

No: 598 /BTS-TCKT

On the announcement of information on  
the audited financial statements for the year  
ended 31 december 2024

Ha Nam, 17<sup>th</sup> March 2025

## ANNOUNCEMENT OF PERIODIC FINANCIAL STATEMENTS

To:

- State Securities Commission;
- Ha Noi Stock Exchange.

Pursuant to the provisions of Clause 3, Article 14 of 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 But Son Cement Joint Stock Company shall disclose the audited financial statements for the year ended 31 december 2024 to the State Securities Commission, Hanoi Stock Exchange as follows:

1. Organization name: Vicem But Son cement joint stock company.
  - Stock code: BTS.
  - Address: Thanh Son Commune - Kim Bang Town - Ha Nam Province.
  - Contact phone number: 02263.851.323; Fax: 02263.851.320.
  - Email: [vanphong@vicembutson.com.vn](mailto:vanphong@vicembutson.com.vn).
  - Website: [www.vicembutson.com.vn](http://www.vicembutson.com.vn).

2. Content of information disclosure:

- Audited financial statements for the year ended 31 december 2024.

Separate Financial Statements (Listed entities does not have subsidiaries and the superior accounting unit has affiliated units);

Consolidated Financial Statements (Listed entities has subsidiaries);

Consolidated Financial Statements (Listed entities has affiliated accounting units with separate accounting apparatus).

- Cases that require explanation:

+ The auditing organization issued an opinion that was not an unqualified opinion on the financial statements.

Yes

No

+ Profit after corporate income tax in the reporting period has a discrepancy before and after the audit of 5% or more, transferred from loss to profit or vice versa?

Yes

No



+ in the income statement of the reporting period changes by 10% or more compared to the same period last year?

Yes

No

Explanation in case of integration:

Yes

No

+ Profit after-tax in the reporting period is a loss, transferred from profit in the same period last year to loss in this period or vice versa?

Yes

No


Explanation in case of integration:

Yes

No

This information is published on the Company's website on 17<sup>th</sup> March 2025 at the link: [www.vicembutson.com.vn](http://www.vicembutson.com.vn).

3. Report on transactions with a value of 35% or more of total assets in 2024.  
No.

We hereby commit that the information published above is true and we are fully responsible before the law for the content of the published information. 

**Recipients:**

- As above;
- Board of Directors, General Director of the Company (for report);
- File: VT, TCKT.

**Attached documents:**

- Audited financial statements for the year ended 31 december 2024.
- Document explaining the profit after corporate income tax 2024;

**MAKER OF ANNOUNCEMENT  
P.P.GENERAL DIRECTOR  
CHIEF ACCOUNTANT**



**Pham Tran Viet**

No: 597 /BTS-TCKT

explains the profit after corporate income tax in 2024

*Ha Nam, 17<sup>th</sup> March 2025*

To:

- State Securities Commission;
- Hanoi Stock Exchange.

Pursuant to Circular No. 96/2022/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, Vicem But Son Cement Joint Stock Company explains the profit after corporate income tax in the audited financial statements for the year ended 31 december 2024 as follows:

Profit after corporate income tax in 2024 was a loss of VND 201.795 billion and a loss of more than VND 105.540 billion compared to 2023 (loss of VND 96.255 billion), mainly due to: Net revenue from goods sold and services rendered increased by 1.41% (equivalent to an increase of VND 36.314 billion), other income increased by 19.15% (equivalent to an increase of VND 9.491 billion), financial expenses decreased by 16.05% (equivalent to a decreased of VND 14.768 billion), cost of sales increased by 6.72% (equivalent to an increase of VND 164.715 billion). Net revenue from goods sold and services rendered increased, other income increased, financial expenses decreased but lower than the increase in cost of sales.

Therefore, leading to a loss after corporate income tax in 2024 and a increase in loss compared to 2023.

Vicem But Son Cement Joint Stock Company respectfully reports./.

**Recipients:**

- As above;
- Board of Directors, General Director of the Company (for report);
- File: VT, TCKT.

**MAKER OF ANNOUNCEMENT**  
**P.P. GENERAL DIRECTOR**  
**CHIEF ACCOUNTANT**



**Pham Tran Viet**

**VICEM BUT SON CEMENT JOINT STOCK COMPANY**  
*(Incorporated in the Socialist Republic of Vietnam)*

**AUDITED FINANCIAL  
STATEMENTS**

For the year ended 31 December 2024



**VICEM BUT SON CEMENT JOINT STOCK COMPANY**

Thanh Son Commune, Kim Bang Town

Ha Nam Province, Vietnam

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## **VICEM BUT SON CEMENT JOINT STOCK COMPANY**

Thanh Son Commune, Kim Bang Town

Ha Nam Province, Vietnam

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### **STATEMENT OF THE BOARD OF GENERAL DIRECTORS**

The Board of General Directors of Vicem But Son Cement Joint Stock Company (the “Company”) presents this report together with the Company’s financial statements for the year ended 31 December 2024.

#### **THE BOARDS OF MANAGEMENT AND GENERAL DIRECTORS**

The members of the Boards of Directors and Management of the Company during the year and to the date of this report are as follows:

##### **Board of Management**

Mr. Dao Tuan Khoi	Chairman
Mr. Do Tien Trinh	Member
Ms. Le Thi Khanh	Member
Mr. Nguyen The Hung	Member (resigned on 01 June 2024)
Mr. Nguyen Minh Tuan	Member
Mr. Le Huy Quan	Independent Member
Mr. Tran Viet Hong	Independent Member

##### **Board of General Directors**

Mr. Do Tien Trinh	General Director
Mr. Nguyen Manh Tuong	Deputy General Director (appointed on 09 November 2024)
Mr. Nguyen The Hung	Deputy General Director (resigned on 01 June 2024)
Ms. Le Thi Khanh	Deputy General Director
Mr. Luu Vu Cam	Deputy General Director
Mr. Pham Tran Viet	Chief Accountant (appointed on 30 January 2024)

##### **Board of Supervisors**

Mr. Doan Huu Phong	Head of Supervisory Board
Mr. Tran Ngoc Hai	Supervisor
Mr. Dang Vu Hai	Supervisor

#### **THE BOARD OF GENERAL DIRECTORS’ STATEMENT OF RESPONSIBILITY**

The Board of General Directors of the Company is responsible for preparing the financial statements, which give a true and fair view of the financial position of the Company as at 31 December 2024, and its financial performance and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize errors and frauds.

**VICEM BUT SON CEMENT JOINT STOCK COMPANY**

Thanh Son Commune, Kim Bang Town  
Ha Nam Province, Vietnam

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**STATEMENT OF THE BOARD OF GENERAL DIRECTORS (Continued)**

The Board of General Directors of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing these financial statements.

For and on behalf of the Board of General Directors,



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**Do Tien Trinh**  
**General Director**

12 March 2025

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No.: 0599 /VN1A-HN-BC

## INDEPENDENT AUDITORS' REPORT

**To:** The Shareholders  
The Board of Management and Board of General Directors of  
Vicem But Son Cement Joint Stock Company

We have audited the accompanying financial statements of Vicem But Son Cement Joint Stock Company (the "Company"), prepared on 12 March 2025 as set out from page 05 to page 33 which comprise the balance sheet as at 31 December 2024, the statement of income, and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



## INDEPENDENT AUDITORS' REPORT (Continued)

### Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2024, and its financial performance and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.



  
Vu Duc Nguyen  
Deputy General Director  
Audit Practising Registration Certificate  
No. 0764-2023-001-1

**DELOITTE VIETNAM AUDIT COMPANY LIMITED**

12 March 2025  
Hanoi, S.R. Vietnam



Nguyen Tien Quoc  
Auditor  
Audit Practising Registration Certificate  
No. 3008-2024-001-1



## VICEM BUT SON CEMENT JOINT STOCK COMPANY

Thanh Son Commune  
Kim Bang Town  
Ha Nam Province, Vietnam

FORM B 01-DN

Issued under Circular No.200/2014/TT-BTC  
dated 22 December 2014 of the Ministry of Finance

**BALANCE SHEET**  
As at 31 December 2024

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>689,906,675,242</b>	<b>935,003,870,182</b>
<b>I. Cash</b>	<b>110</b>	<b>4</b>	<b>100,187,314,397</b>	<b>134,944,548,241</b>
1. Cash	111		100,187,314,397	134,944,548,241
<b>II. Short-term receivables</b>	<b>130</b>		<b>86,230,335,085</b>	<b>104,835,734,943</b>
1. Short-term trade receivables	131	5	34,969,257,149	49,701,517,289
2. Short-term advances to suppliers	132		1,621,483,217	1,149,062,695
3. Other short-term receivables	136	6	49,639,594,719	53,985,154,959
<b>III. Inventories</b>	<b>140</b>	<b>7</b>	<b>477,009,129,470</b>	<b>655,452,991,740</b>
1. Inventories	141		477,009,129,470	655,452,991,740
<b>IV. Other short-term assets</b>	<b>150</b>		<b>26,479,896,290</b>	<b>39,770,595,258</b>
1. Short-term prepayments	151	8	12,434,605,253	10,491,492,434
2. Value added tax deductibles	152		13,915,158,586	25,409,032,252
3. Taxes and other receivables from the State budget	153	9	130,132,451	3,870,070,572
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>2,404,333,210,212</b>	<b>2,563,577,855,173</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>13,410,090,921</b>	<b>12,159,219,511</b>
1. Other long-term receivables	216	6	13,410,090,921	12,159,219,511
<b>II. Fixed assets</b>	<b>220</b>		<b>2,216,788,630,986</b>	<b>2,013,177,659,734</b>
1. Tangible fixed assets	221	10	2,213,039,411,627	2,008,369,683,950
- Cost	222		7,304,093,251,472	6,866,382,663,503
- Accumulated depreciation	223		(5,091,053,839,845)	(4,858,012,979,553)
2. Intangible assets	227	11	3,749,219,359	4,807,975,784
- Cost	228		8,157,795,000	8,157,795,000
- Accumulated amortisation	229		(4,408,575,641)	(3,349,819,216)
<b>III. Long-term assets in progress</b>	<b>240</b>		<b>117,872,150,374</b>	<b>487,560,058,269</b>
1. Long-term construction in progress	242	12	117,872,150,374	487,560,058,269
<b>IV. Other long-term assets</b>	<b>260</b>		<b>56,262,337,931</b>	<b>50,680,917,659</b>
1. Long-term prepayments	261	8	56,262,337,931	50,680,917,659
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>3,094,239,885,454</b>	<b>3,498,581,725,355</b>

The accompanying notes are an integral part of these financial statements

## VICEM BUT SON CEMENT JOINT STOCK COMPANY

Thanh Son Commune  
Kim Bang Town  
Ha Nam Province, Vietnam

FORM B 01-DN

Issued under Circular No.200/2014/TT-BTC  
dated 22 December 2014 of the Ministry of Finance


**BALANCE SHEET (Continued)**  
As at 31 December 2024

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
<b>C. LIABILITIES</b>	<b>300</b>		<b>2,027,832,528,251</b>	<b>2,230,379,469,393</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>1,851,433,035,964</b>	<b>2,062,623,072,645</b>
1. Short-term trade payables	311	13	786,554,217,484	968,938,154,916
2. Short-term advances from customers	312	14	29,435,140,083	22,669,620,545
3. Taxes and amounts payable to the State budget	313	9	5,544,804,944	6,755,617,765
4. Payables to employees	314		1,664,122,000	984,473,843
5. Short-term accrued expenses	315	15	21,633,668,934	34,557,174,867
6. Other current payables	319	16	30,545,832,150	40,152,750,477
7. Short-term loans and obligations under finance leases	320	17	975,714,869,824	987,060,437,803
8. Bonus and welfare funds	322		340,380,545	1,504,842,429
<b>II. Long-term liabilities</b>	<b>330</b>		<b>176,399,492,287</b>	<b>167,756,396,748</b>
1. Long-term loans and obligations under finance leases	338	18	163,889,101,366	156,496,877,237
2. Long-term provisions	342	19	12,510,390,921	11,259,519,511
<b>D. EQUITY</b>	<b>400</b>		<b>1,066,407,357,203</b>	<b>1,268,202,255,962</b>
<b>I. Owners' equity</b>	<b>410</b>	<b>20</b>	<b>1,066,407,357,203</b>	<b>1,268,202,255,962</b>
1. Owners' contributed capital	411		1,235,598,580,000	1,235,598,580,000
- Ordinary shares carrying voting rights	411a		1,235,598,580,000	1,235,598,580,000
2. Investment and development fund	418		122,757,475,903	122,757,475,903
3. Accumulated (losses)	421		(291,948,698,700)	(90,153,799,941)
- (Losses)/retained earnings accumulated to the prior year end	421a		(90,153,799,941)	6,100,864,788
- (Losses) of the current year	421b		(201,794,898,759)	(96,254,664,729)
<b>TOTAL RESOURCES (440=300+400)</b>	<b>440</b>		<b>3,094,239,885,454</b>	<b>3,498,581,725,355</b>

  
Co Thi Thu Hien  
Preparer

  
Pham Tran Viet  
Chief Accountant

  
Do Tien Trinh  
General Director  
12 March 2025



The accompanying notes are an integral part of these financial statements

## INCOME STATEMENT

For the year ended 31 December 2024

Unit: VND

ITEMS	Codes	Notes	Current year	Prior year
1. Gross revenue from goods sold and services rendered	01	23	2,749,298,770,149	2,725,163,163,486
2. Deductions	02	23	139,685,189,160	151,863,856,415
3. Net revenue from goods sold and services rendered (10=01-02)	10	23	2,609,613,580,989	2,573,299,307,071
4. Cost of sales	11	24	2,617,114,931,080	2,452,400,144,299
5. Gross (loss)/profit from goods sold and services rendered (20=10-11)	20		(7,501,350,091)	120,899,162,772
6. Financial income	21	26	434,730,145	659,905,469
7. Financial expenses	22	27	77,218,666,004	91,986,877,340
- In which: Interest expense	23		68,464,081,605	83,895,166,683
8. Selling expenses	25	28	81,340,603,534	71,418,139,237
9. General and administration expenses	26	28	90,782,567,670	100,098,794,897
10. Operating (loss) (30=20+(21-22)-(25+26))	30		(256,408,457,154)	(141,944,743,233)
11. Other income	31	29	59,047,518,788	49,556,188,678
12. Other expenses	32	30	4,433,960,393	3,866,110,174
13. Profit from other activities (40=31-32)	40		54,613,558,395	45,690,078,504
14. Accounting (losses) before tax (50=30+40)	50		(201,794,898,759)	(96,254,664,729)
15. Current corporate income tax expense	51	31	-	-
16. Net (losses) after corporate income tax (60=50-51)	60		(201,794,898,759)	(96,254,664,729)
17. Basic (loss) per share	70	32	(1,633)	(779)

Co Thi Thu Hien  
Preparer

Pham Tran Viet  
Chief AccountantDo Tien Trinh  
General Director

12 March 2025

The accompanying notes are an integral part of these financial statements

## CASH FLOW STATEMENT

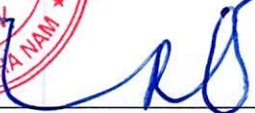
For the year ended 31 December 2024

Unit: VND

ITEMS	Codes	Current year	Prior year
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
1. <i>Losses before tax</i>	01	(201,794,898,759)	(96,254,664,729)
2. <i>Adjustments for:</i>			
Depreciation and amortisation of fixed assets and investment properties	02	234,807,241,961	209,865,185,134
Provisions	03	1,250,871,410	1,219,534,060
Foreign exchange losses arising from translating foreign currency items	04	-	1,437,739,861
Gain from investing activities	05	(403,246,999)	(575,647,568)
Interest expense	06	68,464,081,605	83,895,166,683
3. <i>Operating profit before movements in working capital</i>	08	102,324,049,218	199,587,313,441
Decreases in receivables	09	32,588,340,235	17,788,081,985
Decrease/(increase) in inventories	10	178,443,862,270	(27,494,444,729)
(Decrease)/increase in payables (excluding accrued loan interest and corporate income tax payable)	11	(89,277,169,180)	38,723,279,790
(Increase)/decrease in prepaid expenses	12	(7,524,533,091)	1,775,650,382
Interest paid	14	(69,767,895,199)	(83,920,767,461)
Other cash outflows	17	(1,059,935,728)	(21,240,514,016)
<i>Net cash generated by operating activities</i>	20	145,726,718,525	125,218,599,392
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
1. Acquisition and construction of fixed assets and other long-term assets	21	(171,489,850,414)	(315,896,340,824)
2. Cash recovered from lending, selling debt instruments of other entities	24	-	50,000,000,000
3. Interest earned, dividends and profits received	27	434,730,145	575,647,568
<i>Net cash used in investing activities</i>	30	(171,055,120,269)	(265,320,693,256)
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
1. Proceeds from borrowings	33	2,266,482,212,557	2,194,939,913,242
2. Repayment of borrowings	34	(2,270,435,556,407)	(2,050,849,347,092)
3. Dividends and profits paid	36	(5,475,488,250)	(7,593,587,750)
<i>Net cash (used in)/generated by financing activities</i>	40	(9,428,832,100)	136,496,978,400
<i>Net decreases in cash (50=20+30+40)</i>	50	(34,757,233,844)	(3,605,115,464)
Cash at the beginning of the year	60	134,944,548,241	138,549,663,705
Cash at the end of the year (70=50+60)	70	100,187,314,397	134,944,548,241

  
 Co Thi Thu Hien  
Preparer

  
 Pham Tran Viet  
Chief Accountant

  
 Do Tien Trinh  
General Director

12 March 2025

The accompanying notes are an integral part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS**

*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 But Son Cement Joint Stock Company (the "Company"), formerly known as But Son Cement Company, an independent accounting state-owned enterprise under Vietnam National Cement Corporation ("Vicem"), was equitized and operates as a joint stock company under the Business Law of Vietnam and under the Enterprise Registration Certificate No. 0603000105 issued by the Department of Planning and Investment of Ha Nam province on May 1, 2006. The Company has also received subsequent amended Enterprise Registration Certificates, with the most recent amendment being the 14th on January 21, 2025 with Enterprise Registration Certificate No. 0700117613.

As of December 31, 2024, the Company's charter capital is VND 1,235,598,580,000, divided into 123,559,858 common shares, each with a par value of VND 10,000. The Company's shares are listed on the Hanoi Stock Exchange with the trading code BTS.

The Company's parent company is Vietnam National Cement Corporation.

The number of employees of the Company as at 31 December 2024 was 1,165 (31 December 2023: 1.191).

**Operating industry and principal activities**

The Company's operating industries include:

- Production of cement, lime and gypsum;
- Export of the company's trading products;
- Scientific research and technological development in the field of science, engineering and technology; Other professional, scientific, technological and educational activities;
- Wholesale of other materials and installation equipment in the construction industry;
- Retail of hardware, paint, glass and other installation equipment in construction in specialized stores;
- Mechanical processing, metal processing and coating;
- Transport of goods by road, inland waterway, coastal and ocean; Loading and unloading of goods;
- Trading in real estate, land use rights owned, used or leased;
- Short-term accommodation services; Restaurants and mobile catering services; Other catering services; Travel agencies;
- Reservation services and support services related to promoting and organizing tours;
- Other sports activities;
- Financial leasing activities, other credit activities;
- Architectural activities and related technical consultancy;
- Repair of machinery and equipment; Maintenance and repair of automobiles and other motor vehicles;
- Construction of residential and non-residential houses; Construction of railway works, road works, electrical works, water supply and drainage works, telecommunications and information works, other public works, hydraulic works, mining works, processing and manufacturing works, other civil engineering works;
- Stone processing, production of all kinds of stone; Quarrying of stone, sand, gravel, clay;
- Drainage and wastewater treatment;
- Collection, treatment and disposal of toxic and non-toxic waste; Pollution treatment and other waste management activities; Scrap recycling;
- Direct support service activities for water and road transport, other support related to transport; and
- Electricity production.

The Company's main activities are the production and trading of cement, clinker, and other construction materials.

**Normal production and business cycle**

The Company's normal production and business cycle is carried out for a time period of 12 months or less.

**The Company's structure:**

Details of the Company's subsidiaries as at 31 December 2024 are as follows:

<b>No.</b>	<b>Name</b>	<b>Address</b>	<b>Principal activities</b>
1	Vicem But Son Cement Consumption Enterprise	Thanh Son Commune, Kim Bang Town, Ha Nam Province	Carry out activities related to product consumption, clinker, cement, market development, and brand development of the Company.
2	Vicem But Son Construction Materials Enterprise	Thanh Son Commune, Kim Bang Town, Ha Nam Province	Carry out all activities of production and consumption of block bricks, concrete and other products from cement or serving cement production.
3	But Son Cement 2 Project Management Unit	Thanh Son Commune, Kim Bang Town, Ha Nam Province	Implement investment projects and construction for the Company's production and business activities.

**Disclosure of information comparability in the financial statements**

The comparative figures are the figures of the Company's audited financial statements for the year ended 31 December 2023.

**2. ACCOUNTING CONVENTION AND FINANCIAL YEAR**

**Accounting convention**

The accompanying financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

**Financial year**

The Company's financial year begins on 01 January and ends on 31 December.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies, which have been adopted by the Company in the preparation of these financial statements, are as follows:

**Estimates**

The preparation of the financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting

estimates are based on the management's best knowledge, actual results may differ from those estimates.

**Cash**

Cash comprises cash on hand and bank demand deposits.

**Receivables**

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

**Inventories**

Inventories are stated at the lower of cost and net realizable value. Cost comprises direct materials and where applicable direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and estimated selling cost.

The Company applies the perpetual method for raw materials, finished goods and work in progress to account for inventories with value determined as follow:

Raw materials	Cost of purchase on a weighted average basis.
Finished goods and work-in-process	Cost of direct materials and labour plus attributable manufacturing overheads based on the normal operating capacity on a weighted average basis.

For tools, supplies and spare parts, the Company applies the perpetual inventory method to account for inventories with value determined based on actual purchase cost using the weighted average method.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

**Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	<u>Years</u>
Buildings and structures	5 - 50
Machinery and equipment	5 - 20
Office equipment	3 - 7
Motor vehicles	5 - 10



Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between net proceeds from sales or disposals of assets and their carrying amount and is recognised in the income statement.

#### **Intangible assets and amortisation**

Intangible fixed assets are computer softwares, which are stated at cost less accumulated amortization. Computer softwares are amortized on a straight-line basis over a period ranging from 2 to 10 years.

#### **Leasing**

All leases are classified as operating leases.

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the income statement over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

#### **Construction in progress**

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost including costs that are necessary to form the assets including construction costs, equipment, and other directly attributable costs in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

According to the State's regulations on investment and construction management, the settled costs of completed construction projects are subject to approval by appropriate level of competent authorities. The final costs of these completed construction projects may vary depending on the final approval by competent authorities.

In case the investment project is canceled, the enterprise must proceed with liquidation and recover the costs incurred from the project. The difference between the actual investment costs incurred and the proceeds from the liquidation is recorded in other expenses or the compensation liability of the organization or individual is determined for recovery.

#### **Prepayments**

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses include land use rights at But Son Port, tools and supplies, wear-resistant materials, fixed asset repairs incurred with large value, mining license fee and other prepaid expenses.

The land use rights at But Son Port is recorded as a long-term prepaid expense and gradually allocated to the Income Statement based on the land use period of 31 years.

Consumables supplies, wear-resistant materials (including heat-proof materials, grinding balls, cover plates, etc.) are recorded in the form of prepayments. Standard consumable supplies are gradually allocated to the income statement based on the time spent participating in production and business activities in each accounting period in accordance with current regulations.

Mining license fees are the amount paid and still being allocated, are recognized as prepayments, and amortized to the Income Statement over the effective period of mining according to the mining license.

Other types of prepayments comprise fixed assets repair and other prepayments which are expected to provide future economic benefits to the Company. These expenses are capitalized as prepayments and are allocated to the income statement using the straight-line method in accordance with the current prevailing accounting regulations.

#### **Payable provisions**

Payable provisions are recognized when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured at the Management's best estimate of the expenditure required to settle the obligation as at the balance sheet date. Payable provisions at the Company are site restoration expenses for quarries that are mining by the Company.

#### **Revenue recognition**

##### *Revenue from the sale of goods*

Revenue from the sale of goods is recognized when all five (5) following conditions are satisfied:

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

##### *Revenue from rendering of services*

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, revenue is recognised in each year by reference to the percentage of completion of the transaction at the balance sheet date of that year. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

#### **Sales deductions**

Sales deductions are trade discounts. Sales deductions incurred in the same year of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that year. In case that sales deductions for sales of products, goods or rendering of services sold in the year incurred after the balance sheet date but before the issuance of the financial statements, the Company recorded as revenue deductions for the year.

#### **Foreign currencies**

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the balance sheet date are retranslated at the exchange rates of commercial bank where the Company usually transacts on the same date. Exchange differences arising from the translation of these accounts are recognised in the Income Statement.

### **Borrowing costs**

Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

### **Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

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

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

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

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4. CASH

	Closing balance	Opening balance
	VND	VND
Cash on hand	3,171,607,105	3,762,410,512
Bank demand deposits	97,015,707,292	131,182,137,729
	<b>100,187,314,397</b>	<b>134,944,548,241</b>

5. SHORT-TERM TRADE RECEIVABLES

	Closing balance	Opening balance
	VND	VND
Ha Long Cement Joint Stock Company	12,176,962,000	12,226,962,000
Industrial and Urban Environment Joint Stock Company No. 11	6,157,086,825	1,642,498,560
Development for Resources Environmental Technology Joint Stock Company	4,393,793,964	5,093,793,964
Vicem Hai Van Cement Joint Stock Company	3,789,298,412	6,550,974,443
Thanh Nam Trading Joint Stock Company	1,601,215,551	-
Bac Son Urban and Industrial Environment Joint Stock Company	1,590,409,209	1,275,040,958
Others	5,260,491,188	22,912,247,364
	<b>34,969,257,149</b>	<b>49,701,517,289</b>

In which: Short-term receivables from related parties  
(Details in Note 34)

<b>15,966,260,412</b>	<b>18,784,964,651</b>
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6. OTHER RECEIVABLES

	Closing balance	Opening balance
	VND	VND
<b>a. Short-term</b>		
Advances to employees	44,276,271,771	40,124,938,887
Foreign contractor withholding tax receivables	-	5,668,791,094
Electricity and water receivables	724,467,672	763,840,888
Others	4,638,855,276	7,427,584,090
	<b>49,639,594,719</b>	<b>53,985,154,959</b>

**b. Long-term**

Deposits and mortgages	13,410,090,921	12,159,219,511
	<b>13,410,090,921</b>	<b>12,159,219,511</b>

In which: Other short-term receivables from related parties  
(Details in Note 34)

<b>6,850,750</b>	<b>3,176,000,000</b>
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7. INVENTORIES

	Closing balance		Opening balance	
	VND		VND	
	Cost	Provision	Cost	Provision
Raw materials	363,913,227,664	-	340,322,221,395	-
Tools and supplies	369,096,485	-	476,414,838	-
Work in progress	77,764,119,539	-	266,803,897,927	-
Finished goods	34,962,685,782	-	47,850,457,580	-
	<b>477,009,129,470</b>	<b>-</b>	<b>655,452,991,740</b>	<b>-</b>

8. PREPAYMENTS

	Closing balance	Opening balance
	VND	VND
<b>a. Short-term</b>		
Tools and supplies, wear-resistant materials	11,683,153,720	9,876,637,219
Insurance cost	751,451,533	596,503,811
Other short-term prepaid expenses	-	18,351,404
	<b>12,434,605,253</b>	<b>10,491,492,434</b>
<b>b. Long-term</b>		
Tools and supplies, wear-resistant materials	37,323,428,436	26,487,310,047
Mining license fee	7,050,080,258	9,052,767,537
Land use rights	8,471,349,617	8,856,410,969
Fixed assets repair cost	1,224,210,012	4,140,590,004
Other long-term prepaid expenses	2,193,269,608	2,143,839,102
	<b>56,262,337,931</b>	<b>50,680,917,659</b>

9. TAXES AND AMOUNTS RECEIVABLE/PAYABLE TO THE STATE BUDGET

	Opening balance	Payables during the year	Paid during the year	Closing balance
	VND	VND	VND	VND
<b>a. Receivables</b>				
Corporate income tax	129,509,462	-	-	129,509,462
Real estate tax, land rental fee	3,602,756,503	12,333,727,244	8,730,970,741	-
Other taxes	137,804,607	2,339,527,513	2,202,345,895	622,989
	<b>3,870,070,572</b>	<b>14,673,254,757</b>	<b>10,933,316,636</b>	<b>130,132,451</b>
<b>b. Payables</b>				
Value added tax	-	12,840,983,503	12,840,983,503	-
Personal income tax	263,773,316	1,840,799,667	1,985,591,290	118,981,693
Natural resource tax	3,575,421,544	30,488,722,474	30,463,632,275	3,600,511,743
Environmental protection fee	1,450,546,505	15,669,527,569	15,505,263,586	1,614,810,488
Fees for granting minerals exploitation permit and water resources permit	1,465,876,400	6,672,822,620	7,928,198,000	210,501,020
Fees, charges and other taxes	-	87,800,000	87,800,000	-
	<b>6,755,617,765</b>	<b>67,600,655,833</b>	<b>68,811,468,654</b>	<b>5,544,804,944</b>



10. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures VND	Machinery and equipment VND	Office equipment VND	Motor vehicles VND	Total VND
<b>COST</b>					
Opening balance	1,702,766,970,124	5,035,373,158,053	31,064,802,349	97,177,732,977	6,866,382,663,503
Additions	75,264,592,041	361,593,598,838	870,000,000	826,031,636	438,554,222,515
Disposals	(205,634,546)	-	(638,000,000)	-	(843,634,546)
Closing balance	<u>1,777,825,927,619</u>	<u>5,396,966,756,891</u>	<u>31,296,802,349</u>	<u>98,003,764,613</u>	<u>7,304,093,251,472</u>
<b>ACCUMULATED DEPRECIATION</b>					
Opening balance	848,448,272,817	3,894,740,378,071	23,081,527,913	91,742,800,752	4,858,012,979,553
Charge for the year	43,760,763,538	187,238,002,008	2,103,868,794	750,377,352	233,853,011,692
Disposals	(174,151,400)	-	(638,000,000)	-	(812,151,400)
Closing balance	<u>892,034,884,955</u>	<u>4,081,978,380,079</u>	<u>24,547,396,707</u>	<u>92,493,178,104</u>	<u>5,091,053,839,845</u>
<b>NET BOOK VALUE</b>					
Opening balance	<u>854,318,697,307</u>	<u>1,140,632,779,982</u>	<u>7,983,274,436</u>	<u>5,434,932,225</u>	<u>2,008,369,683,950</u>
Closing balance	<u>885,791,042,664</u>	<u>1,314,988,376,812</u>	<u>6,749,405,642</u>	<u>5,510,586,509</u>	<u>2,213,039,411,627</u>

As noted in Note 17 and 18, the Company has pledged its fixed assets with the net book value as at 31 December 2024 is VND 1,804,673,183,009 (as at 31 December 2023: VND 1,542,058,398,322 to secure some short-term bank loans.

As at 31 December 2024, the cost of the Company's tangible fixed assets which have been fully depreciated but are still in use is VND 2,397,978,502,595 (as at 31 December 2023: VND 2,302,994,789,424).

11. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Computer software
	VND
<b>COST</b>	
Opening balance	8,157,795,000
Additions	-
Closing balance	8,157,795,000
<b>ACCUMULATED DEPRECIATION</b>	
Opening balance	3,349,819,216
Charge for the year	1,058,756,425
Closing balance	4,408,575,641
<b>NET BOOK VALUE</b>	
Opening balance	4,807,975,784
Closing balance	3,749,219,359

As at 31 December 2024, the cost of intangible assets which have been fully amortized but are still in use is VND 2,086,300,000 (31 December 2023: VND 2,086,300,000).

12. CONSTRUCTION IN PROGRESS

	Closing balance	Opening balance
	VND	VND
Ba Sao slate quarry (i)	79,591,084,009	79,591,084,009
Hoa Binh slate quarry	18,625,876,151	12,134,500,382
Heat waste project	8,092,061,472	382,372,990,799
Other constructions	11,563,128,742	13,461,483,079
	<b>117,872,150,374</b>	<b>487,560,058,269</b>

(i) The Ba Sao slate quarry project is being temporarily suspended to hand over to the People's Committee of Ha Nam province for management according to the Master Plan for the development of Tam Chuc National Tourist Area and other Plans and projects associated with the goal of green and sustainable socio-economic development. Accordingly, the Company is obliged to return the Ba Sao slate quarry site and related mineral mines in the planning area, and at the same time, calculate costs and collect data related to these mineral mines to serve as a basis for developing compensation and support plans upon recovery in accordance with the provisions of law. As of the date of these financial statements, the Company is actively working with relevant state authorities to determine a reasonable compensation plan (Note 33).



13. SHORT-TERM TRADE PAYABLES

	Closing balance		Opening balance	
	Amount	VND Amount able to be paid off	Amount	VND Amount able to be paid off
Vicem Energy and Environment Joint Stock Company	172,534,077,199	172,534,077,199	208,292,890,520	208,292,890,520
Vicem Gypsum and Cement Joint Stock Company	73,941,245,174	73,941,245,174	68,695,129,324	68,695,129,324
Nam Phuong Investment and Trading Company Limited	55,794,550,280	55,794,550,280	22,738,104,180	22,738,104,180
Vicem Packaging But Son Joint Stock Company	46,824,574,989	46,824,574,989	61,239,289,420	61,239,289,420
Vinh Plastic and Bags Joint Stock Company	44,356,017,650	44,356,017,650	45,907,793,386	45,907,793,386
Vietnam National Cement Corporation	35,748,483,002	35,748,483,002	22,460,308,602	22,460,308,602
Omanco Material Vietnam Company Limited	31,197,831,177	31,197,831,177	-	-
Hong Son Construction Mineral Joint Stock Company	23,487,205,989	23,487,205,989	18,851,070,839	18,851,070,839
Vicem Packaging Bim Son Joint Stock Company	22,764,124,094	22,764,124,094	28,516,248,719	28,516,248,719
Cemtech Vietnam Company Limited	19,321,315,923	19,321,315,923	-	-
Hoa Binh High Tech Environment Joint Stock Company	15,471,127,971	15,471,127,971	6,732,450,995	6,732,450,995
MQC Vietnam Energy Joint Stock Company	14,669,368,496	14,669,368,496	7,046,153,194	7,046,153,194
Investment and Trading Joint Stock Company No. 208	14,179,271,199	14,179,271,199	13,084,995,401	13,084,995,401
Ha Nam Power Company - Branch of Northern Power Corporation	11,959,711,288	11,959,711,288	8,882,842,080	8,882,842,080
Hung Viet Business Development and Investment Joint Stock Company	11,102,236,800	11,102,236,800	11,949,875,000	11,949,875,000
Others	193,203,076,253	193,203,076,253	444,541,003,256	444,541,003,256
	<b>786,554,217,484</b>	<b>786,554,217,484</b>	<b>968,938,154,916</b>	<b>968,938,154,916</b>
<b>In which: Short-term payables to related parties (Details in Note 34)</b>	<b>362,078,920,691</b>	<b>362,078,920,691</b>	<b>408,045,523,064</b>	<b>408,045,523,064</b>

14. SHORT-TERM ADVANCES FROM CUSTOMERS

	Closing balance	Opening balance
	VND	VND
Nam Phuong Materials Import Export Company Limited	3,917,846,708	-
Phu Thai Company Limited	3,090,931,337	2,160,765,259
Tien Luc Service Trading and Gold Silver Company Limited	2,660,746,854	1,612,156,727
TNC Company Limited	1,693,988,654	1,079,689,864
Hai Anh Trading and Transport Service Company Limited	1,654,794,549	3,988,195,724
Others	16,416,831,981	13,828,812,971
	<b>29,435,140,083</b>	<b>22,669,620,545</b>
<b>In which: Short-term advances from related parties (Details in Note 34)</b>	<b>942,836,928</b>	<b>2,273,657,862</b>

15. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance
	VND	VND
Accruals for interest expenses	5,701,444,422	6,581,958,037
Accruals for packaging recycling expense	4,014,501,073	-
Accruals for fixed asset repairs	2,652,098,762	14,325,839,831
Accruals for material purchase	2,790,914,538	10,371,756,705
Other accruals	6,474,710,139	3,277,620,294
	<b>21,633,668,934</b>	<b>34,557,174,867</b>
<b>In which: Accruals for related parties (Details in Note 34)</b>	<b>3,582,958,905</b>	<b>3,582,958,905</b>

16. OTHER SHORT-TERM PAYABLES

	Closing balance	Opening balance
	VND	VND
Trade union fee	1,916,519,016	1,012,424,768
Social insurance	-	1,920,960,658
Health insurance	88,410,687	656,556,771
Unemployment insurance	-	475,940,572
Dividends payable	24,043,230,760	29,518,719,010
Bid guarantee received	2,473,400,000	4,544,500,000
Other payables	2,024,271,687	2,023,648,698
	<b>30,545,832,150</b>	<b>40,152,750,477</b>
<b>In which: Other payables to related parties (Details in Note 34)</b>	<b>24,565,223,400</b>	<b>30,274,905,100</b>



17. SHORT-TERM LOANS

	Opening balance		In the year		Closing balance	
	Amount	VND Amount able to be paid off	Increases	VND Decreases	Amount	VND Amount able to be paid off
<b>Short-term loans</b>	<b>950,073,745,803</b>	<b>950,073,745,803</b>	<b>2,201,563,918,971</b>	<b>2,219,666,970,950</b>	<b>931,970,693,824</b>	<b>931,970,693,824</b>
Bank for Investment and Development of Vietnam - Ha Nam Branch (i)	650,832,484,358	650,832,484,358	1,567,078,299,799	1,519,259,959,613	698,650,824,544	698,650,824,544
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Nam Branch (ii)	299,241,261,445	299,241,261,445	600,273,034,544	666,194,426,709	233,319,869,280	233,319,869,280
Military Commercial Joint Stock Bank - Ha Nam Branch	-	-	34,212,584,628	34,212,584,628	-	-
<b>Current portion of long-term loans (Details in Note 18)</b>	<b>36,986,692,000</b>	<b>36,986,692,000</b>	<b>57,526,069,457</b>	<b>50,768,585,457</b>	<b>43,744,176,000</b>	<b>43,744,176,000</b>
	<b>987,060,437,803</b>	<b>987,060,437,803</b>	<b>2,259,089,988,428</b>	<b>2,270,435,556,407</b>	<b>975,714,869,824</b>	<b>975,714,869,824</b>

The short-term bank loans balance as at 31 December 2024 represents:

(i) Loan from Bank for Investment and Development of Vietnam - Ha Nam Branch with a limit of VND 750,000,000,000 including Vietnamese Dong and converted foreign currency according to credit contract No. 01/2024/422339/HDTD dated 28 June 2024. The credit limit is maintained until 30 June 2025. The loan term is determined according to each specific credit contract. The loan is used to supplement working capital, guarantee, and open L/C. The interest rate is specified in each promissory note and is valid from the date of disbursement until the interest rate is adjusted. The interest will be paid on the 25th of each month. The credit facility is secured by some assets of line 2 (Note 10).

(ii) Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Nam Branch with a limit of VND 300,000,000,000 under credit contract No. 125/24/HDHM/HNA dated 26 December 2024. The limit is maintained until 26 December 2025 and the maximum term is 06 months from the next day of the loan disbursement date stated on each debt receipt. The loan is used to finance short-term credit needs for the Company's cement production activities. The interest rate is specified in each debt receipt and is valid from the disbursement date until the interest rate is adjusted. The interest will be paid on the 26th of each month. The credit facility is secured by certain means of transport and certain assets of production line 1 (Note 10).

18. LONG-TERM LOANS

	Opening balance		In the year		Closing balance	
	Amount	VND Amount able to be paid off	Increases	VND Decreases	Amount	VND Amount able to be paid off
<b>Long-term loans</b>						
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Nam Branch	183,973,159,780	183,973,159,780	64,918,293,586	41,258,176,000	207,633,277,366	207,633,277,366
Vietnam Bank For Agriculture And Rural Development - Ha Nam Branch	9,510,409,457	9,510,409,457	-	9,510,409,457	-	-
	<b><u>193,483,569,237</u></b>	<b><u>193,483,569,237</u></b>	<b><u>64,918,293,586</u></b>	<b><u>50,768,585,457</u></b>	<b><u>207,633,277,366</u></b>	<b><u>207,633,277,366</u></b>
In which:						
- Amount due for settlement within 12 months	36,986,692,000	36,986,692,000			43,744,176,000	43,744,176,000
- Amount due for settlement after 12 months	156,496,877,237	156,496,877,237			163,889,101,366	163,889,101,366

The long-term bank loan balance as at 31 December 2024 represents:

The loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Nam Branch under Contract No. 101/22/HDTD/9DY dated 5 April 2022 and the amended and supplemented Contract No. 02.101/22/HDCTD/9DY dated 10 January 2024 is used to finance legal, reasonable and valid credit needs related to the investment in the implementation of the Investment plan to construct a project to utilize waste heat from waste gas of production lines 1 and 2 to generate electricity in accordance with the provisions of law. The loan is made each time with a maximum loan amount of VND 249,000,000,000 but not exceeding 60% of the total investment (excluding value added tax) of the project. The loan term is 83 months from the date of disbursement. The loan interest rate is determined by the disbursement. The loan is granted a grace period of 16 months from the date of first disbursement but not more than 03 months from the date the project comes into operation. The interest will be paid on the 26th of each month. The loan is secured by some assets of line 1 and all assets formed in the future from the Waste Heat Project (Note 10).

Long-term loans are repaid according to the following schedule:

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
On demand or within one year	43,744,176,000	36,986,692,000
In the second year	43,744,176,000	36,497,101,457
In the third to fifth year inclusive	120,144,925,366	95,960,076,000
After five years	-	24,039,699,780
	<u>207,633,277,366</u>	<u>193,483,569,237</u>
Less: Amount due for settlement within 12 months (shown under short-term loans)	43,744,176,000	36,986,692,000
<b>Amount due for settlement after 12 months</b>	<u><u>163,889,101,366</u></u>	<u><u>156,496,877,237</u></u>

**19. LONG-TERM PAYABLE PROVISIONS**

Long-term provisions reflect the environmental improvement and restoration obligations that the Company needs to carry out in its mining activities.

**20. OWNERS' EQUITY**

	<u>Owners' contributed capital</u>	<u>Investment and development fund</u>	<u>Retained earnings/(Losses) accumulated</u>	<u>Total</u>
	VND	VND	VND	VND
<b>Prior year's opening balance</b>	<b>1,235,598,580,000</b>	<b>122,757,475,903</b>	<b>63,502,571,855</b>	<b>1,421,858,627,758</b>
(Loss) for the year	-	-	(96,254,664,729)	(96,254,664,729)
Dividends declared	-	-	(37,067,957,400)	(37,067,957,400)
Appropriation of bonus and welfare funds	-	-	(20,333,749,667)	(20,333,749,667)
<b>Current year's opening balance</b>	<b>1,235,598,580,000</b>	<b>122,757,475,903</b>	<b>(90,153,799,941)</b>	<b>1,268,202,255,962</b>
(Loss) for the year	-	-	(201,794,898,759)	(201,794,898,759)
<b>Current year's closing balance</b>	<b>1,235,598,580,000</b>	<b>122,757,475,903</b>	<b>(291,948,698,700)</b>	<b>1,066,407,357,203</b>

Number of outstanding shares

	<u>Closing balance</u>	<u>Opening balance</u>
	Shares	Shares
Number of shares issued to the public	123,559,858	123,559,858
<i>Ordinary shares</i>	<i>123,559,858</i>	<i>123,559,858</i>
Number of outstanding shares in circulation	123,559,858	123,559,858
<i>Ordinary shares</i>	<i>123,559,858</i>	<i>123,559,858</i>

All ordinary shares have a par value of VND 10,000/share.

Charter capital

According to the amended Enterprise Registration Certificate, the Company's charter capital is VND 1,235,598,580,000 (31 December 2023: VND 1,235,598,580,000). As at 31 December 2024, the charter capital has been fully contributed by shareholders as follows:

	<u>According to Amended Enterprise Registration Certificate</u>		<u>Contributed Capital (VND)</u>	
	VND	%	<u>Closing balance</u>	<u>Opening Balance</u>
Vietnam National Cement Corporation	982,489,390,000	79.5	982,489,390,000	982,489,390,000
Other shareholders	253,109,190,000	20.5	253,109,190,000	253,109,190,000
<b>Total</b>	<b><u>1,235,598,580,000</u></b>	<b><u>100.00</u></b>	<b><u>1,235,598,580,000</u></b>	<b><u>1,235,598,580,000</u></b>

21. OFF BALANCE SHEET ITEMS

Operating lease assets

The total future minimum lease payments under non-cancelable operating leases over the following terms:

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Within one year	11,918,545,616	8,460,935,536
In the second to fifth year inclusive	32,201,184,491	36,517,742,650
After five years	119,270,206,974	126,401,144,590
	<b><u>163,389,937,081</u></b>	<b><u>171,379,822,776</u></b>

Operating lease payments represent the value payable under long-term land lease contracts signed to serve the Company's production and business activities.

Foreign currency

	<u>Closing balance</u>	<u>Opening balance</u>
US Dollars	43.94	70.34

**22. BUSINESS SEGMENT AND GEOGRAPHY SEGMENT**

The main production and business activities of the Company are the production and trading of cement, clinker and certain related building materials. During the year, the Company did not have any other material business activities, accordingly, the financial information presented on the balance sheet as at 31 December 2024 and revenue and expenses presented in the income statement for the year then ended related to trading of cement, clinker and certain related building materials. Revenue and Cost of goods sold by each business activity are presented in Note 23 and Note 24, respectively.

The Company has no business activities outside of Vietnam; therefore, there is no geographical report that needs to be presented.

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

	Current year	Prior year
	VND	VND
<b>Gross revenue from goods sold and services rendered</b>	<b>2,749,298,770,149</b>	<b>2,725,163,163,486</b>
- Sales of cement	2,497,897,496,214	2,570,912,160,129
- Sales of clinker	240,643,902,244	140,356,972,340
- Others	10,757,371,691	13,894,031,017
<b>Deductions</b>	<b>139,685,189,160</b>	<b>151,863,856,415</b>
- Trade discount	139,685,189,160	151,863,856,415
<b>Net revenue from goods sold and services rendered</b>	<b>2,609,613,580,989</b>	<b>2,573,299,307,071</b>
<b>In which: Revenue from related parties (Details stated in Note 34)</b>	<b>109,882,950,797</b>	<b>85,824,500,077</b>

**24. COST OF GOODS SOLD AND SERVICES RENDERED**

	Current year	Prior year
	VND	VND
Cost of cement sold	2,332,842,454,839	2,284,837,945,376
Cost of clinker sold	275,915,104,643	160,057,426,606
Others	8,357,371,598	7,504,772,317
	<b>2,617,114,931,080</b>	<b>2,452,400,144,299</b>

**25. PRODUCTION COST BY NATURE**

	Current year	Prior year
	VND	VND
Raw materials and consumables	1,776,696,978,553	1,893,859,642,648
Labour	242,272,244,473	261,730,177,302
Depreciation and amortisation	233,087,522,143	208,059,863,974
Out-sourced services	163,484,871,891	174,107,523,307
Other monetary expenses	171,768,935,038	171,027,328,006
	<b>2,587,310,552,098</b>	<b>2,708,784,535,237</b>



26. FINANCIAL INCOME

	Current year	Prior year
	VND	VND
Bank interest	434,730,145	575,647,568
Foreign exchange gain	-	84,257,901
	<b>434,730,145</b>	<b>659,905,469</b>

27. FINANCIAL EXPENSES

	Current year	Prior year
	VND	VND
Interest expense	68,464,081,605	83,895,166,683
Settlement discount	5,864,755,400	4,702,024,460
Foreign exchange loss	2,889,828,999	3,389,686,197
	<b>77,218,666,004</b>	<b>91,986,877,340</b>

28. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current year	Prior year
	VND	VND
<b>General and administration expenses</b>		
Labour costs	39,513,281,591	45,849,956,140
Hospitality, meeting expenses	8,762,912,770	12,637,056,106
Depreciation expenses	5,619,284,297	6,060,679,933
Consulting expenses (*)	6,151,932,593	6,148,979,083
Taxes, fees and charges	7,605,071,626	4,014,569,115
Office tools and supplies	5,082,732,149	5,247,679,662
Others	18,047,352,644	20,139,874,858
	<b>90,782,567,670</b>	<b>100,098,794,897</b>
<b>Selling expenses</b>		
Handling and transportation costs	14,808,035,543	11,440,680,975
Consumption support costs	5,465,747,400	-
Labour costs	22,620,132,802	24,400,769,338
Advertising, introduction costs	8,561,518,691	8,413,126,498
Hospitality, meeting expenses	2,876,799,013	5,866,433,273
Consulting expenses (*)	6,151,932,593	6,148,979,083
Others	20,856,437,492	15,148,150,070
	<b>81,340,603,534</b>	<b>71,418,139,237</b>

(\*) This is the consulting fee for transferring management and market development skills that the Company must pay quarterly according to the Enterprise Management Consulting Contract - Contract No. 1334/VICEM-HDKT dated 26 July 2018 and the Consulting Contract for transferring management and market development skills - Contract No. 1335/VICEM-HDKT dated July 26, 2018 and the appendixes of the adjusted contract. Accordingly, Vietnam Cement Corporation will advise, support and transfer business management and market development know-how to maximize production and business efficiency.



29. OTHER INCOME

	Current year	Prior year
	VND	VND
Income from sludge, sand waste, hazardous waste treatment	57,815,842,750	48,280,084,450
Others	1,231,676,038	1,276,104,228
	<b>59,047,518,788</b>	<b>49,556,188,678</b>
<b>In which: Other income from related parties (Details stated in Note 34)</b>	<b>10,945,342,519</b>	<b>5,267,372,453</b>

30. OTHER EXPENSE

	Current year	Prior year
	VND	VND
Expenses relating to mine closure	2,664,808,151	2,547,739,757
Others	1,769,152,242	1,318,370,417
	<b>4,433,960,393</b>	<b>3,866,110,174</b>

31. CORPORATE INCOME TAX EXPENSE

	Current year	Prior year
	VND	VND
<b>Current corporate income tax expense</b>		
Corporate income tax expense based on taxable profit in the current year	-	-
<b>Total current corporate income tax expense</b>	<b>-</b>	<b>-</b>

The current corporate income tax expense for the year was computed as follows:

	Current year	Prior year
	VND	VND
<b>(Losses) before tax</b>	<b>(201,794,898,759)</b>	<b>(96,254,664,729)</b>
<b>Adjustments for taxable profit</b>		
<i>Add back: non-deductible expenses</i>	57,766,481,265	47,851,185,368
<b>Taxable profit</b>	<b>(144,028,417,494)</b>	<b>(48,403,479,361)</b>
Normal tax rate	20%	20%
<b>Corporate income tax expense based on taxable profit in the current year</b>	<b>-</b>	<b>-</b>

The determination of the Company's income tax is based on the current tax regulations. However, these regulations are subject to change from time to time and the ultimate determination of corporate income tax depends on the results of the examination by the competent tax authorities as well as the relevant authorities.

As at 31 December 2024, the Company has tax losses of VND 192,431,896,855 that can be used to offset future profits. No deferred income tax assets are recognized for this loss because the Company is uncertain about when sufficient taxable profits will be available in the future.

32. (LOSSES) PER SHARE

	<u>Current year</u> VND	<u>Prior year</u> VND
Accounting (loss) after corporate income tax	(201,794,898,759)	(96,254,664,729)
(Loss) attributable to ordinary shareholders	(201,794,898,759)	(96,254,664,729)
Average ordinary shares in circulation for the year	123,559,858	123,559,858
<b>Basic (losses) per share</b>	<b><u>(1,633)</u></b>	<b><u>(779)</u></b>

33. CONTINGENT LIABILITIES

*Temporarily stop mining Kha Phong slate quarry and Ba Sao slate quarry, ungranted mining license of Doi Thi slate quarry and Thanh Son slate quarry*

On 29 January 2019, the People's Committee of Ha Nam province issued Document No. 274/UBND-NN&TNMT requesting the Company to temporarily stop mining Kha Phong I and Kha Phong II slate quarries from 31 January 2019 to serve the 2019 Vesak Festival. On 6 May 2020, the People's Committee of Ha Nam province issued Document No. 1193/UBND-NN&TNMT requesting the Company to stop mining clay on an area of 68.2 hectares in Ba Sao town, Kim Bang town, and only exploit an area of 17 hectares in Lien Son commune, Kim Bang town on the condition that it does not affect the landscape and environment and carry out environmental restoration after the end of mining. On 15 December 2022, the People's Committee of Ha Nam province issued Document No. 3408/UBND-NNTNMT requesting the Company to carry out procedures to end mineral exploitation, return the area of Kha Phong slate quarry and Ba Sao slate quarry before 1 January 2024, not to carry out procedures for granting mineral exploitation licenses for the 2 mines in Doi Thi and Thanh Son areas; at the same time, requesting the Company to calculate costs, synthesize data related to the above slate quarries as a basis for developing a compensation and support plan when reclaiming land in accordance with the law. On 20 January 2023, the People's Committee of Ha Nam province issued Document No. 155/UBND-NNTMMT allowing the Company to continue to renovate, level, and improve the ground at Kha Phong I and Kha Phong II slate quarries, and reclaim shale in accordance with regulations; The completion of the reclamation, leveling and recovery of clay is no later than 26 April 2025. Accordingly, the entire Kha Phong I, Kha Phong II and Ba Sao slate quarries must be restored to their original state and the site returned to the People's Committee of Ha Nam province. Compensation for the expenses incurred by the Company depends on future decisions of the competent authorities. As at the date of these financial statements, the Company is actively working with relevant state authorities to determine a reasonable compensation plan.

34. RELATED PARTY TRANSACTIONS AND BALANCES

*List of related parties with significant transactions and balances during the year:*

<u>Related parties</u>	<u>Relationship</u>
Vietnam National Cement Corporation	Parent Company
Cement Investment and Development Consulting Company	Subordinate Unit of the Corporation
Vicem Cement Technology Institute	Subordinate Business Unit of the Corporation
Cement Technical Vocational College	Subordinate Business Unit of the Corporation
Vicem Energy and Environment Joint Stock Company	Company within the same Corporation
Vicem Hoang Mai Cement Joint Stock Company	Company within the same Corporation
Ha Long Cement Joint Stock Company	Company within the same Corporation
Vicem Tam Diep Cement One Member Co., Ltd.	Company within the same Corporation
Vicem Hai Van Cement Joint Stock Company	Company within the same Corporation
Vicem Hoang Thach Cement One Member Co., Ltd.	Company within the same Corporation
Vicem Da Nang Construction Materials Joint Stock Company	Company within the same Corporation
Vicem Gypsum Cement Joint Stock Company	Company within the same Corporation
Vicem Cement Trading Joint Stock Company	Company within the same Corporation
Bim Son Cement Joint Stock Company	Company within the same Corporation
Vicem Song Thao Cement Joint Stock Company	Company within the same Corporation
Vicem But Son Packaging Joint Stock Company	Company within the same Corporation
Vicem Bim Son Packaging Joint Stock Company	Company within the same Corporation
Members of the Board of Management, Board of General Directors, Chief Accountant and Board of Supervisors	

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During the year, the Company entered into the following significant transactions with its related parties:

	<u>Current year</u>	<u>Prior year</u>
	VND	VND
<b>Sales</b>	<b>109,882,950,797</b>	<b>85,824,500,077</b>
Vicem Energy and Environment Joint Stock Company	58,629,316,515	2,706,489,210
Vicem Cement Trading Joint Stock Company	36,972,078,527	80,596,314,791
Vicem Gypsum and Cement Joint Stock Company	10,595,195,015	515,325,899
Vicem Song Thao Cement Joint Stock Company	3,686,360,740	-
Vicem Hai Van Cement Joint Stock Company	-	2,006,370,177
<b>Purchases</b>	<b>506,929,450,271</b>	<b>576,509,441,150</b>
Vicem Energy and Environment Joint Stock Company	351,565,737,992	454,856,433,771
Vicem Gypsum and Cement Joint Stock Company	79,596,210,490	44,299,602,600
Vicem But Son Packaging Joint Stock Company	38,707,011,530	37,443,236,000
Vicem Bim Son Packaging Joint Stock Company	20,753,979,600	20,344,800,000
Vicem Da Nang Construction Materials Joint Stock Company	8,301,441,330	9,601,500,000
Vicem Tam Diep Cement One Member Co., Ltd.	7,280,496,329	4,306,048,446
Cement Technical Vocational College	531,468,000	714,213,000
VICEM Cement Technology Institute	193,105,000	591,192,000
Vicem Hoang Thach Cement One Member Co., Ltd.	-	3,502,895,520
Vicem Hai Van Cement Joint Stock Company	-	578,480,900
Cement Investment and Development Consulting Company	-	271,038,913
<b>Settlement discounts</b>	<b>208,516,000</b>	<b>606,682,020</b>
Vicem Cement Trading Joint Stock Company	208,516,000	606,682,020
<b>Consulting expenses</b>	<b>12,303,865,186</b>	<b>12,297,958,166</b>
Vietnam National Cement Corporation	12,303,865,186	12,297,958,166
<b>Other income</b>	<b>10,945,342,519</b>	<b>5,267,372,453</b>
Vicem Energy and Environment Joint Stock Company	10,746,752,430	5,015,588,160
Vicem Hai Van Cement Joint Stock Company	198,590,089	251,784,293
<b>Dividends declared</b>	<b>-</b>	<b>29,474,681,700</b>
Vietnam National Cement Corporation	-	29,474,681,700

Significant related party balances as at the balance sheet date were as follows:

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
<b>Short-term receivables</b>	<b>15,966,260,412</b>	<b>18,784,964,651</b>
Ha Long Cement Joint Stock Company	12,176,962,000	12,226,962,000
Vicem Hai Van Cement Joint Stock Company	3,789,298,412	6,550,974,443
Vicem Energy and Environment Joint Stock Company	-	7,028,208
<b>Other short-term receivables</b>	<b>6,850,750</b>	<b>3,176,000,000</b>
Vicem Hoang Mai Cement Joint Stock Company	6,850,750	3,176,000,000
<b>Short-term payables</b>	<b>362,078,920,691</b>	<b>408,045,523,064</b>
Vicem Energy and Environment Joint Stock Company	172,534,077,199	208,292,890,520
Vicem Gypsum and Cement Joint Stock Company	73,941,245,174	68,695,129,324
Vicem But Son Packaging Joint Stock Company	46,824,574,989	61,239,289,420
Vicem Bim Son Packaging Joint Stock Company	22,764,124,094	28,516,248,719
Vietnam National Cement Corporation	35,748,483,002	22,460,308,602
Vicem Da Nang Construction Materials Joint Stock Company	6,787,455,226	10,844,305,086
Vicem Tam Diep Cement One Member Co., Ltd.	2,952,852,000	4,583,249,794
Cement Investment and Development Consulting Company	526,109,007	588,199,007
Vicem Hoang Thach Cement One Member Co., Ltd.	-	2,474,694,592
Cement Technical Vocational College	-	351,208,000
<b>Short-term advances from customers</b>	<b>942,836,928</b>	<b>2,273,657,862</b>
Vicem Cement Trading Joint Stock Company	857,314,224	2,273,657,862
Vicem Hai Van Cement Joint Stock Company	85,522,704	-
<b>Other short-term payables</b>	<b>24,565,223,400</b>	<b>30,274,905,100</b>
Vietnam National Cement Corporation	24,000,000,000	29,474,681,700
Vicem Hoang Mai Cement Joint Stock Company	565,223,400	565,223,400
Vicem Da Nang Construction Materials Joint Stock Company	-	115,000,000
Vicem Hoang Thach Cement One Member Co., Ltd.	-	120,000,000
<b>Short-term accrued expenses</b>	<b>3,582,958,905</b>	<b>3,582,958,905</b>
Vietnam National Cement Corporation	3,582,958,905	3,582,958,905



Remuneration paid to the Company's Board of Directors, Board of Management, Chief Accountant, Board of Supervisors are as follows:


	Current year VND	Prior year VND
<b>Board of Management remuneration</b>	<b>486,000,000</b>	<b>528,000,000</b>
Mr. Dao Tuan Khoi	96,000,000	64,000,000
Mr. Vu The Ha	-	32,000,000
Mr. Do Tien Trinh	72,000,000	72,000,000
Ms. Le Thi Khanh	72,000,000	72,000,000
Mr. Nguyen The Hung (resigned on 01 June 2024)	30,000,000	72,000,000
Mr. Le Huy Quan	72,000,000	72,000,000
Mr. Tran Viet Hong	72,000,000	72,000,000
Mr. Nguyen Minh Tuan	72,000,000	72,000,000
<b>Board of General Directors and Chief Accountant remuneration</b>	<b>2,842,915,199</b>	<b>4,305,625,315</b>
Mr. Do Tien Trinh	681,288,124	1,030,976,710
Mr. Nguyen The Hung (resigned on 01 June 2024)	386,027,155	928,681,225
Ms. Le Thi Khanh	625,983,591	892,123,607
Mr. Luu Vu Cam	546,648,176	746,622,999
Mr. Nguyen Manh Tuong (appointed Deputy General Director on 9 November 2024)	65,408,621	-
Mr. Pham Tran Viet (appointed Chief Accountant on 30 January 2024)	537,559,532	707,220,774
<b>Board of Supervisors' remuneration and income</b>	<b>821,850,421</b>	<b>1,031,470,003</b>
Mr. Doan Huu Phong	290,879,887	429,798,719
Mr. Tran Ngoc Hai	295,905,738	331,035,552
Mr. Dang Vu Hai	235,064,796	270,635,732



Co Thi Thu Hien  
Preparer



Pham Tran Viet  
Chief Accountant

Do Tien Trinh  
General Director

12 March 2025