

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

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hai Phong, August 04, 2026

Number: **89**/HCT-KTTC

On the announcement of the audited financial statements for the
period from January 1, 2026 to June 30, 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: Audited financial statements for the period from January 1, 2026 to June 30, 2026 were prepared on July 30, 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: *How*

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

DIRECTOR

Le Van Thang

**HAI PHONG CEMENT TRADING AND TRANSPORTATION
JOINT STOCK COMPANY**

REVIEWED INTERIM FINANCIAL STATEMENTS
For the period from 01 January 2026 to 30 June 2026

Hai Phong, July 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Hai Phong Cement Trading and Transportation Joint Stock Company ("the Company") presents this report together with the Company's interim financial statements for the period from 01 January 2026 to 30 June 2026.

Board of directors and Board of Management

Members of the Board of Directors and the Management who held the Company during the period and to the date of this report are as follows:

Board of Directors

Mr. Pham Dang Loi	Chairman
Mr. Le Van Thang	Member
Mr. Nguyen Tuan Anh	Member
Mr. Pham Duc Hoang	Member
Mr. Nguyen Quang Anh	Independent member

Board of Management

Mr. Le Van Thang	Director
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The Board of Management's responsibility

The management of the Company is responsible for preparing the interim financial statements for the period from 01 January 2026 to 30 June 2026, which give a true and fair view of the financial position of the Company and of its operation results and its cash flows for the period. In preparing these interim financial statements, the Management is required to:

- Comply with Vietnamese accounting standards, corporate accounting system and the relevant statutory requirements applicable to the preparation and presentation of the interim financial statements;
- 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;
- Design and implement an effective internal control system for proper preparation and presentation of the financial statements to minimize errors and frauds; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management 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 interim financial statements comply with Vietnamese accounting standards, Corporate accounting system and the statutory requirements relevant to the preparation and presentation of the interim financial statements. The Board of Management 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 Management confirms that the Company has complied with the above requirements in preparing these interim financial statements.

For and on behalf of the Board of Management,



Le Van Thang
Director - Legal Representative

Hai Phong, 30 July 2026

No. 161 /2026/BCSX-AVI-TC1

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

**To: Shareholders
Board of Directors and The Management of
Hai Phong Cement Trading And Transportation Joint Stock Company**

We have reviewed the accompanying interim financial statements of Hai Phong Cement Trading And Transportation Joint Stock Company ("the Company") prepared on 30 July 2026 as set out from page 05 to page 31, which comprise the interim statement of financial position as at 30 June 2026, the interim income statement, the interim cash flows statement for the period from 01 January 2026 to 30 June 2026 and the Notes to the interim financial statements.

Management's Responsibility

The Management is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese accounting standards, Corporate accounting system and the statutory requirements relevant applicable to the preparation and presentation of interim financial statements and for such internal control as the Board of Management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of the person responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese standards on auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditors' Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements does not give a true and fair view of, in all material respects, the financial position of Hai Phong Cement Trading And Transportation Joint Stock Company as at 30/06/2026, and of the results of its operations and its cash flows for the period from 01/01/2026 to 30/06/2026, in accordance with Vietnamese accounting standards, Corporate accounting system and the relevant statutory requirements applicable to the preparation and presentation of interim financial statements.

Emphasis of Matter

As disclosed in Note 1.9 of the Notes to interim financial statement: 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.

Our conclusion is not related to this matter.



Doan Thu Hang

Deputy General Director

Certificate of audit practice registration

No 1396-2023-055-1

For and on behalf of

ANVIET AUDITING COMPANY LIMITED

Hanoi, 30 July 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

FORM B01a - DN

Unit: VND

ITEMS	Codes	Notes	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		34,243,277,177	35,469,228,554
I. Cash and cash equivalents	110	5	933,648,766	3,993,539,239
1. Cash	111		933,648,766	982,073,486
2. Cash equivalents	112		-	3,011,465,753
II. Short-term financial investments	120		15,852,355,022	21,274,419,027
1. Short-term held-to-maturity investments	123	6	15,852,355,022	21,274,419,027
III. Short-term receivables	130		17,293,164,016	9,704,990,626
1. Short-term trade receivable	131	7	18,488,003,112	9,410,965,212
2. Short-term advances to suppliers	132		102,530,063	1,388,220,567
3. Other short-term receivables	135	8	117,572,253	328,176,559
4. Allowance for short-term doubtful debts	136	10	(1,414,941,412)	(1,422,371,712)
IV. Inventories	140		58,154,374	56,341,470
1. Inventories	141	11	58,154,374	56,341,470
VI. Other current assets	160		105,954,999	439,938,192
1. Short-term prepaid expenses	161	12	105,954,999	49,596,792
2. Taxes and other receivables from the State	163	17	-	390,341,400
B. NON-CURRENT ASSETS	200		11,560,772,983	7,431,021,198
I. Fixed assets	220		11,356,243,844	7,016,277,965
1. Tangible fixed assets	221	14	10,968,930,514	6,906,233,361
- Cost	222		39,262,471,863	34,102,836,975
- Accumulated depreciation	223		(28,293,541,349)	(27,196,603,614)
2. Intangible fixed assets	227	13	387,313,330	110,044,604
- Cost	228		514,872,250	285,410,000
- Accumulated amortization	229		(127,558,920)	(175,365,396)
II. Long-term assets in progress	250		-	40,000,000
1. Construction in progress	252		-	40,000,000
III. Other long-term assets	270		204,529,139	374,743,233
1. Long-term prepaid expenses	271	12	204,529,139	374,743,233
TOTAL ASSETS	280		45,804,050,160	42,900,249,752

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

FORM B01a - DN

Unit: VND

ITEMS	Codes	Notes	30/06/2026	01/01/2026
C. LIABILITIES	300		6,333,206,670	3,931,986,845
I. Current liabilities	310		6,333,206,670	3,931,986,845
1. Short-term trade payable	311	15	3,757,504,300	992,586,760
2. Dividends and profit payable	313	16	12,558,104	12,558,104
3. Short-term taxes and other payables to the State	314	17	301,150,143	255,543,976
4. Payables to employees	315		1,922,897,174	2,270,201,056
5. Other short-term payables	320	18	338,500,000	398,500,000
6. Short-term borrowings and finance lease liabilities	321	19	-	-
7. Bonus and welfare funds	323		596,949	2,596,949
D. EQUITY	400	20	39,470,843,490	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. Share premium	412		11,520,577,295	11,520,577,295
3. Investment and development fund	418		8,510,310,915	8,510,310,915
4. Retained earnings	420		(723,894,720)	(1,226,475,303)
- Accumulated to the prior period	420a		(1,226,475,303)	(1,537,352,029)
- Retained earnings of the current period	420b		502,580,583	310,876,726
TOTAL RESOURCES	440		45,804,050,160	42,900,249,752

Approve date 30 July 2026

Preparer



Nguyen Thi Quynh Hoa

Chief Accountant



Vu Thanh Tung

Legal Representative



Le Van Thang

INTERIM INCOME STATEMENT
For the period from 01 January 2026 to 30 June 2026

FORM B02a - DN
Unit: VND

ITEMS	Codes	Notes	Current period	Comparable period
1. Revenue from goods sold and services rendered	01	22	19,397,640,191	15,231,153,496
2. Deductions	02	22	40,408,884	143,790,554
3. Net revenue from goods sold and services rendered	10	22	19,357,231,307	15,087,362,942
4. Cost of sales	11	23	16,750,203,135	13,297,290,857
5. Gross profit from goods sold and services rendered	20		2,607,028,172	1,790,072,085
6. Gain/(loss) from disposal of investment property	21		-	-
7. Financial income	22	24	435,594,864	459,683,248
8. Financial expenses	23	25	21,326,040	538,104
- Of which: Borrowing costs	24		21,326,040	538,104
9. Selling expenses	25	26	78,283,060	192,518,451
10. General administrative expenses	26	26	2,133,547,578	1,770,942,268
11. Operating profit	30		809,466,358	285,756,510
12. Other income	31		-	94,444,445
13. Other expenses	32		1,157,670	16,667
14. Profit from other activities	40		(1,157,670)	94,427,778
15. Profit before tax	50		808,308,688	380,184,288
16. Current corporate income tax expense	51	28	305,728,105	92,836,858
17. Deferred corporate income tax expense	52		-	-
18. Net profit after corporate income tax	60		502,580,583	287,347,430
19. Basic earnings per share	70	29	249	143

Approve date 30 July 2026

Preparer



Nguyen Thi Quynh Hoa

Chief Accountant



Vu Thanh Tung



Legal Representative

Le Van Thang

INTERIM CASH FLOW STATEMENT

(Indirect method)

For the period from 01 January 2026 to 30 June 2026

FORM B03a - DN

Unit: VND

ITEMS	Codes	Current period	Comparable period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	808,308,688	380,184,288
2. Adjustment for			
- Depreciation and amortization of fixed assets	02	1,107,574,259	898,310,496
- Provisions	03	(7,430,300)	(2,000,000)
- Gain/Loss from investing activities	05	(431,879,864)	(452,869,248)
- Interest expenses	06	21,326,040	538,104
3. Operating profit before movements in working capital	08	1,497,898,823	824,163,640
- Increase, decrease in receivables	09	(7,088,044,910)	(1,511,605,818)
- Increase, decrease in inventory	10	(1,812,904)	(83,139,152)
- Increase, decrease in payables (exclude interest expenses, CIT)	11	2,357,074,587	(937,269,299)
- Increase, decrease in prepaid expenses	12	113,855,887	752,887,110
- Interest paid	14	(21,326,040)	(538,104)
- Corporate income tax paid	15	(259,582,867)	(288,359,516)
- Other cash outflows	17	(2,000,000)	(6,900,000)
Net cash from operating activities	20	(3,403,937,424)	(1,250,761,139)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition of fixed assets and other long-term assets	21	(4,325,080,138)	-
2. Cash outflow for lending, buying debt intrusments of other entities	23	(6,240,000,000)	(11,510,000,000)
3. Cash recovered from lending, selling debt intrusments of other entities	24	11,510,000,000	10,500,000,000
4. Interest earned, dividend and profit received	27	(600,872,911)	383,734,501
Net cash from investing activities	30	344,046,951	(626,265,499)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	2,577,785,336	400,832,215
2. Repayments of borrowings	34	(2,577,785,336)	(400,832,215)
Net cash from financing activities	40	-	-
Net decrease in cash during the period	50	(3,059,890,473)	(1,877,026,638)
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	933,648,766	929,542,434

Preparer



Nguyen Thi Quynh Hoa

Chief Accountant



Vu Thanh Tung

Approve date 30 July 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 June 2026 was 77 (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

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

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.

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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

FORM B09a - DN

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

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:

	Years
Buildings and structures	05 - 20
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 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.

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

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:

- 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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

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,...).

Selling expenses and general and administrative expenses are reduced upon the reversal of provisions.

4.20. Taxes

Corporate income tax includes current income tax and deferred income tax.

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.

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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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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:

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	556,975,286	299,031,297
Cash in bank	376,673,480	683,042,189
- Vietnam Joint Stock Commercial Bank for Industry and Trade	365,889,413	677,197,026
- Hong Bang Branch		
- Other banks	10,784,067	5,845,163
Cash equivalents	-	3,011,465,753
- Vietnam Joint Stock Commercial Bank for Industry and Trade	-	3,011,465,753
- Hong Bang Branch		
Total	933,648,766	3,993,539,239

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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6. SHORT-TERM INVESTMENTS HELD TO MATURITY

	30/06/2026			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	3,527,517,438	3,527,517,438	-	7,443,194,367	7,443,194,367	-
- Deposit amount	3,400,000,000	3,400,000,000	-	7,260,000,000	7,260,000,000	-
- Accrued interest	127,517,438	127,517,438	-	183,194,367	183,194,367	-
12 months term deposit at Military Commercial Joint Stock Bank - Hai Phong Branch	6,254,872,601	6,254,872,601	-	11,335,806,849	11,335,806,849	-
- Deposit amount	6,000,000,000	6,000,000,000	-	11,000,000,000	11,000,000,000	-
- Accrued interest	254,872,601	254,872,601	-	335,806,849	335,806,849	-
12 months term deposit at Vietnam Export Import Commercial Bank	3,024,364,383	3,024,364,383	-	2,495,417,811	2,495,417,811	-
- Deposit amount	3,000,000,000	3,000,000,000	-	2,410,000,000	2,410,000,000	-
- Accrued interest	24,364,383	24,364,383	-	85,417,811	85,417,811	-
12 months term deposit at Asia Commercial Joint Stock Bank	3,045,600,600	3,045,600,600	-	-	-	-
- Deposit amount	3,006,583,333	3,006,583,333	-	-	-	-
- Accrued interest	39,017,267	39,017,267	-	-	-	-
Total	15,852,355,022	15,852,355,022	-	21,274,419,027	21,274,419,027	-

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

7. SHORT-TERM TRADE RECEIVABLES

	30/06/2026		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	14,492,647,660	-	5,113,239,560	-
Hung Nga Construction Materials Store	1,355,574,500	(138,848,334)	1,466,574,500	(219,848,334)
Others	2,639,780,952	(1,245,928,409)	2,831,151,152	(1,172,358,709)
Total	18,488,003,112	(1,384,776,743)	9,410,965,212	(1,392,207,043)
<i>In which, accounts receivable from related parties (Details in Note 30)</i>	14,492,647,660	-	5,113,239,560	-

8. OTHER SHORT-TERM RECEIVABLES

	30/06/2026		01/01/2026	
	Historical cost	Allowance for doubtful debts	Historical cost	Allowance for doubtful debts
	VND	VND	VND	VND
Receivables from advances	80,000,000	-	5,330,014	-
Sales discount receivable	-	-	37,408,889	-
Other receivables	37,572,253	(30,164,669)	285,437,656	(30,164,669)
Total	117,572,253	(30,164,669)	328,176,559	(30,164,669)
<i>In which, other receivable from related parties (Details in Note 30)</i>	-	-	66,906,873	-

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

9. ALLOWANCE FOR DOUBTFUL RECEIVABLES

	Current period VND	Comparable period VND
Balance at the beginning of the year	(1,422,371,712)	(561,802,037)
Making provisions	(137,569,700)	-
Reversal of provisions	145,000,000	2,000,000
Balance at the end of the period	(1,414,941,412)	(559,802,037)
<i>In which</i>		
- Short-term trade receivable	(1,384,776,743)	(529,637,368)
- Other short-term receivables	(30,164,669)	(30,164,669)

Additional allowance for doubtful receivables is recognized as the overdue period of the related receivables increases. The reversal of the allowance for doubtful receivables recognized during the period corresponds to amounts recovered from overdue receivables for which an allowance had been recognized in previous accounting periods.

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

10. BAD DEBTS

		30/06/2026			01/01/2026		
	Overdue time	Historical cost	Recoverable amount	Allowance for doubtful debts	Historical cost	Recoverable amount	Allowance for doubtful debts
	Year	VND	VND	VND	VND	VND	VND
Trade accounts receivable		1,384,776,743	-	(1,384,776,743)	1,392,207,043	-	(1,392,207,043)
Duc Minh Joint Stock Company	> 3 year	155,068,352	-	(155,068,352)	155,068,352	-	(155,068,352)
Quang Tan one member Company	> 3 year	65,500,000	-	(65,500,000)	65,500,000	-	(65,500,000)
Khanh Quan Sae - Land Transportation Trading and Service Co.,Ltd	> 3 year	57,503,500	-	(57,503,500)	57,503,500	-	(57,503,500)
Ms. Vu Thi Thanh Van	> 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	> 3 year	337,839,500	-	(337,839,500)	337,839,500	-	(337,839,500)
Others		513,005,391	-	(513,005,391)	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)	30,164,669	-	(30,164,669)
Total		1,414,941,412	-	(1,414,941,412)	1,422,371,712	-	(1,422,371,712)

Recoverability of overdue receivables: The Company is continuing its efforts to collect the above overdue receivables. However, based on the Company's assessment, all of these overdue receivables are difficult to recover.

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

11. INVENTORIES

	30/06/2026		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	58,154,374	-	56,341,470	-
Total	58,154,374	-	56,341,470	-

12. PREPAID EXPENSES

	30/06/2026	01/01/2026
	VND	VND
Short-term	105,954,999	49,596,792
Insurance expense	74,670,187	45,996,792
Tools and supplies	11,203,706	-
Others	20,081,106	3,600,000
Long-term	204,529,139	374,743,233
Tools and supplies	60,958,938	89,382,199
Repair costs of fixed assets	143,570,201	285,361,034
Total	310,484,138	424,340,025

13. INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Total
	VND	VND	VND
COST			
As at 01/01/2026	285,410,000	-	285,410,000
Purchasing	-	287,905,250	287,905,250
Other reduction (*)	(58,443,000)	-	(58,443,000)
As at 30/06/2026	226,967,000	287,905,250	514,872,250
ACCUMULATED AMORTISATION			
As at 01/01/2026	175,365,396	-	175,365,396
Amortisation	3,438,894	7,197,630	10,636,524
Other reduction (*)	(58,443,000)	-	(58,443,000)
As at 30/06/2026	120,361,290	7,197,630	127,558,920
NET BOOK VALUE			
As at 01/01/2026	110,044,604	-	110,044,604
As at 30/06/2026	106,605,710	280,707,620	387,313,330

(*) The Company handed over Land use rights Certificate No. AI210440 relating to a land area of 2,324.4 m² located in Quan Toan ward, Hong Bang district (now Hong An ward), Hai Phong city to the People's Committee of Hai Phong City in accordance with the Handover minutes dated 3 March 2026. Accordingly, the Company derecognized the corresponding carrying amount and accumulated amortization of the related land use rights.

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

14. 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	-	-	5,159,634,888	5,159,634,888
As at 30/06/2026	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	13,292,034	1,200,510	1,082,445,191	1,096,937,735
As at 30/06/2026	1,429,751,809	28,011,900	26,835,777,640	28,293,541,349
NET BOOK VALUE				
As at 01/01/2026	86,398,248	9,203,935	6,810,631,178	6,906,233,361
As at 30/06/2026	73,106,214	8,003,425	10,887,820,875	10,968,930,514
Cost of tangible fixed assets fully depreciated but still in use	328,339,363	-	10,764,306,583	11,092,645,946
Cost of tangible fixed assets not in use	642,837,273	-	17,387,273,164	18,030,110,437

(*) Buildings and structures comprise the store building and the riverbank protection works located on the land plot in Quan Toan Ward, Hong Bang District (now Hong An Ward), Hai Phong City, with cost of VND 642,837,273, these assets had been fully depreciated in prior years. During the period, the Company handed over the Land Use Rights Certificate relating to the above land plot to the People's Committee of Hai Phong City (see Note 13). However, the Company is still carrying out the necessary procedures to provide the basis for dismantling the above assets and derecognizing their carrying amounts.

(**) According to the Board of Directors meeting minutes No. 66/BB-HĐQT dated 8 December 2023, the Board of Directors approved to stop operating the Hong Bang 68 ship and leasing if a suitable partner is found. Simultaneously, the Company will make a plan to liquidate the ship when eligible. The cost of the Hong Bang 68 ship as at 30 June 2026 was VND 17,387,273,164, the residual value as at 30 June 2026 was VND 3,863,838,484.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

15. SHORT-TERM TRADE PAYABLES

	30/06/2026	01/01/2026
	VND	VND
Viet Nam National Cement Corporation	20,494,078	65,507,431
E29 Joint Stock Company	3,477,882,122	648,387,157
Others	259,128,100	278,692,172
Total	3,757,504,300	992,586,760
<i>In which, payments to the suppliers that are related parties (Details in Note 30)</i>	20,494,078	65,507,431

16. DIVIDENDS AND PROFIT PAYABLE

	30/06/2026	01/01/2026
	VND	VND
Dividends and profit payable to non-custodial shareholders who have not yet received their dividends	12,558,104	12,558,104
Total	12,558,104	12,558,104

17. SHORT-TERM TAXES AND OTHER PAYABLE TO STATE

	01/01/2026	Payable amount	Paid amount	30/06/2026
	VND	VND	VND	VND
Payables to the State				
Value added tax	119,082,507	504,172,751	479,802,818	143,452,440
Corporate income tax	103,212,391	305,728,105	259,582,867	149,357,629
Personal income tax	33,249,078	32,605,257	57,514,261	8,340,074
Fees, charges and other payments	-	108,246,000	108,246,000	-
Total	255,543,976	950,752,113	905,145,946	301,150,143
Receivables from the State				
Land and housing tax, land lease fees	390,341,400	680,595,000	290,253,600	-
Total	390,341,400	680,595,000	290,253,600	-

18. SHORT-TERM OTHER PAYABLES

	30/06/2026	01/01/2026
	VND	VND
Short-term collaterals and deposits received	275,000,000	335,000,000
Others	63,500,000	63,500,000
Total	338,500,000	398,500,000

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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19. SHORT-TERM BORROWINGS AND FINANCE LEASE LIABILITIES

	30/06/2026	Increase	Decrease	01/01/2026
	VND	VND	VND	VND
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hong Bang Branch	-	2,577,785,336	2,577,785,336	-
Total	-	2,577,785,336	2,577,785,336	-

Short-term bank loans are disbursed in VND from Vietnam Joint Stock Commercial Bank for Industry and Trade - Hong Bang Branch under Loan Agreement No. 01/2026-HĐCVTL/NHCT166-VTXM dated 15 January 2026 and Loan Agreement No. 01/2026-HĐCVTL/NHCT166-VTXM dated 20 May 2026. The loans bear interest at rates ranging from 7% to 9% per annum. Interest is payable monthly in accordance with the interest notices issued by the Bank. The purpose of the loans is to pay cargo handling charges and supplement working capital for the Company's production and business operations.

20. OWNERS' EQUITY

Movements in owners' equity

	Owners' contributed capital	Share premium	Investment and development fund	Retained 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	-	-	-	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	-	-	-	502,580,583	502,580,583
As at 30/06/2026	20,163,850,000	11,520,577,295	8,510,310,915	(723,894,720)	39,470,843,490

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

Details of owners' contribution capital

	30/06/2026		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

Capital transactions with owners and dividend and profit distribution

	Current period VND	Comparable period VND
Owner's equity		
Opening balance	20,163,850,000	20,163,850,000
Increase during the period	-	-
Decrease during the period	-	-
Closing balance	20,163,850,000	20,163,850,000
Declared dividend, earning	-	-

Shares

	30/06/2026	01/01/2026
Authorised shares	2,016,385	2,016,385
Issued shares	2,016,385	2,016,385
- Common shares	2,016,385	2,016,385
Repurchased shares (treasury shares, shares repurchased from the company itself)	-	-
Outstanding shares	2,016,385	2,016,385
- Common shares	2,016,385	2,016,385
<i>Par value of an outstanding share: 10.000 VND/share</i>		

21. ITEMS PRESENTED OUT OF STATEMENT OF FINANCIAL POSITION

The total future minimum lease payments under non-cancellable operating leases, estimated based on the current rental rates, are as follows:

	30/06/2026 VND	01/01/2026 VND
1 year or less	1,301,138,436	1,301,138,436
Over 1 year to 5 years	3,903,415,308	3,903,415,308
Over 5 years	17,290,882,147	17,941,451,365
Total	22,495,435,891	23,146,005,109

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

22. NET REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period VND	Comparable period VND
Revenue		
Revenue from merchandise sold	746,993,505	2,128,623,039
Revenue from service rendered	18,650,646,686	13,102,530,457
Total	19,397,640,191	15,231,153,496
Revenue deductions		
Trade discounts	40,408,884	143,790,554
Net revenue from goods sold and services rendered	19,357,231,307	15,087,362,942
<i>Revenue from related parties (Details in Note 30)</i>	<i>18,026,973,262</i>	<i>12,241,570,625</i>

23. COST OF SALES

	Current period VND	Comparable period VND
Cost of merchandise sold	697,070,159	1,874,460,150
Cost of services rendered	16,053,132,976	11,422,830,707
Total	16,750,203,135	13,297,290,857

24. FINANCIAL INCOME

	Current period VND	Comparable period VND
Bank interest	431,879,864	452,869,248
Payment discount	3,715,000	6,814,000
Total	435,594,864	459,683,248

25. FINANCIAL EXPENSES

	Current period VND	Comparable period VND
Interest expense	21,326,040	538,104
Total	21,326,040	538,104

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

26. SELLING AND ADMINISTRATIVE EXPENSES

	Current period VND	Comparable period VND
Selling expenses	78,283,060	192,518,451
Staff expense	67,409,322	151,588,761
Material, package expense	-	13,341,656
Outsourced expense	6,170,000	7,493,138
Other expenses	4,703,738	20,094,896
Administrative expenses	2,133,547,578	1,770,942,268
Staff expense	1,241,800,078	890,310,439
Material expense for administration	69,371,956	61,687,701
Tools and office supplies expense	30,538,023	12,502,002
Depreciation expense	10,636,524	3,438,894
Tax, fee	82,199,742	80,201,093
Reversal of provision for doubtful debts	(7,430,300)	(2,000,000)
Outsourced expense	150,727,536	144,386,679
Other expenses	555,704,019	580,415,460
Total	2,211,830,638	1,963,460,719

27. PRODUCTION AND BUSINESS COST BY NATURE

	Current period VND	Comparable period VND
Material and consumables cost	2,359,362,702	2,435,174,582
Staff expense	6,688,532,581	4,990,160,540
Depreciation	1,107,574,259	898,310,496
Outsourced expense	6,223,860,369	3,395,581,088
Other expenses	1,885,633,703	1,667,064,720
Total	18,264,963,614	13,386,291,426

28. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Comparable period VND
Accounting profit before tax	808,308,688	380,184,288
Adjustments		
Add: Undeductible expense	720,331,836	84,000,000
Total taxable profit	1,528,640,524	464,184,288
Tax rate	20%	20%
Current corporate income tax expenses (*)	305,728,105	92,836,858

(*) Corporate income tax expense for the period is estimated based on taxable income and may be subject to adjustments upon examination by the tax authorities.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

29. BASIC EARNING PER SHARE

	Current period VND	Comparable period VND
Profit allocated to common shareholders	502,580,583	287,347,430
Welfare and bonus fund	-	-
Profit to calculate earning per share	502,580,583	287,347,430
Weighted average number of common shares during the period	2,016,385	2,016,385
Earning per share	249	143

There are no potential ordinary share instruments that could be converted into ordinary shares and dilute earnings per share, including call options and equivalent instruments; convertible financial instruments; conditionally issued common stock; contracts settled in common stock or cash; purchased options; issued put options..., so there is no indication that diluted earnings per share will be less than basic earnings per share.

30. 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:

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

Balances with related parties

	30/06/2026	01/01/2026
	VND	VND
Short-term trade receivable		
Vicem Hai Phong Cement Company Limited	14,492,647,660	5,113,239,560
Short-term trade payable		
Viet Nam National Cement Corporation	20,494,078	65,507,431
Short-term advances to suppliers		
Vicem Hai Phong Cement Company Limited	97,041,392	305,760,567
Other receivables		
Vicem Hai Phong Cement Company Limited	-	37,408,889
Vietnam National Cement Corporation	-	29,497,984

Transactions with related parties

	Current period	Comparable period
	VND	VND
Revenue from related parties		
Vicem Hai Phong Cement Company Limited	18,026,973,262	12,237,866,921
Vocational Technical School of Cement	-	3,703,704
Purchases from related parties		
Vietnam National Cement Corporation	18,975,998	13,970,911
Vicem Hai Phong Cement Company Limited	659,661,270	1,762,469,408
Vocational Technical School of Cement	12,000,000	-
Payment discount received		
Vicem Hai Phong Cement Company Limited	3,715,000	6,814,000
Other incomes		
Vicem Hai Phong Cement Company Limited	-	94,444,445

Remuneration of the Board of Management and Board of Directors

Name	Position	Current period	Comparable period
		VND	VND
Mr. Pham Dang Loi	Chairman of the board	36,000,000	36,000,000
Mr. Le Van Thang	Member of the board, Director	260,891,900	214,473,900
Mr. Pham Duc Hoang	Member of the board	178,751,400	129,929,400
Mr. Vu Chau Thanh	Independent member of the board (Resigned on April 28, 2025)	-	16,000,000
Mr. Nguyen Tuan Anh	Member of the board	24,000,000	24,000,000
Mr. Nguyen Quang Anh	Independent member of the board (Appointed on April 28, 2025)	24,000,000	8,000,000
Total		523,643,300	428,403,300

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

31. OTHER INFORMATION

Remuneration of the Supervisory Board:

Name	Position	Current period	Comparable period
		VND	VND
Ms. Trinh Thi Huong	Head of Supervisory Board	24,000,000	24,000,000
Mr. Luong Quan Tan	Member Supervisory Board	159,461,700	110,166,100
Mr. Pham Huy Hiep	Member Supervisory Board	18,000,000	18,000,000
Total		201,461,700	152,166,100

32. COMMITMENTS

The Company entered into Land Lease Agreement No. 128/HĐ-TĐ dated 28 August 2015 with the People's Committee of Hai Phong City as the lessor. Under the agreement, the Company leases a land plot located at No. 290 Ha Noi street, Hong Bang ward, Hai Phong city, with a total area of 9,026.9 m², for a lease term of 50 years from 15 October 1993 to 15 October 2043. Land rental is payable annually in accordance with notifications issued by the Hai Phong City Tax Department. The land rental rate is determined in accordance with decisions of the Hai Phong City Tax Department and is subject to change whenever the State revises the land price framework applicable in Hai Phong City. The future minimum lease payments by maturity, estimated based on the current land rental rate, are presented in Note 21.

33. SUBSEQUENT EVENTS

The Board of Directors affirms that, in its assessment, in all material respects, there are no unusual events occurring after the end of the accounting period that affect on the financial position or operations of the Company and require adjustment or disclosure in these interim financial statements.

34. SEGMENT INFORMATION

The Company's business operations are conducted solely within the territory of Vietnam. The Company operates in two business segments: trading and the provision of services, of which the provision of services is its principal business activity, while trading and other activities are insignificant. Accordingly, the Company does not present segment information by business segment or geographical area.

35. 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 January 2025 to 30 June 2025.

Certain line items in the Interim statement of financial position as at 1 January 2026 have been re-classification to conform with the presentation adopted for the current period in accordance with the guidance in Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance:

HAI PHONG CEMENT TRADING AND TRANSPORTATION JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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

STATEMENT OF FINANCIAL POSITION

		01/01/2026	01/01/2026	
	Codes	before reclassification	after reclassification	Effect
Cash and cash equivalents	110	3,982,073,486	3,993,539,239	(11,465,753)
Cash equivalents	112	3,000,000,000	3,011,465,753	(11,465,753)
Short-term financial investments	120	20,670,000,000	21,274,419,027	(604,419,027)
Short-term held-to-maturity investments	123	20,670,000,000	21,274,419,027	(604,419,027)
Short-term receivables	130	10,320,875,406	9,704,990,626	615,884,780
Other short-term receivables	135	944,061,339	328,176,559	615,884,780
Current liabilities	310	3,931,986,845	3,931,986,845	-
Dividends and profit payable	313	-	12,558,104	(12,558,104)
Other short-term payables	320	411,058,104	398,500,000	12,558,104

Approve date 30 July 2026

Preparer



Nguyen Thi Quynh Hoa

Chief Accountant



Vu Thanh Tung

Legal Representative



Le Van Thang