CAT LAI PORT JSC
Nguyen Thi Dinh Str, Cat Lai Ward, HCMC
Tax code : 0305168938
Tel : 028.6266.5678 Fax : 028.6265.5678

CONSOLIDATED FINANCIAL STATEMENTS

Q2/2026

Ho Chi Minh City, July 2026

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	ASSETS	Code	Notes	Closing balance	Opening balance
A -	**CURRENT ASSETS**	**100**		**459,808,799,327**	**415,209,621,555**
I.	**Cash and cash equivalents**	**110**	**V.1**	**162,162,721,604**	**209,837,771,364**
1.	Cash	111		57,015,301,604	54,690,351,364
2.	Cash equivalents	112		105,147,420,000	155,147,420,000
II.	**Short-term financial investments**	**120**	V.02	**112,145,255,348**	**111,828,768,773**
1.	Trading securities	121		-	-
2.	Provisions for devaluation of trading securities (*)	122		-	-
3.	Held-to-maturity investments	123		112,145,255,348	111,828,768,773
4.	Allowance for short-term held-to-maturity investments (*)	124			
5.	Other short-term investments	125			
6.	Allowance for diminution in value of other short-term investments (*)	126			
III.	**Short-term receivables**	**130**		**172,750,317,817**	**86,614,839,809**
1.	Short-term trade receivables	131	V.03	167,245,975,869	77,762,698,658
2.	Short-term prepayments to suppliers	132	V.04	2,359,473,156	4,194,169,298
3.	Short-term inter-company receivables	133		-	-
4.	Receivable according to the progress of construction contract	134		-	-
5.	Other short-term receivables	135	V.05		
6.	Allowance for short-term doubtful debts	136		11,317,598,685	10,809,622,709
7.	Deficit assets for treatment	137		(8,172,729,893)	(6,151,650,856)
IV.	**Inventories**	**140**		**10,341,859,188**	**3,943,447,455**
1.	Inventories	141		10,341,859,188	3,943,447,455
2.	Allowance for inventories	142		-	-
V.	**Current biological assets**	**150**		-	-
1.	Short-term livestock for one-time harvest	151		-	-
2.	Seasonal or short-term crops for one-time harvest	152		-	-
3.	Allowance for impairment of current biological assets (*)	153		-	-
VI.	**Other current assets**	**160**		**2,408,645,370**	**2,984,794,154**
1.	Short-term prepaid expenses	161		1,519,084,787	1,182,457,046
2.	Deductible VAT	162		-	515,788,735
3.	Taxes and other receivables from the State	163	V.11	889,560,583	1,286,548,373
4.	Trading Government bonds	164		-	-
5	Other current assets	165		-	-

CAT LAI PORT JSC

Nguyen Thi Dinh Str, Cat Lai Ward, Thu Duc City, Ho Chi Minh City, Viet Nam

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2026

Balance sheet

	ASSETS	Code	Notes	Closing balance	Opening balance
B -	**NON-CURRENT ASSETS**	**200**		**307,821,743,865**	**309,018,809,232**
I.	**Long-term receivables**	**210**		**-**	**100,000,000**
1.	Long-term trade receivables	211		-	-
2.	Long-term prepayments to suppliers	212		-	-
3.	Working capital in affiliates	213		-	-
4.	Long-term inter-company receivable	214		-	-
5	Other long-term receivables	215		-	100,000,000
6.	Allowance for long-term doubtful debts	216		-	-
II.	**Fixed assets**	**220**		**191,795,826,743**	**194,156,338,516**
1.	Tangible fixed assets	221	V.7	119,189,541,861	120,757,729,592
	Historical cost	*222*		*630,658,190,892*	*628,589,003,484*
	Accumulated depreciation	*223*		*(511,468,649,031)*	*(507,831,273,892)*
2.	Financial leased assets	224		-	-
	Historical cost	*225*		-	-
	Accumulated depreciation	*226*		-	-
3.	Intangible fixed assets	227	V.8	72,606,284,882	73,398,608,924
	Initial cost	*228*		101,601,504,441	*101,601,504,441*
	Accumulated amortization	*229*		(28,995,219,559)	*(28,202,895,517)*
III.	**Non-current biological assets**	**230**		**-**	**-**
1.	Bearer livestock	231		-	-
a)	Immature bearer livestock	232			
b)	Mature bearer livestock	233		-	-
	Historical cost	234		-	-
	Accumulated depreciation	235		-	-
2.	Non-current livestock for one-time harvest	236		-	-
3.	Non-current crops for one-time harvest	237		-	-
4.	Allowance for impairment of non-current biological assets (*)	238		-	-
III.	**Investment property**	**240**		**-**	**-**
	Historical costs	241		-	-
	Accumulated depreciation	242		-	-
IV.	**Long-term assets in process**	**250**		**3,093,528,920**	**10,047,527,048**
1.	Long-term work in process	251		-	-
2.	Construction-in-progress	252	V.9	3,093,528,920	10,047,527,048
V.	**Long-term financial investments**	**260**	**V.2b**	**90,927,666,998**	**87,004,811,140**
1.	Investments in subsidiaries	261		-	-
2.	Investments in joit ventures and associates	262		90,306,376,604	86,383,520,746
3.	Investments in other entities	263		2,258,600,000	2,258,600,000
4.	Provisions for devaluation of long-term financial investments	264		(1,637,309,606)	(1,637,309,606)
5.	Long-term held-to-maturity investments	265		-	-
6.	Provision for long-term held-to-maturity investments (*)	266		-	-
VI.	**Other non-current assets**	**270**		**22,004,721,204**	**17,710,132,528**
1.	Long-term prepaid expenses	271	V.12	22,004,721,204	17,710,132,528
2.	Deferred income tax assets	272		-	-
3.	Long-term components and spare parts	273		-	-
4.	Other non-current assets	274		-	-
5.	Goodwill	279		-	-
	TOTAL ASSETS	**280**		**767,630,543,192**	**724,228,430,787**

Balance sheet

RESOURCES	Code	Notes	Closing balance	Opening balance
C - LIABILITIES	**300**		**177,758,852,211**	**95,291,712,488**
I. Current liabilities	**310**		**162,699,552,211**	**82,330,212,488**
1. Short-term trade payables	311	V.10	42,505,261,014	54,199,215,159
2. Short-term advances from customers	312		-	-
3. Dividends and profits payable	313		94,497,386,135	5,875,205,085
4. Short-termTaxes and other obligations to the State Budget	314	V.11	9,875,488,921	7,158,918,918
5. Payables to employees	315		4,335,670,092	6,218,434,727
6. Short-term accrued expenses	316		3,708,168,391	1,973,113,686
7. Short-term inter-company payable	317		-	-
8. Payable according to the progress of construction contracts	318		-	-
9. Short-term deferred revenue	319		-	-
10. Other short-term payables	320	V.12	3,002,246,629	1,083,342,876
11. Short-term borrowings and financial leases	321		3,336,900,000	3,019,400,000
12. Provisions for short-term payables	322		-	-
13. Bonus and welfare funds	323	V.13	1,438,431,029	2,802,582,037
14. Price stabilization fund	324		-	-
15. Trading Government bonds	325		-	-
II. Long-term liabilities	**330**		15,059,300,000	**12,961,500,000**
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other payables to the State Budget	333			
4. Long-term accrued expenses	334		-	-
5. Inter-company payables for working capital	335		-	-
6. Long-term inter-company payables	336		-	-
7. Long-term deferred revenue	337		-	-
8. Other long-term payables	338		3,000,000,000	2,250,000,000
9. Long-term borrowings and financial leases	339		12,059,300,000	10,711,500,000
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liability	342		-	-
13. Provisions for long-term payables	343		-	-
14. Science and technology development fund	344		-	-

CAT LAI PORT JSC

Nguyen Thi Dinh Str, Cat Lai Ward, Thu Duc City, Ho Chi Minh City, Viet Nam

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2026

Balance sheet

	RESOURCES	Code	Notes	Closing balance	Opening balance
D -	**OWNER'S EQUITY**	**400**		**589,871,690,981**	**628,936,718,299**
1.	Capital	411		340,000,000,000	340,000,000,000
-	*Ordinary shares carrying voting rights*	*411a*		*340,000,000,000*	*340,000,000,000*
-	*Preferred shares*	*411b*		-	-
2.	Share premiums	412		60,123,448,000	60,123,448,000
3.	Bond conversion options	413		-	-
4.	Other sources of capital	414		-	-
5.	Treasury shares	415		-	-
6.	Differences on asset revaluation	416		-	-
7.	Foreign exchange differences	417		-	-
8.	Investment and development fund	418		104,813,111,502	103,623,271,921
9.	Other funds	419		-	-
10.	Retained earnings	420		61,555,727,893	103,285,753,644
-	*Retained earnings accumulated*	*420a*		*11,404,624,610*	*103,285,753,644*
-	*to the end of the previous period*	*420b*		*50,151,103,283*	-
11.	Non-controlling interest	429		*23,379,403,586*	21,904,244,734
	TOTAL LIABILITIES AND OWNER'S EQUITY	**440**		**767,630,543,192**	**724,228,430,787**

Prepared on 28 July 2026

Preparer	**Chief Accountant**	**Director**
Vo Thai Hau	**Nguyen Viet Truong**	**Le Chi Dang**

M.S.D.N: 0305168938 - C.T.C.P CÔNG TY CỔ PHẦN CẢNG CÁT LÁI THÀNH PHỐ HỒ CHÍ MINH

INCOME STATEMENT

For the fiscal year ended 31 December 2026

Unit: VND

	ITEMS	Code	Notes	Q2/2026	Q2/2025	Current year	Previous year
1.	**Sales**	**01**	**VI.1**	**95,070,397,511**	**127,163,549,595**	**187,616,124,441**	**201,129,588,683**
2.	Sales deductions	02		-			
3.	**Net sales**	**10**		**95,070,397,511**	**127,163,549,595**	**187,616,124,441**	**201,129,588,683**
4.	Cost of sales	11	VI.2	55,995,986,255	87,697,306,033	109,124,055,809	126,239,551,278
5.	**Gross profit/ (loss)**	**20**		**39,074,411,256**	**39,466,243,562**	**78,492,068,632**	**74,890,037,405**
6.	Gains/losses from disposal of investment properties	21		-	-	-	-
7.	Financial income	22	VI.3	1,755,861,509	1,429,036,084	3,689,118,012	3,366,051,735
8.	Financial expenses	23	VI.4	179,990,364	327,815,811	384,104,914	368,770,656
	In which: Loan interest expenses	*24*		*179,990,364*	*91,255,599*	*384,104,914*	*132,210,444*
9.	Selling expenses	25	VI.5	2,945,454	397,305,785	365,828,513	822,068,545
10.	General and administration expenses	26	VI.6	13,600,853,485	9,316,116,415	21,646,640,626	15,674,218,699
11.	Profit/ (loss) in joint ventures, associates	27		1,815,066,537	1,612,908,908	3,922,855,859	3,520,370,092
12.	**Net operating profit/ (loss)**	**30**		**28,861,549,999**	**32,466,950,543**	**63,707,468,450**	**64,911,401,332**
13.	Other income	31	VI.7	102,078,437	1,726,530,076	1,417,791,969	1,906,280,076
14.	Other expenses	32	VI.8	124,799,051	9,376,000	86,917,163	9,408,400
15.	**Other profit/(loss)**	**40**		**(22,720,614)**	**1,717,154,076**	**1,330,874,806**	**1,896,871,676**
16.	**Total accounting profit/ (loss) before tax**	**50**		**28,838,829,385**	**34,184,104,619**	**65,038,343,256**	**66,808,273,008**

17. Current income tax	51	V.13	5,867,181,509	6,877,899,362	12,725,521,581	13,083,296,263
18. Deferred income tax	52		-	-	-	-
19. Profit/ (loss) after tax	**60**		**22,971,647,876**	**27,306,205,257**	**52,312,821,675**	**53,724,976,745**
20. Net profit after tax of the parent company	**61**		**21,962,798,901**	**25,277,552,078**	**50,151,103,283**	**51,412,106,031**
21. Net profit after tax of non-controlling interests	**62**		**1,008,848,975**	**2,028,653,179**	**2,161,718,392**	**2,312,870,714**
22. Earnings per share	**70**	**VI.9**	**646**	**743**	**1,446**	**1,348**
23. Diluted earnings per share	**71**	**VI.9**	**646**	**743**	**1,446**	**1,348**

Prepared on 28 July 2026

Preparer	**Chief Accountant**	**Director**
Vo Thai Hau	**Nguyen Viet Truong**	**Le Chi Dang**

M.S.D.N: 0305168938 - C.T.C.P
CÔNG TY
CỔ PHẦN
CẢNG CÁT LÁI
THÀNH PHỐ HỒ CHÍ MINH

CASH FLOW STATEMENT

(under indirect method)

For the fiscal year ended 31 December 2026

Unit: VND

ITEMS	Code	Notes	Current year	Previous year
I. Cash flows from operating activities				
1. Profit/ (loss) before tax	***01***		***65,038,343,256***	***66,808,273,008***
2. Adjustments				
- Depreciation of fixed assets and investment properties	02	V.9	8,868,756,181	13,825,710,135
- Provisions and allowances	03		2,021,079,037	1,354,082,025
- Exchange gain/ (loss) due to revaluation of moneytary items in foreign currencies	04		-	-
- Gain/ (loss) from investing activities	05	VI.3	(8,642,511,506)	(8,465,927,557)
- Interest expenses	06		384,104,914	132,210,444
- Others	07			
3. Operating profit/(loss) before changes of working capital	***08***		***67,669,771,882***	***73,654,348,055***
- Increase/(decrease) of receivables	09		(86,608,494,545)	(75,605,502,003)
- Increase/(decrease) of inventories	10		(6,398,411,733)	2,149,457,756
- Increase/ (decrease) of payables	11		(5,869,234,710)	22,251,251,298
- Increase/ (decrease) of prepaid expenses	12		6,304,830,255	(750,079,154)
- Increase/ (decrease) of trading securities	13		-	-
- Interests paid	14		(400,148,991)	(132,210,444)
- Corporate income tax paid	15	V.13	(13,074,158,315)	(6,597,616,275)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.16	(3,866,000,000)	(2,661,233,136)
Net cash flows from operating activities	***20***		***(42,241,846,157)***	***12,308,416,097***
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other long-term assets	21	V.9	(10,931,367,150)	(30,500,350,925)
2. Proceeds from disposals of fixed assets and other long-term assets	22		1,315,312,074	2,194,150,000
3. Cash outflow for lending, buying debt instruments of other entities	23			(90,000,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24		(316,486,575)	165,000,000,000
5. Investments into other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27		3,087,856,998	6,626,212,816
Net cash flows from investing activities	***30***		***(6,844,684,653)***	***53,320,011,891***

CASH FLOW STATEMENT

ITEMS	Code	Notes	Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		3,175,000,000	5,438,000,000
4. Repayment for loan principal	34		(1,509,700,000)	(271,900,000)
5. Payments for financial leased assets	35		-	-
6. Dividends and profit paid to the owners	36		(253,818,950)	(140,976,280)
Net cash flows from financing activities	***40***		***1,411,481,050***	***5,025,123,720***
Net cash flows during the period	**50**		**(47,675,049,760)**	**70,653,551,708**
Beginning cash and cash equivalents	**60**	**V.1**	**209,837,771,364**	**99,462,233,680**
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	**70**	**V.1**	**162,162,721,604**	**170,115,785,388**

Prepared on 28 July 2026

Preparer	Chief Accountant	Director
Võ Thái Hậu	Nguyen Viet Truong	Le Chi Dang

M.S.D.N: 0305168938 - C.T.C.P
CÔNG TY CỔ PHẦN CẢNG CÁT LÁI
THÀNH PHỐ HỒ CHÍ MINH

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Q2/2026

I. GENERAL INFORMATION

1. Form of ownership
Cat Lai Port Joint Stock Company (hereinafter referred to as "the Company" or "the Parent Company") is a joint stock company.

2. Operating fields
The Company operates in the field of service.

3. Business activities
The principal business activities of the Company include leasing seaport, leasing stevedoring equipment, cargo loading and unloading services at seaports.

4. Normal operating cycle
The normal operating cycle of the Company is within 12 months.

5. Structure of the Group
The Group includes the Parent Company and one subsidiary under the control of the Parent Company which is consolidated in these Consolidated Financial Statements.

5a. Information on the Group's restructuring
The Group did not acquire any new subsidiaries, or dispose of or divest any existing ones during the year.

5b. List of consolidated subsidiaries
The Company only invests in one subsidiary, which is Cat Lai Port International Logistics JSC. located at No. 43 Road N2, Mega Village Residential Quarter, Quarter 3, Long Truong Ward, Ho Chi Minh City, Vietnam. The principal activity of this subsidiary includes other support services related to transportation.

As of the balance sheet date, the Company's proportion of capital contribution in this subsidiary was 54.29%, with the proportion of ownership interests and voting rights equivalent to the proportion of capital contribution.

5c. List of associates accounted for in the Consolidated Financial Statements by using the equity method
The Group only invests in one associate, which is Tan Cang Que Vo JSC. located in Kieu Luong Hamlet, Phu Lang Commune, Bac Ninh Province, Vietnam. The principal activity of this associate includes leasing depot.

As of the balance sheet date, the Group's proportion of capital contribution in this associate was 20%, with the proportion of ownership interest and voting rights equivalent to the proportion of capital contribution.

6. Statement on information comparability in the Consolidated Financial Statements
The corresponding figures of the previous year are comparable to those of the current year.

7. Employees
As of the balance sheet date, there were 96 employees working for the Group.

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Group is from 1 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because payments and receipts of the Group are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Group applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 on guidelines for accounting policies for enterprises, the Circular No. 202/2014/TT-BTC dated 22 December 2014 giving guidance on the preparation and presentation of Consolidated Financial Statements as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Consolidated Financial Statements.

2. Statement on the compliance with the Accounting Standards and System

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025, the Circular No. 202/2014/TT-BTC dated 22 December 2014 as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Consolidated Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis of preparation of the Consolidated Financial Statements

All the Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

The Consolidated Financial Statements are prepared in Vietnamese and English, in which the Consolidated Financial Statements in Vietnamese are the official statutory financial statements of the Group. The Consolidated Financial Statements in English have been translated from the Vietnamese version. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

2. Basis of consolidation

The Consolidated Financial Statements include the Financial Statements of the Parent Company and the Financial Statements of its subsidiaries. A subsidiary is a business that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from share call options, debt or equity instruments that are convertible into ordinary shares as of the balance sheet date shall be taken into consideration.

The business performance results of the subsidiaries that are acquired or disposed of during the period are included in the Consolidated Income Statement from the date of acquisition or until the date of disposal of those subsidiaries.

The Financial Statements of the Parent Company and its subsidiaries used for consolidation are prepared for the same accounting period and apply consistent accounting policies for similar transactions and events in similar circumstances. In case the subsidiaries' accounting policies are different from those that are applied consistently within the Group, the appropriate adjustments should be made to the subsidiaries' Financial Statements before they are used to prepare the Consolidated Financial Statements.

Intra-group balances in the Balance Sheet and intra-group transactions and unrealized intra-group gains resulting from these transactions are eliminated when preparing the Consolidated Financial Statements. Unrealized losses resulting from intra-group transactions are also eliminated unless costs that cause those losses cannot be recovered.

Non-controlling interests ("NCI") include the gains or losses of the subsidiary's business performance results and net assets that are not held by the Parent Company and are presented in a specific item in the Consolidated Income Statement and the Consolidated Balance Sheet (as a part of the owner's equity). NCI include the value of NCI at the date of initial business combination and those in the changes of owner's equity commencing from that date.

Losses arising in subsidiaries are allocated to NCI based on the non-controlling shareholders' ownership rate in the subsidiaries, even if those losses excess the non-controlling shareholders' ownership in the net assets of the subsidiaries.

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits at banks. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

4. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Group intends and is able to hold to maturity. Held-to-maturity investments of the Group only include term deposits at banks. Interest income from term deposits at banks is recognized in the Consolidated Income Statement on the accrual basis.

Investments in associates

An associate is an entity which the Group has significant influence but does not have the right to control its financial and operating policies. Significant influence is the right to participate in making resolution on the associate's financial and operating policies but not control those policies.

Investments in associates are recognized in accordance with the equity method. Accordingly, the investments in associates are presented in the Consolidated Financial Statements by the initial investment costs and adjusted for changes in benefits on net assets of associates after the investment date. If the benefits of the Group in losses of associates are higher than or equal to book value of the investments, the value of investments will be presented in the Consolidated Financial Statements as zero unless the Group has an obligation to make the payment instead of associates.

The Financial Statements of associates are prepared for the same accounting period of the Group. In case the accounting policies of an associate are different from those consistently applied in the Group, the Financial Statements of that associate will be suitably adjusted before being used to prepare the Consolidated Financial Statements.

Unrealized gains and losses from transactions with associates are eliminated by the proportion belong to the Group when preparing the Consolidated Financial Statements.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include such investments in equity instruments that do not enable the Group to have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at costs, including cost of purchase plus other directly attributable transaction costs. Dividend and profit of the periods prior to the acquisition of investments are deducted from the cost of such investments. Dividend and profit of the periods after the acquisition of such investments are recorded in the Group's financial income. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

Provisions for impairment of investments in equity instruments of other entities

For investments in equity instruments of other entities which are not listed organizations, of which the fair value cannot be measured at the time of reporting, provisions are made based on the losses suffered by investees, with the provision amount determined by the difference between owners' actual contributed capital and total owners' equity as of the balance sheet date multiplied (x) by the Group's rate of charter capital owning in these investees.

Increases/ (decreases) in the provisions for impairment of investments in equity instruments of other entities to be recognized as of the balance sheet date are recorded in "Financial expenses".

5. Receivables

Receivables are recognized at the carrying amounts less allowance for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt after being offset against liabilities (if any). The allowance rate is based on the debts' duration of overdue or the estimated loss, as follows:

- As for overdue debts:
  - 30% of the value of debts with the duration of overdue from 6 months to under 1 year.
  - 50% of the value of debts with the duration of overdue from 1 year to under 2 years.
  - 70% of the value of debts with the duration of overdue from 2 years to under 3 years.
  - 100% of the value of debts with the duration of overdue from or over 3 years.
- As for the debts that are not overdue, but considered as doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/ (decreases) in the allowance for doubtful debts to be recognized as of the balance sheet date are recorded in "General and administration expenses".

6. Inventories

Inventories are recognized at the lower of cost and net realizable value.

Costs of inventories comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.

The cost of inventories is determined using the weighted average method and recorded in accordance with the perpetual inventory system.

The Group's inventories mainly include tools reserved for the replacement and repair of machinery and equipment, and vehicles, which are kept in good condition and do not require additional allowance for inventories.

7. Prepaid expenses

Prepaid expenses comprise actual expenses arising and relevant to financial performance in several accounting periods. These prepaid expenses are allocated over the prepayment period or the period in which corresponding economic benefits are generated from these expenses.

The Group's prepaid expenses primarily include:

Expenses for tools

Expenses for tools in use are amortized using the straight-line method for the maximum period of 3 years.

Vehicle insurance premiums

Vehicle insurance premiums are amortized using the straight-line method over the insurance term.

Expenses for fixed asset repairs

Expenses for fixed asset repairs arising once with high value are amortized using the straight-line method in 3 years.

8. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation.

Historical costs of tangible fixed assets include all the expenses paid by the Group to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operating expenses during the year.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

Class of fixed assets	Number of years
Buildings and structures	05 – 30
Machinery and equipment	03 – 12
Vehicles	06 - 10
Office equipment	03 - 06
Other fixed assets	02 - 06

9. Intangible fixed assets

Intangible fixed assets are determined by their historical costs less accumulated amortization.

Historical costs of intangible fixed assets include all the costs paid by the Group to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period, otherwise, these costs are included into historical costs of fixed assets only if they are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of the asset.

When an intangible fixed asset is sold or disposed, its historical costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

The Group's intangible fixed assets include:

Land use right
Land use right includes all the actual expenses paid by the Group directly attributable to the land being used such as expenses to obtain the land use right, expenses for site clearance compensation and ground leveling, registration fees, etc.

If the land use right is indefinite, it is not amortized. Land use right granted by the State with obligation to pay land use fees is amortized using the straight-line method over the land granted period (50 years).

Computer software
Costs to obtain computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Group until the date the software is put into use. Computer software is amortized using the straight-line method in 03 - 04 years.

10. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant borrowing interest expenses following the accounting policies of the Group) directly attributable to the construction of plants and the installation of machinery and equipment to serve for production, leasing, and management as well as the repair of fixed assets, which have not been completed yet. Assets in the progress of construction and installation are recorded at historical costs and not depreciated.

11. Payables and accrued expenses

Payables and accrued expenses are recorded based on the amounts payable for goods and services already used. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of merchandise, services, or assets and the seller is an independent entity with the Group.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operating expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of merchandise or rendering of services.

Payables and accrued expenses are classified into short-term and long-term ones in the Consolidated Balance Sheet based on the remaining terms as of the balance sheet date.

12. Owners' equity

Owners' contribution capital

Owners' contribution capital is recorded according to the actual amounts invested by the shareholders.

Share premiums

The differences between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date are recognized into share premiums. Expenses directly attributable to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

13. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made in consideration of non-cash items in retained earnings that may affect cash flows and the ability to pay dividends such as profit from revaluation of assets invested in other entities, profit from revaluation of monetary items, financial instruments and other non-cash items.

Dividend is recorded as payables upon approval of the General Meeting of Shareholders.

14. Recognition of revenue and income

Revenue from rendering of services

Revenue from rendering of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the services rendered;
- The Group received or shall probably receive the economic benefits associated with the rendering of services;
- The stage of completion of the transaction at the end of reporting period can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are rendered in several accounting periods, revenue is recognized on the basis of the stage of completion as of the balance sheet date.

Revenue from operating leases

Revenue from operating leases is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

Interest

Interest is recorded based on the term and the actual interest rate applied in each particular period.

Dividend income

Income from dividends is recognized when the Group has the right to receive dividends from the investees. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

15. Borrowing costs

Borrowing costs are interest expenses and other costs that the Company directly incurs in connection with the borrowings.

Borrowing costs are recorded as expenses when incurred.

16. Expenses

Expenses are those that result in outflows of the Group's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

17. Corporate income tax

Corporate income tax only includes current income tax, which is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

18. Related parties

Parties are considered to be related parties in case that one party is able to control the other party or has significant influence on the financial and operating decisions of the other party. Parties are also considered to be related parties in case that they are under the common control or under the common significant influence.

In considering each possible related party relationship, attention is directed to the substance of the relationship and not merely the legal form.

19. Segment reporting

A business segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policy applied for the preparation and presentation of the Group's Consolidated Financial Statements.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	775,823,657	472,676,407
Demand deposits at banks	56,239,477,947	54,217,674,957
Cash equivalents (*bank term deposits with initial*	105,147,420,000	155,147,420,000

	Ending balance	Beginning balance
maturities within 3 months)		
Total	**162,162,721,604**	**209,837,771,364**

2. Financial investments

2a. *Held-to-maturity investments*

These represent term deposits with maturities ranging from 6 to 12 months at commercial banks, with the carrying value equal to its original cost, and interest rates ranging from 2.8% to 5.7% per annum. Details of the balance are as follows:

	Ending balance	Beginning balance
Term deposits at commercial banks	110,600,000,000	110,600,000,000
Accrued interest on term deposits	1,545,255,348	1,228,768,773
Total	**112,145,255,348**	**111,828,768,773**

2b. *Investments in associates*

This represents an investment in Tan Cang Que Vo JSC. As of the balance sheet date, the Parent Company held 2,523,400 shares with a face value of VND 25,234,000,000, representing 20% of Tan Cang Que Vo JSC.'s charter capital.

	Ending balance	Beginning balance
Original costs	78,225,400,000	78,225,400,000
Profit after investment date	12,080,976,604	8,158,120,746
Total	**90,306,376,604**	**86,383,520,746**

2c. *Investments in other entities*

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
Ho Chi Minh Rubber Corporation	2,258,600,000	(1,637,309,606)	2,258,600,000	(1,637,309,606)

As of the balance sheet date, the Group held 225,860 shares, equivalent to 0.72% of the charter capital of Ho Chi Minh Rubber Corporation, the same as the beginning balance.

Fair value

The Company has not determined the fair value of unlisted investments as there have not been any specific instructions on fair value determination.

3. Short-term trade receivables

	Ending balance	Beginning balance
Receivables from related parties	***153,954,856,399***	***65,980,236,708***
Saigon Newport One Member Limited Liability Corporation	152,968,016,552	65,231,277,744
Tan Cang Overland Transport JSC.	-	28,080,000
Tan Cang Waterway Transport JSC.	962,647,847	720,878,964
Receivables from other customers	***13,315,311,470***	***11,782,461,950***
Total	**167,245,975,869**	**77,762,698,658**

4. Short-term prepayments to suppliers

	Ending balance	Beginning balance
Prepayments to related parties	-	***1,179,000,000***
Tan Cang Technical Services JSC.	-	1,179,000,000

	Ending balance	Beginning balance
Prepayments to other suppliers	*2,359,473,156*	*3,015,169,298*
Bac Au Technology Services Trading Co., Ltd.	1,134,782,000	2,247,916,000
Other suppliers	1,224,691,156	767,253,298
Total	**2,359,473,156**	**4,194,169,298**

5. Other receivables

5a. Other short-term receivables

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
Payments on behalf of related parties	*688,237,908*	-	*968,351,081*	-
Saigon Newport One Member Limited Liability Corporation	637,897,004	-	898,887,081	-
Tan Cang Waterway Transport JSC.	50,340,904	-	69,464,000	-
Receivables from other organizations and individuals	*10,629,360,777*	*(4,824,919,654)*	*9,841,271,628*	*(4,836,731,579)*
Accrued interest income of term deposits	-	-		-
Advances	1,737,363,509	-	1,774,452,574	-
Payments on behalf	449,129,316	-	552,635,804	(11,811,925)
Deposits	284,750,000	-	84,750,000	-
Quang Thai Hong One Member Co., Ltd. (*)	6,736,930,124	(6,736,930,124)	6,736,930,124	(4,715,851,087)
Other short-term receivables	1,421,187,828	-	692,503,126	(109,068,567)
Total	**11,317,598,685**	**(6,736,930,124)**	**10,809,622,709**	**(4,836,731,579)**

(*) This represents the receivable from Quang Thai Hong One Member Co., Ltd. ("Quang Thai Hong") in accordance with the Court's rulings related to the dispute over the business cooperation contract between Saigon Agricultural Incorporation and Cat Lai Port Joint Stock Company, and the consignment contract between Quang Thai Hong and Cat Lai Port Joint Stock Company. Under the Court's judgement, Quang Thai Hong One Member Co., Ltd. is obligated to pay the Company VND 6,736,930,124 (including rental and interest). As Quang Thai Hong has not yet fulfilled its payment obligations under the judgment and enforcement decisions, the Civil Judgment Enforcement Office of Binh Thanh District issued Decision No. 67/QD-CCTHADS dated 8 May 2023 on the temporary suspension of exit from the country for Mr. Nguyen Hoang Hai - Legal representative of Quang Thai Hong.

5b. Other long-term receivables

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
Long-term deposits	-	-	100,000,000	-

6. Allowance for doubtful debts

	Ending balance			Beginning balance		
	Overdue period	Original cost	Allowance	Overdue period	Original cost	Allowance
Quang Thai Hong One Member Co., Ltd.	From 2 years to under 3 years	6,736,930,124	(6,736,930,124)	From 2 years to under 3 years	6,736,930,124	(4,715,851,087)
Other customers	Over 3 years	1,435,799,769	(1,435,799,769)	Over 3 years	1,435,799,769	(1,435,799,769)
Total		**8,172,729,893**	**(8,172,729,893)**		**8,172,729,893**	**(6,151,650,856)**

Fluctuations in allowance for doubtful debts are as follows:

	Current year	Previous year
Beginning balance	6,151,650,856	4,797,568,831
Additional allowance	2,021,079,037	1,354,082,025
Ending balance	**8,172,729,893**	**6,151,650,856**

7. Inventories

	Ending balance	Beginning balance
Tools	10,341,859,188	3,943,447,455
Work in progress	-	-
Total	**10,341,859,188**	**3,943,447,455**

8. Prepaid expenses

8a. Short-term prepaid expenses

	Ending balance	Beginning balance
Vehicle insurance premiums	729,148,145	512,950,423
Road toll	143,168,581	295,030,170
Repair expenses	22,842,268	276,369,300
Land lease expenses	430,532,640	-
Other short-term prepaid expenses	193,393,153	98,107,153
Total	**1,519,084,787**	**1,182,457,046**

8b. Long-term prepaid expenses

	Ending balance	Beginning balance
Expenses for tools	1,543,287,987	2,094,616,676
Expenses for crane repairs	4,468,332,734	6,091,383,332
Expenses for rail system repairs	5,633,343,416	7,745,847,194
Pier repair expenses	9,777,021,704	1,368,055,443
Other long-term prepaid expenses	582,735,363	410,229,883
Total	**22,004,721,204**	**17,710,132,528**

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Historical costs						
Beginning balance	195,087,317,394	365,611,690,311	64,674,648,564	1,899,806,937	1,315,540,278	628,589,003,484
New acquisition	-	359,498,000	6,037,993,630	110,752,778		6,508,244,408
Liquidation and disposal	-		(4,439,057,000)			(4,439,057,000)
Ending balance	**195,087,317,394**	**365,971,188,311**	**66,273,585,194**	**2,010,559,715**	**1,315,540,278**	**630,658,190,892**
In which:						
Assets fully depreciated but still in use	60,535,875,542	341,059,530,257	11,238,696,130	966,872,937	347,571,500	414,148,546,366
Assets waiting for liquidation						
Depreciation						
Beginning balance	131,855,177,353	341,839,289,159	31,646,526,808	1,568,986,552	921,294,020	507,831,273,892
Depreciation during the year	3,044,727,191	2,282,066,775	2,560,835,463	106,842,350	81,960,360	8,076,432,139
Liquidation and disposal			(4,439,057,000)			(4,439,057,000)
Ending balance	**134,899,904,544**	**344,121,355,933**	**29,768,305,272**	**1,675,828,902**	**1,003,254,380**	**511,468,649,031**
Net book value						
Beginning balance	63,232,140,041	23,772,401,152	33,028,121,756	330,820,385	394,246,258	120,757,729,592
Ending balance	**60,187,412,850**	**21,849,832,378**	**36,505,279,922**	**334,730,813**	**312,285,898**	**119,189,541,861**
In which:						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

Certain tangible fixed assets with a net book value of VND 27,966,559,941 have been pledged as collateral for the Group's bank loans (see Note V.16).

10. Intangible fixed assets

	Indefinite land use right	Definite land use right land use right	Computer software	Total
Historical costs				
Beginning balance	22,029,600,000	79,232,404,441	339,500,000	101,601,504,441
Ending balance	**22,029,600,000**	**79,232,404,441**	**339,500,000**	**101,601,504,441**
In which:				
Assets fully amortized but still in use	-	-	339,500,000	339,500,000
Amortization				
Beginning balance	-	27,863,395,517	339,500,000	28,202,895,517
Amortization during the year	-	792,324,042	-	792,324,042
Ending balance	**-**	**28,655,719,559**	**339,500,000**	**28,995,219,559**
Net book value				
Beginning balance	22,029,600,000	51,369,008,924	-	73,398,608,924
Ending balance	**22,029,600,000**	**50,576,684,882**	**-**	**72,606,284,882**
In which:				
Assets temporarily not in use	-	-	-	-
Assets waiting for liquidation	-	-	-	-

11. Construction-in-progress

	Beginning balance	Expenses incurred during the year	Transferred to fixed assets	Transferred to prepaid expenses	Ending balance
Acquisition of fixed assets	-				
Construction-in-progress	684,932,737	1,029,111,111			1,714,043,848
Expenses for fixed asset repairs	9,362,594,311	2,952,937,433		(10,936,046,672)	1,379,485,072
Upgrade of the rear area of the wharf foundation	*507,001,575*	872,483,497			*1,379,485,072*
Repair of embankments and 2,200 DWT wharf	*8,855,592,736*	2,080,453,936		(10,936,046,672)	-
Total	**10,047,527,048**	**3,982,048,544**		**(10,936,046,672)**	**3,093,528,920**

12. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	***4,806,719,681***	***11,454,445,957***
Saigon Newport One Member Limited Liability Corporation	10,773,232	443,345,938
Tan Cang Technical Services JSC.	4,191,311,726	307,649,471
Tan Cang - STC Human Resource Development Co., Ltd.	19,200,000	6,800,000
Cat Lai Logistics JSC.	-	223,383,000
Tan Cang Hong Ngoc Phu Quoc Investment Logistics JSC. (Now Tan Cang Shipping Logistics JSC.)	-	4,051,564,000
Tan Cang Waterway Transport JSC.	585,434,723	309,703,548
Tan Cang Mien Trung JSC.	-	6,112,000,000
Payables to other suppliers	***37,698,541,333***	***42,744,769,202***
Nguyen Loi Heavy Transport Co., Ltd.	4,254,976,000	9,756,600,000
Cat Lai Transport Co., Ltd.	10,925,427,673	6,545,085,090
Son Tuyen Business Household	4,906,222,286	8,276,173,220
Other suppliers	17,611,915,374	18,166,910,892
Total	**42,505,261,014**	**54,199,215,159**

The Group has no overdue trade payables.

13. Taxes and other obligations to the State Budget

	Beginning balance		Amount incurred during the year		Ending balance	
	Payable	Receivable	Amount payable	Amount already paid	Payable	Receivable
VAT on local sales	-	1,028,228,789	8,916,464,826	(5,588,853,520)	3,188,943,100	889,560,58
VAT on imports	-	-	-	-	-	
Corporate income tax	6,871,348,890	-	12,725,521,581	(13,074,158,315)	6,522,712,156	
Personal income tax	287,570,028	-	1,270,407,893	(1,394,144,256)	163,833,665	
Property tax	-	-	-	-	-	
Land rental	-	258,319,584	876,564,455	(618,244,871)	602,745,696	
Fees, legal fees and other duties	-	-	121,864,000	(121,864,000)	-	
Total	**7,158,918,918**	**1,286,548,373**	**23,910,822,755**	**(20,797,264,962)**	**9,875,488,921**	**889,560,58**

Value added tax (VAT)

The Group has to pay VAT in accordance with the deduction method. The VAT rates are as follows:

Providing clean water	5%
Other services	8% - 10%

Corporate income tax (CIT)

Companies within the Group have to pay CIT for taxable income at the rate of 20%.

The CIT liabilities of companies within the Group are determined based on the prevailing regulations on taxes. However, these regulations may change from time to time and regulations applicable to variety of transactions can be interpreted differently. Therefore, the tax amount presented in the Consolidated Financial Statements could change when being inspected by the Tax Authorities.

Property tax

Property tax is paid in accordance with the Tax Authority's notice.

Land rental

The Company has to pay land rental for an area of 59,796.2 m^2 located in Cat Lai Ward, Ho Chi Minh City, for the purpose of investing in the construction of a port, at the rental rate for 2025 of VND 14,400/m^2.

Other taxes

The Group declares and pays these taxes according to prevailing regulations.

14. Short-term accrued expenses

	Ending balance	Beginning balance
Accrued expenses to related parties	-	-
Cat Lai Transport Co., Ltd.	-	-
Accrued expenses to other organizations and individuals	***3,708,168,391***	***1,973,113,686***
Interest expenses	-	16,044,077
Expenses for transport, stevedoring	3,703,848,391	1,928,815,609
Other short-term accrued expenses	4,320,000	28,254,000
Total	**3,708,168,391**	**1,973,113,686**

15. Other payables

15a. Other short-term payables

	Ending balance	Beginning balance
Payables to related parties	***192,499,000***	***306,291,781***
Remuneration of BOD, BOS	162,000,000	162,000,000
Receipts on behalf	519,508,834	56,343,516
Saigon Newport One Member Limited Liability Corporation	*487,400,234*	*16,621,516*
Tan Cang Waterway Transport JSC.	-	*22,810,000*
Cat Lai Logistics Joint Stock Company	*32,108,600*	-
Tan Cang Hong Ngoc Phu Quoc Investment Logistics JSC.	-	*16,912,000*
Hung Phuoc Transport Services Joint Stock Company - Profit from business cooperation contracts.	*286,829,599*	*87,948,265*
Payables to other organizations and individuals	***2,033,908,196***	***6,740,204,445***
Trade Union's expenditure	68,293,010	53,639,390
Social insurance, health insurance and unemployment insurance premiums	3,318,217	-
Short-term deposits received	19,400,000	109,400,000
Dividends payable	-	-
Receipts on behalf	1,697,892,177	471,296,201
Other short-term payables	245,004,792	292,715,504
Total	**3,002,246,629**	**1,083,342,876**

15b. Other long-term payables

	Ending balance	Beginning balance
Hung Phuoc Transport Services Joint Stock Company – Capital contribution to business cooperation contracts (*)	3,000,000,000	2,250,000,000

(*) This represents business cooperation contract (BCC) No. 220925/CIL-HPL dated 22 September 2025 between Cat Lai Port International Logistics JSC (the subsidiary) and Hung Phuoc Transport Services JSC., for the purpose of investing in the operation of at least 10 truck tractors and semi-trailers, of which Cat Lai Port International Logistics JSC is an investor. The total estimated investment capital is VND 18,000,000,000, with each party contributing 50% of the capital. The term of the business cooperation is 15 years starting from the effective date of the contract. At present, each party has contributed VND 3,000,000,000.

15c. Overdue debts

The Group has no other overdue payables.

16. Borrowings

16a. Short-term borrowings

	Ending balance	Beginning balance
Current portions of long-term loans (see Note V.16b)		
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh City Branch	3,003,200,000	2,191,400,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - District 7 Saigon Branch	1,145,500,000	828,000,000
Total	**3,336,900,000**	**3,019,400,000**

The Group has solvency to repay the current portions of long-term loans.

16b. Long-term borrowings

	Ending balance	Beginning balance
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh City Branch (i)	6,038,350,000	7,398,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - District 7 Saigon Branch (ii)	3,374,500,000	3,313,500,000
Total	**12,059,300,000**	**10,711,500,000**

The Group has solvency to repay the long-term borrowings.

(i) This represents a long-term loan from the Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh City Branch dated 16 October 2024 for investment in fixed assets consisting of 5 truck tractors, with a loan term of 60 months starting from the day after the disbursement date to the maturity date specified in the loan agreement, an interest rate of 6.8% per annum. This loan is secured by the assets financed by the loan.

(ii) This represents a long-term loan from Joint Stock Commercial Bank for Investment and Development of Vietnam – District 7 Saigon Branch under the Agreement dated 17 November 2025 for investment in new vehicles, with a loan term of 60 months starting from the day after the disbursement date, an interest rate of 6.6% per annum. This loan is secured by the assets financed by the loan.

The repayment schedule for the long-term loans from banks is as follows:

17. Bonus and welfare funds

	Beginning balance	Other increase	Increase due to appropriation from profit	Disbursement during the year	Ending balance
Bonus, Welfare fund	2,797,722,155		1,238,848,992	(2,603,000,000)	1,433,571,147
Executive Officers' bonus fund	4,859,882		1,263,000,000	(1,263,000,000)	4,859,882
Total	**2,802,582,037**		**2,501,848,992**	**(1,867,500,000)**	**1,438,431,029**

18. Owners' equity

18a. Statement of changes in owners' equity

	Owners' contribution capital	Share premiums	Investment and development fund	Retained earnings	Non-controlling interests ("NCI")	Total
Previous year						
Beginning balance	340,000,000,000	60,123,448,000	103,623,271,921	100,583,614,486	19,290,481,248	623,620,815,655
Profit of the year	-	-	-	51,412,106,031	2,312,870,714	53,724,976,745
Dividends declared	-	-	-	(90,780,000,000)	-	(92,380,000,000)
Appropriation to the Executive Officers' bonus fund from previous year's profit	-	-	-	(292,258,136)	-	(292,258,136)
Appropriation to bonus and welfare funds from profit of the year	-	-	-	-	-	-
Appropriation to bonus and welfare funds from profit of the previous year				(169,371,427)	(142,628,573)	(312,000,000)
Ending balance	**340,000,000,000**	**60,123,448,000**	**103,623,271,921**	**60,754,090,952**	**21,460,723,391**	**585,961,534,264**
Current year						
Beginning balance	340,000,000,000	60,123,448,000	103,623,271,921	103,285,753,644	21,904,244,734	628,936,718,299
Profit of the year	-	-	-	50,151,103,283	2,161,718,392	52,312,821,675
Dividends declared	-	-	-	(88,876,000,000)		(88,876,000,000)
Appropriation to the Executive Officers' bonus fund from previous year's profit	-	-	-			
Appropriation to bonus and welfare funds from profit of the year	-	-	-	(1,000,000,000)		(1,000,000,000)
Appropriation to bonus and welfare funds from profit of the previous year	-	-	1,189,839,581	(2,005,129,034)	(686,559,540)	(1,501,848,993)
Ending balance	**340,000,000,000**	**60,123,448,000**	**104,813,111,502**	**61,555,727,893**	**23,379,403,586**	**589,871,690,981**

18b. Details of owners' contribution capital

	Ending balance	Beginning balance
The State's investment capital	162,149,200,000	162,149,200,000
Saigon Newport One Member Limited Liability Corporation	*87,161,700,000*	*87,161,700,000*
Voluntary Youth Public Benefit Service Co., Ltd.	*74,987,500,000*	*74,987,500,000*
Other shareholders' contribution capital	177,850,800,000	177,850,800,000
Share premiums	60,123,448,000	60,123,448,000
Total	**400.123.448.000**	**400.123.448.000**

18c. Shares

	Ending balance	Beginning balance
Number of ordinary shares registered to be issued	34,000,000	34,000,000
Number of ordinary shares already issued	34,000,000	34,000,000
Number of outstanding ordinary shares	34,000,000	34,000,000

Face value per outstanding share: VND 10,000.

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sales of merchandise and rendering of services

	Current year	Previous year
Revenue from seaport leasing services	76,250,000,000	76,500,000,000
Revenue from stevedoring equipment leasing services	11,644,562,996	11,305,229,664
Revenue from transport services	90,936,122,445	111,848,103,019
Revenue from sales of merchandise	-	-
Revenue from other services	8,785,439,000	1,476,256,000
Total	**187,616,124,441**	**201,129,588,683**

2. Costs of sales

	Current year	Previous year
Costs of sales	109,124,055,809	126,239,551,278
Total	**109,124,055,809**	**126,239,551,278**

3. Financial income

	Current year	Previous year
Interest income from deposits at banks	3,689,118,012	3,360,839,807
Exchange gain arising from transactions in foreign currencies		5,211,928
Total	**3,689,118,012**	**1,937,015,651**

4. Financial expenses

	Current year	Previous year
Interest expense	384,104,914	132,210,444
Realized foreign exchange loss		236,560,212
Total	**384,104,914**	**368,770,656**

5. Selling expenses

	Current year	Previous year
Expenses for external services	322,206,000	621,280,018
Other expenses	43,622,513	200,788,527
Total	**365,828,513**	**822,068,545**

6. General and administration expenses

	Current year	Previous year
Labor costs	10,255,471,285	7,695,305,443
Materials and supplies	103,371,965	79,472,669
Office supplies	196,093,330	151,487,969
Depreciation/amortization of fixed assets	722,751,320	944,834,602
Taxes, fees and legal fees	2,688,000	21,499,175
Allowance for doubtful debts	2,021,079,037	1,354,082,025

	Current year	Previous year
Expenses for external services	3,912,986,092	1,771,269,681
Other expenses	4,432,199,597	3,656,267,135
Total	**21,646,640,626**	**15,674,218,699**

7. Other income

	Current year	Previous year
Gain on liquidation, disposal of fixed assets	1,315,312,074	1,726,530,076
Proceeds from selling used scraps, materials	101,752,000	179,750,000
Other income	727,895	-
Total	**1,417,791,969**	**1,906,280,076**

8. Other expenses

	Current year	Previous year
Other expenses	86,917,163	9,408,400
Total	**86,917,163**	**9,408,400**

9. Earnings per share ("EPS")

	Current year	Previous year
Accounting profit after corporate income tax of the Parent Company's shareholders	50,151,103,283	51,412,106,031
Appropriation to the Parent Company's bonus and welfare funds		
Allocation to the Parent Company's Executive Officers' bonus fund	(1,000,000,000)	(1,000,000,000)
Appropriation to the subsidiary's bonus and welfare funds		(4,593,457,143)
Profit used to calculate basic EPS	49,151,103,283	45,818,648,888
Weighted average number of ordinary shares outstanding during the year	34,000,000	34,000,000
Basic EPS	**1,446**	**1,348**

Prepared on 28 July 2026

Prepared by	Chief Accountant	Director
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CÔNG TY CỔ PHẦN CẢNG CÁT LÁI
THÀNH PHỐ HỒ CHÍ MINH