

**VICEM GYPSUM AND CEMENT JOINT STOCK COMPANY**

**FINANCIAL STATEMENTS QUARTER II 2025**

For the period from 01 January 2025 to 30 June 2025



Hue, July 2025

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**VICEM GYPSUM AND CEMENT JOINT STOCK COMPANY**
**BALANCE SHEET**  
 As at 30 June 2025

**FORM B01a - DN**

Unit: VND

ITEMS	CODE	Note	30/06/2025	01/01/2025
<b>A-CURRENT ASSETS</b>	<b>100</b>		<b>155,773,693,552</b>	<b>166,624,771,620</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>1</b>	<b>2,766,671,717</b>	<b>11,225,160,196</b>
1. Cash	111		2,766,671,717	11,225,160,196
2. Cash equivalents	112		-	-
<b>II. Short-term financial investments</b>	<b>120</b>		<b>999,999,999</b>	<b>-</b>
1. Held-to-maturity investments	123		999,999,999	-
<b>III. Short-term receivables</b>	<b>130</b>		<b>150,948,860,402</b>	<b>154,744,750,974</b>
1. Short-term trade receivables	131	2	143,555,555,303	146,465,735,324
2. Short-term advances to suppliers	132	3	5,008,849,329	5,683,040,107
3. Other short-term receivables	136	4	6,636,443,136	6,995,658,570
4. Provision for short-term doubtful debts (*)	137		(4,251,987,366)	(4,399,683,027)
5. Shortage of assets awaiting resolution	139		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>-</b>	<b>-</b>
1. Inventories	141	5	-	-
2. Provision for devaluation of inventories (*)	149		-	-
<b>V. Other short-term assets</b>	<b>150</b>		<b>1,058,161,434</b>	<b>654,860,450</b>
1. Short-term prepayments	151		58,142,667	33,232,000
2. Value-added tax deductibles	152		23,381,531	23,052,196
3. Taxes and other receivables from the State budget	153	9	976,637,236	598,576,254
4. Other short-term assets	155		-	-
<b>B-NON-CURRENT ASSETS</b>	<b>200</b>		<b>220,020,872</b>	<b>300,252,560</b>
<b>I. Fixed assets</b>	<b>220</b>		<b>220,020,872</b>	<b>300,252,560</b>
<b>1. Tangible fixed assets</b>	<b>221</b>	<b>6</b>	<b>220,020,872</b>	<b>300,252,560</b>
- Cost	222		10,663,931,937	12,273,522,213
- Accumulated depreciation (*)	223		(10,443,911,065)	(11,973,269,653)
<b>2. Intangible fixed assets</b>	<b>227</b>	<b>7</b>	<b>-</b>	<b>-</b>
- Cost	228		244,000,000	244,000,000
- Accumulated amortization (*)	229		(244,000,000)	(244,000,000)
<b>II. Other long-term assets</b>	<b>260</b>		<b>-</b>	<b>-</b>
1. Long-term prepayments	261		-	-
2. Deferred income tax assets	262		-	-
3. Long-term supplies and spare parts	263		-	-
4. Other long-term assets	268		-	-
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>155,993,714,424</b>	<b>166,925,024,180</b>

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## BALANCE SHEET (Continued)

As at 30 June 2025

FORM B01a - DN

Unit: VND

ITEMS	CODE	Note	30/06/2025	01/01/2025
<b>C-LIABILITIES</b>	<b>300</b>		<b>45,661,143,828</b>	<b>56,807,079,436</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>45,661,143,828</b>	<b>56,807,079,436</b>
1. Short-term trade payables	311	8	39,928,275,913	54,331,567,893
2. Short-term advances from customers	312		-	-
3. Taxes and amounts payable to State Budget	313	9	26,961,377	218,008,234
4. Payables to employees	314		174,879,101	1,355,018,564
5. Short-term accrued expenses	315	10	39,109,589	167,568,890
6. Short-term unearned revenue	318	11	72,181,818	241,818,182
7. Other short-term payables	319	12	412,932,407	434,274,050
8. Short-term loans and obligations under finance leases	320		5,000,000,000	-
9. Bonus and welfare funds	322		6,803,623	58,823,623
<b>D-OWNER'S EQUITY</b>	<b>400</b>		<b>110,332,570,596</b>	<b>110,117,944,744</b>
<b>I. Owner's equity</b>	<b>410</b>	<b>13</b>	<b>110,332,570,596</b>	<b>110,117,944,744</b>
1. Owner's contributed capital	411		70,000,000,000	70,000,000,000
- Ordinary shares carrying voting rights	411a		70,000,000,000	70,000,000,000
2. Share premium	412		18,200,000,000	18,200,000,000
3. Other owner's equity	414		1,032,320,000	1,032,320,000
4. Investment and development fund	418		24,862,074,052	24,862,074,052
5. Other funds of owner's equity	420		1,418,399,955	1,418,399,955
6. Retained earnings	421		(5,180,223,411)	(5,394,849,263)
- Retained earnings accumulated to the end of prior period	421a		(5,394,849,263)	(4,640,473,047)
- Retained earnings of the current period	421b		214,625,852	(754,376,216)
<b>TOTAL RESOURCES (440=300+400)</b>	<b>440</b>		<b>155,993,714,424</b>	<b>166,925,024,180</b>

Preparer

Nguyen Hoang Yen

Chief Accountant

Nguyen Hoang Yen

Director



Hue, 21 July 2025

Truong Phu Cuong

## VICEM GYPSUM AND CEMENT JOINT STOCK COMPANY

## INCOME STATEMENT

For the period from 01 January 2025 to 30 June 2025

FORM B02a- DN

Unit: VND

ITEMS	Code	Note	Quarter II		Accumulation from the beginning of the year to the end of the quarter	
			Year 2025	Year 2024	Year 2025	Year 2024
<b>1. Revenue from goods sold and services rendered</b>	<b>1</b>	<b>14</b>	<b>77,888,183,735</b>	<b>73,526,955,204</b>	<b>119,002,548,905</b>	<b>96,376,144,787</b>
2. Revenue deductions	2	15	-	50,527,547	-	150,599,306
<b>3. Net revenue from goods sold and services rendered</b>	<b>10</b>		<b>77,888,183,735</b>	<b>73,476,427,657</b>	<b>119,002,548,905</b>	<b>96,225,545,481</b>
4. Cost of goods sold	11	16	73,517,985,932	65,272,050,342	111,213,816,951	85,971,575,281
<b>5. Gross profit from goods sold and services rendered</b>	<b>20</b>		<b>4,370,197,803</b>	<b>8,204,377,315</b>	<b>7,788,731,954</b>	<b>10,253,970,200</b>
6. Financial income	21	17	143,190,158	94,952,550	145,873,149	129,346,186
7. Financial expenses	22	18	66,299,746	87,215,003	66,299,746	176,215,669
- In which: Interest expense	23		38,630,137	10,547,945	38,630,137	28,056,190
8. Selling expenses	25	19	1,799,672,223	5,667,297,177	3,274,996,870	6,954,345,115
9. General and administration expenses	26	19	2,570,787,074	3,641,595,336	4,444,256,450	5,233,742,831
<b>10. Net operating profit</b>	<b>30</b>		<b>76,628,918</b>	<b>(1,096,777,651)</b>	<b>149,052,037</b>	<b>(1,980,987,229)</b>
11. Other income	31	21	74,816,359	1,422,657	84,816,359	2,529,167
12. Other expenses	32	22	19,242,544	14,186,490	19,242,544	24,791,935
<b>13. Profit from other activities</b>	<b>40</b>		<b>55,573,815</b>	<b>(12,763,833)</b>	<b>65,573,815</b>	<b>(22,262,768)</b>
<b>14. Accounting profit before tax</b>	<b>50</b>		<b>132,202,733</b>	<b>(1,109,541,484)</b>	<b>214,625,852</b>	<b>(2,003,249,997)</b>
15. Current corporate income tax expense	51	23	-	6,404,961	-	6,404,961
<b>17. Net profit after corporate income tax</b>	<b>60</b>		<b>132,202,733</b>	<b>(1,115,946,445)</b>	<b>214,625,852</b>	<b>(2,009,654,958)</b>
<b>18. Basic earnings per share (*)</b>	<b>70</b>		<b>19</b>	<b>(159)</b>	<b>31</b>	<b>(287)</b>
19. Diluted earning per share (*)	71	24				

Preparer



Nguyen Hoang Yen

Chief Accountant



Nguyen Hoang Yen



Hue, 21 July 2025

Director



Trương Phú Cường



## CASH FLOW STATEMENT

(Indirect method)

For the period from 01 January 2025 to 30 June 2025

FORM B03a – DN

Unit: VND

ITEMS	CODE	NOTE	Accumulation from the beginning of the year to the end of the quarter	
			Year 2025	Year 2024
<b>I. Cash flows from operating activities</b>				
<b>1. Profit before tax</b>	<b>1</b>		<b>214,625,852</b>	<b>-2,003,249,997</b>
<b>2. Adjustments for:</b>				
- Depreciation of fixed assets and investment properties	2		80,231,688	80,231,688
- Provisions	3		-147,695,661	-100,000,000
- Exchange gain/loss arising from revaluation of monetary items denominated in foreign currency	4		27,669,609	35,155,565
- Gain/loss from investing activities	5		-219,582,998	-129,346,186
- Interest expenses	6		38,630,137	28,056,190
<b>3. Operating profit before changes in working capital</b>	<b>8</b>		<b>-6,121,373</b>	<b>-2,089,152,740</b>
- Increase, decrease in receivables	9		3,454,384,955	-17,709,864,082
- Increase, decrease in inventories	10		0	498,916,006
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		-16,129,400,312	28,794,480,696
- Increase, decrease in prepaid expenses	12		-24,910,667	6,116,000
- Increase, decrease in trading securities	13			
- Interest paid	14		-34,520,548	-37,127,940
- Corporate income tax paid	15		0	-6,404,961
- Other payments from operating activities	17		-52,020,000	-741,858,400
<b>Net cash flows by operating activities</b>	<b>20</b>		<b>-12,792,587,945</b>	<b>9,115,104,579</b>
<b>II. Cash flows from investing activities</b>				
- Proceeds from disposals of fixed assets and other long-term assets	22		73,709,849	
- Cash outflow for lending, buying debt instruments of other entities	23		-999,999,999	-8,000,000,000
- Cash recovered from lending, selling debt instruments of other entities	24			1,500,000,000
- Interest earned, dividends and profits received	27		256,684,109	140,346,734
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>-669,606,041</b>	<b>-6,359,653,266</b>
<b>III. Cash flows from financing activities</b>				
- Proceeds from borrowings	33		5,000,000,000	2,000,000,000
- Repayment of borrowings	34		0	-8,169,496,100
- Dividends paid	36		0	0
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>5,000,000,000</b>	<b>-6,169,496,100</b>
<b>Net cash flows during the period</b>	<b>50</b>		<b>-8,462,193,986</b>	<b>-3,414,044,787</b>
Cash and cash equivalents at the beginning of the period	60		11,225,160,196	5,021,552,325
Effects of changes in foreign exchange rates	61		3,705,507	8,618,796
<b>Cash and cash equivalents at the end of the period</b>	<b>70</b>		<b>2,766,671,717</b>	<b>1,616,126,334</b>

Hue, 21 July 2025

Preparer



Nguyen Hoang Yen

Chief Accountant



Nguyen Hoang Yen

Director



Truong Phu Cuong

**NOTES TO THE INTERIM FINANCIAL STATEMENTS****FORM B09a - DN***These notes are an integral part of and should be read in conjunction with the accompanying financial statements***1. GENERAL INFORMATION****Structure of ownership**

Vicem Gypsum and Cement Joint Stock Company ("the Company") operates under the Business Registration Certificate for Joint Stock Company No. 3300101300 which was initially issued on 17 April 2006 and amended for the 10th time on 07 January 2025 by the Department of Planning and Investment of Hue City.

The Company's charter capital is VND 70,000,000,000, equivalent to 7,000,000 outstanding shares, with a par value of VND 10,000 per share. The Company's shares are listed on Hanoi Stock Exchange with the stock symbol TXM.

The Company's head office is located at No. 24 Hanoi Street, Thuan Hoa Ward, Hue City.

**Operating industries and principal activities**

- Forest cultivation and care; Wood logging; Extraction of other forest products; Quarrying of stone, sand, gravel, clay; Other mining;
- Manufacture of veneer, plywood and veneer panels;
- Manufacture of builders' carpentry; Manufacture of other products of wood and non-wood forest products;
- Manufacture of cement, lime and gypsum, cement grinding;
- Manufacture of concrete and articles of cement and gypsum;
- Wholesale of cement, importing and wholesale of various types of gypsum;
- Non-specialized wholesale trade; Retail sale of food, beverages, tobacco; Retail sale in non-specialized stores; Freight transport by road;
- Hotels; Restaurants and food service activities;
- Other telecommunications activities;
- Other amusement and recreation activities.

**Normal production and business cycle**

The Company's normal production and business cycle is carried out within 12 months.

**The Company's structure**

As at 30 June 2025, the Company's organization includes the Head office and units:

- Branch in Quang Binh (temporarily suspended);
- Branch in Hai Phong (temporarily suspended);
- Branch in Bim Son;
- Branch in Quang Tri (temporarily suspended);
- Branch in Da Nang (temporarily suspended).

**2. ACCOUNTING PERIOD, ACCOUNTING CURRENCY**

The Company's annual accounting period begins on 01 January and ends on 31 December.

Accounting currency: Vietnam Dong (VND)

**3. ACCOUNTING STANDARDS AND SYSTEM APPLIED**

The financial statements are performed in Vietnamese Dong (VND) and prepared under the accounting principles in conformity with the Vietnamese Corporate Accounting System issued in pursuance of Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 of Ministry of Finance, Vietnamese Accounting Standards, and the relevant legal regulations applicable to preparation and presentation interim financial statements.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The following significant accounting policies have been adopted by the Company in the preparation of financial statements:

**4.1 Basis of preparation of financial statements**

The financial statements are prepared on the accrual basis (except for the information related to cash flows), under historical cost principle, based on the assumption of going concern.

**4.2 Estimates**

The preparation of financial statements complies with Vietnamese Accounting Standards, the current Accounting System for enterprises, and relevant legal regulations regarding the preparation and presentation of financial statements. This requires the Board of Management to make estimates and assumptions affecting the reported figures for liabilities, assets, and the presentation of liabilities and contingent assets as of the financial statement date, as well as the reported figures for revenue and expenses throughout the fiscal year. Although the accounting estimates are made with the best knowledge of the Board of Management, actual results may differ from the estimates and assumptions made.

**4.3 Foreign currency conversion**

The Company applies the treatment of exchange rate differences according to the guidance of Vietnamese Accounting Standard No. 10 - "Effects of Changes in Exchange Rates" and the current Accounting System for enterprises.

During the period, economic transactions in foreign currencies have been translated into VND at actual rates of exchange ruling at the transaction dates or at the accounting book rate. Incurred exchange rate differences are recorded in financial income (if gain) and financial expenses (if loss). The balances of monetary items in foreign currency are revalued at the actual transaction exchange rate at the end of the accounting period, any revaluation exchange rate differences are reflected in exchange rate differences and the balances are then transferred to financial income (if gain) or financial expenses (if loss) at the end of the accounting period.

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

**4.5 Financial instruments***Initial Recognition*Financial assets

According to Circular No. 210/2009/TT-BTC dated 06 November 2009 of the Ministry of Finance, financial assets are classified appropriately, for the purpose of disclosure in the financial statements, into financial assets recognized by fair value through the income statement, loans and receivables, held-to-maturity investments and financial assets available for sale. The Company classifies these financial assets at the time of initial recognition.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS****FORM B09a - DN***These notes are an integral part of and should be read in conjunction with the accompanying financial statements*

At the time of initial recognition, financial assets are recognized at cost plus any costs directly related to the acquisition of the financial assets. The Company's financial assets include cash and cash equivalents, trading securities, held-to-maturity investments, trade receivables, loan receivables and other receivables.

Financial liabilities

According to Circular No. 210/2009/TT-BTC dated 06 November 2009 of the Ministry of Finance, financial liabilities are classified appropriately, for the purpose of disclosure in the financial statements, into financial liabilities recognized by fair value through the income statement and financial liabilities recognized by amortized cost. The Company classifies these financial liabilities at the time of initial recognition.

At the time of initial recognition, financial liabilities are recognized at cost plus transaction costs directly related to the issuance of financial liabilities. The Company's financial liabilities include trade payables, accrued expenses, other payables, loans and obligations under finance leases.

*Measurement after initial recognition*

Measurement after initial recognition of financial instruments is recognized by fair value. In case there is no regulation on re-determination of fair value of financial instruments, it is presented by carrying amount.

*Offsetting of financial instruments*

Financial assets and financial liabilities are offset and the net value is presented in the balance sheet if, and only if, the Company has legally enforceable right to offset the recognized amounts and intention to settle on a net basis, or be able to recover assets and liabilities simultaneously.

**4.6 Receivables and provision for doubtful debts**

Receivables are monitored in detail of the original terms, remaining terms at the reporting date, the receivable objects, receivable original currencies and other factors for the Company's managerial purpose. The classification of receivables as 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 to classify receivables 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 Vietnamese Accounting Standards, Accounting System for Enterprises and current regulations on provisioning for doubtful debts.

**4.7 Inventories**

Inventories are stated at the lower of cost and net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their present location and condition. The cost of inventories is determined using the weighted average method. The net realizable value is the estimated selling price less the costs of completion, marketing, selling, and distribution expenses. Inventories are accounted by the periodic inventory method.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS****FORM B09a - DN***These notes are an integral part of and should be read in conjunction with the accompanying financial statements*

Provision for inventory write-downs is the difference between the cost of inventories and their net realizable value at the end of the accounting period, and is recognized in accordance with Vietnamese Accounting Standards, Accounting System for Enterprises and current regulations on provisioning for inventory write-downs.

**4.8 Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets is determined based on the historical cost. The cost of tangible fixed assets acquired through purchase and construction transfer includes all expenses that the Company incurs to acquire the fixed asset until it is ready for use.

Costs incurred after initial recognition are added to the asset's cost if they improve the asset's current condition compared to its original standard state, such as:

- Replacing parts of the tangible fixed asset that extend its useful life or increase its operational capacity; or
- Improving parts of the tangible fixed asset that significantly enhance the quality of the products produced; or
- Implementing a new production technology that reduces the operating costs of the asset compared to before.

Costs incurred for repairs and maintenance aimed at restoring or maintaining the asset's ability to generate economic benefits according to its original standard operating condition, which do not meet any of the above conditions, are recognized as production and business expenses in the period.

Depreciation of fixed assets is calculated using the straight-line method based on the estimated useful life of the asset in accordance with the depreciation framework stipulated in Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance. The specific depreciation periods for various types of fixed assets are as follows:

	<b>Year</b>
Buildings and structures	05 - 25
Machinery and equipment	03 - 08
Transport and transmission vehicles	06 - 10
Administration equipment	03 - 06

**4.9 Payables**

The payables are monitored in detail by the original terms, the remaining terms at the reporting date, the payable objects, the payable original currency and other factors according to the Company's managerial purpose. Classification of trade payables and other payables is implemented according to the following principles:

- Trade payables include commercial payables incurred from purchase-sale transactions;
- Other payables include non-commercial payables not related to the purchase-sale transactions or provision of goods and services., including: payables for loan interest, dividends and profits; payables for financial investments; payables paid by the third party; asset borrowings; payables for penalties, compensation; surplus assets without reasons; payables for social insurance, medical insurance, unemployment insurance, trade union fund; collaterals, deposits received...

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

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



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

FORM B09a - DN

*These notes are an integral part of and should be read in conjunction with the accompanying financial statements***4.10 Revenue and other income*****Sales revenue is recognized when all the following conditions are satisfied:***

- The Company has transferred the significant risks and rewards associated with ownership of the products or goods to the buyer;
- The Company no longer holds the right to manage goods as an owner or the right to control the goods;
- Revenue can be reliably measured. When the contract stipulates that the buyer has the right to return purchased products or goods under specific conditions, the Company recognizes revenue only when those specific conditions no longer exist and the buyer does not have the right to return the products or goods (except in cases where the buyer has the right to return goods in exchange for other goods or services);
- The Company has received or enables to receive economic benefits from the sales transaction;
- The costs associated with the sales transaction can be reliably measured.

***Financial revenue includes:*** Interest on deposits and loans; interest on sales with deferred payment, payment discounts; dividends and profits distributed; foreign exchange gains...

***Other income:*** reflects revenues generated from events or transactions that are separate from the Company's normal business operations, in addition to the above revenues.

**4.11 Taxation**

Corporate income tax expense represents the sum of the currently payable and deferred tax. The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are non-taxable or non-deductible.

Deferred income tax is calculated on the differences between the carrying amounts and income tax basis of asset items or liabilities in the financial statements and is recorded under the balance sheet method. Deferred income tax liabilities should be recognized for all temporary differences, and deferred tax assets shall be recognized only when it is probable that taxable profit will be available so that temporary differences are deductible.

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

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

The Company's income tax is determined based on current tax regulations. However, these regulations are subject to periodic variations and the determination of corporate income tax depends on the results of the tax authorities' examinations. Other taxes are paid following the current tax regulations in Vietnam.

**4.12 Related parties**

Parties are considered related to the Company if they have the ability to control or significantly influence the Company in making financial and operational decisions, or if they share key management personnel, or if they are under the control of another company (belonging to the same parent company).

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## NOTES TO THE INTERIM FINANCIAL STATEMENTS

FORM B09a - DN

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

Individuals who have direct or indirect voting right that gives them significant influence over the Company, including close family members of these individuals (parents, spouses, children, and siblings).

Key management personnel have the authority and responsibility for planning, managing, and controlling the Company's activities: leaders, management employees of the Company and close family members of these individuals.

Businesses in which the individuals mentioned above hold directly or indirectly a significant voting interest, or through which they can significantly influence the Company, including businesses owned by the leaders or major shareholders of the Company and those that share a key management personnel with the Company.

Information about related parties is disclosed in Note 28.

## 5. CASH AND CASH EQUIVALENTS

	30/06/2025	01/01/2025
Cash on hand	333,760,235	442,768,984
Bank demand deposit	2,432,911,482	10,782,391,212
Cash equivalents	-	-
<b>Total</b>	<b>2,766,671,717</b>	<b>11,225,160,196</b>

## 6. SHORT-TERM TRADE RECEIVABLES

	30/06/2025	01/01/2025
<b>Short-term receivables from customers in VICEM</b>	<b>131,281,950,790</b>	<b>134,713,352,751</b>
Ha Long Cement Joint Stock Company	8,689,719,855	8,689,719,855
Ha Tien Cement Joint Stock Company	1,731,852,045	1,090,485,990
Vicem Hai Van Cement Joint Stock Company	3,633,873,115	4,133,873,115
Vicem But Son Cement Joint Stock Company	75,766,852,552	73,941,245,174
Vicem Tam Diep Cement Company Limited	11,316,896,912	17,394,022,872
Vicem Hoang Mai Cement Joint Stock Company		
Bim Son Cement Joint Stock Company	22,494,569,721	25,795,168,375
Vicem Hoang Thach Cement Company Limited	7,648,186,590	3,668,837,370
Other trade receivables	12,273,604,513	11,752,382,573
<b>Total</b>	<b>143,555,555,303</b>	<b>146,465,735,324</b>

## 7. SHORT-TERM ADVANCES TO SUPPLIERS

	30/06/2025	01/01/2025
Short-term advances to suppliers	5,008,849,329	5,683,040,107
In which:		
Bim Son Cement Joint Stock Company	3,097,916,173	3,566,979,517
Hanoi Construction Corporation JSC	1,669,360,753	1,669,360,753
Others	241,572,403	446,699,837
<b>Total</b>	<b>5,008,849,329</b>	<b>5,683,040,107</b>

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

FORM B09a - DN

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

## 8. OTHER SHORT-TERM RECEIVABLES

	30/06/2025	01/01/2025
Advances	132,300,000	125,100,000
Deposits, collateral	6,099,522,132	6,329,421,241
Other receivables	404,621,004	541,137,329
	<b>6,636,443,136</b>	<b>6,995,658,570</b>

## 9. SHORT-TERM TRADE PAYABLES

	30/06/2025	01/01/2025
<b>Payables account for 10% or more of total payables</b>	<b>31,417,468,089</b>	<b>48,191,401,904</b>
+ Vawaz Vietnam Investment Co., Ltd	15,743,364,699	22,154,766,912
+ HT Minh Khoi Import-Export Co., Ltd	7,511,624,519	6,359,854,946
+ Son Dong Trading Co., Ltd	7,896,153,391	3,532,463,286
+ Duc Loc Company Limited	5,990,650	6,118,779,180
+ Nam Phuong Investment and Trading Co., Ltd	260,334,830	10,025,537,580
Other trade payables	8,510,807,824	6,140,165,989
<b>Total</b>	<b>39,928,275,913</b>	<b>54,331,567,893</b>

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## NOTES TO THE INTERIM FINANCIAL STATEMENTS

FORM B09a - DN

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

## 10. TANGIBLE FIXED ASSETS

	Building and Structures	Machinery and Equipments	Transportation Vehicles	Office Equipments	Total
<b>COST</b>					
As at 01/01/2025	8,195,001,569	228,668,233	3,284,941,955	564,910,456	12,273,522,213
Increase during the year	0	0	0	0	0
Decrease during the year	0	0	1,190,283,200	419,307,076	1,609,590,276
- Disposals			1,190,283,200	419,307,076	1,609,590,276
As at 30/06/2025	8,195,001,569	228,668,233	2,094,658,755	145,603,380	10,663,931,937
<b>ACCUMULATED DEPRECIATION</b>					
As at 01/01/2025	7,926,942,133	228,668,233	3,284,941,955	532,717,332	11,973,269,653
Depreciation during the year	76,165,188	0	0	4,066,500	80,231,688
Decrease during the year	0	0	1,190,283,200	419,307,076	1,609,590,276
- Disposals			1,190,283,200	419,307,076	1,609,590,276
As at 30/06/2025	8,003,107,321	228,668,233	2,094,658,755	117,476,756	10,443,911,065
<b>NET BOOK VALUE</b>					
As at 01/01/2025	268,059,436	0	0	32,193,124	300,252,560
As at 30/06/2025	191,894,248	0	0	28,126,624	220,020,872

## 11. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	01/01/2025		During the period		30/06/2025	
	Value	Repayment capability amount	Loan	Repayment	Value	Repayment capability amount
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thua Thien Hue Branch		0	5,000,000,000		5,000,000,000	5,000,000,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>5,000,000,000</b>	<b>0</b>	<b>5,000,000,000</b>	<b>5,000,000,000</b>



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

FORM B09a - DN

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

## 12. TAXES AND AMOUNTS PAYABLE TO STATE BUDGET

	<u>01/01/2025</u>	<u>Payable amount</u>	<u>Paid amount</u>	<u>30/06/2025</u>
<b>Payable</b>	<b>(380,568,020)</b>	<b>998,615,093</b>	<b>1,567,722,932</b>	<b>(949,675,859)</b>
+ Value added tax on domestic sales	215,443,071	467,237,076	655,718,770	26,961,377
+ Value added tax on imported goods sales	-	-	-	-
+ Corporate income tax	-	-	-	-
+ Personal income tax	(167,991,688)	84,567,991	119,903,978	(203,327,675)
+ Land tax and rental charges	(428,019,403)	440,810,026	786,100,184	(773,309,561)
+ Other taxes	-	6,000,000	6,000,000	-
<b>Total</b>	<b><u>(380,568,020)</u></b>	<b><u>998,615,093</u></b>	<b><u>1,567,722,932</u></b>	<b><u>(949,675,859)</u></b>
In which:				
<i>Taxes and receivables from the State budget</i>	<i>598,576,254</i>			<i>976,637,236</i>
<i>Taxes và payables to the State budget</i>	<i>218,008,234</i>			<i>26,961,377</i>

**VICEM GYPSUM AND CEMENT JOINT STOCK COMPANY****NOTES TO THE INTERIM FINANCIAL STATEMENTS****FORM B09a - DN***These notes are an integral part of and should be read in conjunction with the accompanying financial statements***13. SHORT-TERM ACCRUED EXPENSES**

	<u>30/06/2025</u>	<u>01/01/2025</u>
Remuneration of the BOD + the BOS Jun/2025	32,000,000	32,000,000
Other short-term accrued expenses	7,109,589	135,568,890
<b>Total</b>	<b><u>39,109,589</u></b>	<b><u>167,568,890</u></b>

**14. SHORT-TERM UNEARNED REVENUE**

	<u>30/06/2025</u>	<u>01/01/2025</u>
Office and warehouse rental	72,181,818	241,818,182
<b>Total</b>	<b><u>72,181,818</u></b>	<b><u>241,818,182</u></b>

**15. OTHER SHORT-TERM PAYABLES**

	<u>30/06/2025</u>	<u>01/01/2025</u>
- Trade Union fund	88,552,300	63,178,923
- Dividends and profits payables	62,184,702	62,184,702
- Other payables	262,195,405	308,910,425
<b>Total</b>	<b><u>412,932,407</u></b>	<b><u>434,274,050</u></b>

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

FORM B09a - DN

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

## 16. OWNERS' EQUITY

## Statement of changes in owners' equity

	Owner's equity	Share premium	Other owner's equity	Other owner's funds	Development investment fund	Retained earnings and funds	Total
<b>As at 01/01/2024</b>	<b>70,000,000,000</b>	<b>18,200,000,000</b>	<b>1,032,320,000</b>	<b>1,418,399,955</b>	<b>24,862,074,052</b>	<b>(4,640,473,047)</b>	<b>110,872,320,960</b>
Increase for the year							-
Profit for the year						-	-
Distributed earnings						-	-
Loss for the year						(754,376,216)	(754,376,216)
<b>As at 01/01/2025</b>	<b><u>70,000,000,000</u></b>	<b><u>18,200,000,000</u></b>	<b><u>1,032,320,000</u></b>	<b><u>1,418,399,955</u></b>	<b><u>24,862,074,052</u></b>	<b><u>(5,394,849,263)</u></b>	<b><u>110,117,944,744</u></b>
Loss for the year						214,625,852	214,625,852
Distributed earnings						-	-
<b>As at 30/06/2025</b>	<b><u>70,000,000,000</u></b>	<b><u>18,200,000,000</u></b>	<b><u>1,032,320,000</u></b>	<b><u>1,418,399,955</u></b>	<b><u>24,862,074,052</u></b>	<b><u>(5,180,223,411)</u></b>	<b><u>110,332,570,596</u></b>

**17. REVENUE FROM GOODS SOLD AND SERVICES RENDERED**

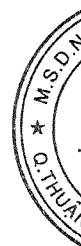
	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Revenue from sale of gypsum	90,043,562,858	75,388,908,870
Revenue from sale of cement	15,242,032,590	14,840,193,047
Revenue from sale of Clinker	12,854,589,819	5,574,315,600
Revenue from services rendered	862,363,638	572,727,270
<b>Total</b>	<b>119,002,548,905</b>	<b>96,376,144,787</b>

**18. REVENUE DEDUCTIONS**

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Trade discount	-	150,599,306
<b>Total</b>	<b>0</b>	<b>150,599,306</b>

**19. COST OF GOODS SOLD**

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Cost of gypsum	83,811,434,923	66,589,585,530
Cost of cement	14,547,792,209	13,807,674,151
Cost of Clinker	12,854,589,819	5,574,315,600
<b>Total</b>	<b>111,213,816,951</b>	<b>85,971,575,281</b>

**20. FINANCIAL INCOME**

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Interest on deposits and loans	145,873,149	129,346,186
Exchange rate difference gain incurred	-	-
Exchange rate difference gain in the end of period	-	-
<b>Total</b>	<b>145,873,149</b>	<b>129,346,186</b>

**21. FINANCIAL EXPENSES**

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Interest expense	38,630,137	28,056,190
Exchange rate difference loss incurred	-	113,003,914
Exchange rate difference loss in the end of period	27,669,609	35,155,565
<b>Total</b>	<b>66,299,746</b>	<b>176,215,669</b>

## 22. SELLING AND ADMINISTRATIVE EXPENSES

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
<b>Administrative expenses</b>	<b>4,444,256,450</b>	<b>5,233,742,831</b>
<b><i>Increase in expenses during the period</i></b>	<b><i>4,591,952,111</i></b>	<b><i>5,333,742,831</i></b>
Labor cost	1,525,189,750	1,635,871,438
Stationery, materials and fuel expenses	189,759,242	97,003,115
Depreciation of fixed assets	80,231,688	80,231,688
Tax and fee	446,810,026	1,993,876,467
Outsourced expense	524,704,438	420,791,714
Other cash expenses	1,825,256,967	1,105,968,409
<b><i>Decrease in expenses during the period</i></b>	<b><i>(147,695,661)</i></b>	<b><i>(100,000,000)</i></b>
Reversal of provision for bad debts	(147,695,661)	(100,000,000)
	-	-
<b>Selling expenses</b>	<b>3,274,996,870</b>	<b>6,954,345,115</b>
Labor cost	759,984,832	1,104,319,475
Transportation and loading expense	2,220,492,526	5,595,606,364
Outsourced expense	204,131,675	167,832,994
Other cash expenses	90,387,837	86,586,282
<b>Total</b>	<b><u>7,719,253,320</u></b>	<b><u>12,188,087,946</u></b>

## 23. PRODUCTION AND BUSINESS COSTS BY ELEMENT

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Material and consumables cost	189,759,242	97,003,115
Labor cost	2,285,174,582	2,740,190,913
Repair costs and depreciation of fixed assets	80,231,688	80,231,688
Outsourced expense	2,949,328,639	10,324,738,012
Other cash expenses	2,362,454,830	3,186,431,158
Provision	(147,695,661)	(100,000,000)
<b>Total</b>	<b><u>7,719,253,320</u></b>	<b><u>16,328,594,886</u></b>

## 24. OTHER INCOME

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Income from liquidation of assets	73,709,849	
Other income	11,106,510	2,529,167
<b>Total</b>	<b><u>84,816,359</u></b>	<b><u>2,529,167</u></b>

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## 25. OTHER EXPENSES

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Other expenses	19,242,544	24,791,935
<b>Total</b>	<b>19,242,544</b>	<b>24,791,935</b>

## 26. CURRENT CORPORATE INCOME TAX EXPENSE

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Accounting profit before CIT	214,625,852	(2,003,249,997)
Less: Non-taxable income		
Add: Non-deductible expenses for CIT	127,242,544	144,791,935
Taxable income	341,868,396	(1,858,458,062)
Loss carryover from 2023	341,868,396	
Tax rate	20%	20%
Corporate income tax payable of previous years	0	6,404,961
<b>Current corporate income tax expense</b>	<b>0</b>	<b>6,404,961</b>

## 27. BASIC EARNINGS PER SHARE

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Accounting profit after CIT	214,625,852	(2,009,654,958)
Profit allocated to common shareholders	214,625,852	(2,009,654,958)
Average number of common shares outstanding during the period	7,000,000	7,000,000
<b>Basic earnings (loss) per share</b>	<b>31</b>	<b>(287)</b>

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## 28. TRANSACTIONS WITH RELATED PARTIES

### Sales

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Vicem But Son Cement Joint Stock Company	11,998,920,600	29,961,414,620
Vicem Tam Diep Cement Company Limited	838,976,400	9,976,461,108
Vicem Hai Van Cement Joint Stock Company	-	-
Vicem Hoang Thach Cement Company Limited	14,680,335,600	4,559,711,516
Vicem Ha Tien Cement Joint Stock Company	4,934,965,400	-
Ha Long Cement Joint Stock Company	-	-
Bim Son Cement Joint Stock Company	57,590,364,858	30,891,321,626

### Purchases

	<b>From 01/01/2025 to 30/06/2025</b>	<b>From 01/01/2024 to 30/06/2024</b>
Bim Son Cement Joint Stock Company	27,286,169,805	13,807,674,151
Vicem But Son Cement Joint Stock Company	277,350,874	5,944,148,543
Vicem Hoang Thach Cement Company Limited	-	-

### Balances with related parties

#### Payables

	<b>30/06/2025</b>	<b>01/01/2025</b>
Vietnam Cement Corporation	92,287,258	-
Vicem But Son Cement Joint Stock Company	-	-
Bim Son Cement Joint Stock Company	-	-

#### Advances to suppliers

	<b>30/06/2025</b>	<b>01/01/2025</b>
Bim Son Cement Joint Stock Company	3,097,916,173	3,566,979,517
Vietnam Cement Corporation	-	128,174,950

## 29. FINANCIAL INSTRUMENTS

Details of the significant accounting policies and methods adopted by the Company (including the criteria for recognition, the basis for determining value and the basis for recording income and expenses) for each type of financial asset, financial liability and equity instrument are disclosed in the note Financial Instruments.

### Financial assets

	30/06/2025	01/01/2025
Cash and cash equivalents	2,766,671,717	11,224,578,940
Trade receivables and other receivables	137,786,093,926	132,875,840,072
<b>Total</b>	<b>140,552,765,643</b>	<b>144,100,419,012</b>

### Financial liabilities

	30/06/2025	01/01/2025
Trade payables and other payables	40,252,656,020	55,012,723,414
Accrued expenses	39,109,589	129,500,000
<b>Total</b>	<b>40,291,765,609</b>	<b>55,142,223,414</b>

The Company presents and notes to the financial instruments in accordance with Circular No. 210/2009/TT-BTC dated 06 November 2009 of the Ministry of Finance. This Circular guides the application of International Accounting Standards on the presentation of financial statements and disclosure of information about financial instruments but does not provide specific guidance for the assessment and recognition of financial instruments by fair value. The Company disclosed the fair value of financial instruments in accordance with the guidance on disclosure of financial statements in Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance in the above notes.

### Financial risk management objectives

The Company's operations are subject to credit and liquidity risk.

The Board of Management is responsible for setting the objectives and fundamental principles of financial risk management for the Company. The Board of Management establishes detailed policies such as risk identification and measurement, risk limits, and risk hedging strategies. Financial risk management is implemented by the finance department personnel.

The finance department personnel measure the actual level of risk against the limits set and prepare regular reports for the Board of Directors and the Board of Management to review. The following information is based on information received by the Board of Management.

### Credit risk

The Company's policy is to trade only with customers with good credit history and to obtain adequate and appropriate collateral to mitigate credit risk. For other financial assets, the Company's policy is to trade only with financial institutions and other counterparties with high credit ratings.

The maximum credit risk exposure for each group of financial assets is equal to the carrying amount of that group of financial instruments on the balance sheet. The Company's significant financial asset groups are bank deposits (demand and term), trade receivables, and other receivables.

The Company hedged against risks of trade receivables and other overdue receivables by provisioning in accordance with regulations. Other than the above, the Company does not have any other groups of overdue or impaired financial assets.

## Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset.

The Company manages liquidity risk by maintaining appropriate cash reserves and cash equivalents, and loans with credit limits that the Board of Management assesses as sufficient to meet the Company's operational needs with the aim of mitigating the effects of inconsistent cash flow.

## Fair value measurement

The cost less provisions (if any) for trade receivables, loan receivables, other receivables, trade payables, accrued expenses, other payables, loans and obligations under finance leases is approximately equal to their fair value.

## 30. EVENTS OCCURRING AFTER THE END OF THE ACCOUNTING PERIOD

No unusual events occurred after the end of the accounting period that would affect the financial situation and operations of the Company, necessitating adjustments or disclosures in the financial statements for this period.

## 31. COMPARATIVE FIGURES

The comparative figures on the Balance sheet are the figures on the audited financial statements for the fiscal year ended 31 December 2024.

The comparative figures on the Income statement and Cash flow statement are the figures on the financial statements for the period from 01 January 2024 to 30 June 2024.

Hue, 21 July 2025

Preparer



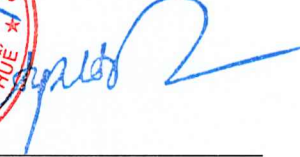
Nguyen Hoang Yen

Chief Accountant



Nguyen Hoang Yen

Director



Trương Phú Cường