VIETNAM CEMENT CORPORATION
VICEM CEMENT TRADING JOINT STOCK COMPANY

FINANCIAL STATEMENT QUARTER 2 2026

For the year ended 30st June 2026

Ha Noi, July 2026

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STATEMENT OF FINANCIAL POSITION

As at 30st June 2026

FORM B01 - DN
Unit: VND

	ITEMS	Codes	Notes	30/06/2026	01/01/2026
A -	**CURRENT ASSETS**	**100**		**144.590.184.669**	**130.955.943.906**
I.	**Cash and cash equivalents**	**110**	**5**	**13.876.925.925**	**25.323.319.188**
1.	Cash	111		12.876.925.925	24.323.319.188
2.	Cash equivalents	112		1.000.000.000	1.000.000.000
II.	**Short-term financial investments**	**120**		**68.116.602.743**	**50.000.000.000**
1.	Held to maturity investments	123	6	68.116.602.743	50.000.000.000
III.	**Short-term receivables**	**130**		**59.985.939.373**	**50.618.264.958**
1.	Trade accounts receivable	131	7	34.169.945.799	25.972.884.852
2.	Short-term advances to suppliers	132		1.325.342.345	1.669.174.346
3.	Other receivables	135	8	52.077.020.633	51.008.675.164
4.	Provision for doubtful debts	136	9	(27.586.369.404)	(28.032.469.404)
IV.	**Inventories**	**140**	**10**	**2.442.780.636**	**3.254.569.025**
1.	Inventories	141		2.442.780.636	3.254.569.025
V.	**Other current assets**	**160**		**167.935.992**	**1.759.790.735**
1.	Value added tax deductibles	162		107.893.384	131.885.847
2.	Other receivables from State Budget	163	17	60.042.608	1.627.904.888
B -	**NON-CURRENT ASSETS**	**200**		**1.775.383.436**	**2.042.167.104**
I.	**Fixed assets**	**220**		**1.775.383.436**	**1.299.001.734**
1.	Tangible fixed assets	221	11	1.775.383.436	1.299.001.734
	- Cost	222		19.994.749.444	19.334.546.292
	- Accumulated depreciation	223		(18.219.366.008)	(18.035.544.558)
2.	Intangible fixed assets	227	12	-	-
	- Cost	228		522.000.000	522.000.000
	- Accumulated Amortization	229		(522.000.000)	(522.000.000)
III.	**Long-term assets in progress**	**250**		**-**	**743.165.370**
1.	Construction in progress	252	13	-	743.165.370
	TOTAL ASSETS	**280**		**146.365.568.105**	**132.998.111.010**

STATEMENT OF FINANCIAL POSITION (Continues)

As at 30st June 2026

FORM B01 - DN
Unit: VND

	ITEMS	Codes	Notes	30/06/2026	01/01/2026
C -	**LIABILITIES**	**300**		**58.447.592.752**	**41.712.387.871**
I.	**Current liabilities**	**310**		**56.162.542.740**	**39.282.521.509**
1.	Trade accounts payable	311	15	38.545.555.565	23.714.346.716
2.	Short-term advance from customers	312		3.853.562.668	5.343.646.698
3.	Dividends Payable	313		2.368.397.069	574.453.319
4.	Taxes and amounts payable to State Budget	314	16	323.365.823	504.498.177
5.	Payables to employees	315		2.609.415.842	6.003.063.000
6.	Short-term accrued expenses	316	17	3.856.375.973	65.776.472
8.	Other current payables	320	18	102.000.108	102.000.000
9.	Bonus and welfare funds	323		4.503.869.692	2.974.737.127
II.	**Long-term Liabilities**	**330**		**2.285.050.012**	**2.429.866.362**
1.	Other long-term payables	338	18	2.285.050.012	2.429.866.362
D -	**EQUITY**	**400**		**87.917.975.353**	**91.285.723.139**
I.	**Owner's equity**	**410**	**20**	**87.917.975.353**	**91.285.723.139**
1.	Owners' contributed capital	411		60.000.000.000	60.000.000.000
	- Ordinary shares with voting rights	411a		60.000.000.000	60.000.000.000
2.	Investment and development fund	418		23.590.195.705	23.590.195.705
3.	Other owner's funds	419		3.252.394.869	3.252.394.869
4.	Retained earnings	420		1.075.384.779	4.443.132.565
	- Accumulated to the prior year end	420a		-	97.547.382
	- *Undistributed earnings of the current year*	420b		1.075.384.779	4.345.585.183
	TOTAL RESOURCES	**440**		**146.365.568.105**	**132.998.111.010**

Ha Noi, 17 July 2026

Preparer	Chief Accountant	For Director Deputy Director
		CÔNG TY CỔ PHẦN VICEM THƯƠNG MẠI XI MĂNG M.S.D.N: 0100105… C.T.C.P THÀNH PHỐ HÀ NỘI
Dinh Ngoc Son	**Phan Thai Hoang**	**Dang Phuc Tan**

INCOME STATEMENT

For the period from 01/01/2026 to 30/06/2026

FORM B02 - DN

Unit: VND

	ITEMS	Codes	Notes	This quarter this year	This quarter last year	The cumulative number from the beginning of the year to the end of this quarter this year	The cumulative number from the beginning of the year to the end of this quarter last year
1.	**Revenue from goods sold and services rendered**	**01**	**21**	**144.920.182.244**	**160.035.856.556**	**238.626.050.984**	**253.660.456.285**
2.	Deductions	02	22	10.021.452.150	10.001.249.770	15.289.480.900	16.480.740.820
3.	**Net revenue from goods sold and services rendered**	**10**		**134.898.730.094**	**150.034.606.786**	**223.336.570.084**	**237.179.715.465**
4.	Cost of goods sold and services rendered	11	23	128.706.248.318	141.466.753.492	212.531.163.518	225.853.512.928
5.	**Gross profit from goods sold and services rendered**	**20**		**6.192.481.776**	**8.567.853.294**	**10.805.406.566**	**11.326.202.537**
6.	Financial income	22	24	1.608.319.900	1.184.341.530	3.016.139.119	2.272.118.903
7.	Financial expenses	23	25	644.859.740	687.871.590	1.079.375.850	1.103.147.500
	- Of which: Loan interest charged	*24*		-	-	-	-
8.	Selling expenses	25	26	3.181.733.786	3.346.339.449	6.169.404.265	5.791.103.021
9.	General and administration expenses	26	26	3.179.471.971	3.382.173.924	5.303.728.671	5.766.366.474
10.	**Operating profit**	**30**		**794.736.179**	**2.335.809.861**	**1.269.036.899**	**937.704.445**
11.	Other income	31	27	300.959.953	265.316.197	511.190.777	366.412.818
12.	Other expenses	32	28	281.775.879	207.429.530	408.996.702	296.859.484
13.	**Profit from other activities**	**40**		**19.184.074**	**57.886.667**	**102.194.075**	**69.553.334**
14.	**Accounting profit before tax**	**50**		**813.920.253**	**2.393.696.528**	**1.371.230.974**	**1.007.257.779**
15.	Current corporate income tax expense	51	29	166.152.397	223.051.556	295.846.195	223.051.556
16.	Deferred Tax Expense	52		-	-	-	-
17.	**Net profit after corporate income tax**	**60**		**647.767.856**	**2.170.644.972**	**1.075.384.779**	**784.206.223**
18.	**Earning per share**	**70**	**30**	**108**	**362**	**179**	**131**

Ha Noi, 17 July 2026

Preparer	**Chief Accountant**	**For Director** **Deputy Director**
Dinh Ngoc Son	**Phan Thai Hoang**	**Dang Phuc Tan**

M.S.D.N: 0100105894 - C.T.C.P
CÔNG TY CỔ PHẦN VICEM THƯƠNG MẠI XI MĂNG
THÀNH PHỐ HÀ NỘI

VICEM CEMENT TRADING JOINT STOCK COMPANY
348 Giai Phong Street - Phuong Liet Ward - Ha Noi

CASH FLOW STATEMENT
(Indirect method)
For the period from 01/01/2026 to 30/06/2026

FORM B03 - DN
Unit: VND

	ITEMS	Codes	The cumulative number from the beginning of the year to the end of this quarter this year	The cumulative number from the beginning of the year to the end of this quarter last year
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	**Profit for the year**	**01**	**1.371.230.974**	**1.007.257.779**
2.	**Adjustment for**			
	- Depreciation and amortization of fixed assets	02	266.783.668	195.575.946
	- Provisions	03	(446.100.000)	(197.025.000)
	- (Gain)/Loss from investing activities	05	(2.881.632.919)	(2.134.356.403)
	- Other adjustments	07	-	-
3.	**Operating profit before movements in working capital**	**08**	**(1.689.718.277)**	**(1.128.547.678)**
	- Increase, decrease in receivables	09	(10.959.308.711)	(24.117.089.193)
	- Increase, decrease in inventory	10	811.788.389	(1.259.964.556)
	- Increase, decrease in payables (exclude interest	11	15.339.370.614	7.915.349.921
	- Corporate income tax paid	15	(429.144.493)	(166.167.014)
	- Other cash outflows	17	(1.114.000.000)	(1.331.000.000)
	Net cash from operating activities	**20**	**1.958.987.522**	**(20.087.418.520)**
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Cash outflows for the purchase and construction of fixed assets and other long-term assets	21	-	-
2.	Cash outflow for lending, buying debt intrusments of other entities	23	(45.000.000.000)	(70.000.000.000)
3.	Cash recoverd from lending, selling debt intrusments of other entities	24	30.000.000.000	80.000.000.000
4.	Interest earned, dividend and profit received	27	3.394.619.215	2.697.794.758
	Net cash from investing activities	**30**	**(11.605.380.785)**	**12.697.794.758**
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Dividends and profits paid	36	(1.800.000.000)	-
	Net cash from financing activities	**40**	**(1.800.000.000)**	-
	Net decrease in cash during the year	**50**	**(11.446.393.263)**	**(7.389.623.762)**
	Cash and cash equivalents at the beginning of year	**60**	**25.323.319.188**	**30.685.236.647**
	Effect of changes in foreign exchange rates	61	-	-
	Cash and cash equivalents at the end of year	**70**	**13.876.925.925**	**23.295.612.885**

Ha Noi, 17 July 2026

Preparer	Chief Accountant	For Director Deputy Director
Dinh Ngoc Son	Phan Thai Hoang	Dang Phuc Tan

M.S.D.N: 0100105... C.T.C.P CÔNG TY CỔ PHẦN VICEM THƯƠNG MẠI XI MĂNG THÀNH PHỐ HÀ NỘI

NOTES TO THE FINANCIAL STATEMENTS
These notes are an integral part of and shoud be read in conjunction with the accompanying financial statements

1. GENERAL INFORMATION

Structure of ownership
Vicem Cement Trading Joint Stock Company ("the Company") was established and operated under the Business registration certificate No. 0100105694 by Ha Noi Department of Planning and Investment for the first time on 02/07/2007 and amended for the 9th time on 16/01/2023.

The Company's chartered capital is VND 60,000,000,000 equivalent to 6,000,000 shares, par value share is VND 10,000. The Company's shares are listed on Hanoi Stock Exchange (HNX) with the stock code TMX.

Business industry and principal activities

- Buying ang selling cement
- Providing warehouse and factory rental services

Normal production and business cycle

The Company's normal course of business cycle is no more than 12 months.

Corparate structure
The structure of the Company includes the head office of the Company located at No. 348 Giai Phong Street, Phuong Liet Ward, Ha Noi. The Company has one subsidiary at Thai Nguyen Province, main activity is cement trading.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

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

The monetary unit used in accounting period: Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The accompanying financial statements are presented in Vietnam Dong (VND) and have been prepared in accordance with accounting principles consistent with the requirements of the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025, effective from 1 January 2026, issued by the Ministry of Finance, the Vietnamese Accounting Standards, and relevant legal regulations governing the preparation and presentation of financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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 in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and the relevant statutory requirements applicable to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. The actual number incurred may differ from the estimates and assumptions.

4.3. Cash and cash equivalent

Cash reflects the full existing amount of the Company at the end of the accounting period, comprising cash on hand, demand deposits and cash in transit.

Cash equivalents include short-term investments with maturity less than 03 months since the date of investment, which can be converted easily into a certain amount of cash without any risk in conversion into cash at the reporting date and recorded following Vietnamese Accounting Standard No. 24 - Cash flow statement.

4.4. Receivables and provision for doubful debts

Receivables are monitored detailed under the original terms, remaining terms at the reporting date, the receivable objects, receivable foreign currencies and other factors for the Company's management purpose. The classification of receivables comprised of trade receivables and other receivables shall comply with the principles:

- Trade receivables include commercial receivables incurred from purchase-sale transactions, including receivables from sale of exported goods under the trust for other entities;
- Other receivables include non-comercial pr non-trading receivables, including: receivables from loan interests, deposit interests, dividends paid and earnings distibuted; amount paid on behalf of another party; receivables from penalties, compensation; advances; pledges, collaterals, deposits, assets lending...

The Company bases on the remaining term at the reporting date receivables to classify as long-term or short-term.

Receivables are recognized not exceeding the recoverable value. Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in difficulty of solvency due to dissolution, bankruptcy, or similar difficulties in accordance with prevailing corporate accounting system.

4.5. Inventories

Inventories are stated at the lower of cost and net realizable value. Cost comprises purchase price, processing cost and other direct attributable expenses that have been incurred in bringing the inventories to their present location and condition. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Inventories are recorded by perpetual method.

Provision for devaluation of inventories is the difference between the cost of inventories and their net realizable value as at the end of the accounting period, which is made in accordance with prevailing corporate accounting system.

4.6. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. The costs of tangible fixed assets arising from purchases and construction transfer comprise purchase price and all costs of bringing the tangible fixed assets to their working condition for their intended use. The cost of tangible fixed assets which are self-constructed includes construction costs, actual production costs incurred, installation and testing costs.

Costs incurred after initial recognition are recorded as increase in the historical cost of assets if they actually improve the current status in comparison with the initial standard status of the assets, such as:

- Parts of the tangible fixed asset are modified to extend their useful life or to increase their capacity; or
- Parts of the tangible fixed asset are upgraded to significantly increase product quality; or
- New technology process is applied to reduce operation expenses of the assets.

The costs incurred for repairs and maintenance aims to restore or maintain the ability to bring the economic benefits of the assets according to the initial standard status, do not meet one of the above conditions, are recognized in the operation costs during the year.

Tangible fixed assets are depreciated using the straight-line method, depreciation is calculated by dividing the cost over estimated useful lives in conformity with the depreciation frame specified in Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance. The details are as follows:

	Years
Building and Structures	10 - 50
Transportation vehicles	06 - 10
Office equipment	03 - 06

4.7. Construction in progess

Properities in the course of construction for production, rental, and administrative purposes or other purposes are carried at cost. The cost includes any costs that are necessary to form the asset including construction cost, equipment cost, other directly attributable costs in accordance with the Company's accounting policy. Such costs will be includes in the provisional costs of the fixed asset (if settled costs have not been approved) when they are put into use.

4.8. Payables

The payables are monitored in details under the original terms, the remaining terms at the reporting date, the payable objects, type of payables denominated in foreign currency and other factors according to the Company's management purpose. The classification of payables such as trade payables, other payables must be implemented the following principles:

- Trade payables include commercial payables incurred from purchase-sale transactions, including payables when imported goods under the trust;

- Other payables include non-commercial or non-trading payables, including: payables for loan interest, amount paid for the third party; amount which the trustor receives from relevant parties to pay under the entrusted import-export transactions; asset borrowings; payables for penalties, compensation; surplus assets without reason; payables for social insurance, medical insurance, unemployment insurance, trade union; collaterals, deposits received, etc.

The company bases on the remaining terms of payables at the reporting date to classify as long-term or short-term.

The payables are recorded not less than the payment obligations. In case there is an evidence that a loss likely occurs, the Company recognizes immediately a payable under the precautionary principle.

4.9. Accrued expenses

Accrued expenses are recognized by the properly estimated cost of goods and services used during the period due to without or insufficient documents, accounting records.

4.10. Revenue and other income

Revenue recognition from goods sold if simultaneously satisfying the following conditions:

- The Company transferred most of risks and benefits asscociated with ownership of goods to the customers;
- The Company did not hold the right to manage goods as the owners or the right to control goods;
- The revenue is measured reliably. When the contracts define that the customers are entitled to return goods purchased under specific conditions, the Company shall only record revenue if such specific

conditions do not exist and the customers are not entitled to return goods (unless the customers are entitled to return the goods in the form of exchanging for other goods or service);

- The Company received or will receive economic benefits from the sale transactions;
- The costs related to the sale transactions may be determined

Revenue from leasing operating: Rental income from real estate is recognized on a straight-line basis over the lease term. Rental income received in advance for multiple periods is allocated to revenue in accordance with the lease term.

Revenue from financial activities includes: deposit interest, discounted payments (if any), gains from foreign exchange differences.... Detailed as below:

- Interest income is recognized reliably on the balances of deposits and periodic actual interest;
- Foreign exchange differences reflect profit from the actual exchange differences of arising transactions denominated in foreign currencies during the period and profit from the exchange differences due to the translation of monetary items denominated in foreign currencies at the reporting date.

Other income reflects income arising from the events or separate transactions with normal business operations of the Company, besides the above revenue.

4.11. Taxation

Corporate income tax 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 profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on differences between the carrying amounts of assets and liabilities and its tax base in the financial statements and is recognized using the balance sheet method. Deferred tax liability should be recognized for all taxable temporary differences, and deferred tax asset shall be recognized when it is probable that taxable profit will be available against so that temporary differences are deductible.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realized. Deferred tax is recognized in the income statement, and recognized in the equity only when it relates to items charged or credited directly to equity.

Deferred tax assets and liabilities are offset when the company has a legally enforceable right to set off current tax assets against current tax liabilities, and when the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the taxes borne by the Corporation is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

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

4.12. Financial instruments

Initial Recognition

Financial assets

According to the Circular No. 210/2009/TT-BTC dated 06/11/2009 of the Ministry of Finance, financial assets are classified appropriately, for the purpose of explanation in financial statements, into financial assets recorded at fair value through reports on business results. loans and receivables, investments held to maturity, and financial assets ready for sale. The company determines the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, the financial asset is determined by the original price plus the direct transaction costs associated with the procurement of that financial asset. The Company's financial assets include cash and cash equivalents, business securities, investments held to maturity, customer receivables, loan receivables and other receivables.

Financial liabilities

According to the Circular No. 210/2009/TT-BTC dated 06/11/2009 of the Ministry of Finance, financial liabilities are classified appropriately, for the purpose of explanation in financial statements, into financial liabilities are recorded at fair value through statements of business results and financial liabilities are determined according to the allocation value. The company determines the classification of these financial liabilities at the time of initial recognition.

At the time of initial recognition, financial liabilities are determined at the original price plus direct transaction costs associated with the issuance of such financial liabilities. The Company's financial liabilities include seller payables, expenses payable, other payables, loans, and financial leases.

The following values were initially recorded

The value after the initial recognition of financial instruments is reflected at fair value. In case there are no regulations on re-determination of the fair value of financial instruments, they shall be presented according to the book value.

Offsetting Financial Instruments

Financial assets and financial liabilities that are cleared and the net value will be presented on the balance sheet, if and only if, the Company has the legal right to make the set-off of these recorded values and intends to offset them on a net basis, or acquire assets and pay liabilities at the same time.

4.13. Related parties

The parties are regarded as related parties of the Company if they have the ability to control or exercise significant influence over the Company in making financial and operating decisions or have the same key management personnel or jointly managed by another company.

Individuals with the direct or indirect voting rights can impact significantly to the Company, including close family members of these individuals (parents, spouses, children, siblings).
Key management personnel have authority and responsibility for planning, managing and controlling the operation of the Company: the directors, the managers of the Company and close family members of these individuals.

The companies managed by these individuals mentioned above with direct or indirect voting rights or through these rights they can have a significant impact on the Company, including the companies owned by the leaders or major shareholders of the Company and the companies have the same key management personnel.

NOTES TO THE FINANCIAL STATEMENTS
These notes are an integral part of and shoud be read in conjunction with the accompanying financial statements

5. CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	912.424.976	967.632.522
Cash in bank	11.964.500.949	23.355.686.666
Cash equivalents	1.000.000.000	1.000.000.000
Total	**13.876.925.925**	**25.323.319.188**

6. INVESMENTS HELD TO MATURITY

	30/06/2026	01/01/2026
	VND	VND
Term deposits at Joint stock Commercial Bank for Investment and Development of Viet Nam	20.000.000.000	40.000.000.000
Accrued interest on term deposits at BIDV - South Hanoi Branch	954.739.728	-
Term deposits at Military Commercial Joint Stock Bank	-	10.000.000.000
Accrued interest on term deposits at Military Commercial Joint Stock Bank	979.397.261	-
Term deposits at Saigon - Hanoi Commercial Joint Stock Bank	45.000.000.000	-
Accrued interest on term deposits at Saigon - Hanoi Commercial Joint Stock Bank	1.182.465.754	-
	-	-
Total	**68.116.602.743**	**50.000.000.000**

7. TRADE ACCOUNTS RECEIVABLE

	30/06/2026	01/01/2026
	VND	VND
Mr. Nguyen Cao Son - CH65	5.183.454.449	5.183.454.449
Phu Dung Trading and Transport Company Limited	2.891.790.378	-
Nhung Anh Co., Ltd	2.709.976.380	-
Mrs. Le Thi Thu Khuyen - CH80	2.694.409.029	2.696.109.029
Tung Nam Co., Ltd	1.971.180.250	1.971.180.250
Thanh Anh Trading Service and Transport Joint Stock Company	1.930.235.938	-
Nam Son 668 Co., Ltd	1.911.790.200	1.944.355.760
Vietnam Construction and Trading Co., Ltd	1.717.046.100	1.717.046.100
Mrs. Hoang Thi Loan - CH72	1.557.400.000	1.557.400.000
Others	11.602.663.075	10.903.339.264
Total	**34.169.945.799**	**25.972.884.852**

NOTES TO THE FINANCIAL STATEMENTS

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

8. OTHER RECEIVABLE

	30/06/2026		01/01/2026	
	Giá trị	Dự phòng	Giá trị	Dự phòng
	VND	VND	VND	VND
Mr. Nguyen Tuan Anh	6.900.000.000	(6.900.000.000)	6.900.000.000	(6.900.000.000)
Military Commercial Joint Stock Bank	-	-	2.301.369.860	-
Joint stock Commercial Bank for Investment and Development of Viet Nam	-	-	1.328.219.179	-
Saigon - Hanoi Commercial Joint Stock Bank	-	-	-	-
Personal income tax of employees	552.996.266	-	296.674.019	-
Vicem Hoang Thach Cement Co., Ltd	4.131.060.490	-	-	-
Vicem Tam Diep Cement Co., Ltd	202.727.777	-	-	-
Advances	183.369.692	-	77.357.698	-
Deposit	40.003.000.000	-	40.003.000.000	-
+ Pledge term deposits	40.000.000.000	-	40.000.000.000	-
+ Other short-term deposits and deposits	3.000.000	-	3.000.000	-
Other receivables	103.866.408	-	102.054.408	-
Total	**52.077.020.633**	**(6.900.000.000)**	**51.008.675.164**	**(6.900.000.000)**

9. PROVISION FOR DOUBTFUL DEBTS

	30/06/2026	01/01/2026
	VND	VND
Balance at the beginning of the year	**(28.032.469.404)**	**(33.259.575.218)**
Provision	-	-
Redundancy	446.100.000	5.227.105.814
Year-end balance	**(27.586.369.404)**	**(28.032.469.404)**

10. INVENTORY

	30/06/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	
Goods in transit	252.460.545	-	1.318.237.612	-
Merchandises	2.190.320.091	-	1.936.331.413	-
Total	**2.442.780.636**	-	**3.254.569.025**	-

NOTES TO THE FINANCIAL STATEMENTS
These notes are an integral part of and shoud be read in conjunction with the accompanying financial statements

11. TANGIBLE FIXED ASSETS

	Buildings and Structures	Transportation Vehicles	Management device	Total
	VND	VND	VND	VND
COST				
As at 01/01/2026	**15.499.418.817**	**3.461.784.641**	**373.342.834**	**19.334.546.292**
Decrease during the year	-	-	82.962.218	82.962.218
	743.165.370	-	-	743.165.370
As at 30/06/2026	**16.242.584.187**	**3.461.784.641**	**290.380.616**	**19.994.749.444**
ACCUMULATED DEPRECIATION				
As at 01/01/2026	**15.219.506.717**	**2.480.048.402**	**335.989.439**	**18.035.544.558**
Depreciation	136.687.120	125.328.030	4.768.518	266.783.668
Decrease during the year	-	-	82.962.218	82.962.218
As at 30/06/2026	**15.356.193.837**	**2.605.376.432**	**423.720.175**	**18.219.366.008**
NET BOOK VALUE				
As at 01/01/2026	**279.912.100**	**981.736.239**	**37.353.395**	**1.299.001.734**
As at 30/06/2026	**886.390.350**	**856.408.209**	**(133.339.559)**	**1.775.383.436**
Cost of tangible fixed assets fully depriciated but still in use	*10.837.814.817*	*1.957.848.277*	*335.194.686*	*13.130.857.780*

12. INTANGIBLE FIXED ASSETS

	Land use	Computer softwares	Total
		VND	VND
COST			
As at 01/01/2026	-	**522.000.000**	**522.000.000**
Increased during the year	-	-	-
Decreased during the year	-	-	-
As at 30/06/2026	-	**522.000.000**	**522.000.000**
ACCUMULATED AMORTISATION			
As at 01/01/2026	-	**522.000.000**	**522.000.000**
Amortisation	-		-
As at 30/06/2026	-	**522.000.000**	**522.000.000**
NET BOOK VALUE			
As at 01/01/2026	-	-	-
As at 30/06/2026	-	-	-
Cost of tangible fixed assets fully depriciated but still in use	-	*522.000.000*	*522.000.000*

13. CONSTRUCTION IN PROGRESS

	30/06/2026	01/01/2026
	VND	VND
Repairing the fire protection system at Giap Nhi warehouse.	-	**743.165.370**
Total	-	**743.165.370**

14. DOUBTFUL DEBT

Trade accounts receivable	30/06/2026 Overdue time	Historical cost	Recoverable amount	Provision	01/01/2026 Overdue time	Historical cost	Recoverable amount	Provision
	Năm	VND	VND	VND	Năm	VND	VND	VND
Mr. Nguyen Tuan Anh	> 3 year	6.900.000.000	-	(6.900.000.000)	> 3 year	6.900.000.000	-	(6.900.000.000)
Mr. Nguyen Cao Son - CH65	> 3 year	5.183.454.449	-	(5.183.454.449)	> 3 year	5.183.454.449	-	(5.183.454.449)
Mr. Nguyen Cao Tien - (Mrs. Le Thi Thu Khuyen)	> 3 year	2.694.409.029	-	(2.694.409.029)	> 3 year	2.696.109.029	-	(2.696.109.029)
Tung Nam Co., Ltd	> 3 year	1.971.180.250	-	(1.971.180.250)	> 3 year	1.971.180.250	-	(1.971.180.250)
Mrs. Hoang Thi Loan	> 3 year	1.557.400.000	-	(1.557.400.000)	> 3 year	1.557.400.000	-	(1.557.400.000)
Vietnam Construction and Trading JSC	> 3 year	1.717.046.100	-	(1.717.046.100)	> 3 year	1.717.046.100	-	(1.717.046.100)
Mrs. Su Thi Hue		1.147.081.920		(1.147.081.920)		1.159.081.920		(1.159.081.920)
Others		6.415.797.656	-	(6.415.797.656)		6.848.197.656	-	(6.848.197.656)
Total		**27.586.369.404**	-	**(27.586.369.404)**		**28.032.469.404**	-	**(28.032.469.404)**

15. TRADE PAYABLES

	30/06/2026 Value	Repayment capability amount	01/01/2026 Value	Repayment capability amount
	VND	VND	VND	VND
Vicem Hoang Thach Cement Co., Ltd	35.313.453.154	35.313.453.154	20.764.354.318	20.764.354.318
Trade payables to others	3.232.102.411	3.232.102.411	2.949.992.398	2.949.992.398
Total	**38.545.555.565**	**38.545.555.565**	**23.714.346.716**	**23.714.346.716**
Trade payables to releated parties				
Vietnam Cement Corporation	118.379.741	118.379.741	110.346.758	110.346.758
Vicem Hoang Thach Cement Co., Ltd	35.313.453.154	35.313.453.154	20.764.354.318	20.764.354.318

16. DIVIDENDS PAYABLE TO SHAREHOLDERS

	30/06/2026	01/01/2026
	VND	VND
- Dividend, profit payable	2.368.397.069	574.453.319
Total	**2.368.397.069**	**574.453.319**

17. TAXES AND AMOUNTS PAYABLE TO STATE BUDGET

	01/01/2026	Payable amount	Paid amount	30/06/2026
		VND	VND	VND
Value added tax	204.353.684	1.152.054.004	1.199.888.060	156.519.628
- Head Office	*204.353.684*	*1.059.680.225*	*1.107.514.281*	156.519.628
- Thai Nguyen Branch	-	*92.373.779*	*92.373.779*	-
Corporate income tax	*300.144.493*	*295.846.195*	*429.144.493*	166.846.195
Export Tax	-	-	-	-
Personal income tax	*(19.476.208)*	*509.567.712*	*550.134.112*	(60.042.608)
Land tax, land rental fee	*(1.608.428.680)*	*2.832.125.381*	*1.223.696.701*	-
Fees, charge and others	-	-	-	-
Total	**(1.123.406.711)**	**4.789.593.292**	**3.402.863.366**	**263.323.215**
Tax amounts receivable from the state	*1.627.904.888*			*60.042.608*
The amount of tax payable by the state	*504.498.177*			*323.365.823*

18. SHORT-TERM ACCRUED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
Accrued cost of selling expenses	3.463.340.950	-
Others	393.035.023	65.776.472
Total	**3.856.375.973**	**65.776.472**

19. OTHER PAYABLES

	30/06/2026	01/01/2026
	VND	VND
Short-term	**102.000.108**	**102.000.000**
- Trade union funding	-	-
- Others	102.000.108	102.000.000
Long-term	**2.285.050.012**	**2.429.866.362**
- Long-term collaterals and deposits received	2.285.050.012	2.429.866.362
Total	**2.387.050.120**	**2.531.866.362**

20. OWNER EQUITY

a) Equity fluctuation table

	Owner's equity	Investment and development	Other legal capital	Undistributed earnings	Total
	VND	VND	VND	VND	VND
As at 01/01/2025	**60.000.000.000**	**23.590.195.705**	**3.252.394.869**	**2.705.964.382**	**89.548.554.956**
Profit for the year	-	-	-	4.345.585.183	4.345.585.183
Profit distribution	-	-	-	(2.608.417.000)	(2.608.417.000)
As at 01/01/2026	**60.000.000.000**	**23.590.195.705**	**3.252.394.869**	**4.443.132.565**	**91.285.723.139**
Capital increase in the year	-	-	-	-	
Profit for the year	-	-	-	1.075.384.779	1.075.384.779
Profit distribution	-	-	-	(4.443.132.565)	(4.443.132.565)
As at 30/06/2026	**60.000.000.000**	**23.590.195.705**	**3.252.394.869**	**1.075.384.779**	**87.917.975.353**

b) Detail of major shareholders of the Company

	30/06/2026	01/01/2026
	VND	VND
Vietnam Cement Corporation	35.786.140.000	35.786.140.000
Other shareholders	24.213.860.000	24.213.860.000
Total	**60.000.000.000**	**60.000.000.000**

c) SHARES

	30/06/2026	01/01/2026
	VND	VND
Authorised shares	**6.000.000**	**6.000.000**
Issued shares	6.000.000	6.000.000
- Common shares	6.000.000	6.000.000
Outstanding shares	6.000.000	6.000.000
- Common shares	6.000.000	6.000.000
Par value of an outstanding share (VND/share)	**10.000**	**10.000**

21. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Revenue from goods sold	233.469.092.845	249.014.223.950
Revenue from service rendered	5.156.958.139	4.646.232.335
Total	**238.626.050.984**	**253.660.456.285**

22. DEDUCTIONS

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Sales discount	15.280.840.900	16.480.740.820
Sales allowances	8.640.000	-
Total	**15.289.480.900**	**16.480.740.820**

23. COST OF GOODS SOLD

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Cost of cement sold	207.911.667.557	221.905.150.328
Cost of office and warehouse rental	4.619.495.961	3.948.362.600
Total	**212.531.163.518**	**225.853.512.928**

24. FINANCIAL INCOME

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Bank interest	2.881.632.919	2.134.356.403
Payment discount received	134.506.200	137.762.500
Total	**3.016.139.119**	**2.272.118.903**

NOTES TO THE FINANCIAL STATEMENTS

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

25. FINANCIAL EXPENCES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Payment discount	1.079.375.850	1.103.147.500
Total	**1.079.375.850**	**1.103.147.500**

26. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Administrative expenses	**5.303.728.671**	**5.766.366.474**
Staff expenses	3.206.218.746	3.423.112.144
Material, package expense	415.552.480	400.635.182
Depreciation expense	204.413.088	125.328.030
Tax, fee	75.000.000	79.000.000
Outsourced expense	555.295.707	376.011.247
Other expenses	1.293.348.650	1.559.304.871
Reversal/Provision for doubtful debts	(446.100.000)	(197.025.000)
Selling expenses	**6.169.404.265**	**5.791.103.021**
Staff expenses	3.259.429.611	3.533.592.448
Material, package expense	-	-
Outsourced expense	710.581.141	705.157.421
Other expenses	2.199.393.513	1.552.353.152
Total	**11.473.132.936**	**11.557.469.495**

27. OTHER INCOMES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Income of supporting from cement factories	19.900.000	-
Others	491.290.777	366.412.818
Total	**511.190.777**	**366.412.818**

28. Other expenses

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Others	408.996.702	296.859.484
Total	**408.996.702**	**296.859.484**

29. CURRENT CORPORATE INCOME TAX EXPENSES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Accounting Profit before CIT	**1.371.230.974**	**1.007.257.779**
Adjustment for taxable income	**108.000.000**	**108.000.000**
- Add: Undeductible expense	108.000.000	108.000.000
Taxable income	**1.479.230.974**	**1.115.257.779**
Tax rate	20%	20%
Current corporate income tax expense	**295.846.195**	**223.051.556**
- Additional corporate income tax of previous years	-	-
Total current corporate income tax expenses	**295.846.195**	**223.051.556**

30. EARNING PER SHARE

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Net profit after corporate income tax	**1.075.384.779**	**784.206.223**
Welfare and bonus fund	-	-
Profit allocated to common shareholders	1.075.384.779	784.206.223
Weighted average number of common shares during the period	6.000.000	6.000.000
Earnings per share	**179**	**131**

31. RELATED PARTY DISCLOSURES

	First 6 months of 2026	First 6 months of 2025
	VND	VND
Purchases		
Vicem Hoang Thach Cement Co., Ltd	182.488.475.689	196.460.230.660
Vicem But Son Cement JSC	8.726.141.279	12.879.801.853
Vicem Tam Diep Cement Co., Ltd	6.992.925.562	5.177.120.384
	-	-
Consultant fees		
Vietnam Cement Corporation	175.233.166	185.883.489
Income of supporting promotions		
Vicem Hoang Thach Cement Co., Ltd	-	-
Vicem Tam Diep Cement Co., Ltd	4.900.000	-
Vietnam Cement Corporation	-	30.000.000
Vicem But Son Cement JSC	15.000.000	-
Pay dividends		
Vietnam Cement Corporation	-	-
Payment discount		
Vicem But Son Cement JSC	46.408.300	72.112.500
Vicem Tam Diep Cement Co., Ltd	88.097.900	65.650.000
Remuneration for member of Boards of Management and Directors	**1.025.922.000**	**1.083.767.000**

Balance of related parties

	30/06/2026	01/01/2026
	VND	VND
Short-term advances to suppliers		
Ha Long Cement JSC	-	112.800.003
Vicem But Son Cement JSC	462.618.545	840.442.843
Vicem Tam Diep Cement Co., Ltd	717.223.800	600.431.500
Other receivables		
Vicem Hoang Thach Cement Co., Ltd	4.131.060.490	-
Vicem Tam Diep Cement Co., Ltd	202.727.777	-

32. Items out of BS

	30/06/2026	01/01/2026
	VND	VND
Doubtful debts handled	79.674.450	79.674.450

Ha Noi, 17 July 2026

Preparer	Chief Accountant	For Director Deputy Director
		CÔNG TY CỔ PHẦN VICEM THƯƠNG MẠI XI MĂNG
Dinh Ngoc Son	Phan Thai Hoang	Dang Phuc Tan

VIETNAM CEMENT CORPORATION
VICEM CEMENT TRADING JSC

No 1356 /TMXM-TCKT
Information disclosure of the Financial Statement Quarter 2 for 2026

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, 17 July, 2026

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

1. Company Name: VICEM CEMENT TRADING JOINT STOCK COMPANY.
2. Stock Code: TMX.
3. Head office: No. 348 Giai Phong Street, Phuong Liet Ward, Hanoi City.
4. Telephone: 0243.8643315 Fax: 0243.8642586
5. Information disclosure person: Ms. Hoang Thi Hai Yen.
6. Contents of the disclosed information:

6.1. Financial Statements Quarter 2 for 2026 of Vicem Trading Cement Joint Stock Company are made th July 2026 including: Statement of Financial Position, Statement of business results, Statement of cash flows, Explanation of financial statements.

7. Website address to post the entire Financial Statement Quarter 2 for 2026: www.tmx.com.vn

We hereby certyfy that the information published above is true and fully responsible before the law for the content of the disclosed information.

Best regards!

Recipients:
- As stated above;
- TCKT, Company Secretary;
- Kept at Achives.

FOR DIRECTOR
DEPUTY DIRECTOR

CÔNG TY CỔ PHẦN VICEM THƯƠNG MẠI XI MĂNG
THÀNH PHỐ HÀ NỘI

Dang Phuc Tan

VIETNAM CEMENT CORPORATION VICEM CEMENT TRADING JSC	THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
No 1357 /TMXM-TCKT Explanation of profit difference Quarter 2 for 2026 compared to the same period last year	*Ha Noi, 17 July, 2026*

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, as amended and supplemented by Circular No. 08/2026/TT-BTC dated February 3, 2026, guiding the disclosure of information on the securities market.

Vicem Trading Cement Joint Stock Company would like to explain the difference in profit after tax in the 2st quarter of 2026 compared to the same period last year as follows:

I. Data:

Quota	Q2/2026	Q2/2025	Decrease	Decrease Comparison
Profit after tax	647.767.856	2.170.644.972	1.522.877.116	70,16 %

II. Reasons for the difference:

Profit after tax for the second quarter of 2026 reached VND 648 million, down by VND 1.522 billion (down 70.16% compared to Q2/2025). This decline was driven by the following factors:

- Profit before tax from cement business activities in the second quarter of 2026 was negative VND 527 million, representing a decrease of VND 1.985 billion compared to the same period in 2025 (cement business profit in Q2/2025 was VND 1.458 billion). This decline was driven by a decrease of 12,649 tons in cement sales volume in Q2/2026 compared to the same period in 2025, a decrease of VND 13,006/ton in average cement gross profit, and an increase of VND 2,198/ton in selling and administrative expenses.

- Profit before tax from office and warehouse leasing activities in the second quarter of 2026 was VND 358 million, representing a decrease of VND 23 million compared to the same period in 2025 (leasing profit in Q2/2025 was VND 382 million). This decline was primarily driven by the official notifications received by the Company regarding land rent reductions for 2025 in Phu Tho and Lao Cai provinces, which were recorded in 2026. Additionally, the cost of goods sold for leasing activities increased, mainly due to a rise in real estate business labor costs compared to the same period in 2025.

- Profit before tax from financial activities in the second quarter of 2026 was VND 963 million, representing an increase of VND 467 million compared to the same period in 2025 (financial activity profit in Q2/2025 was VND 496 million). This increase was driven by a VND 424 million rise in bank interest rates and sales discounts received from But Son Company and Tam Diep Company for cement consumption. Additionally, payment discount expenses for customers who prepay for cement purchases in Q2/2026 decreased by VND 43 million compared to the same period in 2025.

Other profit before tax in the second quarter of 2026 was VND 19 million, representing a decrease of VND 39 million compared to the same period in 2025 (other profit in Q2/2025 was VND 58 million).

Vicem Trading Cement Joint Stock Company would like to assure that the above explanations are completely correct and in accordance with the reality arising at the Company.

Respectfully report to the State Securities Commission and the Hanoi Stock Exchange the above explanatory figures.

Best regards!

FOR DIRECTOR
DEPUTY DIRECTOR

M.S.D.N: 0100105694 - C.T.C.P
CÔNG TY
CỔ PHẦN
VICEM THƯƠNG MẠI
XI MĂNG
THÀNH PHỐ HÀ NỘI

Dang Phuc Tan

Recipients:

- As stated above;
- Board of Directors, Supervisory Board;
- TCKT, Company Secretary;
- Kept at Achives.