

VIETNAM NATIONAL CEMENT CORPORATION
HAI PHONG CEMENT TRADING AND TRANSPORTATION
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Number: 114/HCT-KTTC

On the announcement of the Financial Report for the
quarter 3, 2026

Hai Phong, Oct 19, 2026

Dear :

State Securities Commission
Hanoi Stock Exchange

1. Company name: **Hai Phong Cement Trading And Transportation Joint Stock Company**
2. Stock code : **HCT**
3. Head office address : **290 Hanoi Street - Hong Bang - Hai Phong**
4. Phone : **02253.540.445** Fax: **02253.540417**
5. Legal representative: Director **Le Van Thang**
6. Information disclosure content: **Financial report for the first quarter of 2026 prepared on Oct 19, 2026; Including:**
 - Balance sheet;
 - Business performance report;
 - Cash flow statement ;
 - Notes to Financial Statements.
7. Website address for posting Financial Reports: <http://vtxmhp.com>

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Recipient: *Handwritten signature*

- As per;
- Save Financial Accounting
- Burner of documents



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Ngày ký: 23.10.2026 12:30:23 +07:00

Le Van Thang



VIETNAM NATIONAL CEMENT CORPORATION
HAI PHONG CEMENT TRADING AND TRANSPORTATION
JOINT STOCK COMPANY

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FINANCIAL REPORT

QUARTER 3 OF 2026

LIST OF REPORTS

1. BALANCE SHEET
2. PRODUCTION AND BUSINESS RESULTS REPORT
- 3 . CASH FLOW STATEMENT
4. NOTES TO FINANCIAL STATEMENTS

Recipient:

- Vietnam National Cement Corporation
- State Securities Commission.
- Hanoi Stock Exchange.
- Board of Directors of the Company.
- Company Supervisory Board.
- Company Board of Directors.
- Save Accounting Department.

Hai Phong, Oct 19, 2026

**HAI PHONG CEMENT TRADING AND TRANSPORTATION
JOINT STOCK COMPANY**
Financial report quarter 3, 2026

For the period from 01 July 2026 to 30 September 2026

Hai Phong, 19 Oct 2026



HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

FORM B01a - DN

Unit: VND

ITEMS	Codes	Notes	30/09/2026	01/01/2026
A, CURRENT ASSETS	100		35,892,213,120	35,469,228,554
I, Cash and cash equivalents	110		1,760,087,521	3,993,539,239
1, Cash	111		1,760,087,521	982,073,486
2, Cash equivalents	112		0	3,011,465,753
II, Short-term financial investments	120		17,653,384,513	21,274,419,027
1, Short-term held-to-maturity investments	123		17,653,384,513	21,274,419,027
III, Short-term receivables	130		16,341,629,702	9,704,990,626
1, Short-term trade receivable	131		17,538,882,438	9,410,965,212
2, Short-term advances to suppliers	132		137,770,922	1,388,220,567
3, Other short-term receivables	135		66,417,754	328,176,559
4, Allowance for short-term doubtful debts	136		(1,401,441,412)	(1,422,371,712)
IV, Inventories	140		60,942,177	56,341,470
1, Inventories	141		60,942,177	56,341,470
VI, Other current assets	160		76,169,207	439,938,192
1, Short-term prepaid expenses	161		76,169,207	49,596,792
2, Taxes and other receivables from the State	163		0	390,341,400
B, NON-CURRENT ASSETS	200		10,941,833,905	7,431,021,198
I, Fixed assets	220		10,810,992,143	7,016,277,965
1, Tangible fixed assets	221		10,432,595,890	6,906,233,361
- Cost	222		39,262,471,863	34,102,836,975
- Accumulated depreciation	223		(28,829,875,973)	(27,196,603,614)
2, Intangible fixed assets	227		378,396,253	110,044,604
- Cost	228		514,872,250	285,410,000
- Accumulated amortization	229		(136,475,997)	(175,365,396)
II, Long-term assets in progress	250		0	40,000,000
1, Construction in progress	252		0	40,000,000
III, Other long-term assets	270		130,841,762	374,743,233
1, Long-term prepaid expenses	271		130,841,762	374,743,233
TOTAL ASSETS	280		46,834,047,025	42,900,249,752

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 September 2026

FORM B01a - DN

Unit: VND

ITEMS	Codes	Notes	30/09/2026	01/01/2026
C, LIABILITIES	300		7,106,430,438	3,931,986,845
I, Current liabilities	310		7,106,430,438	3,931,986,845
1, Short-term trade payable	311		3,876,084,036	992,586,760
2, Dividends and profit payable	313		12,558,104	12,558,104
3, Short-term taxes and other payables to the State	314		568,155,226	255,543,976
4, Payables to employees	315		2,510,536,123	2,270,201,056
5, Other short-term payables	320		138,500,000	398,500,000
6, Short-term borrowings and finance lease liabilities	321		0	0
7, Bonus and welfare funds	323		596,949	2,596,949
D, EQUITY	400		39,727,616,587	38,968,262,907
1, Owners' contributed capital	411		20,163,850,000	20,163,850,000
- Ordinary shares with voting rights	411a		20,163,850,000	20,163,850,000
2, Capital surplus	412		11,520,577,295	11,520,577,295
3, Investment and development fund	418		8,510,310,915	8,510,310,915
4, Undistributed earnings	420		(467,121,623)	(1,226,475,303)
- Accumulated to the prior period	420a		(1,226,475,303)	(1,537,352,029)
- Undistributed earnings of the current period	420b		759,353,680	310,876,726
TOTAL RESOURCES	440		46,834,047,025	42,900,249,752

Hai Phong, 19 Oct 2026

Preparer



Nguyen Thi Quynh Hoa

Chief Accountant



Vu Thanh Tung

Legal Representative



Le Van Thang

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

INTERIM INCOME STATEMENT For the period from 01 July 2026 to 30 September 2026

FORM B02a - DN
Unit: VND

ITEMS	Codes	Notes	Quarter 3, 2026		Cumulative total from the beginning of the year to the end of this quarter	
			Current period	Comparable period	Current period	Comparable period
Revenue from goods sold and services rendered	01		10,022,508,493	7,239,735,315	29,420,148,684	22,470,888,811
Deductions	02		7,916,667	7,454,629	48,325,551	151,245,183
Net revenue from goods sold and services rendered	10		10,014,591,826	7,232,280,686	29,371,823,133	22,319,643,628
Cost of sales	11		8,743,639,268	6,124,445,802	25,493,842,404	19,421,736,659
Gross profit from goods sold and services rendered	20		1,270,952,558	1,107,834,884	3,877,980,729	2,897,906,969
Gain/(loss) from disposal of investment property	21		-	-	-	-
Financial income	22		308,075,487	276,072,832	743,670,351	735,756,080
Financial expenses	23		-	-	21,326,040	538,104
- Of which: Borrowing costs	24		-	-	21,326,040	538,104
Selling expenses	25		15,320,515	49,009,223	93,603,575	241,527,674
General administrative expenses	26		1,136,450,041	869,838,511	3,269,997,619	2,640,780,779
Operating profit	30		427,257,489	465,059,982	1,236,723,846	750,816,492
Other income	31		-	5,092,593	-	99,537,038
Other expenses	32		15,000,000	99,537,038	16,157,670	99,553,705
Profit from other activities	40		(15,000,000)	(94,444,445)	(16,157,670)	(16,667)
Profit before tax	50		412,257,489	370,615,537	1,220,566,176	750,799,825
Current corporate income tax expense	51		155,484,391	82,523,107	461,212,496	175,359,965
Deferred corporate income tax expense	52		-	-	-	-
Net profit after corporate income tax	60		256,773,098	288,092,430	759,353,680	575,439,860
Basic earnings per share	70		127	143	377	285

Preparer



Nguyen Thi Quynh Hoa

Chief Accountant



Vu Thanh Tung

Hai Phong, 19 Oct 2026

Legal Representative



Le Van Thang

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

INTERIM CASH FLOW STATEMENT
(Indirect method)
For the accounting period ended 30 September 2026

FORM B03a - DN
Unit: VND

ITEMS	Codes	Notes	Cumulative total from the beginning of the year to the end of this quarter	
			Quarter 3,2026	Quarter 3,2025
I, CASH FLOWS FROM OPERATING ACTIVITIES				
1, Profit for the year	01		1,220,566,176	750,799,825
2, Adjustment for				
- Depreciation and amortization of fixed assets	02		1,652,825,960	1,347,465,744
- Provisions	03		(20,930,300)	(4,000,000)
- Gain/Loss from investing activities	05		(431,879,864)	(271,635,832)
3, Operating profit before movements in working capital	08		2,420,581,972	1,822,629,737
- Increase, decrease in receivables	09		(6,123,010,596)	(2,904,365)
- Increase, decrease in inventory	10		(4,600,707)	14,705,198
- Increase, decrease in payables (exclude interest expenses, CIT)	11		1,437,783,570	3,419,124
- Increase, decrease in prepaid expenses	12		217,329,056	861,830,640
- Interest paid	14		(21,326,040)	0
- Corporate income tax paid	15		(502,255,924)	(361,525,162)
- Other cash outflows	17		(2,000,000)	(6,900,000)
Net cash from operating activities	20		(2,577,498,669)	2,331,255,172
II, CASH FLOWS FROM INVESTING ACTIVITIES				
1, Acquisition of fixed assets and other long-term assets	21		(4,325,080,138)	0
2, Cash outflow for lending, buying debt intrusments of other entities	23		(6,240,000,000)	(3,830,000,000)
3, Cash recovered from lending, selling debt intrusments of other entities	24		11,510,000,000	0
4, Interest earned, dividend and profit received	27		(600,872,911)	0
Net cash from investing activities	30		344,046,951	(3,830,000,000)
III, CASH FLOWS FROM FINANCING ACTIVITIES				
2, Capital withdrawals, buying treasury shares	32		0	0
1, Proceeds from borrowings	33		2,577,785,336	0
2, Repayments of borrowings	34		(2,577,785,336)	0
5, Repayments of obligations under finance lease	35		0	0
6, Dividends and profits paid	36		0	(285,143,505)
Net cash from financing activities	40		0	(285,143,505)
Net decrease in cash during the period	50		(2,233,451,718)	(1,783,888,333)
Cash and cash equivalents at the beginning of the period	60		3,993,539,239	2,806,569,072
Cash and cash equivalents at the end of the period	70		1,760,087,521	1,022,680,739

Preparer



Nguyen Thi Quynh Hoa

Chief Accountant



Vu Thanh Tung

Hai Phong, 19 Oct 2026

Legal Representative



Le Van Thang

1. BACKGROUND INFORMATION ABOUT THE ENTITY

1.1. Structure of ownership

Hai Phong Cement Trading And Transportation Joint Stock Company, head quartered at 290 Hanoi street, Hong Bang ward, Hai Phong city, was established and operated according to the initial Business Registration Certificate No, 0203000727 dated 24 February 2004, the latest amendment to the Enterprise Registration Certificate was the 6th amendment under Business Registration Certificate No, 0200577563 on 7 May 2026 by the Hai Phong City Department of Finance,

Form of capital ownership: Joint Stock Company,

The registered capital is VND 20,163,850,000, the par value of each share is VND 10,000,

1.2. Business Fields: Commercial business, services,

1.3. Business Sector

The Company's principal business activities are transportation services by water crafts and vehicles; trading cement, gas, oil, construction materials; warehouse rental; general building cleaning, industrial cleaning, and cleaning services for specialized facilities,

1.4. Normal production and business cycle

The Company's normal operating cycle is no more than 12 months,

1.5. The specific characteristics of a business's operations during the period affect its financial statements

There were no unusual factors that had a material impact on the Company's interim financial statements,

1.6. Business Structure: The Company operates independently and has no subsidiaries, joint ventures, associates or dependent units,

1.7. The number of employees of the Company as of 30 Sep 2026 was 68 (as of 1 January 2026 was 67),

1.8. Statements regarding the comparability of information in financial statements: The information presented in the financial statements is comparable,

1.9. Other information

The Company's shares are listed and traded on the Hanoi Stock Exchange with the stock code HCT, Based on the audited financial statements for the year ended 2025, the Company does not meet the requirement regarding contributed charter capital applicable to public companies as prescribed by the Law on Securities No, 54/2019/QH14 dated 26 November 2019 and Article 1 of Law No, 56/2024/QH15 dated 29 November 2024 amending and supplementing a number of articles of the Law on Securities, Annual General Meeting of Shareholders Resolution No, 27/NQ-DHDCD dated 28 April 2026 approved the following matters: the confirmation that the Company no longer satisfies the conditions for being a public company and the implementation of the procedures for reports/applications to the State Securities Commission of Vietnam for the withdrawal of its public company status, The Company is currently carrying out the relevant procedures with the State Securities Commission of Vietnam in accordance with applicable laws and regulations,

2. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

Accounting period: begins on 01/01/2026 and ends on 31/12/2026

The interim financial statements for the period from 1 January 2026 to 30 June 2026 are prepared in accordance with Vietnamese Accounting Standard No, 27 - Interim Financial Statements and regulations related to information disclosure in the securities market,

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

3. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

The financial statements are presented in Vietnamese Dong (VND) and are prepared based on accounting principles consistent with the regulations of the Corporate accounting system issued in Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance, Vietnamese accounting standards, and other relevant legal regulations concerning the preparation and presentation of financial statements,

4. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES, AND RELEVANT LEGAL REGULATIONS

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), based on the assumption of going concern,

The company's financial statements have been translated into English from the Vietnamese versions published in Vietnam,

4.2. 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 a recovery period of no more than three months from the date of investment that are readily convertible into a defined amount of cash and have no risk in converting to cash at the reporting date, and are recognized in accordance with the provisions of Vietnamese Accounting Standard No. 24 - Statement of Cash Flows,

4.3. Investment held to maturity

This reflects investments that the Company intends and is able to hold until maturity with a remaining term of no more than 12 months (short-term) and more than 12 months (long-term) from the reporting date (excluding trading securities), including: time deposits, securities (including promissory notes and bills of exchange), bonds, preferred shares classified as liabilities, loans held until maturity for the purpose of collecting periodic interest, and other investments held until maturity or of a similar nature, excluding derivatives and those already presented under the "Cash equivalents" item,

Investments held to maturity are initially recognized at cost, including the purchase price and related transaction costs such as brokerage fees, transaction fees, advisory fees, taxes, levies, and bank charges, After initial recognition, these investments are recognized at their recoverable value,

Interest earned on deposits after the purchase date of investments held to maturity, and interest earned upon liquidation or sale of investments held to maturity, are recognized as financial income, Interest earned before the Company acquires the investment is deducted from the cost at the time of purchase,

The Company classifies investments held to maturity as long-term or short-term based on the remaining term from the reporting date,

When there is conclusive evidence that part or all of an investment may be unrecoverable and the amount of loss can be reliably determined, the loss is recognized as a financial expense in the period and directly deducted from the investment value, Provisions for investments held to maturity that are similar in nature to doubtful receivables are established similarly to doubtful receivables as per Note 4,4,

4.4. Receivables and allowance for doubtful debts

Accounts receivable are tracked in detail according to their original maturity, remaining maturity at the reporting date, the receivable objects and other factors for the Company's management needs, The classification of accounts receivable into customer receivables, other receivables is carried out according to the following principles:



- Trade receivables include commercial receivables arising from buy-sell transactions, including receivables for export sales consigned to other entities;
- Other receivables include non-commercial receivables not related to buy-sell transactions,

The Company classifies accounts receivable as long-term or short-term based on the remaining maturity at the reporting date,

Accounts receivable are recorded at a value not exceeding the recoverable amount, Allowance for doubtful debts is made for receivables that are overdue for six months or more, or for receivables that are not yet due but for which there is objective evidence that part or all of the receivable is estimated to be impaired due to the debtor having disappeared, absconded, or being unlikely or unable to settle the debt, recognized in accordance with the prevailing Corporate accounting system,

4.5. Inventories

Inventory is valued at cost; however, if the cost is greater than the net realizable value, the inventory is valued at its net realizable value, The cost of inventory includes the purchase cost, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition, Net realizable value is determined by the estimated selling price minus the estimated costs to complete and the estimated costs necessary for its sale,

Inventory is determined using monthly weighted average methods,

Inventories are recorded by perpetual method,

The allowance for inventory devaluation is the difference between the original cost of inventory and its net realizable value at the accounting period end, recognized in accordance with the prevailing Corporate accounting system,

4.6. Tangible fixed assets and depreciation

Tangible fixed assets are presented at their original cost less accumulated depreciation, The original cost of tangible fixed assets is determined at their original price,

The original cost of tangible fixed assets acquired through purchase and construction-transfer is the total cost incurred by the Company to acquire the fixed asset up to the point when the asset is put into a state capable of operating as intended,

Costs incurred after initial recognition are recorded as increase in the historical cost if they actually improve the asset's current condition compared to its initial standard operating condition, such as:

- Changes to parts of a tangible fixed asset that increase its useful life or increase its utilization capacity; or
- Improvements to parts of a tangible fixed asset that significantly increase the quality of the products produced; or
- Application of a new production technology process that reduces the asset's operating costs compared to before,

Costs incurred for repair and maintenance aimed at restoring or maintaining the asset's economic viability to its initial standard operating condition, which do not satisfy any of the above conditions, are recognized as production and business expenses in the period,

Tangible fixed assets are depreciated using the straight-line method, the depreciation amount is calculated by dividing the original cost by the estimated useful life, in accordance with Circular No, 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance, The specific depreciation periods for different types of assets are as follows:

Machinery and equipment	15
Transportation and transmission equipment	07 - 15

4.7. Intangible assets and amortisation

Intangible fixed assets are presented at cost less accumulated depreciation, The historical cost of intangible fixed assets is determined according to their original cost,

The historical cost of intangible fixed assets formed from purchase and transfer investment is all the costs that the Company has to spend to acquire the fixed assets up to the time of bringing the assets into a state capable of operating in the intended manner,

Costs related to intangible fixed assets that arise after initial recognition are recorded as production and business costs in the period, unless the following two conditions are simultaneously met, then they are recorded as an increase in the original cost of intangible fixed assets:

- Additional costs have the potential to cause intangible fixed assets to generate future economic benefits greater than the initially assessed level of activity;
- Costs are determined reliably and associated with specific intangible fixed assets,

The Company's intangible fixed assets include: The purchase price and other costs incurred to acquire the land use rights with a definite term, and costs incurred up to the point of putting the software into use,

Intangible fixed assets are amortized using the straight-line method, based on their estimated or actual useful life, in accordance with Circular No, 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance, The specific depreciation periods for different types of assets are as follows:

	Years
Land use rights	33
Computer software	10

4.8. Prepaid expenses

Prepayment expenses are recorded as actually incurred, including:

- Insurance premiums for motor vehicles and software licence fees are amortized to operating results on a straight-line basis over the respective insurance coverage period and the licence term specified in the relevant contracts,
- Costs of periodic repairs and maintenance of property, plant and equipment that relate to business operations over more than one accounting period are amortized to operating results on a straight-line basis from the date the repairs and maintenance are completed and the related assets are brought into use until the next scheduled periodic repair or maintenance,
- Tools and equipment issued for use are amortized to to operating results on a straight-line basis over a period ranging from 12 months to 36 months,

The Company classifies prepaid expenses as current or non-current based on the amortization period of each type of expense and does not reclassify them at the reporting date,

4.9. Liabilities

Accounts payable are tracked in detail according to the original term, remaining term at the reporting date, payer and other factors as needed for the Company's management, The classification of accounts payable into trade payable, other payables is based on the following principles:

- Trade payable include commercial payables arising from purchase-sale transactions, including payables for imports through consignees;

- Other payables include non-commercial payables that are not related to the purchase, sale, or supply of goods or services,

The Company classifies liabilities as long-term or short-term based on the remaining maturity at the reporting date,

Liabilities are recognized at no less than the amount due, When there is evidence of a potential loss, the Company immediately recognizes a liability according to the prudence principle,

4.10. Payable for profits, dividends

Payable for profits, dividends are payments made to organizations and individuals who invest capital in the business,

The balance of dividends and profit payable at the end of the accounting period represents dividends and profit payable to non-custodial shareholders who have not yet received their dividends,

4.11. Loans and financial leases

Loans and financial leases include borrowings from commercial banks, Loans and financial leases are tracked in detail by lender, loan agreement, and type of asset; by repayment term of the loans and financial leases; and by original currency (if applicable), Loans with a remaining repayment period of more than 12 months from the reporting date are presented as long-term loans and financial leases, Loans due within the next 12 months from the reporting date are presented as short-term loans and financial leases,

4.12. Borrowing Cost

Borrowing costs include interest and other expenses directly related to loans (appraisal fees, auditing fees, loan application preparation fees, etc.),

Borrowing costs are recognized as production and business expenses in the period in which they are incurred, except for borrowing costs directly related to the investment, construction, or production of work-in-progress assets that require a sufficiently long period (over 12 months) to be put into use for their intended purpose or sold, These are included in the value of the asset (capitalized) when all the conditions stipulated in Vietnamese Accounting Standard No. 16 - Borrowing Costs are met,

4.13. Accrued expenses

Accrued expenses are recognized based on reasonable estimates of amounts payable for goods and services received for which invoices have not yet been received, or for expenses relating to the reporting period that are not yet supported by sufficient documentation but are certain to be incurred and therefore need to be accrued to production and operating expenses,

4.14. Owner's Equity

Owner's equity at the end of the accounting period reflects the capital contributed by shareholders, and is recorded based on the actual capital contributed by shareholders, calculated at the par value of the issued shares,

Share premium reflects the difference between the issue price and the par value of the shares; the difference between the repurchase price and the resale price of the repurchased shares; the value of the option to convert bonds into shares at the maturity date of the convertible bonds; and costs directly related to the issuance of shares,

Funds and after-tax profits are established and distributed according to the Resolution of the General Meeting of Shareholders,

4.15. Revenue and other income

Revenue from selling goods is recognized when the following conditions are met simultaneously:

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AND TRANSPORTATION
JOINT STOCK COMPANY
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- The company has transferred most of the risks and benefits associated with ownership of the product or goods to the buyer;
- The company no longer retains the right to manage or control the goods as the owner;
- Revenue is determined with reasonable certainty, When the contract stipulates that the buyer has the right to return the purchased product or goods under specific conditions, the company can only recognize revenue when those specific conditions no longer exist and the buyer no longer has the right to return the product or goods (except in cases where the customer has the right to return the goods in exchange for other goods or services);
- The Company has or will receive economic benefits from the sales transaction;
- Identify costs related to sales transactions,

Revenue from providing services is recognized when the following conditions are simultaneously met:

- Revenue is determined with reasonable certainty, When the contract stipulates that the buyer has the right to return the purchased service under specific conditions, the Company only recognizes revenue when those specific conditions no longer exist and the buyer no longer has the right to return the service provided;
- The Company has or will obtain economic benefits from the service provision transaction;
- The portion of work completed at the time of reporting can be determined;
- The costs incurred for the transaction and the costs to complete the service provision transaction can be determined,

In cases where a service transaction spans multiple accounting periods, revenue from the service in each period is typically determined using the percentage-of-completion method, Under this method, revenue recognized in an accounting period is determined by the percentage of work completed, The completed portion of work is determined using one of three methods, depending on the nature of the service:

- (a) Valuation of the completed portion of work;
- (b) Comparison of the percentage (%) between the completed work volume and the total work to be completed;
- (c) Percentage (%) of incurred costs compared to the total estimated costs to complete the entire service transaction,

The completed portion of work is independent of recurring payments or advances from the customer,

In cases where a service is performed through various inseparable activities across multiple accounting periods, revenue for each period is recognized using the weighted average method, When one activity is considered fundamental compared to others, revenue is recognized based on that fundamental activity,

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

- Interest income, determined with reasonable certainty based on deposit and actual interest rates for each period as notified by the credit institutions,
- Payment discount is recognized based on notifications from the payee (suppliers),

Other income reflects income arising from events or transactions separate from the Company's normal business operations, in addition to the above-mentioned income,

4.16. Deductibles from revenue

Deductibles from revenue are trade discounts reflect listed price reductions for buyers in large volumes but have not been reflected on invoices when selling products, goods, or providing services,

4.17. Cost of Sales

Cost of goods sold is recognized based on actual expenses incurred in line with revenue, including: the cost of goods sold for merchandise, services during the period; allowance for inventory devaluation and other expenses are recognized directly in cost of goods sold in accordance with the prevailing Corporate accounting system (if any),

4.18. Financial expenses

Financial expenses are borrowing costs incurred during the period, including interest expenses recognized based on the loan balance and actual interest rates for each period, and other expenses directly related to the loan (excluding capitalized borrowing costs) (if any),

4.19. Selling expenses, administrative expenses

Selling expenses reflect the actual expenses incurred during the accounting period in connection with the sale of goods and the rendering of services, including: Staff expenses for the sales department (salaries, wages, allowances, trade union fees and insurance,...), transportation expenses,...

General and administrative expenses reflect the Company's general administrative expenses incurred during the accounting period, including: Staff expenses for the administrative department (salaries, wages, allowances...); trade union fees, social insurance, health insurance and unemployment insurance contributions for administrative personnel; office supplies and tools; depreciation of property, plant and equipment used for administrative purposes; land rental expenses; allowance for doubtful receivables; purchased services (such as electricity, water, telephone, fax and property and fire insurance); and other cash expenses (such as entertainment and customer conference expenses,...),

4.20. Taxes

Corporate income tax includes current income tax and deferred income tax,

Current corporate income tax expense includes current corporate income tax expense as stipulated by the Corporate income tax law and supplementary corporate income tax expense as stipulated by the global minimum tax regulations,

- Current income tax expense as stipulated by the Corporate income tax law reflects the amount of corporate income tax payable arising during the year and the amount of supplementary corporate income tax payable due to the discovery of non-material errors from previous years, Current income tax expense reflects the amount of corporate income tax payable that is reduced due to the discovery of non-material errors from previous years,
- Supplementary corporate income tax expense as stipulated by the global minimum tax regulations is the amount of corporate income tax that the enterprise must pay additionally to the State budget, as determined by the law on global minimum tax,

Deferred income tax expense reflects the difference between deferred income tax assets reversed during the year and deferred income tax assets arising during the year, or between deferred income tax liabilities arising during the year and deferred income tax liabilities reversed during the year, Deferred income tax income reflects the difference between deferred income tax assets arising during the year and deferred income tax assets reversed during the year, or between deferred income tax liabilities reversed during the year and deferred income tax liabilities arising during the year,

Deferred income tax is calculated on the differences between the book value and tax basis of asset or liability items on the financial statements, tax losses, and unused tax credits, Deferred income tax liabilities must be recognized for all temporary differences; for deferred income tax assets, they are only recognized when there is certainty that sufficient future taxable profit will be available to offset these temporary differences,

Deferred income tax is determined at the tax rate expected to apply in the year in which the asset is recovered or the liability is settled, Deferred income tax is recognized in the statement of income unless that tax relates to items directly recorded in equity, in which case the deferred income tax is also directly recorded in equity,

Deferred income tax assets and deferred income tax liabilities are offset when the Company has a legal right to offset current income tax assets against current income tax liabilities and when the deferred income tax assets and deferred income tax liabilities relate to corporate income tax administered by the same tax authority and the Company intends to pay current income tax on a net basis,

Taxable income may differ from the total accounting profit before tax presented in the income statement because taxable income excludes taxable income or expenses deductible in other years (including carry-forward losses, if any) and also excludes non-taxable or non-deductible items,

If the company has accumulated losses but has not recognized them as deferred, add the following paragraph: The company has not recognized deferred income tax assets arising from taxable losses due to uncertainty about future profits,

The determination of the Company's tax obligations is based on current tax regulations, However, these regulations change periodically, and the determination of tax obligations depends on the results of an audit by the competent tax authority,

4.21. Related parties

Parties are considered to be related parties of the Company if one party has the ability, directly or indirectly, to control the other party or have significant influence over the other party in making financial and operating policy decisions, or when the Company and the other party are subject to common control or common significant influence, Related parties can be organizations or individuals, including close family members of individuals considered related,

Information for related parties is presented in Note 30

5. CASH AND CASH EQUIVALENTS

Cash and cash equivalents held by the business but not subject to restrictions on their use:

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	489,254,007	299,031,297
Cash in bank	1,270,833,514	683,042,189
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Hong Bang Branch	1,236,482,706	677,197,026
- Other banks	34,350,808	5,845,163
Cash equivalents	0	3,011,465,753
	0	3,011,465,753
Total	1,760,087,521	3,993,539,239

6. SHORT-TERM INVESTMENTS HELD TO MATURITY

	30/09/2026			01/01/2026		
	Historical cost	Recoverable value	Allowance for impairment	Historical cost	Recoverable value	Allowance for impairment
	VND	VND	VND	VND	VND	VND
Time deposits						
12 months term deposit at Vietnam Joint Stock Commercial Bank for Industry and Trade - Hong Bang Branch	2,255,399,194	2,255,399,194	-	7,443,194,367	7,443,194,367	-
- <i>Deposit amount</i>	2,240,000,000	2,240,000,000	-	7,260,000,000	7,260,000,000	-
- <i>Accrued interest</i>	15,399,194	15,399,194	-	183,194,367	183,194,367	-
12 months term deposit at Military Commercial Joint Stock Bank - Hai Phong Branch	1,495,557,535	1,495,557,535	-	11,335,806,849	11,335,806,849	-
- <i>Deposit amount</i>	1,500,000,000	1,500,000,000	-	11,000,000,000	11,000,000,000	-
- <i>Accrued interest</i>	(4,442,465)	(4,442,465)	-	335,806,849	335,806,849	-
12 months term deposit at Vietnam Export Import Commercial Bank	6,128,539,725	6,128,539,725	-	2,495,417,811	2,495,417,811	-
- <i>Deposit amount</i>	6,000,000,000	6,000,000,000	-	2,410,000,000	2,410,000,000	-
- <i>Accrued interest</i>	128,539,725	128,539,725	-	85,417,811	85,417,811	-
12 months term deposit at Asia Commercial Joint Stock Bank	7,773,888,059	7,773,888,059	-	0	0	-
- <i>Deposit amount</i>	7,799,000,000	7,799,000,000	-	0	0	-
- <i>Accrued interest</i>	(25,111,941)	(25,111,941)	-	0	0	-
Total	17,653,384,513	17,653,384,513	-	21,274,419,027	21,274,419,027	-

7. SHORT-TERM TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Historical cost	Allowance for doubtful debts	Historical cost	Allowance for doubtful debts
	VND	VND	VND	VND
Vicem Hai Phong Cement Company Limited	13,549,908,986	0	5,113,239,560	0
Hung Nga Construction Materials Store	1,316,574,500	(138,848,334)	1,466,574,500	(219,848,334)
Others	2,672,398,952	(1,245,928,409)	2,831,151,152	(1,172,358,709)
Total	17,538,882,438	(1,384,776,743)	9,410,965,212	(1,392,207,043)

8. OTHER SHORT-TERM RECEIVABLES

	30/09/2026		01/01/2026	
	Historical cost	Allowance for doubtful debts	Historical cost	Allowance for doubtful debts
	VND	VND	VND	VND
Receivables from advances	23,348,545	0	5,330,014	0
Sales discount receivable	0	0	37,408,889	0
Other receivables	43,069,209	(30,164,669)	285,437,656	(30,164,669)
Total	66,417,754	(30,164,669)	328,176,559	(30,164,669)

9. BAD DEBTS

30/09/2026					01/01/2026				
	Overdue time	Historical cost	Recoverable amount	Allowance for doubtful debts		Overdue time	Historical cost	Recoverable amount	Allowance for doubtful debts
	Year	VND	VND	VND		Year	VND	VND	VND
Trade accounts receivable		1,371,276,743	-	(1,371,276,743)			1,392,207,043	-	(1,392,207,043)
Duc Minh Joint Stock Company	> 3 year	155,068,352	-	(155,068,352)	> 3 year	155,068,352	-	(155,068,352)	
Quang Tan one member Company Limited	> 3 year	65,500,000	-	(65,500,000)	> 3 year	65,500,000	-	(65,500,000)	
Khanh Quan Sae - Land Transportation Trading and Service Co.,Ltd	> 3 year	57,503,500	-	(57,503,500)	> 3 year	57,503,500	-	(57,503,500)	
Ms, Vu Thi Thanh Van	> 3 year	0	-	-	> 3 year	12,000,000	-	(12,000,000)	
Mr, Luong Minh Canh	> 3 year	255,860,000	-	(255,860,000)		255,860,000	-	(255,860,000)	
Pham Van Dung construction materials store	> 3 year	337,839,500	-	(337,839,500)		337,839,500	-	(337,839,500)	
Others		499,505,391	-	(499,505,391)		508,435,691	-	(508,435,691)	
Other receivables		30,164,669	-	(30,164,669)		30,164,669	-	(30,164,669)	
Others	> 3 year	30,164,669	-	(30,164,669)	> 3 year	30,164,669	-	(30,164,669)	
Total		1,401,441,412	-	(1,401,441,412)		1,422,371,712	-	(1,422,371,712)	

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

10. INVENTORIES

	30/09/2026		01/01/2026	
	Historical cost	Allowance for decline in value of inventory	Historical cost	Allowance for decline in value of inventory
	VND	VND	VND	VND
Raw materials and supplies	60,942,177	-	56,341,470	-
Total	60,942,177	-	56,341,470	-

11. PREPAID EXPENSES

	30/09/2026	01/01/2026
	VND	VND
Short-term	76,169,207	49,596,792
Insurance expense	47,550,665	45,996,792
Tools and supplies	8,148,170	0
Others	20,470,372	3,600,000
Long-term	130,841,762	374,743,233
Tools and supplies	62,283,923	89,382,199
Repair costs of fixed assets	68,557,839	285,361,034
Total	283,180,176	473,936,817

12. INTANGIBLE FIXED ASSETS

	Land use rights	Software	Cộng
	VND	VND	VND
COST			
As at 01/01/2026	285,410,000	0	285,410,000
Purchasing	0	287,905,250	287,905,250
As at 30/09/2026	226,967,000	287,905,250	514,872,250
ACCUMULATED AMORTISATION			
As at 01/01/2026	175,365,396	0	175,365,396
Amortisation	5,158,341	14,395,260	19,553,601
As at 30/09/2026	122,080,737	14,395,260	136,475,997
NET BOOK VALUE			
As at 01/01/2026	110,044,604	0	110,044,604
As at 30/09/2026	104,886,263	273,509,990	378,396,253

13. TANGIBLE FIXED ASSETS

	Buildings and structures VND	Machinery and equipments VND	Transportation and transmission equipment VND	Total VND
COST				
As at 01/01/2026	1,502,858,023	36,015,325	32,563,963,627	34,102,836,975
Purchasing	0	0	5,159,634,888	5,159,634,888
As at 30/09/2026	1,502,858,023	36,015,325	37,723,598,515	39,262,471,863
ACCUMULATED DEPRECIATION				
As at 01/01/2026	1,416,459,775	26,811,390	25,753,332,449	27,196,603,614
Depreciation	19,938,051	1,800,765	1,611,533,543	1,633,272,359
As at 30/09/2026	1,436,397,826	28,612,155	27,364,865,992	28,829,875,973
NET BOOK VALUE				
As at 01/01/2026	86,398,248	9,203,935	6,810,631,178	6,906,233,361
As at 30/09/2026	66,460,197	7,403,170	10,358,732,523	10,432,595,890

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

14. SHORT-TERM TRADE PAYABLES

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Viet Nam National Cement Corporation	30,693,015	65,507,431
E29 Joint Stock Company	3,498,546,031	648,387,157
Others	346,844,990	278,692,172
Total	<u>3,876,084,036</u>	<u>992,586,760</u>

15. DIVIDENDS AND PROFIT PAYABLE

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Dividends and profit payable to non-custodial shareholders who have not yet received their dividends	12,558,104	12,558,104
Total	<u>12,558,104</u>	<u>12,558,104</u>

16. SHORT-TERM TAXES AND OTHER PAYABLE TO STATE

	<u>01/01/2026</u>	<u>Payable amount</u>	<u>Paid amount</u>	<u>30/09/2026</u>
	VND	VND	VND	VND
Payables to the State				
Value added tax	119,082,507	968,424,542	921,507,429	165,999,620
Corporate income tax	103,212,391	461,212,496	502,255,924	62,168,963
Personal income tax	33,249,078	49,711,955	68,258,885	14,702,148
Fees, charges and other payments	0	108,246,000	108,246,000	0
Total	<u>255,543,976</u>	<u>1,587,594,993</u>	<u>1,600,268,238</u>	<u>242,870,731</u>

17. SHORT-TERM OTHER PAYABLES

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Short-term collaterals and deposits received	75,000,000	335,000,000
Others	63,500,000	63,500,000
Total	<u>138,500,000</u>	<u>398,500,000</u>



HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

18. OWNERS' EQUITY

Movements in owners' equity

	Owners' contributed capital	Capital surplus	Investment and development fund	Undistributed earnings	Total
	VND	VND	VND	VND	VND
As at 01/01/2025	20,163,850,000	11,520,577,295	8,510,310,915	(1,537,352,029)	38,657,386,181
Profit for the previous year	0	0	0	310,876,726	310,876,726
As at 01/01/2026	20,163,850,000	11,520,577,295	8,510,310,915	(1,226,475,303)	38,968,262,907
Profit for the period	0	0	0	759,353,680	759,353,680
As at 30/09/2026	20,163,850,000	11,520,577,295	8,510,310,915	(467,121,623)	39,727,616,587

Details of owners' contribution capital

	30/09/2026		01/01/2026	
	Ratio	VND	Ratio	VND
Contributed by the parent company				
Vietnam National Cement Corporation	53,86%	10,860,400,000	53,86%	10,860,400,000
Contributed by other shareholders				
Mr, Nguyen Tuan Anh	24,69%	4,979,000,000	24,69%	4,979,000,000
Ms, Nguyen Dang Bao Linh	5,02%	1,012,000,000	5,02%	1,012,000,000
Others	16,43%	3,312,450,000	16,43%	3,312,450,000
Total	100%	20,163,850,000	100%	20,163,850,000

19. NET REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Quarter 3,2026	Quarter 3,2025
	VND	VND
Revenue		
Revenue from merchandise sold	361,150,874	693,258,204
Revenue from service rendered	9,661,357,619	6,546,477,111
Total	10,022,508,493	7,239,735,315
Revenue deductions		
Trade discounts	7,916,667	7,454,629
Net revenue from goods sold and services rendered	10,014,591,826	7,232,280,686

20. COST OF SALES

	Quarter 3,2026	Quarter 3,2025
	VND	VND
Cost of merchandise sold	339,991,524	667,866,197
Cost of services rendered	8,403,647,744	5,456,579,605
Total	8,743,639,268	6,124,445,802

21. FINANCIAL INCOME

	Quarter 3,2026	Quarter 3,2025
	VND	VND
Bank interest	306,767,487	271,635,832
Payment discount	1,308,000	4,437,000
Total	308,075,487	276,072,832

22. OTHER INCOME

	Quarter 3,2026	Quarter 3,2025
	VND	VND
Receipt of donated cement	0	5,092,593
Total	0	5,092,593

23. SELLING AND ADMINISTRATIVE EXPENSES

	Quarter 3,2026	Quarter 3,2025
	VND	VND
Selling expenses	15,320,515	49,009,223
Staff expense	11,006,037	36,918,159
Material, package expense	0	1,888,875
Outsourced expense	4,000,000	1,348,127
Other expenses	314,478	8,854,062
Administrative expenses	1,136,450,041	869,838,511
Staff expense	679,808,921	503,583,675
Material expense for administration	28,169,445	19,802,128
Tools and office supplies expense	20,864,019	5,277,501
Depreciation expense	1,719,447	1,719,447
Tax, fee	29,528,147	17,323,576
Provision for doubtful debts	(13,500,000)	(2,000,000)
Outsourced expense	161,994,686	120,702,287
Other expenses	227,865,376	203,429,897
Total	1,151,770,556	918,847,734

24. PRODUCTION AND BUSINESS COST BY NATURE

	Quarter 3,2026	Quarter 3,2025
	VND	VND
Material and consumables cost	1,223,284,329	888,444,460
Staff expense	3,310,737,798	2,724,797,475
Depreciation	538,054,071	449,155,248
Outsourced expense	3,413,192,472	1,725,238,701
Other expenses	1,070,149,630	587,791,455
Total	9,555,418,300	6,375,427,339

25. CURRENT CORPORATE INCOME TAX EXPENSE

	Quarter 3,2026	Quarter 3,2025
	VND	VND
Accounting profit before tax	412,257,489	370,615,537
Adjustments		
Add: Undeductible expense	365,164,466	41,999,998
Total taxable profit	777,421,955	412,615,535
Tax rate	20%	20%
Total current corporate income tax expenses	155,484,391	82,523,107

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26. BASIC EARNING PER SHARE

	Quarter 3,2026 VND	Quarter 3,2025 VND
Profit allocated to common shareholders	256,773,098	288,092,430
Welfare and bonus fund	-	-
Profit to calculate earning per share	256,773,098	288,092,430
Weighted average number of common shares during the period	2,016,385	2,016,385
Earning per share	127	143

27. INFORMATION WITH RELATED PARTY

List of The Company's related parties:

Related parties	Relationship
Vietnam National Cement Corporation (VICEM)	Parent company
Vicem Hoang Thach Cement Company Limited	Subsidiary of VICEM
Vicem Hai Phong Cement Company Limited	Subsidiary of VICEM
Vicem Tam Diep Cement Company Limited	Subsidiary of VICEM
Vicem Ha Tien Cement Joint Stock Company	Subsidiary of VICEM
Bim Son Cement Joint Stock Company	Subsidiary of VICEM
Vicem But Son Cement Joint Stock Company	Subsidiary of VICEM
Vicem Hoang Mai Cement Joint Stock Company	Subsidiary of VICEM
Vicem Hai Van Cement Joint Stock Company	Subsidiary of VICEM
Vicem Song Thao Cement Joint Stock Company	Subsidiary of VICEM
Ha Long Cement Joint Stock Company	Subsidiary of VICEM
Vicem Energy and Environment Joint Stock Company	Subsidiary of VICEM
Danang Building Material Vicem Joint Stock Company	Subsidiary of VICEM
Vicem Gypsum And Cement Joint Stock Company	Subsidiary of VICEM
Vicem Cement Trading Joint Stock Company	Subsidiary of VICEM
Vicem Hoang Thach Transportation Joint Stock Company	Subsidiary of VICEM
Logistics Vicem Joint Stock Company	Subsidiary of VICEM
Vicem Cement Technology Institute	Unit under VICEM
Vocational Technical School of Cement	Unit under Vicem Cement Technology of Cement
Mr, Nguyen Tuan Anh	Major Shareholder
Ms, Nguyen Dang Bao Linh	Major Shareholder

During the period, the Company had balances and transactions with the related parties as follows:

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Balances with related parties

	30/09/2026	01/01/2026
	VND	VND
Short-term trade receivable		
Vicem Hai Phong Cement Company Limited	13,549,908,986	5,113,239,560
Short-term trade payable		
Viet Nam National Cement Corporation	30,693,015	65,507,431
Short-term advances to suppliers		
Vicem Hai Phong Cement Company Limited	131,158,532	305,760,567
Other receivables		
Vicem Hai Phong Cement Company Limited	0	37,408,889
Vietnam National Cement Corporation	0	29,497,984

Transactions with related parties

	Quarter 3,2026	Quarter 3,2025
	VND	VND
Revenue from related parties		
Vicem Hai Phong Cement Company Limited	9,471,177,402	12,237,866,921
Purchases from related parties		
Vietnam National Cement Corporation	0	7,578,406
Vicem Hai Phong Cement Company Limited	339,991,524	672,958,790
Payment discount received		
Vicem Hai Phong Cement Company Limited	1,308,000	4,437,000
Other incomes		
Vicem Hai Phong Cement Company Limited	0	5,092,593

28. COMPARATIVE FIGURES

The comparative figures in the Interim statement of financial position are the figures in the audited financial statement for the year ended 31 December 2025, The comparative figures in the Interim income statement and the Interim cash flow statement are the figures on the reviewed interim financial statement for the period from 01 July 2025 to 30 Sep 2025,

Hai Phong, 19 Oct 2026

Preparer



Nguyen Thi Quynh Hoa

Chief Accountant



Vu Thanh Tung

Legal Representative



Le Van Thang

