

FINANCIAL REPORT

PHU THO CEMENT JOINT STOCK COMPANY

For the accounting period from January 1, 2026 to September 30, 2026

CONTENT

	Page
Report of the Board of Directors	02 - 03
Financial Report	04 - 38
Balance sheet	04 - 05
Income statement	06
Cash flow statement	07 - 08
Note to the financial statements	08 - 38

REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of (hereinafter referred to as the 'Company') presents this report together with the Company's audited financial statements for the accounting period from January 1, 2026 to September 30, 2026.

BUSINESS HIGHLIGHTS

Phu Tho Cement Joint Stock Company, formerly known as Dao Gia Cement Plant, was established under Decision No. 144/1967/QĐ-TC dated September 29, 1967, by the People's Committee of Vinh Phu Province. It was transformed into Phu Tho Cement Joint Stock Company under Decision No. 3664/QĐ-UBND dated December 30, 2005, by the People's Committee of Phu Tho Province. Phu Tho Cement Joint Stock Company operates under the Business Registration Certificate No. 2600116271 issued by the Department of Planning and Investment of Phu Tho Province, first issued on February 14, 2007, and most recently amended on August 6, 2025.

The headquarters of the Company is at: Khu 12, Thanh Ba comune, Phu Tho Province, Việt Nam..

The Board of Directors, General Director, and Supervisory Board

The member of Board of Directors trong Period and as of the date of this report, includes:

Mr: Trieu Quang Thuan	Chairman
Mr: Pham Quang Anh	Member
Mr: Tran Tuan Dat	Member
Mr: Ta Trung Hieu	Member
Mr: Nguyen Khac Lam	Member

Members of Board of General Directors has managed Companyin Period and as of the date of this report includes:

Mr: Tran Tuan Dat	General Director
Mrs: Tran Thi Phuong Linh	Deputy General Director
Mr: Nguyễn Phi Tuyên	Deputy General Director

The members of the Supervisory Board include:

Mr: Ta Duc Thiem	Chairman of the board
Mr: Trieu Quang Nhan	Member
Mr: Do Thi Thanh Yen	Member

DECLARATION OF RESPONSIBILITIES BOARD OF GENERAL DIRECTORS ĐỐI VỚI FINANCIAL REP

The Board of General Directors of the Company is responsible for the preparation of the Financial Report that fairly and accurately reflects the financial position, business performance, and cash flows of the Company during the Period. In the process of preparing the Financial Report, the Board of General Directors of the Company affirms its

- Establishing and maintaining internal controls that the Board of General Directors and the Company's Management deem necessary to ensure that the preparation and presentation of the Financial Report is free from
- Selecting appropriate accounting policies and applying them consistently.
- Making reasonable and prudent judgments and estimates.
- Indicating whether the accounting standards applied have been complied with, and whether there are any material departures that need to be disclosed and explained in the Financial Report.
- Preparing and presenting the Financial Report in accordance with the accounting standards, the Vietnamese corporate accounting regime, and relevant legal regulations pertaining to the preparation and presentation of

- Preparing the Financial Report on a going concern basis, except when it is not possible to assume that the Company will continue as a going concern.

The Board of General Directors of the Company ensures that the accounting records are maintained to reflect the Company's financial position with fairness and accuracy at any given time and that the Financial Report complies with current state regulations. Additionally, they are responsible for safeguarding the Company's assets and implementing appropriate measures to prevent and detect fraud and other violations.

The Board of General Directors of the Company commits that the Financial Report fairly and accurately reflects the financial position of the Company as of September 30, 2026, the business performance, and cash flows for the fiscal year ending on the same date, in accordance with the accounting standards, the Vietnamese corporate accounting regime, and compliance with relevant legal regulations related to the preparation and presentation of financial

Other commitments

The Board of General Directors commits that the Company complies with Decree No. 155/2020/ND-CP dated December 31, 2020, guiding corporate governance for public companies, and that the Company does not violate its information disclosure obligations under Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, which provides guidelines for information disclosure on the stock market.

On behalf of the Board of General Directors



Tran Tuan Dat

General Director

Phu Tho, October 15, 2026

BALANCE SHEET*In 30 September, 2026*

Mã	ASSETS	Note	30/09/2026	01/01/2026
100	A. SHORT-TERM ASSETS		51.165.393.375	56.080.153.776
110	I. Cash and cash equivalent	03	441.020.597	59.989.832
111	1. Cash		441.020.597	59.989.832
130	II. Short-term Receivables		33.688.814.580	37.495.463.530
131	1. Customers Short-term Receivables	05	12.566.652.024	11.358.553.075
132	2. Short-term Prepayments to Suppliers	06	14.494.568.720	17.694.920.048
135	3. Other Short-term Receivables	07	12.255.690.260	14.309.415.831
136	4. Provision for Doubtful Short-term Receivables		(5.795.194.741)	(6.034.523.741)
137	5. Assets in Transit Awaiting for Settlement	08	167.098.317	167.098.317
140	III. Inventory	10	16.779.992.341	17.923.737.804
141	1. Inventory		16.779.992.341	17.923.737.804
160	IV. Other Current Assets		255.565.857	600.962.610
161	1. Short-term deferred costs	14	187.099.996	532.496.749
162	2. VAT Recoverable		68.465.861	68.465.861
200	B. LONG-TERM ASSETS		210.403.316.382	229.080.062.110
210	I. Long-term Receivables		465.000.000	465.000.000
215	1. Other Long-term Receivables	07	465.000.000	465.000.000
220	II. Fixed Assets		186.143.287.673	204.633.048.535
221	1. Tangible Fixed Assets	12	186.143.287.673	204.633.048.535
222	- Original costs		571.283.089.927	571.088.939.527
223	- Accumulated Depreciation		(385.139.802.254)	(366.455.890.992)
227	2. Intangible Fixed Assets	13	-	-
228	- Original costs		160.000.000	160.000.000
229	- Accumulated Depreciation		(160.000.000)	(160.000.000)
250	III. Long-term Incomplete Assets	11	21.990.454.612	21.990.454.612
252	1. In-progress Construction Costs		21.990.454.612	21.990.454.612
260	IV. Long-term Financial Investments	04	1.804.574.097	1.751.683.953
262	1. Investments in Joint Ventures and Associates		500.000.000	500.000.000
263	2. Equity Investments in Other Entities		3.000.000.000	3.000.000.000
264	3. Provision for long-term investment losses in other entities		(1.695.425.903)	(1.748.316.047)
270	V. Other Non-current Assets		-	239.875.010
271	1. Long-term deferred costs	14	-	239.875.010
280	TOTAL ASSETS		261.568.709.757	285.160.215.886

BALANCE SHEET*In 30 September, 2026*

Mã số	CAPITAL SOURCE	Note	30/09/2026 VND	01/01/2026 VND
300	C. LIABILITIES		648.011.366.335	644.794.964.997
310	I. Short-term Liabilities		629.136.366.335	617.294.964.997
311	1. Short-term Payables to Suppliers	16	69.487.952.452	75.971.280.348
312	2. Short-term Advances from Customers	17	20.191.089.751	20.290.439.651
314	3. Taxes and Other Payables to the State	18	30.366.486.937	29.822.376.917
315	4. Payables to Employees		4.267.555.135	5.694.232.231
316	5. Short-term Accrued Expenses	19	78.396.066.294	74.788.862.179
319	6. Short-term deferred revenue	21	445.293.732	445.293.732
320	7. Other Short-term Payables	20	205.402.801.761	197.887.147.765
321	8. Short-term Borrowings and Financial Lease Liabilit	15	220.579.120.273	212.395.332.174
330	II. Long-term Liabilities		18.875.000.000	27.500.000.000
339	1. Long-term Borrowings and Financial Lease Liabilit	15	18.875.000.000	27.500.000.000
400	D. OWNER'S EQUITY		(386.442.656.578)	(359.634.749.111)
411	1. Owner's Contributed Capital		125.000.000.000	125.000.000.000
411a	Common shareholders have voting rights		125.000.000.000	125.000.000.000
412	2. Additional Paid-in Capital		3.212.934.000	3.212.934.000
415	3. Shares repurchased from oneself		(3.692.240.000)	(3.692.240.000)
418	4. Development Investment Fund		5.328.707.922	5.328.707.922
420	5. Undistributed After-tax Profit		(516.292.058.500)	(489.484.151.033)
420a	Cumulative Undistributed After-tax Profit as of the End of th		(489.484.151.033)	(447.145.568.952)
420b	Undistributed After-tax Profit for the Current Year nay		(26.807.907.467)	(42.338.582.081)
440	TOTAL EQUITY		261.568.709.757	285.160.215.886

Person responsible for preparation

In charge of accounting

Phu Tho, October 15, 2026

General Director



Phan Thi Huong



Phan Thi Huong



Tran Tuan Dat

INCOME STATEMENT

From January 1, 2026 to September 30, 2026

Mã số	TARGET	Note	QIII/2026	QIII/2025	The first nine months of 2026	The first nine months of 2025
			VND	VND	VND	VND
01	1. Sales revenue and service provision revenue	24	30.967.652.975	34.761.390.257	93.484.634.566	113.896.518.087
02	2. Revenue deductions	25	-	-	-	-
10	3. Net revenue from sales and service provision		30.967.652.975	34.761.390.257	93.484.634.566	113.896.518.087
11	4. Cost of goods sold	632 26	33.766.778.192	35.073.692.537	100.521.934.820	117.582.304.619
20	5. Gross profit from sales and service provision		(2.799.125.217)	(312.302.280)	(7.037.300.254)	(3.685.786.532)
22	6. Financial income	515 27	23.440	91.957	463.786.957	569.763
23	7. Financial costs	635 28	4.161.303.263	4.094.999.466	12.103.072.713	18.149.464.019
24	Including: Interest expenses		4.214.193.407	4.094.999.466	12.103.072.713	17.868.041.679
25	8. Selling expenses	641 29	302.915.198	491.254.892	1.065.698.893	1.216.193.114
26	9. Administrative expenses	642 30	2.118.237.217	2.523.789.974	7.046.021.064	8.610.576.821
30	10. Net profit from business operations		(9.381.557.455)	(7.422.254.655)	(26.788.305.967)	(31.661.450.723)
31	11. Other income	711 31	-	374.500.000	-	374.500.000
32	12. Other expenses	811 32	-	35.620.000	19.601.500	41.220.000
40	13. Other profit		-	338.880.000	(19.601.500)	333.280.000
50	14. Total accounting profit before tax		(9.381.557.455)	(7.083.374.655)	(26.807.907.467)	(31.328.170.723)
51	15. Current corporate income tax expense	8211 33	-	-	-	-
60	17. Net profit after corporate income tax		(9.381.557.455)	(7.083.374.655)	(26.807.907.467)	(31.328.170.723)
70	18. Basic earnings per share	34			(2.210)	(2.583)

Person responsible for preparation



Phan Thi Huong

In charge of accounting



Phan Thi Huong

Phu Tho, October 15, 2026
General Director

CÔNG TY CỔ PHẦN XI MĂNG PHÚ THO
X. THANH BA-T. PHÚ THO


Tran Tuan Dat

CASH FLOW STATEMENT*From January 1, 2026 to September 30, 2026**(By indirect method)*

Mã Target số	Note	The first nine months of 2026 VND	The first nine months of 2025 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
01 1. Profit before tax		(26.807.907.467)	(31.328.170.723)
2. Adjustments:		30.083.868.018	36.843.215.463
02 - Depreciation of fixed assets and investment properties		18.683.911.262	18.694.321.207
03 - Provisions		(239.329.000)	281.422.340
04 - Gain/ loss from unrealized foreign exchange rate differences			6.660.436.526
05 - Gain/ loss from investing activities		(463.786.957)	(569.763)
06 - Loan interest expenses		12.103.072.713	11.207.605.153
08 3. Operating profit before changes of working capital		3.275.960.551	5.515.044.740
09 - Increase/ decrease of accounts receivable		4.045.977.950	(1.423.937.102)
10 - Increase/ decrease of inventories		1.143.745.463	727.341.730
11 - Increase/ decrease of accounts payable		(8.489.745.618)	(14.978.272.236)
12 - Increase/ decrease of prepaid expenses		585.271.763	2.696.651.566
14 - Loan interests already paid		(458.419.901)	2.012.986.826
20 Net cash flows from operating activities		102.790.208	(5.450.184.476)
II. Cash flows from investing activities			
21 1. Purchases and construction of fixed assets and other long-term assets		(194.150.400)	-
27 Receipts of loan interests, dividends and profit shared		463.786.957	569.763
30 Net cash flows from investing activities		269.636.557	569.763
III. Cash flows from financial activities			
33 Short-term and long-term loans received		8.604.000	16.397.000
34 Loan principal amounts repaid		-	(119.230.000)
40 Net cash flows from financial activities		8.604.000	(102.833.000)
50 Net cash flows during the year		381.030.765	(5.552.447.713)

CASH FLOW STATEMENT*From January 1, 2026 to September 30, 2026**(By indirect method)*

Mã	Target	Note	The first nine months of 2026	The first nine months of 2025
số			VND	VND
60	Beginning cash and cash equivalents		59.989.832	6.357.730.062
61	Effects of fluctuations in foreign exchange rates		-	-
70	Ending cash and cash equivalents	03	441.020.597	805.282.349

Person responsible for preparation

In charge of accounting

Phu Tho, October 15, 2026

General Director



Phan Thi Huong



Phan Thi Huong



Tran Tuan Dat

NOTE TO THE FINANCIAL STATEMENTS*From January 1, 2026 to September 30, 2026***. 1, BUSINESS CHARACTERISTICS OF THE ENTERPRISE****Form of capital ownership**

Phu Tho Cement Joint Stock Company, formerly known as Dao Gia Cement Plant, was established under Decision No. 144/1967/QĐ-TC dated September 29, 1967, by the People's Committee of Vinh Phu Province. It was transformed into Phu Tho Cement Joint Stock Company under Decision No. 3664/QĐ-UBND dated December 30, 2005, by the People's Committee of Phu Tho Province. Phu Tho Cement Joint Stock Company operates under the Business Registration Certificate No. 2600116271 issued by the Department of Planning and Investment of Phu Tho Province, first issued on February 14, 2007, and most recently amended on August 6, 2025.

The headquarters of the Company is at: Khu 12, Thanh Ba comune, Phu Tho Province, Việt Nam..

The company's charter capital is VND 125,000,000,000, equivalent to 12,500,000 shares; the par value of each share is VND 10,000

Business field

Manufacturing and trading cement

Business activities

The main activity of the company is:

- Manufacturing and trading of PCB 40 cement; PCB 30 cement; and commercial clinker.
- Mining and trading of construction stones and road stones.
- Trading of other construction materials.

Corporate structure

Company has the following subsidiaries:: Address

Main business activities

Branch for raw material exploitation

Thanh Ba District, Phu Tho

Stone mining

. 2. APPLICABLE ACCOUNTING SYSTEM AND ACCOUNTING STANDARDS**. 2.1. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY**

The fiscal year of Company According to the calendar year, starting from January 1st to December 31st of each year.

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

. 2.2. Applicable accounting system*Accounting system applied*

The company applies the Enterprise Accounting System issued according to Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance.

Statement of Compliance with Accounting Standards and Accounting System

The company has applied the Vietnamese Accounting Standards and the guidelines issued by the State. The financial statements are prepared and presented in accordance with all the provisions of each standard, circulars guiding the implementation of the standards, and the current Enterprise Accounting System in use.

. 2.3. basis for preparing financial statements

Financial Report are presented based on the historical cost principle.

The company's financial statements are prepared based on the aggregation of transactions and events that occur and are recorded in the accounting books at the dependent accounting units and at the company's office.

In the company's financial statements, internal transactions and balances related to assets, equity, and internal receivables and payables have been fully eliminated.

. 2. Financial tools*Initial recognition***Financial assets**

The company's financial assets include cash, accounts receivable from customers, and other receivables. At the time of initial recognition, financial assets are determined at the purchase price/issue cost plus any other costs directly related to the purchase or issuance of those financial assets

Financial liabilities

The company's financial liabilities include loans, accounts payable to suppliers, other payables, and accrued expenses. At the time of initial recognition, the financial liabilities are determined at the issue price plus any costs directly related to the issuance of those financial liabilities.

Subsequent measurement

Currently, there are no specific regulations regarding the revaluation of financial instruments after initial recognition.

. 2.5. foreign currency operations

Foreign currency transactions in fiscal year Converted to Vietnamese Dong at the actual exchange rate on the transaction .
The actual exchange rate for foreign currency transactions: It is the exchange rate specified in the foreign exchange purchase and sale contract between the company and the commercial bank

The actual exchange rate for revaluing foreign currency-denominated monetary items at the financial statement preparation date is determined based on the following principle:

- For items classified as assets: The exchange rate applied is the foreign currency buying rate of the commercial bank where the company frequently conducts transactions.
- For foreign currency deposits: The exchange rate applied is the buying rate of the bank where the company holds the fo
- For items classified as liabilities: The exchange rate applied is the foreign currency selling rate of the commercial bank where the company frequently conducts transactions.

All actual exchange rate differences arising during the year and differences resulting from the revaluation of foreign currency-denominated monetary items at the financial statement preparation date are recognized in the business results of the fiscal year. Among them, the foreign exchange gain from the revaluation of year-end balances of foreign currency-denominated monetary items is not to be used for profit distribution or dividend payment.

. 2.6. Recognition of cash and cash equivalents

Cash includes cash on hand and demand deposits at banks

2.7. Recognition of financial investments

Investments in affiliated companies are initially recognized in the accounting books at cost. After initial recognition, the value of these investments is determined based on cost minus any provisions for impairment of the investment.

Investments in other entities include investments in equity instruments of other entities where there is no control, joint control, or significant influence over the investee. The initial carrying amount of these investments is determined at cost. After initial recognition, the value of these investments is determined based on cost, less any provisions for impairment of the investment.

Provisions for impairment of investments are made at the end of the period as follows:

- For investments in affiliated companies: Provisions for impairment are made when the investee company incurs losses, based on the financial statements of the affiliate at the time the provision is made.
- For long-term investments (not classified as trading securities) and where there is no significant influence over the investee: Provisions for impairment are made based on the financial statements of the investee at the time the provision is made.

2.8. Recognition of receivables

Receivables are tracked in detail according to the maturity of receivables, the debtor, the type of foreign currency receivable, and other factors as per the company's management needs.

Provision for doubtful receivables is made for amounts such as: receivables overdue as per the terms of economic contracts, loan agreements, contract commitments or debt commitments, and receivables that have not yet matured but are difficult to collect. In this case, the provision for overdue receivables is based on the length of the overdue period or an estimate of the potential loss that may occur.

2.9. Recognition of inventories

Inventories are initially recognized at cost, which includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their current location and condition at the time of initial recognition. After initial recognition, at the time of preparing the financial statements, if the net realizable value of the inventories is lower than their cost, the inventories are recognized at their net realizable value.

The value of inventories is determined using the weighted average cost method on a monthly basis.

Inventories are accounted for using the perpetual inventory system.

The method for determining the value of work in progress at the end of the year: The costs of unfinished business operations are accumulated based on the actual costs incurred for each type of product that is not yet completed.

Provision for inventory impairment is made at the end of the period based on the difference between the cost of inventory and its net realizable value.

· 2.10. Recognition of Fixed assets

Tangible fixed assets and intangible assets are initially recognized at cost. During their use, tangible fixed assets and intangible assets are recorded at cost, less accumulated depreciation (for tangible assets) or amortization (for intangible

Depreciation of fixed assets is calculated using the straight-line method, with the depreciation period estimated as

- Buildings and structures.	06 - 25 years
- Machinery and equipment	05 - 20 years
- Transport vehicles	06 - 10 years
- Office equipment	03 - 06 years
- Other assets	03 - 10 years
- Management software	05 years

The Clinker production line is depreciated using the units of production method. The monthly depreciation amount is determined by multiplying the number of units produced during the month by the average depreciation rate per unit of product.

· 2.11. Construction in progress

Construction in progress includes fixed assets being purchased and constructed but not yet completed as of the end of the fiscal year and is recorded at cost. This cost includes expenses related to construction, installation of machinery and equipment, and other directly related costs. Construction in progress is only depreciated when these assets are completed and put into use.

· 2.12. lease contract

Operating lease is a type of lease where most of the risks and benefits associated with ownership of the asset belong to the lessor. Lease payments under an operating lease are recorded in the income statement using the straight-line method over the lease term.

· 2.13. Prepaid expenses

Costs incurred related to the results of production and business activities over multiple accounting periods are recorded as prepaid expenses and gradually allocated to the business results in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses into business production costs for each accounting period are based on the nature and extent of each type of expense to select an appropriate allocation method and criterion. Prepaid expenses are gradually allocated to production costs using the straight-line method.

· 2.14. Recognition of payables

Payables are monitored based on the payment terms, the creditor, the type of foreign currency payable, and other factors as per the company's management needs.

· 2.15. Recognition of borrowings

Loans are monitored by each borrower, loan agreement, and the repayment terms of the loans. In the case of foreign currency loans, detailed tracking is done according to the currency of the loan.

· 2.16. Recognition of borrowing expenses

Borrowing costs are recognized as production and business expenses in the year they are incurred, except for borrowing costs directly related to the construction or production of construction in progress, which are capitalized as part of the value of the asset when the conditions specified in the Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. Additionally, for loans specifically used for the construction of fixed assets or investment properties, interest is capitalized even when the construction period is less than 12 months.

· 2.17. Recognition of accrued expenses

Amounts payable for goods and services received from suppliers or provided to customers during the reporting period, but not yet paid, as well as other payables such as interest expenses on loans payable, are recognized as production and business expenses for the reporting period.

The recognition of accrued expenses into production and business costs during the year is done based on the principle of matching revenue with the expenses incurred in the same year. The accrued expenses will be settled with the actual costs incurred. Any difference between the estimated accrual and the actual expense will be reversed.

· 2.18. Recognition of unrealized revenues

Unearned revenue includes revenue received in advance from customers for goods that have not yet been delivered.

Unearned revenue is transferred to sales revenue and service income based on the amount determined in accordance with each fiscal year.

· 2.19. Recognition of owners' equity

The owner's invested capital is recognized based on the actual capital contributed by the owner. The owner's invested

Share premium reflects the difference between the par value, direct costs related to the issuance of shares, and the issue price of the shares (including cases of reissuing treasury shares). It can be a positive premium (if the issue price is higher than the par value and direct costs related to the issuance) or a negative premium (if the issue price is lower than the par value and direct costs related to the issuance).

Treasury shares are shares issued by the company and repurchased by the company. These shares are not canceled and will be reissued within the time frame stipulated by securities law. Treasury shares are recorded at the actual repurchase cost and presented on the Balance Sheet as a reduction in the Owner's Equity. The cost of treasury shares when reissued or used for dividend payment, bonuses, etc., is calculated using the weighted average cost method.

Undistributed after-tax profit reflects the business results (profits or losses) after corporate income tax and the company's profit distribution or loss treatment situation. In cases of dividend payments or profits distributed to the owners beyond the undistributed after-tax profit, such amounts are recorded as a reduction in the capital contribution. Undistributed after-tax profit can be distributed to investors based on their capital contribution ratio, after approval by the General Meeting of Shareholders and after allocating funds according to the company's charter and the regulations of Vietnamese law.

The company allocates the following funds from the net profit after corporate income tax based on the proposal of the Board of Directors and approval by the shareholders at the Annual General Meeting:

- Development Investment Fund: This fund is allocated to support the expansion of the company's operations or for deep investment activities.
- Reward and welfare fund and Executive Board reward fund: This fund is allocated for rewarding and providing material incentives, contributing to the overall benefit and improving welfare for employees. It is presented as a liability on the Balance Sheet.

Dividends payable to shareholders are recognized as a liability on the company's Balance Sheet after the Board of Directors announces the dividend declaration and the Vietnam Securities Depository announces the dividend entitlement date.

• 2.20. Recognition of revenue

Sales revenue.

Sales revenue is recognized when the following conditions are met simultaneously:

- The majority of the risks and rewards associated with ownership of the product or goods have been transferred to the
- The company no longer retains control over the goods as the owner or has the authority to manage the goods.
- The revenue can be reliably measured.
- The company has received or will receive economic benefits from the sales transaction.
- The costs related to the sales transaction can be reliably determined.

Financial revenue.

Revenue from interest, royalties, dividends, profits from shareholding, and other financial activities is recognized when

- It is probable that economic benefits will be obtained from the transaction.
- Revenue figures are determined with relative certainty.

• 2.21. Recognition of revenue deductions

Deductions from revenue from goods sold and services provided during the year include: trade discounts and returned goods.

Trade discounts and returned goods arising in the same period as the consumption of products, goods, and services are adjusted to reduce the revenue of the period in which they occur. In cases where the products, goods, or services were consumed in previous periods and revenue deductions arise in subsequent periods, the revenue adjustments follow these principles: If the adjustments occur before the issuance of the Financial Report, they are recorded as a reduction in revenue on the Financial Report of the reporting period (previous period). If the adjustments arise after the issuance of the Financial Report, they are recorded as a reduction in revenue in the period in which they occur (subsequent period).

· 2.22. Recognition of cost of goods sold

The cost of goods sold during the year is recognized in alignment with the revenue generated during the year and adheres to the principle of prudence. Cases of material or goods losses exceeding standard allowances, costs exceeding normal thresholds, or inventory losses (after deducting the liability of relevant individuals or groups) are fully and promptly recorded in the cost of goods sold for the year.

· 2.23. Recognition of financial expenses

Expenses recognized as financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;

The above expenses are recognized based on the total amount incurred during the period and are not offset against

· 2.24. corporate income tax

a) Current corporate income tax (CIT) expense

Current corporate income tax (CIT) expense is determined based on taxable income for the period and the applicable CIT rate for the current financial year.

b) The current year's corporate income tax (CIT) rate

The company is subject to a corporate income tax rate of 20% for its business activities that generate taxable income Accounting period from January 1, 2026 to September 30, 2026.

· 2.25. profit per share

Basic earnings per share are calculated by dividing the profit or loss after tax attributable to common shareholders of the company (adjusted for appropriations to the Bonus and Welfare Fund and the Executive Bonus Fund) by the weighted average number of common shares outstanding during the year.

· 2.26. Related parties

Parties are considered related if they have the ability to control or significantly influence the other party in making financial and operational policy decisions. The related parties of the Company include:

- Enterprises that directly or indirectly, through one or more intermediaries, have control over the Company, are controlled by the Company, or are under common control with the Company, including the parent company, subsidiaries, and associates;
- Individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Enterprises in which the individuals mentioned above directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.

When considering each related party relationship for the preparation and presentation of the Financial Report, the Company focuses on the substance of the relationship rather than the legal form of the relationship.

2.27. Divisional information

The Company's main business activity is the production and trading of cement, primarily conducted within the territory of Vietnam. Therefore, the Company does not present segment reports by business field or geographical area.

3. Cash and cash equivalents

	30/09/2026	01/01/2026
	VND	VND
Cash	404.558.965	38.292.432
Non-term bank deposits	36.461.632	21.697.400
	441.020.597	59.989.832

4. Financial investments

	30/09/2026		01/01/2026	
	Original Cost	Provision	Fair value	Provision
	VND	VND	VND	VND
Investment in Affiliate Company				
Tien Kien Cement Joint Stock Company (*)	500.000.000	-	500.000.000	-
	500.000.000	-	500.000.000	-
Other investments				
Sông Thao Cement Joint Stock Company (**)	3.000.000.000	(1.695.425.903)	3.000.000.000	(1.748.316.047)
	3.000.000.000	(1.695.425.903)	3.000.000.000	(1.748.316.047)
	3.500.000.000	(1.695.425.903)	3.500.000.000	(1.748.316.047)

The company has not determined the fair value of these financial investments because the Vietnamese Accounting Standards and the Vietnamese Accounting System do not provide specific guidance on how to determine fair value.

(*) The company has not yet obtained the financial statements of Tien Kien Cement Joint Stock Company at January 1, 2026 and September 30, 2026.

(**) As of September 30, 2026, the provision for the investment in Sông Thao Cement Joint Stock Company is determined based on the evaluation of the Board of Directors, using the audited financial statements for the fiscal year ended December 31, 2025, of Sông Thao Cement Joint Stock Company.

Investment in Affiliate Company

Detailed information about the affiliate company of the Company as of September 30, 2026

Name of the affiliate company	Place of establishment and	Percentage of interest	Voting rights percentage	Main business activities
Tien Kien Cement Joint Stock Company	Tỉnh Phú Thọ	35,00%	35,00%	Production and trading of cement

Investment in capital contribution to another entity

Detailed information about the investment in another entity of the Company as of September 30, 2026:

Name of the company receiving the investment	Place of establishment and	Percentage of interest	Voting rights percentage	Main business activities
Sông Thao Cement Joint Stock Company	Tỉnh Phú Thọ	0,47%	0,47%	Production and trading of cement

. 5. Trade receivable

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Receivables from customers detailed by customers with significant balances				
- Nam Yen Nhi Co., Ltd.	1.278.800.949	-	-	-
- Thanh Trang Construction and Trading Joint Stock Company	3.391.196.260	-	3.196.288.260	-
- Lam Thao District People's Committee	468.063.857	-	468.063.857	-
- Other customer receivables	7.428.590.958	(5.712.572.741)	7.694.200.958	(5.951.901.741)
	12.566.652.024	(5.712.572.741)	11.358.553.075	(5.951.901.741)

. 6. Current advances to suppliers

	30/09/2026		01/01/2026	
	Value	Dự phòng	Value	Provision
	VND	VND	VND	VND
- 268 Construction and Trading Joint Stock Company	4.729.172.442	-	4.729.172.442	-
- Nasoco Investment and Development Joint Stock Corporation	1.649.393.209	-	1.649.393.209	-
- Quynh Anh Manufacturing, Services, and Trading Co., Ltd.	2.436.573.433	-	2.436.573.433	-
- Other advance payments to suppliers	5.679.429.636	(82.622.000)	8.879.780.964	(82.622.000)
	14.494.568.720	(82.622.000)	17.694.920.048	(82.622.000)

. 7. Other current receivables

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
- Receivables for cash and materials from	66.284.164	-	63.872.876	-
- Receivables from cement sales by staff selling cement to retail customers	772.870.910	-	772.870.910	-
- Receivables from Trieu Duong Heavy Machinery Company for meal allowances	543.410.000	-	543.410.000	-
- Receivables for social insurance, health insurance, and unemployment insurance	317.803.020	-	317.803.020	-
- Receivables from the Cement Rotary Kiln Project Management Board after the settlement of basic construction	6.902.725.451	-	6.902.725.451	-
- Employee advance receivables	2.947.875.679	-	4.095.050.359	-
- Other receivables	704.721.036	-	1.613.683.215	-
	12.255.690.260	-	14.309.415.831	-
b) Long-term				
- Deposits and guarantees	465.000.000	-	465.000.000	-
	465.000.000	-	465.000.000	-

(*) The receivable from the "Cement Rotary Kiln Project Management Board after the settlement of basic construction investment capital" represents funds allocated for the investment project of the rotary kiln clinker production line to be reclaimed from the Project Management Board. The Company is currently reviewing this receivable to facilitate

. 8. Shortage of assets waiting for resolution

The value of assets pending resolution as of January 1, 2026, and September 30, 2026, has a recorded book value of 167,098,317 VND.

. 9. Doubtful debts

	30/09/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
- Total value of overdue receivables and loans or those not yet overdue but unlikely to be recovered				
+ Lam Thao District People's Committee	468.063.857	352.268.110	468.063.857	352.268.110
+ Phu Ninh District People's Committee	29.929.599	29.929.599	29.929.599	
+ Thanh Ba District People's Committee	60.759.364	60.759.364	60.759.364	60.759.364
+ Ha Hoa District People's Committee	20.728.121	20.728.121	260.053.987	260.050.267
+ 268 Construction and Trading Joint	4.729.172.442	4.729.172.442	4.729.172.442	4.729.172.442
+ Nasoco Investment and Development Joint Stock Corporation	1.649.393.209	1.649.393.209	1.649.393.209	1.649.393.209
+ Other entities	15.879.411.403	10.200.012.409	16.088.807.084	10.200.012.409
	22.837.457.995	17.042.263.254	23.286.179.542	17.251.655.801

• 10. Inventories

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
- Raw materials and supplies	11.225.050.670	-	9.845.953.646	-
- Tools and instruments	166.229.756	-	197.792.437	-
- Work in progress costs	1.061.521.196	-	1.070.113.100	-
- Finished goods	3.783.271.743	-	3.856.193.859	-
- Merchandise	5.938.247	-	5.938.247	-
- Goods on consignment	537.980.729	-	2.947.746.515	-
	16.779.992.341	-	17.923.737.804	-

• 11. Construction in progress

	30/09/2026	01/01/2026
	VND	VND
- Procurement	-	-
- Basic construction	21.649.829.802	21.649.829.802
+ <i>Tieu Son Additive Mine Project (1)</i>	581.969.191	581.969.191
+ <i>Expansion of the access road at the Quarry Branch (2)</i>	205.377.122	205.377.122
+ <i>Limestone Quarry Expansion Project (3)</i>	20.612.966.216	20.612.966.216
+ <i>Clinker Silo Cleaning Project</i>	249.517.273	249.517.273
- Major repairs	340.624.810	340.624.810
	21.990.454.612	21.990.454.612

(1) The Tieu Son Additive Mine Project is temporarily suspended due to incomplete procedures for obtaining mining

(2) The access road project at the Quarry Branch is temporarily suspended due to delays in relocating some households.

(3) The Limestone Quarry Expansion Project of the Company, located in Ninh Dan Commune and Yen Noi Commune, Thanh Ba District, Phu Tho Province, with detailed information as follows:

- Location: Ninh Dan Commune and Yen Noi Commune, Thanh Ba District, Phu Tho Province;
- Total investment: The total cost of compensation for land clearance, support, and resettlement is 16,120,316,171 VND; additional construction costs are also included;
- Project commencement: Late 2016; Expected completion: 2021;
- Project status: Basic components have been completed and are awaiting acceptance and final settlement.

12 . Financial leased out fixed assets

	Buildings and Structures	Machinery and Equipment	Transportation and Transmission Equipment	Tangible Fixed Assets Used in Management	Tangible Fixed Assets - Others	Total
	VND	VND	VND	VND	VND	VND
Original Cost						
Beginning Balance	154.889.203.777	408.181.613.789	7.536.897.711	376.262.077	104.962.173	571.088.939.527
- Purchased during the Period	194.150.400		-	-	-	194.150.400
Ending of the Period Balance	155.083.354.177	408.181.613.789	7.536.897.711	376.262.077	104.962.173	571.283.089.927
Accumulated Depreciation Value						
Beginning Balance	93.216.973.014	265.825.397.952	6.932.295.776	376.262.077	104.962.173	366.455.890.992
- Depreciation during the Period	4.180.165.591	14.417.373.967	86.371.704	-	-	18.683.911.262
Ending of the Period Balance	97.397.138.605	280.242.771.919	7.018.667.480	376.262.077	104.962.173	385.139.802.254
Remaining value						
At the beginning of the year	61.672.230.763	142.356.215.837	604.601.935	-	-	204.633.048.535
At the end of the Period	57.686.215.572	127.938.841.870	518.230.231	-	-	186.143.287.673

- The remaining value of tangible fixed assets pledged or mortgaged to secure loans at the end of the period: 182.821.785.235 VND;
- The original cost of fully depreciated tangible fixed assets still in use at the end of the year: 56.748.319.379 VND.

13. Increase and decrease in intangible fixed assets

The intangible fixed asset as of September 30, 2026, is a software program with an original cost of 160,000,000 VND and accumulated depreciation of 160,000,000 VND.

14. COSTS WAITING FOR ALLOCATION

	30/09/2026 VND	01/01/2026 VND
a) Short-term		
- Clinker Production Line Repair Costs	-	
- Tools and equipment issued for use	161.141.663	488.163.416
- Other items	25.958.333	44.333.333
	187.099.996	532.496.749
b) Long-term		
- Grinding ball costs pending allocation	-	
- Repair costs pending allocation	-	
- Tools and instruments issued for use	-	239.875.010
- Other items		
	-	239.875.010

15. Borrowings

	01/01/2026		During the Period		30/09/2026	
	Value	Amount capable of repayment	Increase	Decrease	Value	Amount capable of repayment
	VND	VND	VND	VND	VND	VND
a) Short-term loans						
- Short-term loans	11.635.208.184	11.635.208.184	8.604.000	-	11.643.812.184	11.643.812.184
+ Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Tho Branch (1)	11.374.442.584	11.374.442.584	-	-	11.374.442.584	11.374.442.584
+ Personal loans (2)	260.765.600	260.765.600	8.604.000		269.369.600	269.369.600
- Current portion of long-term loans and debts	200.760.123.990	200.760.123.990	8.625.000.000	449.815.901	208.935.308.089	208.935.308.089
+ Vietnam Development Bank - Phu Tho Branch (3)	70.119.272.092	70.119.272.092	8.625.000.000		78.744.272.092	78.744.272.092
+ Vietnam Investment and Development Bank - Phu Tho Branch (4)	68.563.649.348	68.563.649.348		235.651.082	68.327.998.266	68.327.998.266
+ Vietnam International Commercial Joint Stock Bank - Vinh Phuc Branch (5)	62.077.202.550	62.077.202.550		214.164.819	61.863.037.731	61.863.037.731
	212.395.332.174	212.395.332.174	8.633.604.000	449.815.901	220.579.120.273	220.579.120.273
b) Long-term loans						
- Long-term loans	228.260.123.990	228.260.123.990	-	449.815.901	227.810.308.089	227.810.308.089
+ Vietnam Development Bank - Phu Tho Branch (3)	92.619.272.092	92.619.272.092		-	92.619.272.092	92.619.272.092
+ Vietnam Investment and Development Bank - Phu Tho Branch (4)	68.563.649.348	68.563.649.348		235.651.082	68.327.998.266	68.327.998.266
+ Vietnam International Commercial Joint Stock Bank - Vinh Phuc Branch (5)	62.077.202.550	62.077.202.550		214.164.819	61.863.037.731	61.863.037.731
+ Personal loans (6)	5.000.000.000	5.000.000.000	-		5.000.000.000	5.000.000.000
	228.260.123.990	228.260.123.990	-	449.815.901	227.810.308.089	227.810.308.089
Due within 12 months	(200.760.123.990)	(200.760.123.990)	(8.625.000.000)	(449.815.901)	(208.935.308.089)	(208.935.308.089)
Due after 12 months	27.500.000.000	27.500.000.000			18.875.000.000	18.875.000.000

Detailed information regarding short-term loans:

(1) Credit Agreement No. 01/2015/399179/HĐTD dated September 17, 2015, between the Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Tho Branch and Phu Tho Cement Joint Stock Company includes the following detailed terms:

Loan purpose: To supplement working capital.

+ Loan term: 12 months; As of December 31, 2019, the loan was overdue but had not been extended.

Loan interest rate: Adjustable floating interest rate applied.

Security method: Secured by guarantee agreements signed between the two parties.

+The outstanding principal balance as of September 30, 2026, is VND 11.374.442.584.

(2) Short-term loans from individuals amounting to VND 269.369.600, with a loan term of 3 to 12 months, an interest rate of approximately 10-12% per annum, provided in the form of unsecured loans, for the purpose of supplementing working capital to support business operations.

Detailed information regarding long-term loans:

(3) The long-term loan with the Vietnam Development Bank - Phu Tho Branch under Credit Agreement No. 04F/2007/HĐTD-TDII dated October 25, 2007, and the amended and supplemented Credit Agreement No. 04F/2007/HĐTD-TDII dated December 31, 2014, includes the following detailed terms:

+ Loan purpose: To invest in the construction of a rotary kiln cement production line with a capacity of 1,200 tons of clinker per day.

+ Loan term: 240 months;

+ Loan interest rate: Fixed interest rate applied for each debt acknowledgment note.

+ Security method: Secured by assets formed from the Clinker 1,200 tons/hour production line investment project under the mortgage agreement dated March 28, 2008, with three banks: Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Tho Branch, Vietnam Development Bank - Phu Tho Branch, and Vietnam International Commercial Joint Stock Bank - Vinh Phuc Branch.

+ The outstanding principal balance as of September 30, 2026, is VND 92,619,272,092. Long-term loans and debts due within the next 12 months amount to VND 78.744.272.092. The overdue principal not yet paid totals VND 70.119.272.092.

(4) The long-term loan with the Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Tho Branch under Credit Agreement No. 01/2007/HĐ dated September 26, 2007, and the amended and supplemented Credit Agreement No. 01/2015/399179/SĐHĐ dated March 31, 2015, includes the following detailed terms:

+ Loan purpose: To invest in the construction of a rotary kiln cement production line with a capacity of 1,200 tons of clinker per day.

+ Loan term: 240 months;

+ Loan interest rate: Fixed interest rate applied for each debt acknowledgment note.

+ Security method: Secured by assets formed from the Clinker 1,200 tons/hour production line investment project under the mortgage agreement dated March 28, 2008, with three banks: Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Tho Branch, Vietnam Development Bank - Phu Tho Branch, and Vietnam International Commercial Joint Stock Bank - Vinh Phuc Branch.

+ The outstanding principal balance as of September 30, 2026, is VND 68.328.998.266, including USD 2,589,572.33 equivalent to VND 68.069.498.266 and VND 258.500.000. Long-term loans and debts due within the next 12 months amount to VND 68.327.998.266, including USD 2,589,572.33 equivalent to VND 68.069.498.266 and VND 258.500.000.

(5) The long-term loan with Vietnam International Commercial Joint Stock Bank (VIB) - Vĩnh Phúc Branch, under Credit Agreement No. 0180707/HĐTD2-VIB dated August 3, 2007, and the Minutes of Agreement on Debt Recovery Handling dated January 8, 2014, includes the following detailed terms:

+ Loan purpose: To invest in the construction of a rotary kiln cement production line with a capacity of 1,200 tons of clinker per day;

+ Loan term: 240 months; As of December 31, 2019, the loan was overdue but had not been renewed;

+ Loan interest rate: Fixed as per each debt acknowledgment note;

+ Collateral method: Secured by assets formed from the Investment Project for the 1,200 tons/hour Clinker production line based on the mortgage agreement dated March 28, 2008, with three banks: Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Tho Branch, Vietnam Development Bank - Phu Tho Branch, and Vietnam International Commercial Joint Stock Bank - Vinh Phuc Branch;

+ The principal balance as of September 30, 2026, is 61.863.037.731 VND. The long-term loan due within the next 12 months is also 61.863.037.731 VND.

(6) The long-term loan from individuals amounts to 5,000,000,000 VND, with a loan term of 3 years and an interest rate of 8.5%. This loan is unsecured and is intended to supplement working capital for business operations.

. 16. Trade payable

	30/09/2026		01/01/2026	
	Value	Debt repayment capacity	Value	Debt repayment capacity
	VND	VND	VND	VND
a) Payables to suppliers detailed by those with significant balances				
- LILAMA Hanoi Joint Stock Company	21.262.857.095	21.262.857.095	21.262.857.095	21.262.857.095
- IDC Joint Stock Company	6.970.767.394	6.970.767.394	7.777.467.394	7.777.467.394
- Constrexim No. 1 Joint Stock Company	10.360.677.445	10.360.677.445	11.293.677.445	11.293.677.445
- Hung Yen Packaging Manufacturing Co., Ltd.	3.530.032.546	3.530.032.546	3.630.032.546	3.630.032.546
- Phuong Tung Trading and Construction Co., Ltd.	1.313.305.552	1.313.305.552	3.992.277.611	3.992.277.611
- Phuc Huong Trading and General Joint Stock Company	2.279.326.370	2.279.326.370	2.711.333.270	2.711.333.270
- Payables to other entities	23.770.986.050	23.770.986.050	25.303.634.987	25.303.634.987
	69.487.952.452	69.487.952.452	75.971.280.348	75.971.280.348
b) Overdue debts not yet paid				
- LILAMA Hanoi Joint Stock Company	21.262.857.095	21.262.857.095	21.262.857.095	21.262.857.095
- Constrexim No. 1 Joint Stock Company	10.360.677.445	10.360.677.445	11.293.677.445	11.293.677.445
	31.623.534.540	31.623.534.540	32.556.534.540	32.556.534.540

. 17. Advances from customers

	30/09/2026	01/01/2026
	VND	VND
- Quynh Anh Manufacturing, Services, and Trading Co., Ltd.	6.614.046.000	6.614.046.000
- Hai Anh Phu Tho Company Limited	1.054.642.668	1.315.743.868
- Hoang Vinh Trading Co., Ltd.	9.132.150.607	9.009.087.007
- An Khanh CK Co., Ltd.	1.123.169.031	1.019.619.031
- Quang Duy Phu Tho Trading Company Limited.	610.165.000	1.023.805.000
- Other advance payments from customers	1.656.916.445	1.308.138.745
	20.191.089.751	20.290.439.651

Phu Tho Cement Joint Stock Company

Khu 12, Thanh Ba comune, Phu Tho Province, Việt Nam.

Financial Report

Accounting period from January 1, 2026 to September 30, 2026

18. Statutory obligations

	Receivables at the Beginning of the Period VND	Payables at the Beginning of the Period VND	Payables During the Period VND	Amount Actually Paid During the Period VND	Amount Receivable at the End of the Period VND	Payables at the end of the Period VND
- VAT	-	7.216.354.446	1.327.848.597	1.712.179.764	-	6.832.023.279
- Corporate Income Tax	-	165.484.525	-	-	-	165.484.525
- Personal Income Tax	-	718.593.492	35.437.821	27.237.821	-	726.793.492
- Natural Resources Tax	-	10.828.054.096	701.041.908	866.477.989	-	10.662.618.015
- Land and Housing Tax, Land Rental Fees	-	1.465.210.851	512.679.969	-	-	1.977.890.820
- Other Taxes	-	4.000.000	-	4.000.000	-	-
- Mineral Extraction Licensing Fees (*)	-	7.622.225.500	790.173.748	150.000.000	-	8.262.399.248
- Fees, Charges, and Other Payables	-	1.802.454.007	425.949.471	489.125.920	-	1.739.277.558
	-	29.822.376.917	3.793.131.514	3.249.021.494	-	30.366.486.937

The Company's tax finalization is subject to inspection by tax authorities. Due to the varying interpretations of laws and regulations on taxation for different types of transactions, the tax amounts presented in the Financial Report may be subject to adjustments based on the tax authorities' decisions.

. 19. Accrued expenses

	30/09/2026	01/01/2026
	VND	VND
- Loan interest expenses	1.530.653.300	1.210.421.700
- Payables to suppliers for basic construction and provisionally recorded imported	8.375.312.448	8.088.339.930
- Payables to Vietnam International Commercial Joint Stock Bank (VIB) - Vinh Phuc Branch for provisionally	68.490.100.546	65.490.100.549
- Other accrued expenses		-
	78.396.066.294	74.788.862.179

(*) Loan interest payable to Vietnam International Commercial Joint Stock Bank (VIB) - Vinh Phuc Branch is provisionally calculated at the interest rate stipulated in the contract as of September 30, 2026, excluding overdue

. 20. Other payables

	30/09/2026	01/01/2026
	VND	VND
a) Short-term		
- Excess assets pending resolution	232.468.868	232.468.868
- Union funds	3.378.580.689	3.327.953.049
- Social Insurance	260.368.919	2.046.116.509
- Health insurance	243.154.333	27.992.143
- Unemployment insurance	107.428.188	11.800.548
- Payables related to equitization	3.902.216.322	3.902.216.322
- Short-term deposits and guarantees received	-	-
- Other payables and liabilities	197.278.584.442	188.338.600.326
+ Payables to the Vietnam Development Bank - Phu Tho Branch for loan	127.310.248.066	119.388.816.987
+ Payables to the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Phu Tho Branch for loan interest (***)	60.912.768.228	60.007.072.047
+ The dividend for 2008 must be paid.	3.143.175.000	3.143.175.000
+ Interest payable to Constrexim No.1 Joint Stock Company.	4.562.133.147	4.562.133.147
+ Other payables.	1.350.260.001	1.237.403.145
	205.402.801.761	197.887.147.765

b) Outstanding overdue debts.

- Payable to the Vietnam Development Bank - Phu Tho Branch for loan interest (*)	127.310.248.066	119.388.816.987
- Payable to the Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Tho Branch for loan interest (***)	60.912.768.228	60.007.072.047
- Payable for equitization.	3.902.216.322	3.902.216.322
- Payable for the dividend of 2008.	3.143.175.000	3.143.175.000
	195.268.407.616	186.441.280.356

(**) Interest payable to the Vietnam Development Bank - Phu Tho Branch is temporarily calculated based on the interest rate specified in the contract as of September 30, 2026.

(***) Interest payable to the Vietnam Joint Stock Commercial Bank for Investment and Development - Phu Tho Branch is temporarily calculated based on the interest rate specified in the contract as of September 30, 2026.

. 21. Unrealized revenue

	30/09/2026 VND	01/01/2026 VND
- Revenue received in advance for the amount paid by customers for goods not yet	445.293.732	445.293.732
	445.293.732	445.293.732

22 . Owners' equity

a) Statement of Changes in Equity

	Owner's equity investment	Share premium	Treasury shares	Development investment fund	Unappropriated profit	Total
	VND	VND	VND	VND	VND	VND
Opening balance of the previous year	125.000.000.000	3.212.934.000	(3.692.240.000)	5.328.707.922	(447.145.568.952)	(317.296.167.030)
Loss in the previous period	-	-	-	-	(31.328.170.723)	(31.328.170.723)
Ending balance of the previous year	<u>125.000.000.000</u>	<u>3.212.934.000</u>	<u>(3.692.240.000)</u>	<u>5.328.707.922</u>	<u>(478.473.739.675)</u>	<u>(348.624.337.753)</u>
Beginning balance of this year	125.000.000.000	3.212.934.000	(3.692.240.000)	5.328.707.922	(489.484.151.033)	(359.634.749.111)
Loss in the current period	-	-	-	-	(26.807.907.467)	(26.807.907.467)
Ending balance of this year	<u>125.000.000.000</u>	<u>3.212.934.000</u>	<u>(3.692.240.000)</u>	<u>5.328.707.922</u>	<u>(516.292.058.500)</u>	<u>(386.442.656.578)</u>

b) Details of the owner's investment capital.

	End of the Period	Rate	ming of the Period	Rate
	VND	%	VND	%
Mr. Triệu Quốc Hoàn	6.604.500.000	5,28%	6.604.500.000	5,28%
Mr Trần Tuấn Đạt	8.855.500.000	7,08%	8.855.500.000	7,08%
Mr Triệu Quang Thuận	14.516.500.000	11,61%	14.516.500.000	11,61%
Capital contributions from other shareholder:	91.331.260.000	73,07%	91.331.260.000	73,07%
Treasury shares.	3.692.240.000	2,95%	3.692.240.000	2,95%
	125.000.000.000	100%	125.000.000.000	100%

c) Transactions related to capital with owners and the distribution of dividends and profit sharing.

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Owner's investment capital.		
- Capital contributions at the beginning of the period.	125.000.000.000	125.000.000.000
- Capital contributions at the end of the period.	125.000.000.000	125.000.000.000

d) Shares.

	30/09/2026	01/01/2026
Number of shares registered for issuance.	12.500.000	12.500.000
Number of shares issued and fully paid-up.	12.500.000	12.500.000
- Common shares.	12.500.000	12.500.000
Number of shares repurchased (treasury shares).	369.224	369.224
- Common shares.	369.224	369.224
Number of shares outstanding.	12.130.776	12.130.776
- Common shares.	12.130.776	12.130.776
Par value of outstanding shares (VND).	10.000	10.000

e) The funds of the Company

	30/09/2026	01/01/2026
	VND	VND
- Development investment fund.	5.328.707.922	5.328.707.922
	5.328.707.922	5.328.707.922

. 23. OFF-BALANCE SHEET ITEMS AND OPERATING LEASE COMMITMENTS**a) Leased assets.**

The company has signed land lease contracts in Thanh Ba district, Phu Tho province, for the purpose of constructing a cement plant and company office, as well as extracting minerals, from 1996 to 2041. The leased land area is 494,193.4 m². According to these contracts, the company is required to pay annual land rent until the contract expiry date, in accordance with the current regulations of the State.

b) Foreign currencies.

	Unit of measurement	30/09/2026	01/01/2026
- US Dollar	USD	365,15	365,15

. 24. Revenue from sales of goods and rendering of services

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Sales revenue	93.459.954.766	113.895.092.161
Service revenue	24.679.800	1.425.926
Other revenue	-	-
	93.484.634.566	113.896.518.087

. 25. Revenue deduction

	The first nine months of 2026	The first nine months of 2025
	VND	VND
- Trade discount.	-	-
- Sales returns.	-	-
	-	-

. 26. Cost of goods sold

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Cost of goods sold for finished products.	100.521.934.820	117.582.304.619
	100.521.934.820	117.582.304.619

. 27. Financial income

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Interest income from deposits and loans.	463.786.957	569.763
	463.786.957	569.763

. 28. Financial expenses

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Interest expense on loans.	12.103.072.713	18.149.464.019
Foreign exchange loss due to the revaluation of the ending balance at the end of the period.		
	12.103.072.713	18.149.464.019

. 29. Selling expenses

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Labor costs.	453.647.400	570.899.100
Cost of tools and equipment.	-	-
Outsourced service costs.	377.099.487	369.320.092
Other cash expenses.	234.952.006	275.973.922
	1.065.698.893	1.216.193.114

. 30. General and administrative expenses

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Cost of raw materials, supplies, and office equipment.	313.492.772	384.837.124
Labor costs.	3.367.227.537	4.224.857.658
Depreciation expense of fixed assets	261.101.654	288.839.907
Reversal of provisions	(239.329.000)	-
Taxes, fees, and charges.	1.459.463.035	1.323.125.839
Outsourced service expenses.	1.221.278.025	1.219.706.087
Other cash expenses.	662.787.041	1.169.210.206
	7.046.021.064	8.610.576.821

. 31. Other income

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Other income	-	374.500.000
	-	374.500.000

. 32. Other expenses

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Other expenses	19.601.500	41.220.000
	19.601.500	41.220.000

. 33. Current corporate income tax expenses

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Total accounting profit before corporate income tax .	(26.807.907.467)	(31.328.170.723)
- ...		
Downward adjustments	16.806.427.379	17.269.149.697
- <i>Costs incurred during downtime.</i>	16.806.427.379	17.269.149.697
- <i>Thuế bị phạt, bị truy thu</i>	-	-
Taxable income for corporate income tax .	(10.001.480.088)	(14.059.021.026)
Current corporate income tax expense (tax rate 20%)	-	-
Adjustments to corporate income tax expenses from previous years to the corporate income tax payable for the current year.	-	-
Corporate income tax payable at the beginning of the period.	165.484.525	165.484.525
Corporate income tax paid during the period.	-	-
Total corporate income tax payable at the end of the period.	165.484.525	165.484.525

. 34. Basic earnings per share

The calculation of basic earnings per share that can be distributed to common shareholders of the Company is based on the following data:

	The first nine months of 2026	The first nine months of 2025
	VND	VND
Net profit after tax.	(26.807.907.467)	(31.328.170.723)
Profit allocated to common shares.	(26.807.907.467)	(31.328.170.723)
Weighted average number of common shares outstanding during the period.	12.130.776	12.130.776
Basic earnings per share.	(2.210)	(2.583)

35. Financial instruments

The financial instruments of the Company include:

	Giá trị sổ kế toán			
	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Financial assets				
Cash and cash equivalents	441.020.597	-	59.989.832	-
Accounts receivable from customers, other r	25.287.342.284	(5.712.572.741)	26.132.968.906	(5.951.901.741)
	25.728.362.881	(5.712.572.741)	26.192.958.738	(5.951.901.741)
Financial liabilities				
Loans and debts			239.454.120.273	239.895.332.174
Accounts payable, other payables			274.890.754.213	273.858.428.113
Accrued expenses			78.396.066.294	74.788.862.179
			592.740.940.780	588.542.622.466

Financial assets and financial liabilities have not been revalued at fair value as of the end of the fiscal year, as required by Circular No. 210/2009/TT-BTC and current regulations. These regulations require the presentation of financial statements and disclosures regarding financial instruments but do not provide equivalent guidance for the revaluation and recognition of the fair value of financial assets and financial liabilities, except for the provisions for bad debts, which have been detailed in the relevant disclosures.

Financial risk management

The financial risks of the Company include market risk, credit risk, and liquidity risk. The Company has developed a control system to ensure a reasonable balance between the costs of arising risks and the costs of risk management. The Board of General Directors of the Company is responsible for monitoring the risk management process to ensure a reasonable balance between risk and risk control.

Market risk

The business operations of the Company will primarily be exposed to risks arising from changes in exchange rates and int

Exchange rate risk:

The Company is exposed to exchange rate risk because the fair value of future cash flows of a financial instrument will fluctuate with changes in foreign exchange rates when the Company's loans, revenues, and expenses are denominated in currencies other than the Vietnamese đồng.

Interest rate risk:

The Company is exposed to interest rate risk because the fair value of future cash flows of a financial instrument will fluctuate with changes in market interest rates when the Company has deposits, with or without maturity, loans, and interest-bearing debts with floating interest rates. The Company manages interest rate risk by analyzing the competitive landscape in the market to secure favorable interest rates for its purposes.

Rủi ro tín dụng

Credit risk is the risk that a party involved in a financial instrument or contract will be unable to fulfill its obligations, resulting in a financial loss for the Company. The Company faces credit risks from its business operations (mainly from accounts receivable from customers) and financial activities (including bank deposits and other financial instruments).

	Up to 1 year	Over 1 year to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As of 30/09/2026				
Cash and cash equivalent	441.020.597	-	-	441.020.597
Accounts receivable, other receivables	19.109.769.543	465.000.000	-	19.574.769.543
	19.550.790.140	465.000.000	-	20.015.790.140
As of 01/01/2026				
Cash and cash equivalent	59.989.832	-	-	59.989.832
Accounts receivable, other receivables	19.716.067.165	465.000.000	-	20.181.067.165
	19.776.056.997	465.000.000	-	20.241.056.997

Liquidity risk

Liquidity risk is the risk that the Company will face difficulties in fulfilling its financial obligations due to a lack of capital. The Company's liquidity risk mainly arises from the mismatch in the maturity dates of its financial assets and financial liabilities.

The payment terms of financial liabilities are based on the expected payments under the contract (on the basis of principal cash flows) as follows:

	Từ 1 năm trở xuống	Trên 1 năm đến 5 năm	Trên 5 năm	Cộng
	VND	VND	VND	VND
As of 30/09/2026				
Loans and debts	220.579.120.273	18.875.000.000	-	239.454.120.273
Accounts payable, other payables	274.890.754.213	-	-	274.890.754.213
Accrued expenses	78.396.066.294	-	-	78.396.066.294
	573.865.940.780	18.875.000.000	-	592.740.940.780
As of 01/01/2026				
Loans and debts	212.395.332.174	27.500.000.000	-	239.895.332.174
Accounts payable, other payables	273.858.428.113	-	-	273.858.428.113
Accrued expenses	74.788.862.179	-	-	74.788.862.179
	561.042.622.466	27.500.000.000	-	588.542.622.466

The Company believes that the level of concentration risk regarding debt repayment is manageable. The Company has the ability to settle its maturing debts from cash flows generated by its business operations and proceeds from maturing

. 36. Supplementary information for items presented in the cash flow statement

	The first nine months of 2026	The first nine months of 2025
	VND	VND
a) The amount of loan received during the Period		
Receipts from loans under ordinary contracts	8,604.000	16.397.000
b) The amount of principal repaid during the Period		
Principal repayment of loans under standard agreements	-	119.230.000

. 37. Events after the balance sheet date

No significant events occurred after the end of the fiscal year that require adjustment or disclosure in this Financial Report.

38. Transactions with related parties

Income of Board members during the period:

Bên liên quan	Mối quan hệ	Kỳ này	Kỳ Trước
Ông Triệu Quang Thuận	Chủ tịch HĐQT	222.729.000	249.699.500
Ông Phạm Quang Anh	Thành viên	40.000.000	36.000.000
Ông Tạ Trung Hiếu	Thành viên	40.000.000	36.000.000
Ông Nguyễn Khắc Lâm	Thành viên	40.000.000	36.000.000
Ông Trần Tuấn Đạt	Tổng Giám Đốc	191.637.000	215.830.600
Bà Trần Thị Phương Linh	Phó Tổng GĐ	132.503.000	158.724.500
Ông Nguyễn Phi Tuyên	Phó Tổng GĐ	146.964.400	160.601.600
Ông Tạ Đức Thiệm	Trưởng ban KS	36.000.000	36.000.000
Ông Triệu Quang Nhân	Thành viên BKS	20.000.000	18.000.000
Bà Đỗ Thị Thanh Yên	Thành viên BKS	20.000.000	18.000.000
Cộng		889.833.400	964.856.200

The Company has transactions during the year and balances as of the end of the fiscal year with related parties as follows: (details regarding loans with related parties are provided in Note 15).

Person responsible for preparation



Phan Thi Huong

In charge of accounting



Phan Thi Huong

Phu Tho, October 15, 2026

General Director



Trần Tuấn Đạt