HAI PHONG VIMCEM PACKING JOINT STOCK COMPANY
No.3 Ha Noi Street, Hong Bang Ward,Hai Phong City
Tel: 02553.821832 Fax: 02253.540272

Financial Statement
Quarter 3 year 2026
Model NO. B01 DN

DN - BALANCE SHEET

Article	Code	Inter -pretation	Closing Balance	Opening Balance
ASSETS				
A- CURRENT ASSETS	100		**98.469.179.813**	**94.607.324.863**
I. Cash and cash equipvalents	110	5	**13.289.008.545**	**19.515.785.851**
1. Cash	111	5	5.289.008.545	19.515.785.851
2. Cash equipvalents	112	5	8.000.000.000	
II. Short-term financial investments	120	5	**1.526.280.069**	
1. Held for trading securities	121			
2. Provision for devaluation of held for trading securities	122			
3. Held to maturity investments	123		1.526.280.069	
III. Short-term receivables	130		**67.714.200.636**	**59.419.136.803**
1. Short-term receivables from customers	131	6	67.437.449.114	55.300.872.002
2. Prepayment to short-term suppliers	132		4.450.000	1.957.076.200
3. Other short-term receivables	135	7	272.301.522	2.161.188.601
4. Provision for bad receivable debts	136			
IV. Inventories	140	8	**15.873.106.988**	**14.375.896.556**
1. Inventory	141	8	16.024.023.774	14.561.562.288
2. Provision for decline in inventory	142	8	(150.916.786)	(185.665.732)
V. Other current assets	160		**66.583.575**	**1.296.505.653**
1. Input VAT	162			
2.Taxes and Receivables from State Budget	163			1.249.998.300
3. Costs waiting for short-term allocation	161	9	66.583.575	46.507.353
4. Repurchase Government bonds transactions	164			
5. Other current assets	165			
B. NON-CURRENT ASSETS	200		**1.653.530.727**	**2.460.963.397**
I. Non-current receivables	210			
II. Fixed assets	220	10	**1.431.834.319**	**2.075.667.200**
1. Tangible fixed assets	221	10	**1.431.834.319**	**2.075.667.200**
- The original price	222	10	97.036.464.373	97.036.464.373
- Accumulated depreciation	223	10	(95.604.630.054)	(94.960.797.173)
2. Financial lease fixed assets	224			
3. Invisible fixed assets	227			
- The original price	228		264.450.000	264.450.000
- Accumulated depreciation	229		(264.450.000)	(264.450.000)
III. Investment property	240			
IV.Non-current property in progress	250			
V. NON-CURRENT FINANCIAL INVESTMENTS	260			
VI. OTHER NON-CURRENT ASSETS	270	9	**221.696.408**	**385.296.197**
1. Costs awaiting long-term allocation	271	9	221.696.408	385.296.197
TOTAL ASSETS	280		**100.122.710.540**	**97.068.288.260**

Article	Code	Inter -pretation	Closing Balance	Opening Balance
CAPITAL RESOURCES				
C. LIABILITIES	**300**		**45.205.320.109**	**42.057.586.697**
I. Current liabilities	**310**		**45.205.320.109**	**42.057.586.697**
1. Provision of short-term payables	321			
2. Payable to short-term suppliers	311	11	38.910.713.853	24.433.814.669
3.Buyer pays short term in advance	312	12	15.024.144	9.022.103.194
4.Taxes and other amounts payable to the state	314	13	1.397.023.374	991.961.335
5.Payables to employees	315		3.201.025.842	6.673.874.685
6. Short-term payables expenes	316	14		237.680.694
7, Payment of dividends and profits	317		602.408.000	
8.Payables by scheduled progress of construction contracts	318			
9. Short-term deferred revenue	319			
10. Other short-term payables	320	15	894.081.005	671.122.273
11. Short-term provisions	322			
12. Reward and welfare fund	323		185.043.891	27.029.847
13. Price stabilisation fund	324			
14. Repurchase Government bonds transactions	325			
II.Non-current liabilities	330			
D.OWNER'S EQUITY	**400**		**54.917.390.431**	**55.010.701.563**
I. Owner's equity	**410**		**54.917.390.431**	**55.010.701.563**
1.Contributed chartered capital	411	16	30.120.400.000	30.120.400.000
Ordinary shares with voting right	411a	16	30.120.400.000	30.120.400.000
Preffered shares	411b			
2. Share premium	412	16	63.200.000	63.200.000
3. Convertible bond option	413			
4. Other capitals	414	16	3.004.189.037	3.004.189.037
5. Development investment fund	418	16	18.892.889.570	18.892.889.570
6. Other fund of owners's equity	419	16	2.017.704.320	2.017.704.320
7. Undistributed profit	420	16	**819.007.504**	**912.318.636**
"-previous period accumulated undistributed profit	420a	16	819.007.504	912.318.636
"-.current period undistributed profit	420b			
8. Construction investment fund	422			
9. Non controlling interest	429			
II. Other fund	430			
1. Other fund	431			
2. Fixed assets arising from other fund	432			
TOTAL RESOURCES	440		100.122.710.540	97.068.288.260

PREPARED BY	CHIEF ACCOUNTANT	DIRECTOR
Nguyen Thi Oanh	Ha Thuy Mai	Hong Anh Viet

M.S.D.N: 0200600741 CÔNG TY CỔ PHẦN VICEM BAO BÌ HẢI PHÒNG

HAI PHONG VIMCEM PACKING JOINT STOCK COMPANY
No.3 Ha Noi Street, Hong Bang Ward, Hai Phong City
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Financial Statement
Quarter 3 year 2026
Model No.: B01 DN

INCOME STATEMENT

ARTICLE	CODE	INTER PRETATION	Quater 3		Accumulation from the beginning of the year to the end of this quater	
			Current period	Previous period	Current year	Previous year
1.Revenues from goods and services sold	01	17	44.581.520.128	68.239.681.963	156.157.701.942	174.952.593.894
2.Revenue deductions	02					
3. Net sales from goods and services sold (10 = 01 - 02)	**10**	**17**	**44.581.520.128**	**68.239.681.963**	**156.157.701.942**	**174.952.593.894**
4. Costs of goods sold	11	18	38.871.230.990	63.203.368.515	140.197.273.538	157.769.093.450
5. Gross profit from goods and services sold(20=10-11)	**20**		**5.710.289.138**	**5.036.313.448**	**15.960.428.404**	**17.183.500.444**
6. Revenue from financial activities	21	19	78.143.781	-20.320.352	284.133.169	21.658.203
7. Expenses from financial activities	22					
in which: loan interest expenses	23					
8. Sales expenses	24	20	833.752.279	2.213.434.908	3.457.572.061	5.763.862.654
9.Administration expenses	25	20	4.637.113.754	2.649.103.580	11.765.937.359	10.878.416.748
10. Net profit from business activities{30=20+(21-22) -(24+25)}	**30**		**317.566.886**	**153.454.608**	**1.021.052.153**	**562.879.245**
11. Other incomes	31	21	10.121.571	165.323.229	33.044.041	452.930.717
12. Other expenses	32	22	7.373.302	11.773.808	21.024.030	149.152.286
13. Other profits (40=31-32)	**40**		**2.748.269**	**153.549.421**	**12.020.011**	**303.778.431**
14. Profit and loss in associated companies and joint ventures	45					
15. Profit before tax (50=30+40+45)	**50**	**23**	**320.315.155**	**307.004.029**	**1.033.072.164**	**866.657.676**
16. Current income tax expense	51	23	64.063.031	61.400.806	214.064.660	228.018.001
17. Refundable income tax expense	52					
18. Profit after income tax(60=50-51-52)	**60**		**256.252.124**	**245.603.223**	**819.007.504**	**638.639.675**
18.1 Profit after tax of minority shareholders	61					
18.2 Profit after tax of parent company shareholders	62					
19. Basic earnings per share(*)	**70**					

PREPARED BY

NGUYEN THI OANH

CHIEF ACCOUNTANT

HA THUY MAI

DIRECTOR

M.S.D.N: 0200600741 C.T.C.P CÔNG TY CỔ PHẦN VICEM BAO BÌ HẢI PHÒNG Q. HỒNG BÀNG - TP. HẢI PHÒNG

HONG ANH VIET

HAI PHONG VICEM PACKING JOINT STOCK COMPANY
No.3 Hanoi Street, Hong Bang Ward, Hai Phong City
Tel: 02253.821832 Fax: 02253.540272

Financial statement
Quarter 3 fiscal year 2026
Form No: B01 DN

CASH FLOW STATEMENT

Article	Code	Interpretation	Accumulation from the begining of the year to the end of the current quarter (Year 2025)	Accumulation from the begining of the year to the end of the current quarter (Year 2024)
I. Cash flow from operating activities				
1. Receipt from sales of merchandises, services and other revenue	01		134.930.869.235	154.295.813.557
2. Payments for suppliers of merchandises and services	02		(112.700.459.005)	(117.724.041.343)
3. Payments for employees	03		(15.768.254.247)	(13.614.455.989)
4. Payment for loan interest	04		-	-
5. Payment for income tax	05		(151.765.524)	(109.757.362)
6. Other receipt from operating activities	06		4.943.066.285	1.715.561.810
7. Other payment for operating activities	07		(16.377.353.356)	(17.812.654.393)
Net cash flow from operating activities	20		**(5.123.896.612)**	**6.750.466.280**
II. Cash flow from investing activities				
1. Payment for fixed asset purchase, construction	21			
2.Receipt from liquidating, selling fixed assets and others	22			
3.Payment for loaning, buying securities from other entities	23			
4.Receipt from loaning, selling securities from other entities	24			
5. Payment for investing in the other entities	25			
6. Receipt from investing in the other entities	26			
7.Interest income, dividend and distributed profit	27		423.399.375	16.013.008
Net cash flow from investing activities	30		**423.399.375**	**16.013.008**
III. Cash flow from financing activities				
1.Receipt from issuing stocks, receiving owner's equity	31			
2.Payment for owner's equities, buying back issued stocks	32			
3. Receipt from short-term, long-term loans	33			
4.Payment for original debt	34		-	-
5.Payment for debt (financial leasing)	35			
6. Paid dividends, profits	36			
Net cash flow from financing activity	40		-	-
Net cash flow for the period (50 = 20+30+40)	50		**(4.700.497.237)**	**6.766.479.288**
Cash and cash equivalents at the beginning of the period	60		19.515.785.851	12.127.263.193
The effect of changes in exchange rate	61			
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		**14.815.288.614**	**18.893.742.481**

PREPARED BY	CHIEF ACCOUNTANT	DIRECTOR
Nguyen Thi Oanh	HaThuy Mai	Hong Anh Viet

M.S.D.N: 0200600741 - C.T.C.P - CÔNG TY CỔ PHẦN VICEM BAO BÌ HẢI PHÒNG - Q. HỒNG BÀNG - T.P HẢI PHÒNG

1. GENERAL INFORMATION

Structure of ownership

Hai Phong Packing Vicem Joint Stock Company operated under the first Business Registration Certificate No. 0203001018 dated 21 September 2004, registered for the 5th change according to the Business Registration Certificate No. 0200600741 issued by the Department of Planning and Investment of Hai Phong city on 5 September 2012.

The Company's chartered capital is VND 30,120,400,000 equivalent to 3,012,040 shares, per value share is VND 10,000. The Company's shares are listed on Hanoi Stock Exchange (HNX) with the stock code BXH.

The Company's head office is located at No. 3 Hanoi Street, Hong Bang Ward, Hai Phong City.

The number of employees as at 30 September 2026 was 154 (31 December 2025: 160).

Operating industry and principal activities

Packaging production and trading; trading packing materials; warehouse and office rental services.

Normal production and business cycle

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

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

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

The currency unit used in accounting period is Vietnam Dong (VND)

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The financial statements are expressed 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 27 October 2025, Circular No. 53/2016/TT-BTC dated 21 March 2016 of Ministry of Finance, Vietnamese Accounting Standards, and the relevant statutory requirements applicable to financial reporting.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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.

Estimates

The preparation of financial statements in conformity with Vietnamese accounting standards, 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.

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 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.

Receivables and provision for doubtful debts

Receivables are monitored detailedly under the original terms, remaining terms at the reporting date, the receivable objects and other factors for the Company's management 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;
- Other receivables include non-commercial or non-trading receivables, including: receivables from loan interests, deposit interests, amount paid on behalf of another party; receivables which the export trustor must collect from the trustee; 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 the prevailing corporate accounting system.

Inventories

Inventories are stated at a lower 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. 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. Inventories are recorded by perpetual method.

The provision for the devaluation of inventories is the excess of the inventories' cost over their net realizable value at the accounting year end and made in accordance with prevailing corporate accounting system.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Tangible fixed assets are recognized under the historical cost.

The costs of tangible fixed assets arising from purchases and self-constructions comprise all costs of bringing the tangible fixed assets to their working condition for their intended use.

The cost of self-construction or manufactured assets are the actual construction or manufacturing cost plus installation and test running 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 substantially increase product quality; or
- New technology process is applied to reduce operation expenses of the assets in comparison with before.

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 over their estimated useful lives in accordance with Circular No. 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance. The estimated useful lives are as follows:

	Years
Buildings and structures	05 - 30
Machinery and equipment	03 - 15
Transportation Vehicles	05 - 10
Office equipment	03 - 08

Intangible assets and amortisation

Intangible fixed assets are stated at cost less accumulated depreciation. Intangible fixed assets are recognized under the historical cost, representing the value of accounting software and other management software. These software are amortized using the straight-line method over 03 - 05 years.

Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. The Company's prepaid expenses include the value of tools and supplies, cost of repairing Machinery and Equipments and others. Inwhich:

- Tools and supplies are allocated for a maximum period of 03 years.
- Cost of repairing Machinery and Equipments are allocated for a maximum period of 03 years.

Payables

The payables are monitored detailed under the original terms, the remaining terms at the reporting date, the payable objects 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;
- Other payables include non-commercial or non-trading payables, including: payables for loan interest, dividends and profits payable; amount paid for the third party; 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 the case of there is evidence that a loss likely occurs, the Company recognizes immediately a payable under the prudent principle.

Loans and finance lease liabilities

The loans are monitored detailed for each loan object and loan agreement; for the term of loan. The loans with the remaining term more than 12 months from the reporting date are presented as long-term loans. The due loans within the next 12 months from the reporting date are presented as short-term loans.

Borrowing costs

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

Borrowing cost is charged to operating expenses during the period when incurred, except for borrowing costs directly attributable to the construction 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 the 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, investment properties 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.

Accrued expenses

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, accrued interest expenses.

Revenue recognition

Revenue from the sale of goods shall be recognized if it simultaneously meets the following 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 Corporation received or will receive economic benefits from the sale transactions;

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

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

In the case of, the services provision transactions conduct in many accounting periods, the determination of services revenue in each period is usually done by the method of completion rate.

Under this method, revenue is recognized in the accounting period determined by the percentage of work completed.

Revenue from financial activities includes: Interest, payment discount,.... Detailed as follows:

- Interest income is recognized reliably on the balances of deposits and periodic actual interest;
- Payment discount is recognized reliably on the notice of suppliers.

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

Taxation

Corporate income tax represents the sum of the current tax and deferred tax.

The current tax expense represents corporate tax payables incurred for the current year and additional corporate tax payables due to immaterial errors in last year. The current tax income represents corporate tax payables deducted due to immaterial errors in last year.

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 significant differences between carrying amounts and the corresponding tax bases of assets and liabilities in the financial statements, tax losses, and unused tax incentives. Deferred tax liabilities are generally recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

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 charged or credited to profit or loss in the income statement, except when it relates to items charged or credited directly to equity, in this case, the deferred tax is also recorded directly to equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Corporation 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 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 applied in accordance with the prevailing tax laws in Vietnam.

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.

5. CASH

	01/01/2026	30/09/2026
	VND	VND
Cash on hand	323 514 118	360 507 793
Demand deposits	19 192 271 733	4 928 500 752
Term deposit	-	9 526 280 069
Total	**19 515 785 851**	**14 815 288 614**

6. SHORT-TERM TRADE RECEIVABLES

	01/01/2026	30/09/2026
	VND	VND
Receivables from other customers		
Dien Bien Cement Joint Stock Company	19 898 285 427	10 593 621 627
Vicem Hai Phong Cement Company Limited	24 186 889 100	41 382 625 705
Vicem Song Thao Cement Joint Stock Company	2 109 886 100	316 221 500
Ha Long Cement Joint Stock Company	163 680 000	602 586 000
Hung thinh Cooperative	3 416 897 520	2 385 236 160
Hong phat Trading and construction joint stock Company	2 126 521 200	158 321 240

Vicem Ha tien Cement Joint Stocck Company	2 396 468 106	-
168 Company Limited	-	3 543 401 400
Manh Tien Minerals Joint Stock Company	-	2 863 145 600
VAWAZ Vietnam Investment Limited Liability Company	-	4 166 100 000
Others	1 002 244 549	1 426 189 882
Total	**55 300 872 002**	**67 437 449 114**

7. SHORT-TERM OTHER RECEIVABLES

	01/01/2026		30/09/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Deposit	1 944 661 401	-	30 000 000	-
Receivables from advances	115 000 000	-	228 850 000	-
Other receivables	101 527 200	-	13 451 522	-
Total	**2 161 188 601**	**-**	**272 301 522**	**-**

8. INVENTORIES

	01/01/2026		30/09/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	9 044 090 266	(185 665 732)	7 550 955 240	(150 916 786)
Tools and supplies	13 812 568	-	16 250 978	-
Work in process	2 907 320 136	-	3 790 450 648	-
Finished goods	331 323 800	-	2 043 772 300	-
Goods on consignment	2 265 015 517	-	2 622 594 608	-
Total	**14 561 562 288**	**(185 665 732)**	**16 024 023 774**	**(150 916 786)**

9. COSTS PENDING ALLOCATION

	01/01/2026	30/09/2026
	VND	VND
Costs waiting for short-term allocation	46 507 353	66 583 575
Costs awaiting long-term allocation	385 296 197	221 696 408
Total	**431 803 550**	**288 279 983**

10. TANGIBLE FIXED ASSETS

	Buildings and Structures	Machinery and Equipments	Transportation Vehicles	Management device	Total
	VND	VND	VND	VND	VND
COST					
As at 01/01/2026	**18 416 422 951**	**73 373 038 048**	**3 786 394 119**	**1 460 609 255**	**97 036 464 373**
Purchasing	-	-	-	-	-
Liquidation, disposal	-	-	-	-	-
As at 30/09/2026	**18 416 422 951**	**73 373 038 048**	**3 786 394 119**	**1 460 609 255**	**97 036 464 373**
ACCUMULATED DEPRECIATION					
As at 01/01/2026	**17 530 212 777**	**73 245 585 682**	**2 830 246 291**	**1 354 752 422**	**94 960 797 173**
Depreciation	270 157 612	78 742 863	258 366 063	36 566 343	643 832 881
Liquidation, disposal	-	-	-	-	-
As at 30/09/2026	**17 800 370 389**	**73 324 328 545**	**3 088 612 354**	**1 391 318 765**	**95 604 630 054**
NET BOOK VALUE					
As at 01/01/2026	**886 210 174**	**127 452 365**	**956 147 828**	**105 856 833**	**2 075 667 200**
As at 30/09/2026	**616 052 562**	**48 709 502**	**697 781 765**	**69 290 490**	**1 431 834 319**

11. SHORT-TERM TRADE PAYABLES

	01/01/2026		30/09/2026	
	Value	Repayment capability amount	Value	Repayment capability amount
	VND	VND	VND	VND
Related parties	**78 778 683**	**78 778 683**	**83 423 865**	**83 423 865**
Viet Nam National Cement Corporation	**78 778 683**	**78 778 683**	**83 423 865**	**83 423 865**
Trade payable for other suppliers	**24 355 035 986**	**24 355 035 986**	**38 827 289 988**	**38 827 289 988**
Tuan Tai Trading One Member Company Limited	5 323 858 622	5 323 858 622	9 856 667 723	9 856 667 723
Minh Tien Cooperative	3 968 519 127	3 968 519 127	5 798 512 726	5 798 512 726
Hoang Van Thu Paper Joint Stock Company	6 470 632 886	6 470 632 886	7 387 509 607	7 387 509 607
Ngan Hanh Plastic and Packaging Joint Stock Company	-	-	3 840 000 000	3 840 000 000
Nhat Trong Tin Production and Trading Company Limited	-	-	806 373 014	806 373 014
STAVIAN Chemical Joint Stock Company	6 237 000 000	6 237 000 000	7 986 000 000	7 986 000 000
Asia Ink Joint Stock Company	-	-	677 618 136	677 618 136
Others	2 355 025 351	2 355 025 351	2 474 608 782	2 474 608 782
Total	**24 433 814 669**	**24 433 814 669**	**38 910 713 853**	**38 910 713 853**

12. BUYER PAYS SHORT TERM IN ADVANCE

	01/01/2026	30/09/2026
RELATED PARTIES	9 022 103 194	15 024 144
OTHER CUSTOMERS		
Total	**9 022 103 194**	**15 024 144**

13. TAXES AND AMOUNTS PAYABLE TO STATE BUDGET

	01/01/2026	Payable amount	Paid amount	30/09/2026
	VND	VND	VND	VND
Value added tax	816 604 872	3 594 305 921	3 627 054 844	115 209 712
Corporate income tax	151 765 316	64 063 031	-	214 064 459
Personal income tax	23 591 147	14 694 590	-	10 083 953
Land rental, land tax		1 057 665 250	-	1 057 665 250
Total	**991 961 335**	**4 730 728 792**	**3 627 054 844**	**1 397 023 374**

14. SHORT-TERM ACCRUED EXPENSES

	01/01/2026	30/09/2026
	VND	VND
Shipping costs	-	
Electricity and water costs	195 558 421	-
Other accounts	42 122 273	-
Total	**237 680 694**	

15. OTHER PAYABLES

	01/01/2026	30/09/2026
	VND	VND
Total	671 122 273	894 081 005

16. OWNER'S EQUITY

Changing in owners' equity

	Owner's equity	Share premium	Other legal capital	Investment and development fund	Other owner's funds	Undistributed earnings	Total
	VND	VND	VND	VND	VND	VND	VND
As at 01/01/2025	**30,120,400,000**	**63,200,000**	**3,004,189,037**	**18,892,889,570**	**2,017,704,320**	**570 037 450**	**54 668 420 377**
Profit during the year	-	-	-	-	-	912 318 636	912 318 636
Dividend	-	-	-	-	-	(301 204 000)	(301 204 000)
Profit distribution	-	-	-	-	-	(268 833 450)	(268 833 450)
As at 01/01/2026	**30,120,400,000**	**63,200,000**	**3,004,189,037**	**18,892,889,570**	**2,017,704,320**	**912 318 636**	**55 010 701 563**
Profit during the year	-	-	-	-	-	819 007 504	819 007 504
Dividend (*)	-	-	-	-	-	(602 408 000)	(602 408 000)
Welfare and bonus fund (*)	-	-	-	-	-	(309 910 636)	(309 910 636)
As at 30/09/2026	**30,120,400,000**	**63,200,000**	**3,004,189,037**	**18,892,889,570**	**2,017,704,320**	**819 007 504**	**54 917 390 431**

Details of owner's contribution capital

	01/01/2026		30/09/2026	
	Ratio	VND	Ratio	VND
Vietnam National Cement Corporation	48.99%	14,754,500,000	48.99%	14,754,500,000
Others	51.01%	15,365,900,000	51.01%	15,365,900,000
Total	**100%**	**30,120,400,000**	**100%**	**30,120,400,000**

Capital transactions with owners and dividend and profit distribution

	YEAR 2025	YEAR 2026
	VND	VND
Owner's equity		
- Opening balance	30,120,400,000	30,120,400,000
- Increase during the year	-	-
- Decrease during the year	-	-
- Closing balance	30,120,400,000	30,120,400,000
Declared dividend, earning	301 204 000	-

Share

	01/01/2026	30/09/2026
Authorised shares	**3,012,040**	**3,012,040**
Issued shares	**3,012,040**	**3,012,040**
- Common shares	*3,012,040*	*3,012,040*
Repurchased shares (Treasury shares)	-	-
Outstanding shares	**3,012,040**	**3,012,040**
- Common shares	*3,012,040*	*3,012,040*
Par value of an outstanding share (VND/share)	**10,000**	**10,000**

17. REVENUE

	THIRD QUARTER OF 2025	THIRD QUARTER OF 2026
	VND	VND
Revenue from finished goods (packing) sold	35 429 961 006	42 976 792 801
Revenue from other merchandise	32 802 902 776	439 791 932
Revenue from service rendered	6 818 181	1 164 935 395
Total	**68 239 681 963**	**44 581 520 128**

18. COST OF SALES

	THIRD QUARTER OF 2025	THIRD QUARTER OF 2026
	VND	VND
Cost of finished goods (packing) sold	32 876 609 616	38 564 330 990
Cost of other merchandise	30 326 758 899	306 900 000
Cost of services rendered	-	-
Total	**63 203 368 515**	**38 871 230 990**

19. FINANCIAL INCOME

	THIRD QUARTER OF 2025	THIRD QUARTER OF 2026
	VND	VND
Bank interest	-20 320 352	78 143 781
Total	**-20 320 352**	**78 143 781**

20. SELLING AND ADMINISTRATIVE EXPENSES

	THIRD QUARTER OF 2025	THIRD QUARTER OF 2026
	VND	VND
Selling expenses	**2 213 434 908**	**833 752 279**
Cáing costs	-	-
Outsourced expense	1 839 562 581	493 419 265
Other expenses	373 872 327	340 333 014
Administrative expenses	**2 649 103 580**	**4 637 113 754**
Labor cost	1 486 195 509	1 665 724 679
Material expense for administration	17 508 995	20 019 028
Depreciation expense	160 865 097	164 365 848
Tax, fee	0	1 637 993 050
Outsourced expense	142 177 552	158 115 155
Other expenses	743 613 968	886 050 872
Management costs	98 742 059	104 845 122

21. OTHER INCOME

	THIRD QUARTER OF 2025	THIRD QUARTER OF 2026
	VND	VND
Income from selling scrap	152 933 258	-
Others	12 389 971	10 121 571
Total	**165 323 229**	10 121 571

22. OTHER EXPENSES

	THIRD QUARTER OF 2025	THIRD QUARTER OF 2026
	VND	VND
Total	**11 773 808**	**7 373 302**

23. CORPORATE INCOME TAX EXPENSE

	THIRD QUARTER OF 2025	THIRD QUARTER OF 2026
	VND	VND
Accounting Profit before CIT	**307 004 029**	**320 315 155**
Adjustment for taxable income		
- Add: Undeductible expense		
Taxable income	**307 004 029**	**320 315 155**
Tax rate	20%	20%
Total current corporate income tax expenses	**61 400 806**	**64 063 031**

24. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties:

Related parties	Relationship
Viet Nam National Cement Corporation	Shareholder holding 48.99% of owner's equity
Vicem Bim Son Packaging Joint Stock Company	Together with key members of the Board of Directors
Vicem Energy and Environment Joint Stock Company	Together with key members of the Board of Directors

In addition to transactions and balances with related parties presented in other notes to the financial statement, during the year the Company also had transactions with the related parties as follows:

Transactions with related parties

	THIRD QUARTER OF 2025	THIRD QUARTER OF 2026
	VND	VND
Viet Nam National Cement Corporation		
Consulting fee	33 642 059	43 032 732
Balance with related parties	01/01/2026	30/09/2026
Vietnam Cement Corporation		
Other payables	78 778 683	83 423 865

Remuneration of the Board of Management and Board of Directors

Name	Position	THIRD QUARTER OF 2025	THIRD QUARTER OF 2026
		VND	VND
Ms. Nguyen Thi Kim Chi	Chairman of the board	18 000 000	18 000000
Mr. Nguyen Van Hanh	Member of the board	12 000000	12 000000
Ms. Dang Thi Thanh Huu	Member of the board	24 681 300	27 402 200
Mr. Truong Thanh Hoan	Independent member of the board	12 000 000	12 000 000
Mr. Hong Anh Viet	Member of the board, Director	102 658 000	107 023 700
Ms. Nguyen Thi Thu	Deputy Director	47 002 600	55 915 500
Total		**216 341 900**	**232 341 400**

25. OTHER INFORMATION

Remuneration of the Supervisory Board:

Name	Position	THIRF QUARTER OF 2025	THIRD QUARTER OF 2026
		VND	VND
Ms. Nguyen Thi Bich Hue	Head of Supervisory Board	12 000 000	12 000 000
Ms. Nguyen Thi Kim Anh	Member Supervisory Board	9 000 000	9 000 000
Ms. Pham Thi Thuy	Member Supervisory Board	33 925 600	39 442 000
Total		**54 925 600**	**60 442 000**

26.COMPARATIVE DATA

Comparative data are data on the audited financial report for the fiscal year ending December 31, 2025 and the financial report for the second quarter of 2026.

Hai Phong, October 19 th 2026

Preparer	Chief Accountant	Director
Nguyen Thi Oanh	Ha Thuy Mai	Hong Anh Viet