**VICEM ENERGY AND ENVIRONMENT JOINT STOCK COMPANY**

**REVIEWED INTERIM FINANCIAL STATEMENTS**

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

CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ MÔI TRƯỜNG VICEM

Digitally signed by CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ MÔI TRƯỜNG VICEM
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Ha Noi, July 2026

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## STATEMENT OF THE MANAGEMENT

The Board of Management of Vicem Energy and Environment Joint Stock Company ("the Company") presents this report together with the Company's reviewed interim financial statements for the period from 01/01/2026 to 30/06/2026.

## THE BOARD OF DIRECTORS AND THE MANAGEMENT

The members of the Board of Directors and Board of Management of the Company who executed during the period from 01/01/2026 to 30/06/2026 and to the date of this report are as follows:

**The Board of Directors**

| | |
|---|---|
| Ms. Nguyen Thi Kim Chi | Chairwoman |
| Mr. Tran Khac Manh | Member |
| Mr. Nguyen Trong Dong | Member (Appointed on 3 June 2026) |
| Mr. Trinh Cong Giang | Member (Appointed on 3 June 2026) |
| Mr. Nguyen Chi Thuc | Independent member (Appointed on 3 June 2026) |
| Mr. Tran Dinh Dung | Member (Dismisses on 3 June 2026) |
| Mr. Nguyen Danh Huyen | Member (Dismisses on 3 June 2026) |
| Mr. Pham Van Phuong | Independent member (Dismisses on 3 June 2026) |

**The Board of Management**

| | |
|---|---|
| Mr. Tran Khac Manh | General Director |
| Mr. Trinh Cong Giang | Deputy General Director |

## THE BOARD OF MANAGEMENT'S RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the financial statements for the period from 01/01/2026 to 30/06/2026, which give a true and fair view of the financial position of the Company as at 30/06/2026 and the results of its operations and its cash flows for the period. In preparing these financial statements, the Board of Management is required to:

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

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

The Board of Management confirms that the Company has complied with the above requirements in preparing and performing these interim financial statements.

For and on behalf of the Board of Management,

CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ MÔI TRƯỜNG VICEM

**Tran Khac Manh**
**General Director**

*Ha Noi, 21 July 2026*

anviet
Certified Public Accountants

An Viet Auditing Company Limited
Level 12, 167 Building, Bui Thi Xuan Street, Hai Ba Trung Ward, Hanoi
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*No: **145** /2026/BCSX-AVI-TC1*

# REVIEW REPORT ON THE INTERIM FINANCIAL STATEMENTS

**To: Shareholders**
**The Board of Directors and the Board of Management**
**Vicem Energy and Environment Joint Stock Company**

We have reviewed the accompanying financial statements of Vicem Energy and Environment Joint Stock Company, ("the Company") prepared on 21 July 2026 as set out from page 04 to 29, which comprise the Statement of finacial position as at 30 June 2026 and the Income statement, the Cash flows statement for the period from 01/01/2026 to 30/06/2026 and the Notes to financial statements.

## The Management's Responsibility

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

## Auditors' Responsibility

Our responsibility is to express an conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## Auditors' Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements does not give a true and fair view of, in all material respects, the financial position of the Company, as at 30 June 2026, and of the results of its operations and its cash flows for the period from 01 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, Corporate accounting system and the relevant statutory requirements applicable to the preparation and presentaion of interim financial statements.

M.S.D.N:0200511555-C.T.T.N.H.H
CÔNG TY
TRÁCH NHIỆM HỮU HẠN
KIỂM TOÁN
AN VIỆT
Q. HAI BÀ TRƯNG - T.P HÀ NỘI

**Vu Binh Minh**
**General Director**
Certificate of audit practice registration
No. 0034-2023-055-1

***For and on behalf of***
**ANVIET AUDITING COMPANY LIMITED**

*Ha Noi, 21 July 2026*

## INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

**FORM B01a-DN**
*Unit: VND*

| | ITEMS | Codes | Notes | 30/06/2026 | 01/01/2026 |
|---|---|---|---|---|---|
| **A.** | **CURRENT ASSETS** | **100** | | **484,953,477,650** | **509,026,073,822** |
| **I.** | **Cash and cash equivalents** | **110** | | **28,840,279,097** | **95,720,258,435** |
| 1. | Cash | 111 | 5 | 28,840,279,097 | 95,720,258,435 |
| **II.** | **Short-term receivables** | **130** | | **399,928,630,096** | **388,200,252,408** |
| 1. | Short-term trade receivables | 131 | 6 | 396,098,831,765 | 381,675,176,294 |
| 2. | Short-term advances to suppliers | 132 | | 122,849,142 | 1,550,258,031 |
| 3. | Other short-term receivables | 135 | 7 | 3,706,949,189 | 4,974,818,083 |
| **III** | **Inventories** | **140** | | **51,716,454,462** | **23,217,861,741** |
| 1. | Inventories | 141 | 8 | 51,716,454,462 | 23,217,861,741 |
| **IV.** | **Other current assets** | **160** | | **4,468,113,995** | **1,887,701,238** |
| 1. | Short-term prepaid expenses | 161 | 12 | 287,395,909 | 265,468,810 |
| 2. | Value added tax deductibles | 162 | | 3,078,968,989 | 530,175,243 |
| 3. | Taxes and other receivables from the State | 163 | 18 | 1,101,749,097 | 1,092,057,185 |
| **B.** | **NON-CURRENT ASSETS** | **200** | | **199,822,171,157** | **204,577,836,053** |
| **I.** | **Fixed assets** | **220** | | **10,856,289,831** | **11,751,239,241** |
| 1. | Tangible fixed assets | 221 | 9 | 10,621,048,174 | 11,515,997,584 |
| | *- Cost* | *222* | | *40,503,016,959* | *41,092,860,595* |
| | *- Accumulated depreciation* | *223* | | *(29,881,968,785)* | *(29,576,863,011)* |
| 2. | Intangible fixed assets | 227 | 10 | 235,241,657 | 235,241,657 |
| | *- Cost* | *228* | | *624,835,017* | *624,835,017* |
| | *- Accumulated amortization* | *229* | | *(389,593,360)* | *(389,593,360)* |
| **II.** | **Investment Property** | **240** | **11** | **187,229,118,363** | **191,717,953,095** |
| | *- Cost* | *241* | | *259,753,835,497* | *259,753,835,497* |
| | *- Accumulated depreciation* | *242* | | *(72,524,717,134)* | *(68,035,882,402)* |
| **III.** | **Other long-term assets** | **270** | | **1,736,762,963** | **1,108,643,717** |
| 1. | Long-term prepaid expenses | 271 | 12 | 1,736,762,963 | 1,108,643,717 |
| | **TOTAL ASSETS** | **280** | | **684,775,648,807** | **713,603,909,875** |

## INTERIM STATEMENT OF FINANCIAL POSITION (Continued)
As at 30 June 2026

**FORM B01a-DN**
*Unit: VND*

| | ITEMS | Codes | Notes | 30/06/2026 | 01/01/2026 |
|---|---|---|---|---|---|
| **C.** | **LIABILITIES** | **300** | | **287,275,484,642** | **316,857,694,965** |
| **I.** | **Current liabilities** | **310** | | **244,372,209,542** | **273,319,706,160** |
| 1. | Short-term trade payables | 311 | 13 | 85,424,333,264 | 150,674,586,773 |
| 2. | Short-term advance from customers | 312 | | 322,804,530 | 219,002,895 |
| 3. | Dividends and profit payables | 313 | 16 | 243,044,197 | 243,044,197 |
| 4. | Short-term taxes and other payables to the State | 314 | 18 | 1,740,760,869 | 3,005,573,188 |
| 5. | Payables to employees | 315 | | 7,274,564,569 | 6,546,070,088 |
| 6. | Short-term accrued expenses | 316 | 14 | 755,534,859 | 877,596,150 |
| 7. | Short-term unearned revenue | 319 | 15 | 3,673,926,635 | 3,810,727,224 |
| 8. | Other short-term payables | 320 | 17 | 5,167,976,993 | 3,320,596,735 |
| 9. | Short-term loans and finance lease liabilities | 321 | 19 | 138,208,008,176 | 101,129,076,443 |
| 10. | Short-term provisions | 322 | | - | 396,177,017 |
| 11. | Bonus and welfare funds | 323 | | 1,561,255,450 | 3,097,255,450 |
| **II.** | **Long-term Liabilities** | **330** | | **42,903,275,100** | **43,537,988,805** |
| 1. | Long-term unearned revenue | 337 | 15 | 40,568,801,702 | 41,175,858,507 |
| 2. | Other long-term payables | 338 | 17 | 2,334,473,398 | 2,362,130,298 |
| **D.** | **EQUITY** | **400** | **20** | **397,500,164,165** | **396,746,214,910** |
| 1. | Owners' contributed capital | 411 | | 311,998,250,000 | 311,998,250,000 |
| | *- Ordinary shares with voting rights* | *411a* | | *311,998,250,000* | *311,998,250,000* |
| 2. | Investment and development fund | 418 | | 87,686,191,024 | 87,686,191,024 |
| 3. | Retained earnings | 420 | | (2,184,276,859) | (2,938,226,114) |
| | *- Accumulated to the prior period* | *420a* | | *(2,938,226,114)* | *(3,577,002,265)* |
| | *- Undistributed earnings of the current period* | *420b* | | *753,949,255* | *638,776,151* |
| | **TOTAL RESOURCES** | **440** | | **684,775,648,807** | **713,603,909,875** |

*Approve date 21 July 2026*

| Preparer | Chief Accountant | Legal representative |
|---|---|---|
| Nguyen Thi Hong Hanh | Trinh Thi Hong | Tran Khac Manh |

M.S.D.N: 0100106352 - C.T.C.P
CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ MÔI TRƯỜNG VICEM
P. Ô CHỢ DỪA - TP. HÀ NỘI

## INTERIM INCOME STATEMENT
For the period from 01/01/2026 to 30/06/2026

**FORM B02a - DN**
*Unit: VND*

| | ITEMS | Codes | Notes | Current period | Prior period |
|---|---|---|---|---|---|
| **1.** | **Revenue from goods sold and services rendered** | **01** | **21** | **485,733,804,975** | **525,635,244,576** |
| 2. | Deductions | 02 | | - | - |
| **3.** | **Net revenue from goods sold and services rendered** | **10** | | **485,733,804,975** | **525,635,244,576** |
| 4. | Cost of sales | 11 | 22 | 433,083,858,098 | 470,422,618,382 |
| **5.** | **Gross profit from goods sold and services rendered** | **20** | | **52,649,946,877** | **55,212,626,194** |
| 6. | Gain/(loss) from disposal of investment property | 21 | | - | - |
| 7. | Financial income | 22 | 23 | 72,053,029 | 28,343,550 |
| 8. | Financial expenses | 23 | | 3,021,549,813 | 10,317,067,195 |
| | *- Of which: Borrowing costs* | *24* | | *3,021,549,813* | *10,317,067,195* |
| 9. | Selling expenses | 25 | 24 | 33,700,470,422 | 34,229,478,277 |
| 10. | General administrative expenses | 26 | 25 | 15,313,242,858 | 11,400,125,022 |
| **11.** | **Operating profit** | **30** | | **686,736,813** | **(705,700,750)** |
| 12. | Other income | 31 | 26 | 367,924,937 | 1,716,035,109 |
| 13. | Other expenses | 32 | 27 | 51,264,810 | 307,406,543 |
| **14.** | **Profit from other activities** | **40** | | **316,660,127** | **1,408,628,566** |
| **15.** | **Profit before tax** | **50** | | **1,003,396,940** | **702,927,816** |
| 16. | Current corporate income tax expense | 51 | 28 | 249,447,685 | 211,557,807 |
| 17. | Deferred corporate income tax expense | 52 | | - | - |
| **18.** | **Net profit after corporate income tax** | **60** | | **753,949,255** | **491,370,009** |
| 19. | Basic earnings per share | 70 | 29 | 24 | 16 |

*Approve date 21 July 2026*

| Preparer | Chief Accountant | Legal representative |
|---|---|---|
| Nguyen Thi Hong Hanh | Trinh Thi Hong | Tran Khac Manh |

M.S.D.N: 0100106352 - C.T.C.P
CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ MÔI TRƯỜNG VICEM
P. Ô CHỢ DỪA - TP. HÀ NỘI

## INTERIM CASH FLOW STATEMENT
*(Indirect Method)*
For the period from 01/01/2026 to 30/06/2026

**FORM B03a - DN**
*Unit: VND*

| | ITEMS | Codes | Current period | Prior period |
|---|---|---|---|---|
| **I.** | **CASH FLOWS FROM OPERATING ACTIVITIES** | | | |
| **1.** | **Profit for the period** | **01** | **1,003,396,940** | **702,927,816** |
| **2.** | **Adjustment for** | | | |
| | - Depreciation and amortization of fixed assets | 02 | 5,383,784,142 | 4,849,295,468 |
| | - Provisions | 03 | (396,177,017) | - |
| | - Gain/Loss from investing activities | 05 | (285,340,699) | (28,343,550) |
| | - Interest expenses | 06 | 3,021,549,813 | 10,317,067,195 |
| **3.** | **Operating profit before movements in working capital** | **08** | **8,727,213,179** | **15,840,946,929** |
| | - Increase, decrease in receivables | 09 | (14,286,863,346) | (14,845,550,678) |
| | - Increase, decrease in inventory | 10 | (28,498,592,721) | 9,878,767,819 |
| | - Increase, decrease in payables (exclude interest expenses, CIT) | 11 | (63,869,061,708) | 10,620,205,813 |
| | - Increase, decrease in prepaid expenses | 12 | (650,046,345) | (177,635,698) |
| | - Interest paid | 14 | (2,452,205,076) | (10,048,547,534) |
| | - Corporate income tax paid | 15 | (1,727,295,753) | (920,090,866) |
| | - Other cash inflows | 16 | 1,330,000,000 | - |
| | - Other cash outflows | 17 | (2,817,400,000) | (2,917,472,081) |
| | **Net cash from operating activities** | **20** | **(104,244,251,770)** | **7,430,623,704** |
| **II.** | **CASH FLOWS FROM INVESTING ACTIVITIES** | | | |
| 1. | Proceeds from disposals of fixed assets and other long-term assets | 22 | 205,000,000 | - |
| 2. | Interest earned, dividend and profit received | 27 | 80,340,699 | 28,343,550 |
| | **Net cash from investing activities** | **30** | **285,340,699** | **28,343,550** |
| **III.** | **CASH FLOWS FROM FINANCING ACTIVITIES** | | | |
| 1. | Proceeds from borrowings | 33 | 393,973,242,712 | 497,903,561,476 |
| 2. | Repayments of borrowings | 34 | (356,894,310,979) | (457,756,421,956) |
| 3. | Dividends and profits paid | 36 | - | (64,319,700) |
| | **Net cash from financing activities** | **40** | **37,078,931,733** | **40,082,819,820** |
| | **Net decrease in cash during the period** | **50** | **(66,879,979,338)** | **47,541,787,074** |
| | **Cash and cash equivalents at the beginning of the period** | **60** | **95,720,258,435** | **7,170,421,863** |
| | **Cash and cash equivalents at the end of the period** | **70** | **28,840,279,097** | **54,712,208,937** |

*Approve date 21 July 2026*

| Preparer | Chief Accountant | Legal representative |
|---|---|---|
| Nguyen Thi Hong Hanh | Trinh Thi Hong | Tran Khac Manh |

CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ MÔI TRƯỜNG VICEM

## 1. GENERAL INFORMATION

### 1.1. Structure of ownership

VICEM Energy and Environment Joint Stock Company was renamed from Vicem Cement Transportation Materials Joint Stock Company, operating under the first Business Registration Certificate dated April 24, 2006; Business Registration Certificate No. 0100106352, changed for the 18th time on July 19, 2025 issued by the Department of Finance of Hanoi City.

The charter capital of the Company is VND 311,998,250,000 divided into 31,199,825 shares with par value of VND 10,000 per share.

The Company's shares were officially listed on the Hanoi Stock Exchange (HNX) with the stock code as VTV.

### 1.2. Principal business activities: Trading and services.

### 1.3. Operating and principal activities

- Processing coal and additives for cement production and other social needs;
- Wholesale of solid, liquid, gaseous fuels and related products (coal and other solid fuels);
- Real estate business. Business of land use rights owned, used or leased by the owner;
- Real estate consulting, management and advertising services; Real estate brokerage, valuation and trading floor services;
- Collection and treatment of waste and sludge;
- Transport of goods by road;
- Coastal and ocean freight transport;
- Inland waterway freight transport;
- House cleaning, industrial cleaning and specialized constructions;
- Pollution control and other waste management activities;
- And other industries according to the Company's business registration.

### 1.4. Normal business cycle

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

### 1.5. Corporate structure

The Company's organization includes its head office at 21B Cat Linh Street, O Cho Dua Ward, Hanoi City and its dependent accounting units, details as follows:

| STT | Name | Address |
|---|---|---|
| 1 | Company Branch in Hoang Thach | Bich Nhoi 2 Area, Nhi Chieu Ward, Hai Phong City |
| 2 | Company Branch in Quang Ninh | Group 1A, Area 6A, Hai Phuc street, Ha Long ward, Quang Ninh province. |
| 3 | Company Branch in Hai Phong | Chien Thang group, Bach Dang Ward, Hai Phong City |
| 4 | Representative office in Phu Tho | Zone 1, Lam Thao commune, Phu Tho province |
| 5 | Company Branch in Bim Son | No. 61 Nguyen Hue Street, Quang Trung ward, Thanh Hoa province |
| 6 | Company Branch in Ha Nam | La Mat village, Chau Son ward, Ha Nam province |

| | | |
|---|---|---|
| 7 | Company Branch in Hoang Mai | No. 66 Cu Chinh Lan street, Tan Son block, Hoang Mai ward, Nghe An province |
| 8 | Company Branch in Ninh Binh | Hoang Dieu street, Hoa Lu ward, Ninh Binh province |
| 9 | Southern Representative Office | 405 Song Hanh Street, Hanoi Highway, Thu Duc Ward, Ho Chi Minh City |

## 1.6. The number of employees at the end of the accounting period

The number of employees of the Company as of 30 June 2026 was 129 (as of 1 January 2026 was 132).

## 2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

**Accounting period**

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

**Accounting currency:** Vietnam Dong (VND).

## 3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The financial statements are 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 26 October 2025 issued by the Ministry of Finance, Vietnamese Accounting Standards, and the relevant statutory requirements applicable to financial reporting.

The interim financial statements for the period from 01 January 2026 to 30 June 2026 are prepared in accordance with Vietnamese Accounting Standard No. 27 - Interim Financial Statements and Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure on the stock market.

## 4. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES, AND RELEVANT LEGAL REGULATIONS

### 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. Cash and cash equivalents

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 comprises short-term investments with terms less than 03 months since the date of investment that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value at the reporting date and recorded in accordance with Vietnamese Accounting Standard No. 24 - Cash flow statement.

### 4.3. Receivables and provision for doubtful debts

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

- 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-commercial or non-trading receivables,

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

Receivables are recognised not exceeding the recoverable value. Provision for doubtful debts is made for receivables that are overdue for six months or more, or not yet due but with objective evidence showing that a part or the whole of the receivables is estimated to be impaired due to the debtor going missing, absconding, or being unlikely or unable to settle the debt, provision for doubtful debts is made for receivables in accordance with the prevailing Corporate Accounting System.

## 4.4. Inventories

Inventory is valued at cost; however, if the cost is greater than the net realizable value, the inventory is valued at its net realizable value. Cost comprises cost of purchase, cost of convention and other costs that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. The net realizable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling, and distribution. The cost of inventories is determined using the monthly weighted average 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 the prevailing Corporate Accounting System.

## 4.5. Tangible fixed assets and depreciation

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

The history cost of tangible fixed assets acquired through purchase or construction transfer comprises all costs incurred by the Company to bring the assets to their working condition for their intended use.

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 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 | 03 - 30 |
| Machinery and equipment | 05 - 06 |
| Motor vehicles | 04 - 15 |
| Office equipment | 03 |

### 4.6. Intangible assets and amortisation

Intangible asset is stated at cost less accumulated amortization, presenting softwares and long-term land used rights at Hai Phong branch. Software is amortized on a straight-line basis over an estimated useful life from 03 years. Long-term land used rights is not amortized.

### 4.7. Investment property and depreciation

Investment property reflects the value of land used rights and construction costs corresponding to the Company's ownership, including 06 commercial office floors and basements of the Comatce Tower Project, located at 61 Nguy Nhu Kon Tum street, Residential Area No. 17, Thanh Xuan ward, Hanoi city, built and held by the Company for achieving benefits in renting and are stated at cost less accumulated depreciation. The cost of investment properties is the Company's expenses (cash and cash equivalents) upon the construction completion of investment properties.

Investment property for lease is depreciated using the straight-line method, based on the estimated useful life, in accordance with the provisions of Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry Finance. The specific depreciation periods of investment real estate groups are as follows:

| | Year |
|---|---|
| Land use rights (*) | - |
| Buildings and Structures | 42,5 |
| Infrastructure, Machinery and Equipment | 10 - 15 |

(*): The Company does not depreciate the long-term land use rights corresponding to the privately owned part of the Company's Comatce Tower Project.

### 4.8. Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to business activities of multiple accounting periods. Prepaid expenses include:

- Insurance costs are allocated according to the insurance period;
- Office leasing brokerage costs are allocated to the income statement in a period not exceeding 12-month;
- Repair costs are allocated using the straight-line method with an allocation period not exceeding 36 months.

The Company classifies items as short-term or long-term based on the allocation period of each expense type, and no reclassification is performed at the reporting date.

### 4.9. Payables

The payables are monitored in detail of the original terms, the remaining terms at the reporting date, the payable objects, and other factors according to the Company's managerial 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.

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 the case of there is evidence that a loss likely occurs, the Company recognizes immediately a payable under the precautionary principle.

### 4.10. Payable for profits, dividends

This represents cash dividends payable to the Company's contributing shareholders.

- The timing for recognizing dividends and profits payable is when the Company has no unconditional right to defer payment, which is based on the regulations of securities law. According to current regulations, the date on which the company recognizes the payment of dividends is the record date for shareholders entitled to receive dividends.
- The balance of dividends payable at the end of the accounting period represents cash dividends payable to non-depository shareholders that have not yet been collected.

### 4.11. Loans and finance lease liabilities

Loans and financial leases include: borrowings, financial leases.

The loans and finance lease liabilities are monitored in detail of loan object, loan agreement, and loan asset; loan term and finance lease liabilities and original currency (if any). The loans and finance lease liabilities with the remaining term more than 12 months from the reporting date are presented as long-term loans and finance lease liabilities. The due loans and finance lease liabilities within the next 12 months from the reporting date are presented as short-term loans and finance lease liabilities.

### 4.12. Borrowing costs

Borrowing costs include interests and other costs incurred directly related to the loans.

Borrowing cost is charged to operation expenses during the period when incurred, except for borrowing costs directly attributable to the investment, construction in progress or production of qualifying assets with appropriate time (more than 12 months) to put into use for the intended purposes or sales, which recorded in value of capitalized assets whether it is subject to the fulfillment of certain conditions of Vietnamese Accounting Standard No. 16 - Borrowing cost. Borrowing costs directly attributable to the construction of fixed assets can be capitalized even though the construction is less than 12 months.

For the general loans using for purposes of the construction or production of qualifying assets, the borrowing costs are capitalized by capitalization percentage of accumulative weighted average expenses for the construction or production of such assets.

The capitalization rate is calculated by the weighted average interest rate of outstanding loans during the year, except special loans serving the purpose of a specific asset.

### 4.13. Accrued expense

Accrued expenses are recorded based on reasonable estimates of the amount payable for goods and services used during the period due to lack of invoices or insufficient accounting records and documents, including: loan interest; and other outstanding payables for outsourced services ...

### 4.14. Unearned revenue

Unearned revenue is recognized on the basis of the amount of money customers have paid in advance for one or more accounting periods for leasing investment real estate; it is allocated to revenue on a straight-line basis based on the amount received and the number of periods in advance.

### 4.15. Owner' eaquity

Owner's equity at the end of the accounting year reflects the capital contributed by shareholders, both inside and outside the company, and is recorded based on the actual capital contributed by shareholders, calculated at the par value of the issued shares.

Funds and after-tax profits are established and distributed according to the Resolution of the General Meeting of Shareholders or provisionally allocated according to the Company's Charter and are additionally/adjusted according to the Resolution of the General Meeting of Shareholders.

### 4.16. Revenue and other income

***Revenue from the sale of goods*** shall be recognized if it simultaneously meets the following five (5) conditions:

(a) The company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;

(b) The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

(c) Revenue has been determined with relative certainty. When contracts define that buyers are entitled to return products, goods purchased under specific conditions, enterprises shall only record turnovers if such specific conditions no longer exist and buyers are not entitled to return products, goods (unless the customer is entitled to return the goods under the form of exchange for other goods or services);

(d) The company has gained or will gain economic benefits from the good sale transaction; and

(e) It is possible to determine the costs related to the goods sale transaction.

***Revenue recognition from services rendered if simultaneously satisfying the following conditions:***

(a) Revenue is measured reliably. When the contracts define that the customers are entitled to return service 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 services provided;

(b) The Company received or will receive economic benefits from the sale transactions;

(c) The completed work is determined at the reporting date

(d) Incurred costs for the transaction and the costs to complete the transaction of providing such services is determined.

In case the service provision transaction is performed over many accounting periods, the determination of service revenue in each period is usually performed using the percentage of completion method. According to this method, revenue recorded in the accounting period is determined according to the percentage of completed work.

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

(a) Interest income is recognized reliably on the balances of deposits and periodic actual interest;

(b) Discounted payments are recognized on notice of suppliers;

(c) 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.

### 4.17. Cost of sale

Cost of goods sold is recognized as actually incurred in matching with revenue, including: the cost of products, goods, and services rendered; depreciation, repair, and operational costs for investment properties under operating leases; costs of liquidation and disposal of investment properties; provision for devaluation of inventories; inventory shortages and losses (net of compensations, if any); direct material costs consumed in excess of normal levels, labor costs, and fixed manufacturing overheads not allocated to the cost of conversion of inventories (net of compensations, if any), even if the products and goods are not yet determined as consumed.

### 4.18. Financial expenses

Financial expenses include:

- Borrowing costs, including interest expenses recognized based on the loan balance and actual interest rates for each period, and other expenses directly related to the loan (excluding capitalized borrowing costs).
- Other financial expenses.

### 4.19. Selling expenses and General and Administration expenses

Selling expenses reflect the costs actually incurred during the process of selling products, goods, and rendering services within the accounting period, including: salary expenses for sales department personnel (salaries, wages, allowances, etc.); trade union fees, social insurance, health insurance, and unemployment insurance for sales staff; loading, transportation, and brokerage commission costs; and other expenses, etc.

General and administration expenses reflect the general management costs of the Company incurred within the accounting period, comprising: salary expenses for administrative personnel (salaries, wages, allowances, etc.); trade union fees, social insurance, health insurance, and unemployment insurance for administrative staff; office supplies and tools; depreciation of fixed assets used for administrative purposes; land rental; provision for doubtful debts; externally purchased services; and other expenses, etc.

Selling expenses and General and administration expenses are reduced when reversal provisions.

### 4.20. Taxation

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 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 expenses reflect the excess of reverted deferred tax assets and arisen deferred tax assets or the excess of arisen deferred tax payables and reverted deferred tax payables during the year. Deferred tax income reflects the excess of arisen deferred tax assets and reverted deferred tax assets or the excess of reverted deferred tax payables and arisen deferred tax payables during the year.

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.

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 loss carried forward, if any) and it further excludes items that are never taxable or deductible.

The determination of the tax currently payable is based on the current tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

### 4.21. Related parties

Parties are considered to be related parties of the Company if one party has the ability, directly or indirectly, to control the other party or have significant influence over the other party in making financial and operating policy decisions, or when the Company and the other party are subject to common control or common significant influence. Related parties can be organizations or individuals, including close family members of individuals considered related.

Information for related parties is presented in Note 30.

## 5. CASH

| | 30/06/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Cash on hand | 101,156,000 | 94,516,000 |
| Cash in bank | 28,739,123,097 | 95,625,742,435 |
| *- Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch* | *86,307,068* | *58,263,695,581* |
| *- Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch* | *2,008,310,433* | *21,667,290,313* |
| *- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoan Kiem Branch* | *24,706,513,110* | *12,901,133,469* |
| *- Other banks* | *1,937,992,486* | *2,793,623,072* |
| **Total** | **28,840,279,097** | **95,720,258,435** |

## 6. TRADE ACCOUNTS RECEIVABLES

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | **Historical cost** | **Provision** | **Historical cost** | **Provision** |
| | **VND** | **VND** | **VND** | **VND** |
| Bim Son Cement JSC | 60,192,689,867 | - | 63,232,814,309 | - |
| Vicem But Son Cement JSC | 77,213,047,807 | - | 66,568,253,673 | - |
| Ha Long Cement JSC | 173,165,731,510 | - | 188,221,367,905 | - |
| Others | 85,527,362,581 | - | 63,652,740,407 | - |
| **Total** | **396,098,831,765** | **-** | **381,675,176,294** | **-** |
| ***In which, trade accounts receivable from related parties (Details in Note 30)*** | ***393,776,922,926*** | **-** | ***377,026,577,147*** | **-** |

## 7. OTHER RECEIVABLE

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | **Historical cost** | **Provision** | **Historical cost** | **Provision** |
| | **VND** | **VND** | **VND** | **VND** |
| Personal income tax | 395,775,076 | - | 1,163,792,559 | - |
| Advances | 709,629,345 | - | 845,353,681 | - |
| Deposit (*) | 2,500,000,000 | - | 2,500,000,000 | - |
| Other receivables | 101,544,768 | - | 465,671,843 | - |
| **Total** | **3,706,949,189** | **-** | **4,974,818,083** | **-** |

(*) This is a 12-month term deposit at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoan Kiem Branch being used as collateral for a loan at this bank.

## 8. INVENTORIES

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Historical cost | Provision | Historical cost | Provision |
| | VND | VND | VND | VND |
| Raw materials and supplies | 41,047,318 | - | 41,047,318 | - |
| Merchandises | 51,675,407,144 | - | 23,176,814,423 | - |
| **Total** | **51,716,454,462** | **-** | **23,217,861,741** | **-** |

## 9. TANGIBLE FIXED ASSETS

| | Buildings and structures | Machinery and equipments | Transportation Vehicles | Office equipment | Total |
|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND |
| **COST** | | | | | |
| **As at 01/01/2026** | **6,671,167,988** | **3,236,820,838** | **30,470,939,438** | **713,932,331** | **41,092,860,595** |
| Liquidation, disposal | - | - | (589,843,636) | - | (589,843,636) |
| **As at 30/06/2026** | **6,671,167,988** | **3,236,820,838** | **29,881,095,802** | **713,932,331** | **40,503,016,959** |
| **ACCUMULATED DEPRECIATION** | | | | | |
| **As at 01/01/2026** | **6,335,430,315** | **3,225,335,099** | **19,387,296,323** | **628,801,274** | **29,576,863,011** |
| Depreciation | 56,852,832 | 2,871,426 | 810,901,992 | 24,323,160 | 894,949,410 |
| Liquidation, disposal | - | - | (589,843,636) | - | (589,843,636) |
| **As at 30/06/2026** | **6,392,283,147** | **3,228,206,525** | **19,608,354,679** | **653,124,434** | **29,881,968,785** |
| **NET BOOK VALUE** | | | | | |
| **As at 01/01/2026** | **335,737,673** | **11,485,739** | **11,083,643,115** | **85,131,057** | **11,515,997,584** |
| **As at 30/06/2026** | **278,884,841** | **8,614,313** | **10,272,741,123** | **60,807,897** | **10,621,048,174** |
| *Cost of tangible fixed assets fully depreciated but still in use* | *4,368,431,969* | *3,196,620,838* | *5,333,769,612* | *470,700,735* | *13,369,523,154* |

**List of existing tangible fixed assets whose value accounts for 10% or more of the total tangible fixed assets:**

| Tangible Fixed Assets | Cost | Net book value as at 30/06/2026 | Net book value as at 01/01/2026 |
|---|---|---|---|
| | VND | VND | VND |
| Self-propelled barge COMATCE 07 | 8,191,869,218 | 3,301,255,299 | 3,568,924,641 |
| Self-propelled barge COMATCE 08 | 8,198,918,484 | 3,494,767,732 | 3,767,087,290 |
| Self-propelled barge COMATCE 09 | 8,156,538,488 | 3,476,718,092 | 3,747,631,184 |

## 10. INTANGIBLE FIXED ASSETS

| | Computer softwares | Land use rights | Total |
|---|---|---|---|
| | VND | VND | VND |
| **COST** | | | |
| **As at 01/01/2026** | **389,593,360** | **235,241,657** | **624,835,017** |
| **As at 30/06/2026** | **389,593,360** | **235,241,657** | **624,835,017** |
| **ACCUMULATED AMORTISATION** | | | |
| **As at 01/01/2026** | **389,593,360** | **-** | **389,593,360** |
| **As at 30/06/2026** | **389,593,360** | **-** | **389,593,360** |
| **NET BOOK VALUE** | | | |
| **As at 01/01/2026** | **-** | **235,241,657** | **235,241,657** |
| **As at 30/06/2026** | **-** | **235,241,657** | **235,241,657** |
| *Cost of intangible fixed assets fully depreciated but still in use* | *389,593,360* | - | *389,593,360* |

## 11. INVESTMENT PROPERTY

| | 01/01/2026 | Increase | Decrease | 30/06/2026 |
|---|---|---|---|---|
| | VND | VND | VND | VND |
| **COST** | **259,753,835,497** | **-** | **-** | **259,753,835,497** |
| Buildings and Structures | 147,851,853,392 | - | - | 147,851,853,392 |
| Infrastructure | 59,821,658,651 | - | - | 59,821,658,651 |
| Land used rights | 52,080,323,454 | - | - | 52,080,323,454 |
| **ACCUMULATED DEPRECIATION** | **68,035,882,402** | **4,488,834,732** | **-** | **72,524,717,134** |
| Buildings and Structures | 27,487,162,920 | 1,736,029,188 | - | 29,223,192,108 |
| Infrastructure | 40,548,719,482 | 2,752,805,544 | - | 43,301,525,026 |
| Land used rights | - | - | - | - |
| **NET BOOK VALUE** | **191,717,953,095** | **-** | **4,488,834,732** | **187,229,118,363** |
| Buildings and Structures | 120,364,690,472 | - | 1,736,029,188 | 118,628,661,284 |
| Infrastructure | 19,272,939,169 | - | 2,752,805,544 | 16,520,133,625 |
| Land used rights | 52,080,323,454 | - | - | 52,080,323,454 |

The Company morgaged a part of the areas from the first to the fourth floor of Comatce Tower building for the loan contract with Bank for Investment and Development of Vietnam JSC - Thanh Xuan Branch.

## 12. PREPAID EXPENSES

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| **Short-term** | **287,395,909** | **265,468,810** |
| Insurance expense | 133,546,184 | 28,019,510 |
| Real estate brokerage fees | 153,849,725 | 237,449,300 |
| **Long-term** | **1,736,762,963** | **1,108,643,717** |
| Fixed asset repair costs | 1,736,762,963 | 1,108,643,717 |
| **Total** | **2,024,158,872** | **1,374,112,527** |

## 13. SHORT-TERM TRADE PAYABLES

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Viet Sun Ninh Binh Company Limited | 3,572,358,597 | 52,331,259,942 |
| Hai Binh Mineral Trading JSC | 74,747,531,128 | 87,552,329,982 |
| Others | 7,104,443,539 | 10,790,996,849 |
| **Total** | **85,424,333,264** | **150,674,586,773** |
| ***In which, trade payables to related paties (Details in Note 30)*** | ***650,791,603*** | - |

## 14. SHORT-TERM ACCRUED EXPENSE

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Interest expense | 124,284,666 | 72,168,696 |
| Transportation expense | - | 364,921,360 |
| Others | 631,250,193 | 440,506,094 |
| **Total** | **755,534,859** | **877,596,150** |

## 15. UNEARNED REVENUE

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Short-term unearned revenue | 3,673,926,635 | 3,810,727,224 |
| Long-term unearned revenue | 40,568,801,702 | 41,175,858,507 |
| | **44,242,728,337** | **44,986,585,731** |

Long-term unearned revenue is the amount of office rental at Comatce Tower Project under non-cancelable lease contracts. The rental amount of the contracts by time is as follows:

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Within one year | 1,224,186,275 | 1,224,186,275 |
| From second year to fifth year | 4,896,745,099 | 4,896,745,100 |
| Over five years to the end of the project life | 35,672,056,603 | 36,279,113,407 |
| **Add** | **41,792,987,977** | **42,400,044,782** |
| - Minus: Revenue allocated to next year | 1,224,186,275 | 1,224,186,275 |
| **Long-term unearned revenue** | **40,568,801,702** | **41,175,858,507** |

## 16. DIVIDENDS AND PROFIT PAYABLES

| | 30/06/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Dividends and profit payable to non-custodial shareholders who have not yet received their dividends | 243,044,197 | 243,044,197 |
| **Total** | **243,044,197** | **243,044,197** |

## 17. OTHER PAYABLES

| | 30/06/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| **Short-term** | **5,167,976,993** | **3,320,596,735** |
| Trade union | 1,211,028 | 776,208 |
| Social insurance | 106,356,650 | 135,008,650 |
| Short-term collaterals and deposits received | 4,808,093,454 | 2,932,496,016 |
| Others | 252,315,861 | 252,315,861 |
| **Long-term** | **2,334,473,398** | **2,362,130,298** |
| Long-term collaterals and deposits received | 2,334,473,398 | 2,362,130,298 |
| **Total** | **7,502,450,391** | **5,682,727,033** |

## 18. TAXES AND AMOUNTS RECEIVABLE FROM/PAYABLE TO THE STATE BUDGET

| | 01/01/2026<br>VND | Payable amount<br>VND | Paid amount<br>VND | 30/06/2026<br>VND |
|---|---|---|---|---|
| **Taxes and amounts payable to State Budget** | | | | |
| Value added tax | 1,305,911,417 | 3,095,548,034 | 3,037,261,138 | 1,364,198,313 |
| Corporate income tax | 1,699,661,771 | 249,447,685 | 1,727,295,753 | 221,813,703 |
| Land tax, land rental | - | 154,748,853 | - | 154,748,853 |
| Fees, charge and others | - | 649,241 | 649,241 | - |
| **Total** | **3,005,573,188** | **3,500,393,813** | **4,765,206,132** | **1,740,760,869** |
| **Taxes and receivables from State Budget** | | | | |
| Personal income tax | 786,904,891 | (264,313,362) | 50,530,844 | 1,101,749,097 |
| Property Tax, Land Lease Fees | 305,152,294 | 1,245,225,158 | 940,072,864 | - |
| **Total** | **1,092,057,185** | **980,911,796** | **990,603,708** | **1,101,749,097** |

## 19. LOANS AND FINANCE LEASES LIABILITIES

| | 01/01/2026<br>VND | Increase<br>VND | Decrease<br>VND | 30/06/2026<br>VND |
|---|---|---|---|---|
| Bank for Foreign Trade of Vietnam JSC - Hoan Kiem Branch (1) | 43,998,000,000 | 164,208,008,176 | 162,498,000,000 | 45,708,008,176 |
| Bank for Investment and Development of Vietnam JSC - Thanh Xuan Branch (2) | 16,431,076,443 | 229,765,234,536 | 194,196,310,979 | 52,000,000,000 |
| Viet Nam National Cement Corporation (3) | 40,700,000,000 | - | 200,000,000 | 40,500,000,000 |
| **Total** | 101,129,076,443 | 393,973,242,712 | 356,894,310,979 | 138,208,008,176 |
| ***In which, loans from related parties (Detailed in Note 30)*** | ***40,700,000,000*** | | | ***40,500,000,000*** |

**Loan information of the Company as at 30/06/2026 as details:**

| Lender | Loans contract | Limit (Billion VND) | Loans purpose | Term | Collateral |
|---|---|---|---|---|---|
| 1. Bank for Foreign Trade of Vietnam JSC - Hoan Kiem Branch | HKI-HĐCTD/26036 dated 02/06/2026 | 50 | Financing short-term credit needs for production and business activities, excluding short-term needs for fixed asset investment activities. | The loan term depends on each debt agreement but not more than 6 months | - Debt/receivable claims and/or property rights arising from the customer's commercial contracts with partners, including and not limited to Debt/receivable claims and/or property rights arising from the commercial contract with Vicem Hai Phong Cement Company Limited under the mortgage contract of property rights arising from contract No. HKI-HDCC/21125 signed on September 9, 2021<br>- Deposits / Savings deposits / Real estate / Transportation vehicles issued by domestic credit institutions / Real estate owned by the Customer and/or a Third party |
| 2. Bank for Investment and Development of Vietnam JSC - Thanh Xuan Branch | 01/2026/1373916/HĐTD dated 04/03/2026 | 340 | Supplement working capital, guarantee, open L/C to support production and business activities, excluding real estate businesses | Terms according to each specific contract | - All inventories and receivables formed from BIDV loans must ensure that at least 100% of outstanding debt has sufficient materials to secure the loan at all times.<br>- A part of the area from the first to the fourth floor of the Comatce Tower building |
| 3. Viet Nam National Cement Corporation | 782/2022/HĐVV/VICEM-E&E dated 04/05/2022, together with it's appendices | 40.5 | Pay off debts due to credit institutions, pay off other debts when due | Loan term until October 35, 2026 | Unsecured loan |

## 20. OWNERS' EQUITY

### Movements in owners' equity:

| | Owners' equity | Investment and development fund | Retained earnings | Total |
|---|---|---|---|---|
| | VND | VND | VND | VND |
| **As at 01/01/2025** | **311,998,250,000** | **87,686,191,024** | **(3,577,002,265)** | **396,107,438,759** |
| Profit for the year | - | - | 638,776,151 | 638,776,151 |
| **As at 01/01/2026** | **311,998,250,000** | **87,686,191,024** | **(2,938,226,114)** | **396,746,214,910** |
| Profit for the period | - | - | 753,949,255 | 753,949,255 |
| **As at 30/06/2026** | **311,998,250,000** | **87,686,191,024** | **(2,184,276,859)** | **397,500,164,165** |

***Owners' equity in detail***

| | 30/06/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Ratio | VND | Ratio | VND |
| Vietnam National Cement Corporation | 62.95% | 196,417,210,000 | 62.95% | 196,417,210,000 |
| Others | 37.05% | 115,581,040,000 | 37.05% | 115,581,040,000 |
| **Total** | **100%** | **311,998,250,000** | **100%** | **311,998,250,000** |

**Capital transactions with owners:**

| | Current period VND | Prior period VND |
|---|---|---|
| **Owner's equity** | | |
| Opening balance | 311,998,250,000 | 311,998,250,000 |
| Increase during the period | - | - |
| Decrease during the period | - | - |
| Closing balance | 311,998,250,000 | 311,998,250,000 |
| **Declared dividend, earning** | - | - |

**Shares**

| | 30/06/2026 | 01/01/2026 |
|---|---|---|
| **Authorised shares** | **31,199,825** | **31,199,825** |
| **Issued shares** | **31,199,825** | **31,199,825** |
| *- Common shares* | *31,199,825* | *31,199,825* |
| **Repurchased shares (treasury shares, shares repurchased from the company itself)** | - | - |
| **Outstanding shares** | **31,199,825** | **31,199,825** |
| *- Common shares* | *31,199,825* | *31,199,825* |
| ***Par value of an outstanding share: 10.000 VND/share*** | - | - |

## 21. REVENUE

| | Current period VND | Prior period VND |
|---|---|---|
| Revenue from goods sold | 462,911,450,421 | 503,755,688,302 |
| Revenue from renting houses and offices | 16,249,243,423 | 15,535,674,888 |
| Revenue from providing other services | 6,573,111,131 | 6,343,881,386 |
| **Total** | **485,733,804,975** | **525,635,244,576** |
| ***Of which, revenue from related paties (Detailed in Note 30)*** | ***425,545,030,819*** | ***492,081,545,042*** |

## 22. COST OF SALES

| | Current period VND | Prior period VND |
|---|---|---|
| Cost of goods sold | 427,784,121,374 | 465,718,881,658 |
| Cost of renting houses and offices | 4,488,834,732 | 3,892,834,732 |
| Cost of other services | 810,901,992 | 810,901,992 |
| **Total** | **433,083,858,098** | **470,422,618,382** |

## 23. FINANCIAL INCOME

| | Current period VND | Prior period VND |
|---|---|---|
| Bank interest | 72,053,029 | 28,343,550 |
| **Total** | **72,053,029** | **28,343,550** |

## 24. SELLING EXPENSES

| | Current period VND | Prior period VND |
|---|---|---|
| Staff expenses | 8,414,768,953 | 5,185,563,552 |
| Material, tools and supplies expense | - | 2,857,500 |
| Depreciation expense | 54,545,700 | 105,473,220 |
| Tax, fee | 610,531,964 | - |
| Transportation expense | 19,139,367,239 | 23,591,881,936 |
| Outsourced expense | 2,888,962,793 | 2,272,676,914 |
| Other expenses | 2,592,293,773 | 3,071,025,155 |
| **Total** | **33,700,470,422** | **34,229,478,277** |

## 25. GENERAL ADMINISTRATIVE EXPENSES

| | Current period VND | Prior period VND |
|---|---|---|
| Staff expenses | 9,587,592,982 | 5,853,604,217 |
| Material expense for administration | 108,807,869 | 45,448,365 |
| Depreciation expense | 29,501,718 | 40,085,524 |
| Tax, fee | 789,741,264 | 772,781,810 |
| Outsourced expense | 247,323,493 | 251,350,748 |
| Other expenses | 4,550,275,532 | 4,436,854,358 |
| **Total** | **15,313,242,858** | **11,400,125,022** |

## 26. OTHER INCOME

| | Current period VND | Prior period VND |
|---|---|---|
| Gain on disposal of fixed asset | 205,000,000 | - |
| Fine received | 161,780,600 | 1,715,921,175 |
| Others | 1,144,337 | 113,934 |
| **Total** | **367,924,937** | **1,716,035,109** |

## 27. OTHER EXPENSES

| | Current period VND | Prior period VND |
|---|---|---|
| Fine, compensation | 14,262,880 | 270,761,305 |
| Others | 37,001,930 | 36,645,238 |
| **Total** | **51,264,810** | **307,406,543** |

## 28. CORPORATE INCOME TAX EXPENSE

| | Current period VND | Prior period VND |
|---|---|---|
| **Accounting profit before tax** | **1,003,396,940** | **702,927,816** |
| ***Adjustments*** | ***243,841,486*** | ***(787,027,732)*** |
| - Minus: Non-taxable income | - | 1,057,789,037 |
| - Add: Undeductible expenses | *243,841,486* | *270,761,305* |
| **Total taxable profit** | **1,247,238,426** | **-** |
| Tax rate | 20% | 20% |
| **CIT payable** | **249,447,685** | **-** |
| Corporate income tax of previous years | - | 211,557,807 |
| **Current corporate income tax** | **249,447,685** | **211,557,807** |

## 29. EARNING PER SHARE

| | Current period VND | Prior period VND |
|---|---|---|
| **Net profit after corporate income tax** | **753,949,255** | **491,370,009** |
| **Profit allocated to common shareholders** | **753,949,255** | **491,370,009** |
| Welfare and bonus fund | - | - |
| **Profit to calculate earning per share** | **753,949,255** | **491,370,009** |
| Weighted average number of common shares during the period | 31,199,825 | 31,199,825 |
| **Earning per share** | **24** | **16** |

## 30. PRODUCTION AND BUSINESS COST BY NATURE

| | Current period VND | Prior period VND |
|---|---|---|
| Material and consumables cost | 108,807,869 | 48,305,865 |
| Labor cost | 18,002,361,935 | 11,039,167,769 |
| Depreciation | 5,383,784,142 | 4,849,295,468 |
| Outsourced expense | 23,212,870,445 | 35,648,698,478 |
| Other expenses | 8,542,842,533 | 8,280,661,323 |
| **Total** | **55,250,666,924** | **59,866,128,903** |

## 31. RELATED PARTIES' INFORMATION

List of related parties of the Company is as following:

| **Related parties** | **Relationship** |
|---|---|
| Viet Nam National Cement Corporation (VICEM) | Parent company |
| Vicem Hoang Thach Cement Co., Ltd | Subsidiary in Corporation |
| Vicem Hai Phong Cement Co., Ltd | Subsidiary in Corporation |
| Vicem Tam Diep Cement Co., Ltd | Subsidiary in Corporation |
| Vicem Ha Tien Cement JSC | Subsidiary in Corporation |
| Bim Son Cement JSC | Subsidiary in Corporation |
| Vicem But Son Cement JSC | Subsidiary in Corporation |
| Vicem Hoang Mai Cement JSC | Subsidiary in Corporation |
| Vicem Hai Van Cement JSC | Subsidiary in Corporation |

| | |
|---|---|
| Vicem Song Thao Cement JSC | Subsidiary in Corporation |
| Ha Long Cement JSC | Subsidiary in Corporation |
| Vicem Cement Trading JSC | Subsidiary in Corporation |
| Da Nang Building Materials and Cement JSC | Subsidiary in Corporation |
| Vicem Gypsum and Cement JSC | Subsidiary in Corporation |
| Hai Phong Cement Transport and Trading JSC | Subsidiary in Corporation |
| Vicem Hoang Thach Transport JSC | Subsidiary in Corporation |
| Vicem Logistics JSC | Subsidiary in Corporation |

**Transactions with related parties**

| | Current period<br>VND | Prior period<br>VND |
|---|---|---|
| **Revenue from related parties** | **425,545,030,819** | **492,081,545,042** |
| Vicem Hoang Thach Cement Co., Ltd | 31,226,746,275 | 81,610,890,737 |
| Vicem Hai Phong Cement Co., Ltd | 86,710,047,302 | 120,909,736,700 |
| Vicem Ha Tien Cement JSC | - | 29,296,612,140 |
| Bim Son Cement JSC | 82,035,018,900 | 126,231,771,890 |
| Vicem But Son Cement JSC | 82,616,427,416 | 93,216,823,592 |
| Vicem Hoang Mai Cement JSC | 64,915,823,360 | 7,302,580,100 |
| Vicem Song Thao Cement JSC | 22,536,927,191 | - |
| Ha Long Cement JSC | 55,504,040,375 | 33,513,129,883 |
| **Purchases from related parties** | **34,599,032,223** | **56,740,427,756** |
| Vicem Hoang Thach Cement Co., Ltd | - | 3,509,989,465 |
| Vicem But Son Cement JSC | 26,215,168,241 | 4,911,622,476 |
| Vicem Tam Diep Cement Co., Ltd | 2,250,501,020 | 13,154,439,307 |
| Bim Son Cement JSC | 6,133,362,962 | 30,187,057,508 |
| Vicem Hoang Mai Cement JSC | - | 4,977,319,000 |
| **Viet Nam National Cement Corporation** | | - |
| Consultant fee | 638,793,161 | 692,565,919 |
| Interest expenses | 517,228,767 | 425,110,684 |

**Balances with related parties**

| | 30/06/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| **Trade receivable** | **393,776,922,926** | **377,026,577,147** |
| Vicem Hoang Thach Cement Co., Ltd | 8,948,292,797 | 17,587,832,239 |
| Vicem Hai Phong Cement Co., Ltd | 28,917,279,579 | - |
| Vicem Tam Diep Cement Co., Ltd | - | 7,145,149,022 |
| Bim Son Cement JSC | 60,192,689,867 | 63,232,814,309 |
| Vicem But Son Cement JSC | 77,213,047,807 | 66,568,253,673 |
| Vicem Hoang Mai Cement JSC | - | 3,271,159,999 |
| Vicem Hai Van Cement JSC | 21,000,000,000 | 31,000,000,000 |
| Vicem Song Thao Cement JSC | 24,339,881,366 | - |
| Ha Long Cement JSC | 173,165,731,510 | 188,221,367,905 |
| **Short-term advances to suppliers** | **-** | **405,984,309** |
| Viet Nam National Cement Corporation | - | 405,984,309 |
| **Trade payables** | **650,791,603** | **-** |
| Viet Nam National Cement Corporation | 650,791,603 | - |
| **Short-term loans and finance lease liabilities** | **40,500,000,000** | **40,700,000,000** |
| Viet Nam National Cement Corporation | 40,500,000,000 | 40,700,000,000 |

**The remuneration of the Board of Directors and Board of Management**

| Name | Position | Current period VND | Prior period VND |
|---|---|---|---|
| Ms. Nguyen Thi Kim Chi | Chairwoman | 48,000,000 | 47,000,000 |
| Mr. Tran Khac Manh | Member, General Director | 453,211,041 | 554,700,979 |
| Mr. Nguyen Trong Dong | Member (Appointed on 03/06/2026) | 7,000,000 | - |
| Mr. Nguyen Chi Thuc | Member (Appointed on 03/06/2026) | 7,000,000 | - |
| Mr. Trinh Cong Giang | Deputy General Director Member (Appointed on 03/06/2026) | 316,849,840 | 385,561,166 |
| Mr. Tran Dinh Dung | Member (Dismisses on 03/06/2026) | 29,000,000 | 35,000,000 |
| Mr. Pham Van Phuong | Member (Dismisses on 03/06/2026) | 29,000,000 | 35,000,000 |
| Mr. Nguyen Danh Huyen | Member (Dismisses on 03/06/2026) | 29,000,000 | 35,000,000 |
| **Total** | | **919,060,881** | **1,092,262,145** |

**The remuneration of the Board of Supervisory**

| Name | Position | Current period VND | Prior period VND |
|---|---|---|---|
| Ms. Ninh Thi Xuan | Head of Supervisory Board (Appointed on 03/06/2026) | 4,000,000 | - |
| Ms. Nguyen Thi Thu Ha | Head of Supervisory Board (Dismisses on 03/06/2026) | 249,257,556 | 303,502,456 |
| Ms. Nguyen Thu Hien | Member (Appointed on 03/06/2026) | 3,000,000 | - |
| Mr. Duong Manh Xuat | Member (Appointed on 03/06/2026) | 3,000,000 | - |
| Ms. Nguyen Thi Kim Oanh | Member (Dismisses on 03/06/2026) | 15,000,000 | 18,000,000 |
| Mr. Mai Thanh Hai | Member (Dismisses on 03/06/2026) | 15,000,000 | 18,000,000 |
| **Total** | | **289,257,556** | **339,502,456** |

## 32. SEGMENT INFORMATION

Segment information is presented by the Company based on business segments. The Company's business segments are as follows:

- Trading segment (coal, clinker, gypsum, and alternative fuel products such as sewage sludge and industrial waste);
- Rental services segment (leasing of offices, shops, and transportation vehicles) and other services accompanying rental services.

The Company's production and business activities are conducted only within the territory of Vietnam. The Company does not have distinguishably different geographical segments that carry significantly distinct risks and economic benefits from other business segments; therefore, the Company does not prepare geographical segment reports.

Segment results include items directly attributable to a segment as well as those allocated to segments on a reasonable allocation basis. Unallocated items comprise: assets, liabilities, financial income, finacial expenses, selling expenses, general and administrative expenses, other gains/losses, and corporate income tax.

**Segment reporting by business segment**

| | Trading segment | | Leasing segment | |
|---|---|---|---|---|
| | Current period | Prior period | Current period | Prior period |
| | VND | VND | VND | VND |
| Net revenue | 462,911,450,421 | 503,755,688,302 | 22,822,354,554 | 21,879,556,274 |
| Cost of sales | 427,784,121,374 | 465,718,881,658 | 5,299,736,724 | 4,703,736,724 |
| **Segment gross profit** | **35,127,329,047** | **38,036,806,644** | **17,522,617,830** | **17,175,819,550** |

## 33. SUBSEQUENT EVENTS

The Board of Management confirms that, in its opinion, in all material affect, no significant events occurring after the end of the accounting period affecting the financial position and operations of the Company that requires adjustments or disclosures on the financial statements for period from 01/01/2026 to 30/06/2026.

## 34. COMPARATIVE FIGURES

The comparative figures in the Statement of Financial Position are the figures on the audited financial statements for the year ended 31/12/2025. Certain opening balances on the Statement of Financial Position have been reclassified to conform to the current period's presentation, in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, providing guidance on the corporate accounting system.

The comparative figures in the Income Statement and the Statement of cash flows are the figures for the period from 01/01/2025 to 30/06/2025 had been reviewed.

*Approve date 21 July 2026*

| Preparer | Chief Accountant | Legal representative |
|---|---|---|
| Nguyen Thi Hong Hanh | Trinh Thi Hong | Tran Khac Manh |

M.S.D.N: 0100106352 - C.T.C.P
CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ MÔI TRƯỜNG VICEM
P. Ô CHỢ DỪA - TP. HÀ NỘI