

VIETNAM CEMENT CORPORATION
VICEM CEMENT TRADING JSC

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No 743 /TMXM-TCKT

Ha Noi, 13 April, 2026

Explanation of profit difference Quarter 1 for 2026
compared to the same period last year

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

Pursuant to Circular No 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market.

Vicem Trading Cement Joint Stock Company would like to explain the difference in profit after tax in the 1st quarter of 2026 compared to the same period last year as follows:

I. Data:

Quota	Q1/2026	Q1/2025	Increase in profit variance	Increase compared
Profit after tax	464.775.193	(1.386.438.749)	1.851.213.942	133,52%

II. Reasons for the difference:

Profit after tax in the first quarter of 2026 amounted to VND 465 million, representing an increase of VND 1.851 billion, equivalent to 133,52% compared to the same period in 2025, due to the following reasons:

- Profit before tax from cement trading activities in Q1 2026 was negative at VND 632 million, representing a reduction in losses of VND 1.755 billion compared to the same period in 2025 (Q1 2025 was negative VND 2.387 billion). This improvement was mainly attributable to an increase in gross profit from cement trading by an average of VND 23,770 per ton, while administrative and selling expenses rose by VND 1,521 per ton.

- Profit before tax from office and warehouse leasing activities in Q1 2026 amounted to VND 170 million, representing a decrease of VND 146 million compared to the same period in 2025 (Q1 2025 was VND 316 million). This decline was mainly due to several tenants terminating their contracts and returning leased warehouse space during the first quarter. In addition, the payroll fund for the real estate segment increased compared to the same period last year.

- Profit before tax from financial activities in Q1 2026 amounted to VND 973 million, representing an increase of VND 301 million compared to the same period in 2025 (Q1 2025 was VND 672 million). This increase was mainly attributable to higher bank interest rates and increased cash discount income from cement sales received from

But Son Company and Tam Diep Company, totaling an additional VND 320 million; Meanwhile, cash discount expenses for customers making advance payments for cement purchases in Q1 2026 increased by VND 19 million compared to the same period in 2025.

- Other profit before tax in Q1 2026 amounted to VND 83 million, representing an increase of VND 71 million compared to the same period in 2025 (Q1 2025 was VND 12 million).

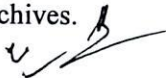
Vicem Trading Cement Joint Stock Company would like to assure that the above explanations are completely correct and in accordance with the reality arising at the Company.

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

Best regards!

Recipients:

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



DIRECTOR



Trinh Ngoc Thang