease in period	-	-	-
As at 30/09/2026	2.469.614.604	125.222.630	2.594.837.234
NET BOOK VALUE			
As at 30/09/2026	2.928.876.184	-	2.928.876.184

Additional information for items presented in the Balance Sheet

Unit: VND

08. Prepaid expenses :

	30/09/2026	01/01/2026
Short-term	3.779.146.380	119.932.276
1 Tools and supplies	847.583.190	-
2 Property insurance	100.041.741	54.932.276
3 Mining license fee	195.070.171	-
4 Others	-	65.000.000
5 Repair costs,...	2.636.451.278	-
Long-term	43.040.521.659	44.975.568.073
1 Repair costs,...	5.579.554.740	4.304.034.694
2 Land rental fee; chain rental	2.649.197.440	2.744.951.563
3 Cost of site clearance	24.750.100.127	25.727.896.028
4 Mining license fee	6.666.588.849	6.236.937.564
5 Tools and supplies	2.616.525.993	5.008.018.947
6 Replacement forestation costs at Cat Ket quarry	778.554.510	953.729.277
	46.819.668.039	45.095.500.349
	46.819.668.039	45.095.500.349

09. Loans and obligations under finance leases

	30/09/2026				01/01/2026	
	Value	Repayment capability amount	Increase	Decrease	Value	capability amount
Loans						
Short-term loans	74.500.000.000	74.500.000.000	5.000.000.000	6.000.000.000	75.500.000.000	75.500.000.000
Bank for Investment and Development of Vietnam JSC - Da Nang Branch	-	-	-	-	-	-
Vietnam Cement Corporation	74.500.000.000	74.500.000.000	-	1.000.000.000	75.500.000.000	75.500.000.000
Vietnam International Commercial Joint Stock Bank_Da Nang Branch	-	-	5.000.000.000	5.000.000.000	-	-
Current portion of long-term loan	-	-	-	-	-	-
Long-term loan	-	-	-	-	-	-
	74.500.000.000	74.500.000.000	5.000.000.000	6.000.000.000	75.500.000.000	75.500.000.000

10. Trade accounts payable

	30/09/2026		01/01/2026	
	Value	Repayment capability amount	Value	Repayment capability amount
Trade accounts payable:	93.614.126.125	93.614.126.125	71.936.161.745	71.936.161.745
Duc Loc Company Limited	33.524.654.433	33.524.654.433	21.733.206.042	21.733.206.042
Truong Thanh Transport and Trading company limited	42.354.059.432	42.354.059.432	29.553.636.501	29.553.636.501
Distribution Cement Quang Nam Company Limited	214.110.430	214.110.430	-	-
Others	17.521.301.830	17.521.301.830	20.649.319.202	20.649.319.202
Stakeholders	36.174.139.726	36.174.139.726	49.127.507.926	49.127.507.926
Vicem Energy and Environment JSC	19.500.000.000	19.500.000.000	31.000.000.000	31.000.000.000
Vicem But Son Cement JSC	-	-	3.403.775.708	3.403.775.708
Da Nang Building Materials and Cement JSC	8.836.205.536	8.836.205.536	5.038.570.489	5.038.570.489
Vicem Gypsum and Cement JSC	928.873.115	928.873.115	3.328.873.115	3.328.873.115
Vicem Tam Diep Cement Co., Ltd	456.031.600	456.031.600	1.456.031.600	1.456.031.600
Branch of Cement Vicem Hoàng Thạch	219.534.780	219.534.780	-	-
Công ty TNHH MTV xi măng Hoàng Thạch	29.767.691	29.767.691	-	-
Vietnam Cement Corporation	5.298.947.320	5.298.947.320	3.995.477.330	3.995.477.330
Cement Investment Development Consulting Company	904.779.684	904.779.684	904.779.684	904.779.684
Total	129.788.265.851	129.788.265.851	121.063.669.671	121.063.669.671

11. Taxes and amounts payable to State Budget:

	01/01/2026	Payable amount	Paid amount	30/09/2026
a) Payables				
1 Value added tax	806.318.582	6.407.161.450	4.938.406.744	2.275.073.288
2 Personal income tax	-	126.260.100	126.260.100	-
3 Land tax, land rental	-	1.951.139.323	972.169.434	978.969.889
4 Natural resources tax	-	1.156.018.000	1.156.018.000	-
5 Others	-	16.103.981	16.103.981	-
Total	806.318.582	9.656.682.854	7.208.958.259	3.254.043.177
b) Receivables				
1 Value added tax	1.573.864.939	(1.193.089.840)	-	2.766.954.779
2 Corporate income tax	848.871.795	-	-	848.871.795
3 Personal income tax	-	-	-	-
Total	2.422.736.734	(1.193.089.840)	-	3.615.826.574

12. Accrued expense:	30/09/2026	01/01/2026
1 Cost of raw materials	1.456.089.900	-
2 Electricity costs	1.335.754.522	1.196.396.136
3 Toxic costs	23.239.640	-
4 Audit Fees	-	-
5 Environmental protection Fund	564.667.763	632.105.026
6 Others	163.305.556	225.000.000
Total	3.543.057.381	2.053.501.162

13. Other payables	30/09/2026	01/01/2026
13.1 Dividend	368.180.148	368.778.648
13.2 Other payables		
1 Trade union, union dues	808.038.929	622.960.164
2 Deduct trade discounts	4.305.839.923	-
3 Accrued loan interest	10.549.967.128	10.634.947.948
4 Support payments received	1.132.214.429	964.409.901
5 Collaterals and deposits received	2.014.603.258	4.002.143.261
6 Fund for Gratitude and Repayment	60.466.021	60.466.021
7 Completed repair costs	2.175.000.000	-
8 Others	196.117.476	48.638.470
Total	21.242.247.164	16.333.565.765

14. Owner equity						
a. Movements in owner's equity	Owner's equity	Share premium	Investment and development fund	Exchange rate difference	Undistributed earnings anh funds	Total
As at 01/01/2025	415.252.500.000	(872.834.866)	15.949.797.232	-	(96.282.479.112)	334.046.983.254
Increase in period	-	-	-	-	-	-
Profit for the year	-	-	-	-	(45.722.107.110)	(45.722.107.110)
Decrease in period	-	-	-	-	-	-
Profit distribution	-	-	-	-	-	-
As at 31/12/2025	415.252.500.000	(872.834.866)	15.949.797.232	-	(142.004.586.222)	288.324.876.144
As at 01/01/2026	415.252.500.000	(872.834.866)	15.949.797.232	-	(142.004.586.222)	288.324.876.144
Increase in period	-	-	-	-	(27.823.283.071)	(27.823.283.071)
Profit for the year	-	-	-	-	(27.823.283.071)	(27.823.283.071)
Decrease in period	-	-	-	-	-	-
Cancel dividend payment plan	-	-	-	-	-	-
Welfare and bonus fund	-	-	-	-	-	-

As at 30/09/2026	415.252.500.000	(872.834.866)	15.949.797.232	-	(169.827.869.293)	260.501.593.073
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b. Owner's equity in details	Ratio %	30/09/2026 VND
Vietnam Cement Corporation	75,75%	314.557.600.000
Others	24,25%	100.694.900.000
	100,00%	415.252.500.000

c. Shares		30/09/2026 Share	01/01/2026 Share
Authorised shares	Share	41.525.250	41.525.250
Issued shares	Share	41.525.250	41.525.250
- Common shares	Share	41.525.250	41.525.250
- Preference shares	Share	-	-
Outstanding shares	Share	41.525.250	41.525.250
- Common shares	Share	41.525.250	41.525.250
- Preference shares	Share	-	-
Par value of an outstanding share	(VND/share)	10.000	10.000
d. Retained earnings		30/09/2026	01/01/2026
Accumulated to the prior year end		(142.004.586.222)	(96.282.479.112)
Net profit after corporate income tax		(27.823.283.071)	(45.722.107.110)
Profit distribution		-	-
Cancel dividend payment plan		-	-
Bonus and welfare funds		-	-
Retained earnings		(169.827.869.293)	(142.004.586.222)

VI. Additional information for items presented in the Income Statement

01. Revenue from goods sold and services rendered	Third quarter of 2026 VND	Third quarter of 2025 VND	Accumulate 2026 VND	Accumulate 2025 VND
- Revenue from sale of cement	79.436.930.605	31.948.595.007	161.409.259.799	99.474.428.241

VIETNAM CEMENT CORPORATION
VICEM HAI VAN CEMENT JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS (Continued)
Third quarter of the fiscal year ended 31 December 2026

Form B 09a-DN

Issued according to Circular No.99/2025/TT-BTC dated 27 October 2025 by Minister of Finance

- Revenue from sale of clinker	-	-	-	-
- Revenue from cement manufacturing	85.493.551.305	84.831.571.800	267.239.110.585	229.595.396.850
- Revenue from Trading of cement	96.406.445.191	-	207.385.995.647	-
- Other revenue	636.683.717	1.045.128.920	1.324.010.061	2.592.276.242
	261.973.610.818	117.825.295.727	637.358.376.092	331.662.101.333

02. Deductions

Sales discount

- Cement
- Trading of cement
- Clinker

Third quarter of 2026	Third quarter of 2025	Accumulate 2026	Accumulate 2025
VND	VND	VND	VND
3.543.263.803	1.624.771.675	7.662.871.813	5.088.144.076
11.010.949.506	-	22.350.267.051	-
		-	-
14.554.213.309	1.624.771.675	30.013.138.864	5.088.144.076

* Net revenue from goods sold and services rendered

- Revenue from sale of cement
- Revenue from sale of clinker
- Revenue from cement manufacturing
- Revenue from Trading of cement
- Other revenue

Third quarter of 2026	Third quarter of 2025	Accumulate 2026	Accumulate 2025
VND	VND	VND	VND
75.893.666.802	30.323.823.332	153.746.387.986	94.386.284.165
-	-	-	-
85.493.551.305	84.831.571.800	267.239.110.585	229.595.396.850
85.395.495.685	-	185.035.728.596	-
636.683.717	1.045.128.920	1.324.010.061	2.592.276.242
247.419.397.509	116.200.524.052	607.345.237.228	326.573.957.257

* Revenue from related parties

- Bim Son Cement JSC
- Da Nang Building Materials and Cement JSC
- Vicem Hoang Thach Cement Co., Ltd
- Hoang Mai Cement JSC

Third quarter of 2026	Third quarter of 2025	Accumulate 2026	Accumulate 2025
VND	VND	VND	VND
1.107.823.298	-	1.262.444.630	-
1.797.079.593	1.147.327.040	9.484.045.660	2.767.126.112
83.220.495.139	85.533.105.605	258.302.216.396	321.344.541.557
1.165.828.857	-	8.063.368.301	-

03. Cost of sales

- Cost of cement
- Cost of clinker
- Cost of cement manufacturing
- Cost of Trading cement
- Cost of goods sold at VanNinh Cement Plant
- Other cost

Third quarter of 2026	Third quarter of 2025	Accumulate 2026	Accumulate 2025
VND	VND	VND	VND
68.973.475.656	27.336.060.290	139.907.283.592	85.466.639.804
-	-	-	-
73.514.455.161	72.671.947.387	233.336.666.566	194.012.320.105
83.918.892.271	-	181.234.156.921	-
8.259.880.555	7.404.055.789	21.687.572.367	21.955.860.290
1.580.146.196	-	1.580.146.196	-
236.246.849.839	107.412.063.466	577.745.825.642	301.434.820.199

I Gross profit

Third quarter of 2026	Third quarter of 2025	Accumulate 2026	Accumulate 2025
VND	VND	VND	VND
11.172.547.670	8.788.460.586	29.599.411.586	25.139.137.058

04. Financial income

- Bank and loan interest

Third quarter of 2026	Third quarter of 2025	Accumulate 2026	Accumulate 2025
VND	VND	VND	VND
3.661.208	7.885.911	17.378.421	23.334.192
3.661.208	7.885.911	17.378.421	23.334.192

05. Financial expenses

- Short-term Interest expense

Third quarter of 2026	Third quarter of 2025	Accumulate 2026	Accumulate 2025
VND	VND	VND	VND
548.100.001	727.468.494	1.625.357.537	2.465.360.520
548.100.001	727.468.494	1.625.357.537	2.465.360.520

06. Others income

- Proceeds from Asset Liquidation
- Port fee interest
- Others income

Third quarter of 2026	Third quarter of 2025	Accumulate 2026	Accumulate 2025
VND	VND	VND	VND
-	-	-	-
17.727.255	11.456.545	49.636.314	26.454.545
-	-	9.000	2.000
17.727.255	11.456.545	1.920.645.314	26.456.545

07. Others expenses

- 1 Pay to the state budget
- 2 Fixed costs during the time the clinker line stops production at Van Ninh Factory
- 3 Others expenses

Third quarter of 2026	Third quarter of 2025	Accumulate 2026	Accumulate 2025
VND	VND	VND	VND
7.899.390	-	11.422.674	92.506.666
-	-	-	-
9.747.834.623	10.376.071.251	29.068.569.567	32.002.139.942
-	-	464.528.815	-
9.755.734.013	10.376.071.251	29.544.521.056	32.094.646.608

08. SELLING AND ADMINISTRATIVE EXPENSES

	Third quarter of 2026 VND	Third quarter of 2025 VND	Accumulate 2026 VND	Accumulate 2025 VND
<u>Selling expenses</u>				
- Staff expenses	396.125.429	399.872.808	1.083.630.155	1.179.155.163
- Material, package expense	2.037.037	-	-	-
- Consulting and sales expense	269.128.073	119.070.686	603.458.329	349.736.142
- Outsourced expense	263.658.333	179.927.128	742.941.729	568.844.830
- Other expenses	646.951.551	89.617.148	1.254.629.436	548.694.637
Total	1.577.900.423	788.487.770	3.684.659.649	2.646.430.772
<u>Administrative expenses</u>				
- Staff expenses	3.598.811.256	4.223.859.290	11.058.018.027	12.739.010.237
- Consultant fee	269.128.073	119.070.686	603.458.329	349.736.142
- Depreciation expense	36.707.433	34.857.897	110.122.299	101.841.109
- Tax, fee	643.386.204	(259.783.205)	2.001.545.586	791.468.475
- Severance pay expenses	52.285.376	-	589.553.829	154.955.789
- Outsourced expense	1.042.611.643	723.808.607	2.594.415.134	2.899.884.414
- Other expenses	1.812.930.823	1.017.173.360	4.600.849.293	3.115.370.109
Total	7.455.860.808	5.858.986.635	21.557.962.497	20.152.266.275

09. Production and business cost by nature:

	Third quarter of 2026 VND	Third quarter of 2025 VND	Accumulate 2026 VND	Accumulate 2025 VND
- Material and consumables cost	121.661.826.943	85.021.723.894	317.484.760.670	219.727.896.372
- Labor cost	15.047.122.954	14.736.170.437	45.421.347.909	43.481.546.197
- Depreciation expense	12.512.368.462	12.337.534.827	40.192.219.844	39.049.498.592
- Outsourced expense	15.559.304.803	12.117.794.525	36.490.314.238	32.581.848.961
- Other expenses, provision	3.043.726.179	2.064.190.358	11.713.840.068	7.543.314.893
- Cost of stopping Van Ninh furnace	1.065.219.959	1.054.304.913	2.682.921.370	6.521.542.692
	168.889.569.300	127.331.718.954	453.985.404.099	342.384.105.015

10. Current corporate income tax expense and Net profit after corporate income tax

	Third quarter of 2026 VND	Third quarter of 2025 VND	Accumulate 2026 VND	Accumulate 2025 VND
1 Accounting profit before tax	(8.143.659.112)	(8.943.211.108)	(27.823.283.071)	(32.169.776.380)
2 Adjustment for taxable income	18.000.000	78.000.000	45.000.000	234.000.000
Add:	18.000.000	78.000.000	45.000.000	234.000.000
+ Remuneration of BOD and Supervisory Board members who do not directly participate in mana	18.000.000	78.000.000	45.000.000	234.000.000
+ Others	-	-	-	-
Minus	-	-	-	-
3 Taxable income	(8.125.659.112)	(8.865.211.108)	(27.778.283.071)	(31.935.776.380)
Tax rate	20%	20%	20%	20%
4 Corporate income tax have paid during the year	-	-	45.000.000	-
Corporate income tax expense	-	-	-	-
Adjustment of corporate income tax expenses in 2026	-	-	45.000.000	-
5 Net profit after corporate income tax	(8.143.659.112)	(8.943.211.108)	(27.868.283.071)	(32.169.776.380)

* Earnings per share

	Third quarter of 2026 VND	Third quarter of 2025 VND	Accumulate 2026 VND	Accumulate 2025 VND
Net profit after corporate income tax	(8.143.659.112)	(8.943.211.108)	(27.823.283.071)	(32.169.776.380)
Profit/Loss allocated to common shareholders	(8.143.659.112)	(8.943.211.108)	(27.823.283.071)	(32.169.776.380)
Weighted average number of common shares during the period	41.525.250	41.525.250	41.525.250	41.525.250
	(196)	(215)	(670)	(775)

VII. Other information

1. Business with stakeholders:

As at 30/09/2026, the Company has other transactions with related parties are as follows:

Related parties

1.1 Related parties

Vietnam Cement Corporation

Vietnam Alkaline Refractory Material Factory - Vicem Hoang Thach Cement Co., Ltd
Vicem Hoang Thach Cement Co., Ltd

Relationship

Parent company
Subsidiary in Corporation
Subsidiary in Corporation
Subsidiary in Corporation

Issued according to Circular No.99/2025/TT-BTC dated 27 October 2025 by Minister of Finance

Bim Son Cement JSC
Vicem Energy and Environment JSC
Vicem Tam Diep Cement Co., Ltd
Vicem Energy and Environment JSC
Vicem Gypsum and Cement JSC
Da Nang Building Materials and Cement JSC
Vocational Technical School of Cement

Subsidiary in Corporation
Subsidiary in Corporation
Subsidiary in Corporation
Subsidiary in Corporation
Subsidiary in Corporation
Subsidiary in Corporation
Subsidiary in Corporation

1.2 Purchasing:

Related parties	Year 2026	Year 2025
	VND	VND
- Bim Son Cement JSC	Purchases 1.262.444.630	-
- Vicem But Son Packaging J.S. Company	Mua hàng 568.875.000	-
- Da Nang Building Materials and Cement JSC	Sells 9.484.045.660	2.767.126.112
- Da Nang Building Materials and Cement JSC	Purchases 2.087.074.815	7.264.884.000
- Vicem But Son Cement JSC	Purchases 8.063.368.301	-
Branch Of Vicem Hoang Thach Cement -Sales Enterprise	Purchases 181.234.156.939	-
Vicem Hoang Thach Cement Co., Ltd	Sells 258.302.216.396	321.344.541.557
Vocational Technical School of Cement	Purchases 2.500.000	-
- Vietnam Cement Corporation	Purchases 2.713.644.058	1.871.558.587
Interest expenses	Interest expenses 1.506.727.400	1.172.086.303

Remuneration of Board of Directors and Board of Management

	Year 2026	Year 2025
	VND	VND
Mr. Le Trung Kien - Chairman (Appointed on 12/02/2026)	-	-
Mr. Truong Phu Cuong - Member- General Director (Appointed on 01/01/2026)	247.090.905	-
Mr. Le Xuan Khoi - Chairman -(Dismissal on 12/02/2026)	-	-
Mr. Nguyen Quang Tuan - Member	-	54.000.000
Mr. Tran Duy Viet - Member (Dismissal on 12/02/2026)	-	36.000.000
Mr. Nguyen Hoang Tri - Deputy General Director	231.954.543	290.572.420
Mr. Nguyen Tri Thanh - Member of independence (Appointed on 12/02/2026)	45.000.000	-
Mr. Dinh Ngoc Chau - Chief Accountant	231.954.543	231.080.895

2. Department report:

By Area		Year 2026		Year 2025	
		Net revenue	Cost of sales	Net revenue	Cost of sales
1	Da Nang	602.053.022.107	575.964.641.284	318.791.035.799	294.270.986.639
2	Quang Tri	5.292.215.121	4.729.402.011	7.782.921.458	7.163.833.560
		607.345.237.228	580.694.043.295	326.573.957.257	301.434.820.199

3. Financial instruments:

	Book value		Fair value	
	30/06/2026	01/01/2026	30/06/2026	01/01/2026
	VND	VND	VND	VND
Financial assets				
Cash and cash equivalents	10.449.840.689	3.842.890.956	10.449.840.689	3.842.890.956
Accounts Receivable	18.921.521.499	294.719.080	18.955.713.768	294.719.080
Financial investments				
Total	29.371.362.188	4.137.610.036	29.405.554.457	4.137.610.036
Financial liabilities				
Accounts Payable	151.030.513.015	137.397.235.436	151.030.513.015	137.397.235.436
Accrued expense	3.543.057.381	2.053.501.162	3.543.057.381	2.053.501.162
Loans	74.500.000.000	75.500.000.000	74.500.000.000	75.500.000.000
Total	229.073.570.396	214.950.736.598	229.073.570.396	214.950.736.598

The fair value of financial assets and financial liabilities is reflected at the amount at which the financial instruments could be exchanged in a current transaction between knowledgeable and willing parties.

The following methods and assumptions are used to estimate fair value:

- Cash, bank deposits, accounts receivable, accounts payable and other short-term liabilities approximate their carrying amounts due to the short maturities of these instruments

- The fair value of fixed or floating rate loans cannot be determined due to insufficient information to apply appropriate valuation models.

4. Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and other financial instruments

Trade accounts receivable

Outstanding customer receivables are monitored on a regular basis. Provisioning analyses are performed at the reporting date on a customer-by-customer basis for major customers.

5. Liquidity risk

Liquidity risk is the risk that the Company will have difficulty meeting its financial obligations due to lack of funds. The Company's liquidity risk arises primarily from mismatches in the maturities of its financial assets and financial liabilities.

The Company monitors liquidity risk by maintaining cash and cash equivalents at a level deemed adequate by the Board of Directors to finance the Company's operations and to mitigate the effects of changes in cash flows.

The Company believes that the concentration of risk with respect to debt repayment is low. The Company is able to pay its debts when due from cash flows from operating activities and proceeds from maturing financial assets.

6. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk includes 03 types: foreign currency risk, interest rate risk and other price risk

Foreign exchange risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's exposure to market interest rate risks relates primarily to short-term deposits and loans.

Other price risks

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices other than changes in interest rates and foreign exchange rates.

7. Information on ongoing operations

There have been no events which may cast significant doubt on the Company's ability to continue as a going concern and the Company has no intention or necessity to cease operations or to reduce the scale of its operations significantly.

8. Other information

Remuneration of Board of Supervisors

Mr. Nguyen Sy Linh	Head of Supervisory Board
Mrs. Nguyen Hong Minh	Member Supervisory Board
Mr. Dang Ngoc Bao	Member Supervisory Board

Year 2026	Year 2025
VND	VND
-	54.000.000
36.000.000	-
36.000.000	36.000.000

Preparer



Le Thi Thanh Chung

Chief Accountant



Dinh Ngoc Chau

General Director



Truong Phu Cuong

