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SAI GON PORT JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 6-month period ended 30 June 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Sai Gon Port Joint Stock Company (the "Parent Company") and its subsidiaries (the Parent Company and the subsidiaries are referred to as the "Company") presents this report together with the Company's interim consolidated financial statements for the 6-month period ended 30 June 2026.

THE BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISORS

The members of the Board of Directors, Management and Supervisors of the Company during the period and to the date of approval of this report are as follows:

Board of Directors

Mr. Nguyen Canh Tinh	Chairman (appointed on 24 April 2026)
Mr. Huynh Van Cuong	Chairman (resigned on 24 April 2026)
Mr. Ly Quang Thai	Member
Mr. Le Van Chien	Member
Mr. Nguyen Thanh Nam	Member
Ms. Ho Thi Thu Hien	Member
Mr. Nguyen Le Chon Tam	Member (appointed on 24 April 2026)
Mr. Nguyen Uyen Minh	Member (appointed on 24 April 2026)
Mr. Nguyen Van Phuong	Member (resigned on 24 April 2026)
Ms. Trinh Thi Ngoc Bien	Member (resigned on 24 April 2026)
Mr. Vu Phuoc Long	Member (resigned on 24 April 2026)
Ms. Do Thi Thanh Thuy	Member (resigned on 24 April 2026)

Board of Management

Mr. Nguyen Le Chon Tam	General Director
Mr. Tran Ngoc Thach	Deputy General Director
Mr. Pham Truong Giang	Deputy General Director
Mr. Nguyen Uyen Minh	Deputy General Director (resigned on 29 May 2026)

Board of Supervisors

Mr. Hoang Viet	Head of the Board of Supervisors (appointed on 24 April 2026)
Ms. Vu Thi Thanh Duyen	Head of the Board of Supervisors (resigned on 24 April 2026)
Ms. Nguyen Thi Hang	Member (appointed on 24 April 2026)
Ms. Nguyen Thi My Hanh	Member (appointed on 24 April 2026)
Ms. Vu Thi Phuong Thao	Member (resigned on 24 April 2026)
Ms. Chu Thi Nga	Member (resigned on 24 April 2026)

Legal representative

Legal representative of the Company during the period and at the date of these interim consolidated financial statements is Mr. Nguyen Le Chon Tam.

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the consolidated financial position of the Company as at 30 June 2026, and its consolidated financial performance and its consolidated cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these interim consolidated financial statements, the Board of Management is required to:

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

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Company and that the interim consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. 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 consolidated financial statements.

For and on behalf of the Board of Management,

M.S.D.N: 0300479717 C.T.C.P
CÔNG TY CỔ PHẦN CẢNG SÀI GÒN
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Le Chon Tam
General Director
Legal representative
28 August 2026

Deloitte.

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No.: 0187 /VN1A-HC-BC

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: **The Shareholders**
The Board of Directors, Board of Management and Board of Supervisors
Sai Gon Port Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Sai Gon Port Joint Stock Company (the "Parent Company") and its subsidiaries (the Parent Company and the subsidiaries are referred to as the "Company") approved on 28 August 2026 as set out from page 5 to page 50, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated statement of income, and the interim consolidated statement of cash flows for the 6-month period then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Interim Consolidated Financial Statements

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

Auditors' Responsibility

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

A review of interim consolidated financial statements consists of making inquiries, primarily of persons 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.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the financial position of the Company as at 30 June 2026, and of its consolidated financial performance and its consolidated cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting.

Deloitte.

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Emphasis of Matter

We draw attention to the following notes to the interim consolidated financial statements:

- As disclosed in Note 02, Notes to the interim consolidated financial statements, in accordance with the guidance of Decree No. 59/2011/ND-CP dated 18 July 2011 on the conversion of wholly state-owned enterprise into joint stock company, the Company officially converted its operating model to a joint stock company effective from 1 October 2015. However, the final settlement of State capital for the period from 1 January 2014 to 30 September 2015 (the pre-equitization period) has not yet been completed. Upon completion of the settlement of State capital, the Company will make any necessary adjustments to the financial information for the relevant accounting periods.

- As disclosed in Note 01, Notes to the interim consolidated financial statements, the Company has restated certain items in the consolidated financial statements for the financial year ended 31 December 2025.

Our conclusion is not related to these matters.

Other matter

The interim consolidated financial statements of the Company for the 6-month period ended 30 June 2025 were reviewed by another independent audit firm, with the reviewed report dated 25 August 2025 expressing an unmodified conclusion. In addition, the interim consolidated financial statements of the Company for the year ended 31 December 2025 were audited by this independent audit firm, with the audited report dated 12 March 2026 expressing an unmodified opinion.

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CHI NHÁNH CÔNG TY TNHH KIỂM TOÁN DELOITTE VIỆT NAM

Tran Hong Quan
Audit Partner
Audit Practising Registration Certificate
No. 2758-2025-001-1
BRANCH OF DELOITTE VIETNAM AUDIT COMPANY LIMITED
28 August 2026
Ho Chi Minh City, S.R Vietnam

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	ASSETS	Codes	Notes	Closing balance	Opening balance
A.	**CURRENT ASSETS**	**100**		**1,990,898,475,722**	**2,049,079,199,646**
I.	**Cash and cash equivalents**	**110**	**6**	**507,113,294,115**	**544,443,051,692**
1.	Cash	111		225,163,294,115	188,388,859,911
2.	Cash equivalents	112		281,950,000,000	356,054,191,781
II.	**Short-term financial investments**	**120**	**7**	**1,143,639,595,322**	**1,164,243,829,737**
1.	Short-term held-to-maturity investments	123		1,143,639,595,322	1,164,243,829,737
III.	**Short-term receivables**	**130**		**249,679,632,899**	**242,869,317,690**
1.	Short-term trade receivables	131	8	203,638,969,073	200,151,877,455
2.	Short-term advances to suppliers	132		15,629,963,081	23,025,334,783
3.	Other short-term receivables	135	9	58,041,590,243	44,974,223,136
4.	Provision for short-term doubtful debts	136	10	(27,630,889,498)	(25,282,117,684)
IV.	**Inventories**	**140**		**23,341,985,085**	**22,312,759,446**
1.	Inventories	141	11	23,341,985,085	22,312,759,446
V.	**Other short-term assets**	**160**		**67,123,968,301**	**75,210,241,081**
1.	Short-term deferred expenses	161	12	22,672,476,711	11,595,701,318
2.	Value added tax deductibles	162		43,608,871,271	42,919,957,582
3.	Taxes and other receivables from the State budget	163	13	842,620,319	20,694,582,181

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

	ASSETS	Codes	Notes	Closing balance	Opening balance (Restated)
B.	**NON-CURRENT ASSETS**	**200**		**3,876,097,004,846**	**3,749,217,102,774**
I.	**Long-term receivables**	**210**		**136,482,452,693**	**160,696,698,037**
1.	Long-term trade receivables	211	8	57,844,346,744	81,408,356,188
2.	Other long-term receivables	215	9	78,638,105,949	79,288,341,849
II.	**Fixed assets**	**220**		**1,639,041,525,498**	**1,625,875,201,712**
1.	Tangible fixed assets	221	14	1,616,463,072,687	1,603,486,476,948
	- Cost	*222*		*3,847,321,124,626*	*3,784,040,838,033*
	- Accumulated depreciation	*223*		*(2,230,858,051,939)*	*(2,180,554,361,085)*
2.	Intangible assets	227	15	22,578,452,811	22,388,724,764
	- Cost	*228*		*78,510,046,935*	*77,535,046,935*
	- Accumulated amortisation	*229*		*(55,931,594,124)*	*(55,146,322,171)*
III.	**Investment property**	**240**	**16**	**162,693,119,296**	**165,419,819,620**
	- Cost	*241*		*222,174,136,000*	*222,174,136,000*
	- Accumulated depreciation	*242*		*(59,481,016,704)*	*(56,754,316,380)*
IV.	**Long-term assets in progress**	**250**		**51,275,176,756**	**86,450,114,680**
1.	Long-term work in progress	251	17	39,408,705,034	39,313,490,216
2.	Construction in progress	252	17	11,866,471,722	47,136,624,464
V.	**Long-term financial investments**	**260**	**7**	**1,859,254,902,319**	**1,689,919,789,006**
1.	Investments in joint-ventures, associates	262		1,431,058,622,319	1,247,373,617,506
2.	Equity investments in other entities	263		470,712,573,980	470,712,573,980
3.	Provision for impairment of long-term investments in other entities	264		(467,985,573,980)	(467,985,573,980)
4.	Long-term held-to-maturity investments	265		425,469,280,000	439,819,171,500
VI.	**Other long-term assets**	**270**		**27,349,828,284**	**20,855,479,719**
1.	Long-term deferred expenses	271	12	16,946,639,688	9,055,002,300
2.	Deferred tax assets	272	22	10,403,188,596	11,800,477,419
	TOTAL ASSETS (280=100+200)	**280**		**5,866,995,480,568**	**5,798,296,302,420**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

	RESOURCES	Codes	Notes	Closing balance	Opening balance (Restated)
C.	**LIABILITIES**	**300**		**2,725,489,586,988**	**2,884,250,343,198**
I.	**Current liabilities**	**310**		**843,634,024,100**	**892,135,082,372**
1.	Short-term trade payables	311	18	76,223,597,568	97,330,286,408
2.	Short-term advances from customers	312		7,730,098,503	4,545,693,046
3.	Dividends and profit payable	313		3,211,519,794	574,654,425
4.	Short-term taxes and amounts payable to the State budget	314	13	117,547,451,686	162,646,114,723
5.	Payables to employees	315		72,102,745,503	123,833,008,329
6.	Short-term accrued expenses	316	19	18,479,697,918	18,217,676,969
7.	Other current payables	320	20	445,829,751,248	423,512,127,325
8.	Short-term loans and obligations under finance leases	321	21	29,332,387,526	29,324,217,377
9.	Bonus and welfare funds	323	23	73,176,774,354	32,151,303,770
II.	**Long-term liabilities**	**330**		**1,881,855,562,888**	**1,992,115,260,826**
1.	Other long-term payables	338	20	1,429,678,496,911	1,480,818,496,911
2.	Long-term loans and obligations under finance leases	339	21	312,396,480,000	328,020,865,464
3.	Deferred tax liabilities	342	22	139,780,585,977	183,275,898,451
D.	**EQUITY**	**400**	**24**	**3,141,505,893,580**	**2,914,045,959,222**
1.	Owner's contributed capital	411		2,162,949,610,000	2,162,949,610,000
	- Ordinary shares carrying voting rights	*411a*		*2,162,949,610,000*	*2,162,949,610,000*
2.	Assets revaluation reserve	416		(2,074,575,373)	(2,074,575,373)
3.	Foreign exchange reserve	417		101,488,139,730	91,209,916,408
4.	Investment and development fund	418		392,062,914,262	349,633,034,478
5.	Retained earnings	420		368,880,977,840	192,531,645,250
	- Retained earnings accumulated to the prior year end	*420a*		*75,570,597,404*	*129,029,533,082*
	- Retained earnings of the current period/prior year	*420b*		*293,310,380,436*	*63,502,112,168*
6.	Non-controlling interests	429		118,198,827,121	119,796,328,459
	TOTAL RESOURCES (440=300+400)	**440**		**5,866,995,480,568**	**5,798,296,302,420**

CÔNG TY CỔ PHẦN CẢNG SÀI GÒN

Nguyen Ngoc Tam
Preparer

Chu Ngoc Son
Chief Accountant

Nguyen Le Chon Tam
General Director
Legal representative
Approved on 28 August 2026

INTERIM CONSOLIDATED INCOME STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Notes	Current period	Prior period
1.	**Gross revenue from goods sold and services rendered**	**01**		**579,966,095,225**	**538,068,627,544**
3.	**Net revenue from goods sold and services rendered (10=01)**	**10**	**27**	**579,966,095,225**	**538,068,627,544**
4.	Cost of sales	11	28	388,465,278,955	373,959,782,338
5.	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**191,500,816,270**	**164,108,845,206**
6.	Financial income	22	30	60,002,726,848	56,394,451,194
7.	Financial expenses	23	31	19,865,777,700	16,765,019,301
	- In which: Borrowing costs	*24*		*19,673,083,319*	*16,710,602,281*
8.	Selling expenses	25		8,909,241	-
9.	General and administration expenses	26	32	90,632,800,020	87,313,738,387
10.	Sharing profit from associates, joint ventures	27	7	176,203,416,644	123,024,865,041
11.	**Operating profit (30=20+(22-23)-(25+26)+27)**	**30**		**317,199,472,801**	**239,449,403,753**
12.	Other income	31	33	1,632,309,416	4,101,781,926
13.	Other expenses	32	34	2,506,083,574	2,106,249,583
14.	**(Loss)/profit from other activities (40=31-32)**	**40**		**(873,774,158)**	**1,995,532,343**
15.	**Accounting profit before tax (50=30+40)**	**50**		**316,325,698,643**	**241,444,936,096**
16.	Current corporate income tax expense	51	35	64,955,717,870	48,449,151,680
17.	Deferred corporate tax expense	52	22	(42,098,023,651)	(23,288,777,780)
18.	**Net profit after corporate income tax (60=50-51-52)**	**60**		**293,468,004,424**	**216,284,562,196**
19.	Net profit after tax attributable to Holding Company	61		293,310,380,436	217,682,571,629
20.	Net profit/(loss) after tax attributable to non-controlling interests	62		157,623,988	(1,398,009,433)
21.	Basic earnings per share	70	36	1,083	804

M.S.D.N: 0300479714 - C.T.C.P
CÔNG TY CỔ PHẦN CẢNG SÀI GÒN
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Ngoc Tam	**Chu Ngoc Son**	**Nguyen Le Chon Tam**
Preparer	**Chief Accountant**	**General Director**
		Legal representative
		Approved on 28 August 2026

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Current period	Prior period
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	***Profit before tax***	***01***	***316,325,698,643***	***241,444,936,096***
2.	***Adjustments for:***			
	Depreciation and amortisation of fixed assets and investment properties	02	54,158,461,474	53,499,803,167
	Provisions	03	2,348,771,814	4,827,375,097
	Foreign exchange gain arising from translating foreign currency-denominated monetary items	04	(2,963,503,624)	(8,737,957,774)
	Gain from investing, financing activities	05	(228,709,052,429)	(167,773,364,399)
	Borrowing costs	06	19,673,083,319	16,710,602,281
	Other adjustments	07	250,998,819	-
3.	***Operating profit before movements in working capital***	***08***	***161,084,458,016***	***139,971,394,468***
	Changes in receivables	09	35,743,068,742	(58,612,961,227)
	Changes in inventories	10	(1,029,225,639)	(2,179,412,103)
	Changes in payables	11	(112,802,934,539)	6,183,847,525
	Changes in deferred expenses	12	(18,968,412,781)	(13,087,708,887)
	Borrowing costs paid	14	(219,537,683)	(16,710,602,281)
	Corporate income tax paid	15	(115,504,416,926)	(67,145,501,971)
	Other cash inflows	16	983,471,346	1,229,679,322
	Other cash outflows	17	(34,118,510,488)	(29,455,153,234)
	Net cash used in operating activities	***20***	***(84,832,039,952)***	***(39,806,418,388)***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(28,564,807,089)	(22,961,212,775)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22	72,069,509	1,175,000,000
3.	Cash outflow for lending, buying debt instruments of other entities	23	(186,755,932,880)	(119,357,001,370)
4.	Cash recovered from lending, selling debt instruments of other entities	24	252,214,195,816	185,445,200,000
5.	Cash recovered from investments in other	26	-	5,675,710,000
6.	Interest earned, dividends and profits received	27	25,132,711,446	28,675,787,817
	Net cash (used in)/generated by investing activities	***30***	***62,098,236,802***	***78,653,483,672***
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Proceeds from borrowings (iii)	33	(14,635,839,474)	(14,468,309,225)
2.	Dividends and profit distributions paid	36	(11,733,450)	(80,603,700)
	Net cash used in financing activities	***40***	***(14,647,572,924)***	***(14,548,912,925)***

INTERIM CONSOLIDATED CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND

ITEMS	Codes	Current period	Prior period
Net (decrease)/increase in cash and cash equivalents (50=20+30+40)	**50**	**(37,381,376,074)**	**24,298,152,359**
Cash and cash equivalents at the beginning of the period	**60**	**544,443,051,692**	**503,960,924,443**
Effects of changes in foreign exchange rates	61	51,618,497	-
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**507,113,294,115**	**528,259,076,802**

M.S.D.N: 0300479714 - C.T.C.P
CÔNG TY
CỔ PHẦN
CẢNG SÀI GÒN
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Ngoc Tam
Preparer

Chu Ngoc Son
Chief Accountant

Nguyen Le Chon Tam
General Director
Legal representative
Approved on 28 August 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
These notes are an integral part of and should be read in conjunction with the interim consolidated financial statements

1. GENERAL INFORMATION

Structure of ownership

Saigon Port Joint Stock Company (the "Parent Company") and its subsidiaries (the Parent Company and the subsidiaries are referred to as the "Company"), formerly known as Saigon Port Company Limited (a wholly State-owned enterprise) under the Enterprise Registration Certificate No. 0300479714 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 January 2008. From 1 October 2015, the Company was converted from a single member limited liability company to a joint stock company model operates under the 8th amendment of Enterprise Registration Certificate No. 0300479714 issued by the Department of Planning and Investment of Ho Chi Minh City (currently the Ho Chi Minh City Department of Finance) on 9 May 2023.

The Parent Company's shares were approved for trading on the UPCoM market on 5 April 2016 under the stock code "SGP".

The Parent Company's registered head office is located at no. 03 Nguyen Tat Thanh Street, Xom Chieu Ward, Ho Chi Minh City, Vietnam.

The largest shareholder of the Parent Company is Vietnam Maritime Corporation – Joint Stock Company. Details of its ownership interest are disclosed in Note 24.

The number of employees of the Company (including its subsidiaries) as at 30 June 2026 was 1,001 (as at 31 December 2025: 1,030).

Principal activities

The Company provides port operation services and conducts other port-related business activities.

The Company's main activities include:

- Investment in the construction, management, and operation of seaports; Leasing of seaport infrastructure; Cargo handling at seaports;
- Port warehouse business; Provision of logistics services, international multimodal transport services, freight transport by road;
- Freight forwarding, storage, and packaging services; Handling, forwarding, and transportation of oversized and overweight cargo;
- Provision of maritime transport agency services; Ship agency services; Maritime brokerage, tugboat services; Maritime rescue;
- Ship repair services at ports; Cargo tallying services, ship cleaning services, ship supply services;
- Management, operation, and leasing of wharves; Storage yards, mooring buoys, cargo handling equipment, inland waterway and road transport vehicles, and specialized maritime equipment; Customs declaration services, trading of machinery, equipment, materials, and supplies for the maritime, transportation, construction, industrial, agricultural, and mechanical sectors; Container transshipment services at seaports;
- Construction and repair of barges, canoes, and tugboats (excluding transport vehicles); Manufacturing and repair of cargo handling equipment, inland waterway and road transport vehicles, and specialized maritime equipment; Construction consultancy (excluding project design, construction surveying, and construction supervision); Construction of bridges, irrigation works, and water supply and drainage systems; Maintenance, repair, and construction of inland waterway and road transportation works, wharves, yards, buildings, civil and industrial works; Ground leveling, infrastructure site preparation, dredging of mooring buoys and wharves;

- Manufacturing and trading of construction materials and equipment (excluding production at the Company's head office);
- Provision of domestic and international travel services; Real estate business, hotel business, processing and trading of coal (excluding operations at the Company's head office);
- Petroleum trading agency services, trading and processing of agricultural products, food, and foodstuffs (excluding processing at the Company's head office);
- Business management consultancy, investment consultancy (excluding financial, accounting, and legal consultancy);
- Direct support services for road transport (excluding liquefaction of gas for transportation);
- Operation of sports facilities (details: business of pickleball courts, badminton courts, mini football courts, tennis courts. Operation of facilities organizing indoor or outdoor sports events).

Normal production and business cycle

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

Corporate Structure

As at 30 June 2026, the Company's corporate structure comprised the Parent Company, five subsidiaries and four other associates and joint ventures.

Parent Company:

The Parent Company's organisational structure comprised four operations centres, one dependent branch and one business location, as detailed below:

Operations centres

No.	Name of unit	Address
1	Nha Rong Khanh Hoi Area Operations Centre (*)	No. 5 Nguyen Tat Thanh Street, Xom Chieu Ward, Ho Chi Minh City, Vietnam
2	Tan Thuan Area Operations Centre	Luu Trong Lu Street, Tan Thuan Ward, Ho Chi Minh City, Vietnam
3	Tugboat Operations Centre	Truong Dinh Hoi Street, Xom Chieu Ward, Ho Chi Minh City, Vietnam
4	Ba Ria – Vung Tau Area Operations Centre	Street No. 3, Phu My 1 Industrial Park, Phu My Ward, Ho Chi Minh City, Vietnam

(*) The Nha Rong - Khanh Hoi Area Operations Centre, formerly known as Nha Rong - Khanh Hoi Port, is subject to the relocation plan to Hiep Phuoc Commune, Ho Chi Minh City, and the conversion of its functions in accordance with Resolution No. 20/NQ-TW dated 18 November 2002 of the Politburo and Decision No. 791/QD-TTg dated 22 August 2005 of the Prime Minister approving the detailed master plan for Seaport Group No. 5, formerly covering the Ho Chi Minh City, Dong Nai and Ba Ria - Vung Tau region, through 2010, with orientations toward 2020.

Dependent Branch

No.	Name of unit	Address
1	Branch of Saigon Port Joint Stock Company – Port Construction Enterprise	No. 155 Truong Dinh Hoi Street, Xom Chieu Ward, Ho Chi Minh City, Vietnam

Business Location

No.	Name of unit	Address
1	Business Location of Saigon Port Joint Stock Company in Da Lat	No. 11 Huynh Thuc Khang Street, Xuan Huong – Da Lat Ward, Lam Dong Province, Vietnam

Subsidiaries:

Details of the Parent Company's subsidiaries and associates as at 30 June 2026 are as follows:

Company name	Place of incorporation and operation	Ownership interest (%)	Voting rights held (%)	Principal activities
Subsidiaries				
Saigon Port Logistics Joint Stock Company	Ho Chi Minh City	74.13	74.13	Warehousing and storage of goods
Saigon Port – Hiep Phuoc Joint Stock Company	Ho Chi Minh City	90.54	90.54	Cargo handling and warehousing services; leasing of vehicles and equipment; and logistics services
Saigon Port Engineering, Trading and Services Joint Stock Company	Ho Chi Minh City	63.31	63.31	Trading and mechanical engineering
Saigon Port Transportation and Maritime Services Joint Stock Company	Ho Chi Minh City	51.00	51.00	Warehousing and storage of goods
Saigon Port Stevedoring and Services Joint Stock Company	Ho Chi Minh City	51.43	51.43	Cargo handling and freight forwarding services
Associates				
Saigon Port – SSA International Container Services Joint Venture Co., Ltd	Ho Chi Minh City	38.93	38.93	Transportation support service activities
SP – PSA International Port Company Limited	Ho Chi Minh City	36.00	36.00	Construction of civil engineering works
Korea Express Co., Ltd	Ho Chi Minh City	50.00	50.00	Road freight transportation
Thi Vai General Port Joint Stock Company	Ho Chi Minh City	21.00	21.00	Cargo handling services

Disclosure of information comparability in the interim consolidated financial statements

The comparative figures presented in the interim consolidated statement of financial position and the corresponding notes are derived from the audited consolidated financial statements for the financial year ended 31 December 2025.

The comparative figures presented in the interim consolidated statement of profit or loss, the interim consolidated statement of cash flows and the corresponding notes are derived from the reviewed interim consolidated financial statements for the six-month period ended 30 June 2025.

As presented in Note 03, the Company adopted Circular 99/2025/TT-BTC effective 1 January 2026. Comparative figures from the prior period/year have been adjusted to ensure comparability with the current period. Additionally, the Company has restated the figures of Provision for impairment of investments in other entities in accordance with current accounting regulations. Details are as follows:

Restated due to changes arising from Circular No. 99/2025/TT-BTC and reclassified for comparability with the current period-end balances:

Items	Code	As previously reported	Restated	Change
		VND	VND	VND
Consolidated statement of financial position as at 31 December 2025				
Short-term held-to-maturity investments	123	745,718,599,531	1,164,243,829,737	418,525,230,206
Short-term loan receivables	N/A	234,706,038,500	-	(234,706,038,500)
Other short-term receivables	135	228,793,414,842	44,974,223,136	(183,819,191,706)
Other long-term receivables	215	392,647,101,849	79,288,341,849	(313,358,760,000)
Long-term loan receivables	N/A	126,460,411,500	-	(126,460,411,500)
Long-term held-to-maturity investments	265	439,819,171,500 439,819,171,500-	439,819,171,500	439,819,171,500
Dividends and profits payables	313	-	574,654,425	574,654,425
Other short-term payables	320	424,086,781,750	423,512,127,325	(574,654,425)
Other long-term payables	338	1,794,177,256,911	1,480,818,496,911	(313,358,760,000)
Long-term borrowings and finance lease liabilities	339	14,662,105,464	328,020,865,464	313,358,760,000

Restated to reflect corrections of errors identified in prior periods:

Items	Code	As previously reported	Restated	Change
		VND	VND	VND
Consolidated statement of financial position as at 31 December 2025				
Provision for impairment of long-term financial investments	264	(167,984,573,980)	(467,985,573,980)	(300,001,000,000)
Retained earnings	420	492,532,645,250	192,531,645,250	(300,001,000,000)
- Retained earnings accumulated to the prior year end	*420a*	*129,029,533,082*	*129,029,533,082*	*-*
- Retained earnings of the current year	*420b*	*363,503,112,168*	*63,502,112,168*	*(300,001,000,000)*

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR/ACCOUNTING PERIOD

Accounting convention

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

According to the guidance under Decree No. 59/2011/ND-CP dated 18 July 2011 on the conversion of wholly State-owned enterprises into joint stock companies, the Parent Company was converted into a joint stock company with effect from 1 October 2015. However, the finalisation of State capital for the period from 1 January 2015 to 30 September 2015, being the period prior to equitisation, has not yet been completed. Upon completion of the State capital finalisation, the Parent Company will make the necessary adjustments to the financial information for the relevant accounting period.

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

Financial year and accounting period

The Company's financial year begins on 1 January and ends on 31 December.

These interim consolidated financial statements are prepared for the 6-month period ended 30 June 2026.

3. ADOPTION OF NEW ACCOUNTING GUIDANCE

New guidance on the accounting regime for enterprises

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime ("Circular 99" and "Cir.99"). This circular is effective from 1 January 2026 and applies for financial years beginning on or after 1 January 2026. Circular 99 supersedes Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 providing guidance on the corporate accounting regime and the circulars amending and supplementing Circular 200.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43"), amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC ("Circular 202") dated 22 December 2014 of the Ministry of Finance, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective from the date of issuance and applies to the preparation and presentation of interim consolidated financial statements for financial period beginning on after 1 January 2026.

The Company has adopted the changes in accounting guidance prescribed by Circular 99 and Circular 43 for financial period beginning on 1 January 2026 on a retrospective basic. Certain corresponding figures have been restated and reclassified to conform with the presentation requirements of Circular 99 and Circular 43, as disclosed in Note 1. The adoption of these changes has not had any material impact on the disclosures or on amounts reported in these interim consolidated financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

The preparation of the interim consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

Basis of interim consolidation

The interim consolidated financial statements incorporate the interim financial statements of the Company as the Holding company and enterprises controlled by the Holding company (its subsidiaries) for the 6-month period ended 30 June 2026. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the period are included in the interim consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the interim financial statements of subsidiaries to bring the accounting policies used in line with those used by the Holding company - the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition.

Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill.

Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to interim consolidated income statement of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Investment in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the investment in an associate, any excess of the cost of the investment over the Company's share of the fair value of the associate's identifiable net assets is recognised as goodwill and is included in the carrying amount of the investment. Any excess of the Company's share of the fair value of the associate's identifiable net assets over the cost of the investment, after reassessment, is recognised immediately in the interim consolidated income statement in the period in which the investment is acquired.

The results of operations, assets and liabilities of associates are incorporated in the interim consolidated financial statements using the equity method. Under the equity method, an investment in an associate is initially recognised in the interim consolidated statement of financial position at cost and subsequently adjusted for changes in the Company's share of the net assets of the associate after the date of acquisition. The interim consolidated income statement reflects the Company's share of the results of operations of the associate. Losses of an associate in excess of the Company's interest in that associate are not recognised, except to the extent that the Company has incurred legal or constructive obligavtions or has made payments on behalf of the associate to settle obligations for which the Company has guaranteed or committed to provide support, in such cases, the Company undertakes to absorb losses of the associate or allows the associate not to reimburse/indemnify the Company for the liabilities settled on its behalf. If the associate subsequently reports profits, the Company resumes recognizing its share of those profits only after its share of the profits equals the share of losses not previously recognised.

When group entities enter into transactions (upstream or downstream) with an associate, any resulting gains or losses from such transactions are adjusted in accordance with applicable accounting regulations.

A joint venture that is jointly controlled by the venturers (a jointly controlled entity)

Joint venture arrangements involving the establishment of a new entity to undertake an economic activity, where that activity is jointly controlled by the venturers under a contractual arrangement, are referred to as jointly controlled entities. Joint control is the contractually agreed sharing of control over the financial and operating policies of an economic activity.

The Company accounts for its interests in jointly controlled entities using the equity method.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and are not restricted in use.

Financial investments

Held-to-maturity investments

Held-to-maturity investments are investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments comprise term deposits at banks and loans held to maturity for the purpose of earning periodic interest income.

Held-to-maturity investments are initially recognized at cost. Subsequent to initial recognition, interest received at maturity or periodically is recognised as an increase in held-to-maturity investments and finance income in the relevant interest periods.

Held-to-maturity investments are measured at cost less provision for impairment of financial investments. Provision for impairment of financial investments relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Equity investments in other entities

Equity investments in other entities represent investments in equity instruments over which the Company does not have control, joint control or significant influence over the investee, as well as investments in business cooperation contracts where the Company does not have joint control but is entitled to benefits dependent on the profit after tax of the cooperation arrangement.

Equity investments in other entities are carried at cost less provision for impairment (if any). Provision for impairment of equity investments in other entities is made in accordance with prevailing accounting regulations. Provisions for impairment of these investments are made when there is reliable evidence for declining in value of these investments at the interim consolidated statement of financial position date.

The Company's share of the net accumulative profit of the investees after acquisition is recognised in the interim consolidated income statement. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Receivables

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

Provision for doubtful debts is made for receivables that are overdue for six months or more in accordance with the Company's provision-making policy, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost for trading activities comprises cost of purchases and other directly attributable expenses that have been incurred in bringing the inventories to their present location and condition.

Cost for produced inventory comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

The cost of inventories is determined using the following methods: At the Parent Company, the cost of inventories held at the Head Office and other branches is determined using the first-in, first-out method; At the Branch of Saigon Port Joint Stock Company – Port Construction Enterprise, the cost of inventories is determined using the specific identification method; and at the subsidiaries, the cost of inventories is determined using the weighted average method.

For construction activities, work in progress at the end of the reporting period comprises costs accumulated for each construction project that has not been completed or for which revenue has not yet been recognised, corresponding to the volume of work remaining in progress at the end of the reporting period.

Net realisable value is determined as the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale.

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

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost, accumulated depreciation and net book value.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by management.

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

	Years
Buildings and structures	5 – 50
Machinery and equipment	5 – 20
Motor vehicles, transmission equipment	5 – 10
Office equipment	6 – 15
Others	2 – 50

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the interim consolidated income statement.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Company as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the interim consolidated income statement on a straight-line basis over the lease term.

The Company as lessee

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

Intangible assets and amortisation

The cost of an intangible fixed asset comprises all expenditures incurred by the Company to acquire the asset and bring it to the condition necessary for it to operate in the manner intended by management.

Intangible fixed assets comprise land use rights, management software and other intangible fixed assets.

Land use rights

Intangible fixed assets comprise the value of land use rights and are stated at cost less accumulated amortisation. Land use rights are amortised on a straight-line basis over the land use term.

Intangible fixed assets are amortised on a straight-line basis over their estimated useful lives as follows:

	Years
Computer software	2 – 10
Other intangible fixed assets	12

Investment properties

Investment properties are composed of buildings and structures and other investment properties held by the Company to earn rentals or for capital appreciation. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs.

Investment properties held for lease are depreciated on a straight-line basis over their estimated useful life of 41 years.

Construction in progress

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

Deferred expenses

Deferred expenses represent costs actually incurred that relate to the operating results of multiple accounting periods. Deferred expenses include insurance costs.

Insurance costs represent premiums paid by the Company for various insurance policies, including fire and explosion insurance, public liability insurance and property insurance, covering multiple accounting periods. These costs are amortised to the interim consolidated statement of profit or loss on a straight-line basis over the respective insurance periods.

Harbor dredging costs and tools and supplies issued for use represent expenditures incurred by the Company in a single period but benefiting multiple accounting periods. These costs are amortized to the separate interim statement of profit or loss on a straight-line basis over a period of 12 months.

Other prepaid expenses represent expenditures incurred by the Company in a single period but benefiting multiple accounting periods and are amortized to the separate interim statement of profit or loss on a straight-line basis over periods from 12 to 36 months.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services or assets from suppliers in the ordinary course of the Company's business. Trade payables are stated at historical cost.

Dividends and profit payable

Dividends and profit payable represent dividends payable to shareholders. Dividends payable are recognised when the Company no longer has the right to avoid the obligation to make such dividends distributions to shareholders in accordance with applicable laws and regulations.

Accrued expenses

Accrued expenses comprise amounts payable for goods and services received by the Company but not yet paid due to the absence of sufficient supporting documentation, and are recognised in the interim consolidated income statement in the accounting period.

Borrowings

Borrowings are initially recognized at cost, being the proceeds received net of directly attributable borrowing costs incurred in connection with the borrowings.

Borrowing costs

Borrowing costs comprise interest expense and other costs that are directly attributable to the Company's borrowings.

Borrowing costs are recognised in profit or loss in the period in which they are incurred, except for borrowing costs that are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalized as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Any income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Equity

Ordinary shares

Ordinary shares with voting rights are recognised at par value. Shares issued to increase charter capital or shareholders' contributed capital are recognised based on the actual proceeds received corresponding to the par value of successfully issued shares.

Profit distribution

The Company's net profit after tax is available for appropriation to shareholders as dividends upon approval by the Company's General Meeting of Shareholders/Members' Council.

Dividends/profit after tax are declared and paid from retained earnings based on the approval of the Members' Council/shareholders at the Company's Annual General Meeting of Shareholders.

Bonus and welfare fund

Bonus and welfare fund is deducted from the profit after corporate income tax of the Company to be used for rewarding and encouraging physical benefits, serving the needs of the public, improving and enhancing mental and physical life of employees as approved by the resolution of the Company's Annual General Meeting of Shareholders/Members' Council Resolution. The appropriation and use of the bonus and welfare fund must comply with current prevailing accounting and financial regulations.

Investment and development fund

Investment and development fund is deducted from profits after corporate income tax of the Company to be used to invest in expanding the scale of production, business or in-depth investment of the enterprise. The appropriation and use of the investment and development fund are carried out in accordance with the Resolution of the General Meeting of Shareholders/ Members' Council and applicable regulations.

Revenue and other income recognition

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

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

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

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

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

Dividend income from investments is recognised when the Company's right to receive payment has been established.

Other income comprises income from non-recurring activities that are not part of the Company's ordinary revenue-generating activities.

Cost of sales and services rendered

Cost of sales and services rendered comprises the cost of products, merchandise sold and services rendered during the period and is recorded in line with the related revenue recognised during the period.

Selling expenses

Selling expenses are expenses incurred that are directly related to the sale of products, merchandise and the rendering of services by the Company and are recognised as expenses in the period on an accrual basis.

General and administrative expenses

General and administrative expenses are expenses incurred in connection with the general administrative activities of the Company, which are not directly attributable to sales or production activities, and are recognised as expenses in the period on an accrual basis.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the date of interim consolidated statement of financial position are retranslated at the average bank transfer buying and selling exchange rates of commercial bank where the Company usually transacts on the same date, except for demand deposits denominated in foreign currencies, which are translated at the average bank transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains such deposit accounts. Exchange differences arising from the translation of these accounts are recognised in the interim consolidated income statement.

Taxation

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

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the interim consolidated income statement because it excludes items of income or expense that are taxable or deductible in other periods (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on temporary differences between carrying amounts of assets and liabilities in the interim consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised only to the extent that it is probable that the Company will have future taxable profit against which the deductible temporary differences can be utilised.

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

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

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

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

Related parties

Parties are considered related to the Company if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or if the Company and the other party are subject to common control or common significant influence. Related parties may be corporate entities or individuals, including close family members of individuals who are considered related parties.

Segment

A segment is a distinct business segment of the Company that provides a single product or service or a group of related products and services (product segment), or provides products and services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from those of others. The basic reportable segment of the Company is product segment.

Segment reporting is prepared and presented in accordance with accounting policies applied to the preparation and presentation of the Company's interim financial statements in order to help users of interim financial statements to understand and evaluate the operations of the Company in a comprehensive way.

5. KEY ASSUMPTIONS AND ESTIMATES

Provision for doubtful receivables

The Company recognises a provision for doubtful receivables for outstanding receivables that are considered to be at risk of loss as at the interim statement of financial position date. The provision is determined based on the aging of overdue balances and other information relevant to the recoverability of each receivable.

Receivables are assessed for making provision based on overdue aging.

For overdue receivables, the provision is determined according to the following rates:

- Overdue from 6 months to less than 1 year: 30% of the outstanding balance;
- Overdue from 1 year to less than 2 years: 50% of the outstanding balance;
- Overdue from 2 years to less than 3 years: 70% of the outstanding balance;
- Overdue for 3 years or more: 100% of the outstanding balance.

For receivables that are not yet due but where the debtor is unlikely to settle the outstanding amount due to liquidation, bankruptcy or similar financial difficulties, the provision is estimated based on the expected amount of loss that may be incurred.

As these assessments are based on information and assumptions available at the reporting date, actual results may differ from the original estimates as a result of changes in debtors' financial condition, repayment capability, or future economic and market conditions. The Management will continue to review and update these assumptions in subsequent reporting periods to ensure that the carrying amounts of receivables appropriately reflect their recoverability.

Provision for impairment of long-term investments in other entities

A provision for impairment of long-term investments in other entities is recognised when there is evidence that an investment is impaired or the investee has incurred losses, resulting in the estimated recoverable amount of the investment being lower than its carrying amount. The provision is determined based on the difference between the carrying amount and the estimated recoverable amount of the investment as at the reporting date.

The impairment assessment is based on the investee's financial position, operating results, ability to generate future cash flows and net asset value, together with relevant economic and market factors. For investments in entities with accumulated losses, negative equity or significant operational difficulties, the Company considers recognising a provision corresponding to the estimated loss to adequately reflect the risk of loss of the invested capital.

The determination of the provision requires the Board of Management to exercise significant judgement and make estimates based on the information available as at the reporting date. Actual results may differ from the recognised estimates due to future changes in the investee's financial position, market conditions or other economic factors. The Board of Management will continue to review and update these assumptions in subsequent reporting periods to appropriately reflect the recoverable amounts of the long-term investments.

6. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
Cash on hand	2,766,594,844	1,481,467,766
Demand deposits (i)	222,396,699,271	186,907,392,145
Cash equivalents (ii)	281,950,000,000	356,054,191,781
	507,113,294,115	**544,443,051,692**

(i) Details of demand deposits by banks are as follows:

	Closing balance VND	Opening balance VND
Ho Chi Minh City State Treasury	80,545,575,799	82,397,598,978
Tien Phong Commercial Joint Stock Bank	40,724,790,506	1,110,457,969
Vietnam Joint Stock Commercial Bank for Industry and Trade	19,185,734,784	20,818,629,159
An Binh Commercial Joint Stock Bank	1,151,900,420	38,827,666,700
Others	80,788,697,762	43,753,039,339
	222,396,699,271	**186,907,392,145**

(ii) Details of cash equivalent with original maturities of three (3) months or less by bank are as follows:

	Closing balance VND	Opening balance VND
Vietnam Joint Stock Commercial Bank for Industry and Trade	201,000,000,000	267,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam	55,000,000,000	60,054,191,781
Others	25,950,000,000	29,000,000,000
	281,950,000,000	**356,054,191,781**

As at 30 June 2026, cash equivalents represent term deposits with original terms of less than 3 months at banks and have interest rates ranging from 3.2% per annum to 4.75% per annum (as at 31 December 2025: from 4.5% per annum to 4.75% per annum).

7. FINANCIAL INVESTMENTS

Held-to-maturity investments

	Closing balance			Opening balance (Restated)		
	VND Cost	VND Recoverable amount	VND Provision	VND Cost	VND Recoverable amount	VND Provision
Short-term held-to-maturity investments						
a. Short-term time deposit (i)	**856,077,341,569**	**856,077,341,569**	-	**755,811,004,103**	**755,811,004,103**	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade	174,884,986,302	174,884,986,302	-	158,842,000,000	158,842,000,000	-
- Joint Stock Commercial Bank for Investment and Development of Vietnam	74,631,625,496	74,631,625,496	-	101,631,625,496	101,631,625,496	-
- Vietnam Bank for Agriculture and Rural Development	151,590,000,000	151,590,000,000	-	148,590,000,000	148,590,000,000	-
- An Binh Commercial Joint Stock Bank	82,813,260,274	82,813,260,274	-	82,000,000,000	82,000,000,000	-
- Vietnam Prosperity Joint Stock Commercial Bank	186,525,842,468	186,525,842,468	-	113,500,000,000	113,500,000,000	-
- Others	168,723,034,247	168,723,034,247	-	141,130,100,000	141,130,100,000	-
- Accrued interest receivables	16,908,592,782	16,908,592,782	-	10,117,278,607	10,117,278,607	-
b. Loans (ii)	**287,562,253,753**	**287,562,253,753**	-	**408,432,825,634**	**408,432,825,634**	-
- SP-PSA International Port Co., Ltd	186,935,722,229	186,935,722,229	-	173,726,787,134	173,726,787,134	-
- Saigon Port-SSA International Container Services Joint Venture Co., Ltd	100,626,531,524	100,626,531,524	-	234,706,038,500	234,706,038,500	-
	1,143,639,595,322	**1,143,639,595,323**	-	**1,164,243,829,737**	**1,164,243,829,737**	-
Long-term held-to-maturity investments						
Loans (ii)	**425,469,280,000**	**425,469,280,000**	-	**439,819,171,500**	**439,819,171,500**	-
- SP-PSA International Port Co., Ltd	312,396,480,000	312,396,480,000	-	313,358,760,000	313,358,760,000	-
- Saigon Port-SSA International Container Services Joint Venture Co., Ltd	113,072,800,000	113,072,800,000	-	126,460,411,500	126,460,411,500	-
	425,469,280,000	**425,469,280,000**	-	**439,819,171,500**	**439,819,171,500**	-

(i) Held-to-maturity investments represent term deposits denominated in Vietnamese Dong placed with banks, with maturities of more than three (03) months and up to one (01) year, and bearing interest at rates ranging from 2.9% per annum to 8.9% per annum (as at 31 December 2025: from 3.4% per annum to 8.2% per annum).

(ii) Loans comprise the following:

- As at 30 June 2026, the loan to SP-PSA International Port Company Limited ("SP-PSA"), an associate, comprised an outstanding principal amount of USD 11,880,000, equivalent to VND 312,396,480,000, and accrued interest of USD 7,108,903, equivalent to VND 186,935,722,229 (as at 31 December 2025, the outstanding principal and accrued interest amounted to VND 313,358,760,000 and VND 173,726,787,134, respectively). The loan arose under a shareholder loan agreement entered into with SP-PSA in August 2008 and is unsecured.

- As at 30 June 2026, the loan to Saigon Port-SSA International Container Services Joint Venture Company Limited ("SSIT"), an associate, comprised an outstanding principal amount of USD 7,850,000, equivalent to VND 206,423,600,000, and accrued interest of USD 282,844, equivalent to VND 7,275,731,524 (as at 31 December 2025, the outstanding principal amounted to VND 361,166,450,000, while the accrued interest had been settled before the end of the accounting period). The loan arose under a shareholder loan agreement entered into with SSIT on 28 April 2023 and is unsecured.

Investments in associates and joint ventures

Investments in joint ventures and associates accounted for using the equity method:

			Closing balance			Opening balance
	VND	VND	VND	VND	VND	VND
	Cost of investment under the cost method	Adjustment for the Company's share of post-investment profit or loss	Carrying amount under the equity method	Cost of investment under the cost method	Adjustment for the Company's share of post-investment profit or loss	Carrying amount under the equity method
Saigon Port – SSA International Container Services Joint Venture Co., Ltd	1,190,479,064,044	(218,780,359,732)	971,698,704,312	1,190,479,064,044	(367,446,866,088)	823,032,197,956
SP – PSA International Port Co., Ltd	895,093,320,000	(491,534,015,108)	403,559,304,892	895,093,320,000	(522,871,588,721)	372,221,731,279
Korea Express Co., Ltd	34,198,586,309	(3,057,220,918)	31,141,365,391	34,198,586,309	(3,285,060,026)	30,913,526,283
Thi Vai General Port Joint Stock Company	12,600,000,000	11,759,247,724	24,359,247,724	12,600,000,000	8,306,161,988	20,906,161,988
	2,132,370,970,353	**(701,612,348,034)**	**1,430,758,622,319**	**2,132,370,970,353**	**(885,297,352,847)**	**1,247,073,617,506**

The operating results of the associates and joint ventures are as follows:

	Current period	Prior period
Saigon Port – SSA International Container Services Joint Venture Co., Ltd	Profitable operations	Profitable operations
SP – PSA International Port Co., Ltd	Profitable operations	Profitable operations
Korea Express Co., Ltd	Profitable operations	Profitable operations
Thi Vai General Port Joint Stock Company	Profitable operations	Profitable operations

Investments in associates are presented at cost:

	Closing balance		Opening balance	
	VND	VND	VND	VND
	Cost	Provision amount	Cost	Provision amount
Tan Hung Phuc Maritime Services Joint Stock Company	300,000,000	(300,000,000)	300,000,000	(300,000,000)

The voting rights and ownership proportion as at the beginning and end of the period are presented as follows:

	As at opening and closing date	
	Voting right	Ownership proportion
	%	%
Saigon Port – SSA International Container Services Joint Venture Co., Ltd	38.93%	38.93%
SP – PSA International Port Co., Ltd	36.00%	36.00%
Korea Express Co., Ltd	50.00%	50.00%
Thi Vai General Port Joint Stock Company	21.00%	21.00%
Tan Hung Phuc Maritime Services Joint Stock Company	30.00%	30.00%

The summarised financial information of the Company's associates is presented below:

	Closing balance	Opening balance
	VND	VND
Total assets	5,894,472,155,425	5,691,400,245,404
Total liabilities	(2,099,074,758,208)	(2,363,302,905,371)
Net assets	3,795,397,397,217	3,328,097,340,033
Company's share of net assets of associates	**1,431,058,622,319**	**1,247,373,617,506**

	Current period	Prior period
	VND	VND
Revenue	1,155,701,437,856	913,137,237,723
Net profit	461,318,758,257	333,969,356,001
Company's share of net profit of associates	**176,203,416,644**	**123,024,865,041**

Significant transactions between the Parent Company and its associates and joint ventures are disclosed in Note 38.

Equity investments in other entities

	Closing balance			Opening balance		
	VND Cost	**VND** Fair value	**VND** Provision	**VND** Cost	**VND** Fair value	**VND** Provision
Investments in other entities	**467,305,573,980**	**-**	**(466,685,573,980)**	**467,305,573,980**	**-**	**(466,685,573,980)**
- Ngoc Vien Dong Urban Development Investment Company Limited	300,001,000,000	(i)	(300,001,000,000)	300,001,000,000	(i)	(300,001,000,000)
- Cai Mep International Terminal Company Limited	166,684,573,980	(i)	(166,684,573,980)	166,684,573,980	(i)	(166,684,573,980)
- Quy Nhon Port Joint Stock Company	620,000,000	(i)	-	620,000,000	(i)	-
Investments funded by the Welfare Fund	**3,407,000,000**	**967,200,000**	**(1,000,000,000)**	**3,407,000,000**	**967,200,000**	**(1,000,000,000)**
- Southern Steel – Saigon Port Football Joint Stock Company	1,000,000,000	(i)	(1,000,000,000)	1,000,000,000	(i)	(1,000,000,000)
- Saigon Port Engineering, Trading and Services Joint Stock Company	1,000,000,000	(i)	-	1,000,000,000	(i)	-
- Saigon Port Stevedoring and Services Joint Stock Company (ii)	780,000,000	967,200,000	-	780,000,000	967,200,000	-
- Saigon Port Import Export and Services Joint Stock Company	627,000,000	(i)	-	627,000,000	(i)	-
	470,712,573,980	**967,200,000**	**(467,685,573,980)**	**470,712,573,980**	**967,200,000**	**(467,685,573,980)**

(i) As at 30 June 2026 and 31 December 2025, the Company was unable to determine the fair value of its investments in these entities for disclosure purposes, as these investments do not have quoted market prices. Vietnamese Accounting Standards and the Vietnamese Accounting System have not provided specific guidance on the determination of such fair values.

(ii) The fair value of the investment in Sai Gon Port Stevedoring and Services Joint Stock Company, a subsidiary, was determined by reference to the closing price as at 30 June 2026 quoted on the Unlisted Public Company Market (UPCoM).

The voting rights and ownership proportion as at the beginning and end of the period are presented as follows:

	As at opening and closing date	
	Voting right	Ownership proportion
	%	%
Ngoc Vien Dong Urban Development Investment Co., Ltd	*5.56%*	*5.56%*
Cai Mep International Terminal Co., Ltd	*15.00%*	*15.00%*
Quy Nhon Port Joint Stock Company	*0.12%*	*0.12%*

8. TRADE RECEIVABLES

	Closing balance		Opening balance	
	VND	VND	VND	VND
	Carrying amount	Provision amount	Carrying amount	Provision amount
a. Short-term				
Trade receivables from third parties	141,330,492,544	(27,630,889,498)	152,338,315,885	(25,282,117,684)
Trade receivables from related parties (Note 38)	62,308,476,529	-	47,813,561,570	-
	203,638,969,073	**(27,630,889,498)**	**200,151,877,455**	**(25,282,117,684)**
b. Long-term				
Trade receivables from related parties (Note 38)	57,844,346,744	-	81,408,356,188	-
	57,844,346,744	**-**	**81,408,356,188**	**-**

9. OTHER RECEIVABLES

	Closing balance		Opening balance	
	VND	VND	VND	VND
	Carrying amount	Provision amount	Carrying amount	Provision amount
a. Short-term				
Receivables relating to equitisation (i)	28,719,686,558	-	28,719,686,558	-
Short-term other receivables from related parties (Note 38)	2,210,092,756	-	-	-
Other short-term receivables	27,111,810,929	-	16,254,536,578	-
	58,041,590,243	**-**	**44,974,223,136**	**-**
b. Long-term				
Receivables relating to compensation, support and resettlement costs (ii)	74,640,633,376	-	74,640,633,376	-
Deposits and collateral	3,940,000,000	-	4,647,708,473	-
Other receivables	57,472,573	-	-	-
	78,638,105,949	**-**	**79,288,341,849**	**-**

(i) Receivables relating to equitisation comprise costs incurred in connection with the equitisation process, including equitisation costs, financial support for employees whose employment was terminated, and other related costs. As at 30 June 2026 and 31 December 2025, the finalisation of State capital following the Parent Company's equitisation had not yet been completed.

(ii) Receivables from Ngoc Vien Dong Urban Development Investment Company Limited ("Ngoc Vien Dong Company") relate to relocation, compensation and site clearance costs for households surrounding the Nha Rong - Khanh Hoi area. Upon completion of the relocation process, the Parent Company and Ngoc Vien Dong Company will finalise these amounts.

10. BAD DEBTS

	Closing balance			Opening balance		
			VND			VND
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Overdue from more than 6 months to less than 1 year	**5,471,115,464**	**4,141,780,824**	**(1,329,334,640)**	**2,424,096,049**	**1,696,867,234**	**(727,228,815)**
Elisa Trading Co., Ltd	2,571,705,336	1,800,193,735	(771,511,601)	2,151,219,923	1,505,853,946	(645,365,977)
Etl Shipping Co., Ltd/Age-Lines Co., Ltd	670,022,080	469,015,456	(201,006,624)	-	-	-
Other debtors	2,229,388,048	1,872,571,633	(356,816,415)	272,876,126	191,013,288	(81,862,838)
Overdue from more than 1 year to less than 2 years	**1,905,258,826**	**952,629,412**	**(952,629,414)**	**602,183,700**	**333,491,850**	**(268,691,850)**
Elisa Trading Co., Ltd	1,311,002,323	655,501,161	(655,501,162)	-	-	
Other debtors	594,256,503	297,128,251	(297,128,252)	602,183,700	333,491,850	(268,691,850)
Overdue from more than 2 years to less than 3 years	**7,187,220,394**	**3,837,996,870**	**(3,349,223,524)**	**11,534,818,764**	**5,142,276,381**	**(6,392,542,383)**
Ben Tre Sugar Joint Stock Company	4,979,960,000	3,485,972,000	(1,493,988,000)	4,979,960,000	3,485,972,000	(1,493,988,000)
Van Son Investment Development and Trading Co., Ltd	969,987,867	290,996,360	(678,991,507)	5,162,271,012	1,548,681,304	(3,613,589,708)
Saigon Port Import Export and Services Joint Stock Company	203,428,368	61,028,510	(142,399,858)	203,428,368	61,028,510	(142,399,858)
Other debtors	1,033,844,159	-	(1,033,844,159)	1,189,159,384	46,594,567	(1,142,564,817)
Overdue for more than 3 years	**22,583,648,956**	**583,947,036**	**(21,999,701,920)**	**18,477,601,672**	**583,947,036**	**(17,893,654,636)**
Nam Trieu Shipping Co., Ltd	12,046,738,697	-	(12,046,738,697)	12,046,738,697	-	(12,046,738,697)
Van Son Investment Development and Trading Co., Ltd	4,192,283,145	-	(4,192,283,145)	-	-	-
Other debtors	6,344,627,114	583,947,036	(5,760,680,078)	6,430,862,975	583,947,036	(5,846,915,939)
	37,147,243,640	**9,516,354,142**	**(27,630,889,498)**	**33,038,700,185**	**7,756,582,501**	**(25,282,117,684)**

11. INVENTORIES

	Closing balance		Opening balance	
	VND	VND	VND	VND
	Cost	Provision	Cost	Provision
Raw materials	10,292,761,819	-	10,107,828,289	-
Tools and supplies	7,045,425,885	-	6,934,190,758	-
Work in progress	436,949,979	-	436,949,979	-
Merchandise	5,566,847,402		4,833,790,420	-
	23,341,985,085	**-**	**22,312,759,446**	**-**

12. DEFERRED EXPENSES

	Closing balance	Opening balance
	VND	VND
a. Current		
Dredging, maintenance and port improvement costs	3,786,734,587	9,011,555,914
Insurance costs	7,523,799,271	1,972,852,544
Tools and supplies	7,754,697,008	373,093,573
Others	3,607,245,845	238,199,287
	22,672,476,711	**11,595,701,318**
b. Non-current		
Dredging, maintenance and port improvement costs	9,663,348,664	8,339,598,513
Tools and supplies	2,248,651,219	535,247,143
Others	5,034,639,805	180,156,644
	16,946,639,688	**9,055,002,300**

13. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	Opening balance	Payable during the period	Deducted/Paid during the period	Closing balance
	VND	VND	VND	VND
Tax receivables				
Land and land rental	19,812,899,457	(19,812,899,457)	-	-
Corporate income tax	881,682,724	(40,070,038)	-	841,612,686
Personal income tax	-	(20,065,875)	21,073,508	1,007,633
	20,694,582,181	**(19,873,035,370)**	**21,073,508**	**842,620,319**
Tax payables				
Output value added tax	4,969,116,784	24,703,234,496	(24,376,705,090)	5,295,646,190
Corporate income tax	115,171,823,733	64,955,717,870	(115,504,416,926)	64,623,124,677
Personal income tax	2,257,652,024	12,187,499,106	(12,124,502,275)	2,320,648,855
Land and land rental (i)	40,247,522,182	16,481,295,182	(11,420,785,400)	45,308,031,964
Other taxes	-	979,276,873	(979,276,873)	-
	162,646,114,723	**119,307,023,527**	**(164,405,686,564)**	**117,547,451,686**

(i) Land and land rental payables include the provisionally estimated land rental payable for the Nha Rong - Khanh Hoi Port Area, amounting to VND 40,247,522,182, calculated up to the time the Company signed the handover agreement with Ngoc Vien Dong Urban Development Investment Co., Ltd.

14. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles, transmission equipment	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
COST						
Opening balance	2,487,771,073,959	647,501,412,200	576,883,222,327	38,738,501,726	33,146,627,821	3,784,040,838,033
Additions	306,000,000	-	-	-	-	306,000,000
Transfer from construction in progress	48,286,974,272	2,532,230,000	10,240,000,000	1,368,540,741	31,000,000	62,458,745,013
Disposals	-	-	(375,754,716)	-	(30,000,000)	(405,754,716)
Transfer from the Bonus and welfare fund	-	-	-	-	921,296,296	921,296,296
Closing balance	**2,536,364,048,231**	**650,033,642,200**	**586,747,467,611**	**40,107,042,467**	**34,068,924,117**	**3,847,321,124,626**
ACCUMULATED DEPRECIATION						
Opening balance	1,131,241,426,600	507,734,491,153	479,735,961,258	34,649,434,254	27,193,047,820	2,180,554,361,085
Charge for the period	29,763,364,694	11,429,745,169	8,120,576,547	892,741,221	440,061,566	50,646,489,197
Disposals	-	-	(375,754,716)	-	(30,000,000)	(405,754,716)
Transfer from the Bonus and welfare fund	-	-	-	-	62,956,373	62,956,373
Closing balance	**1,161,004,791,294**	**519,164,236,322**	**487,480,783,089**	**35,542,175,475**	**27,666,065,759**	**2,230,858,051,939**
NET BOOK VALUE						
Opening balance	**1,356,529,647,359**	**139,766,921,047**	**97,147,261,069**	**4,089,067,472**	**5,953,580,001**	**1,603,486,476,948**
Closing balance	**1,375,359,256,937**	**130,869,405,878**	**99,266,684,522**	**4,564,866,992**	**6,402,858,358**	**1,616,463,072,687**

The cost of the Company's tangible fixed assets as at 30 June 2026 includes about VND 1,206,452,207,074 (as at 31 December 2025: VND 1,202,136,837,491) of assets that have been fully depreciated but are still in use.

Details of existing tangible fixed assets are as follows:

	Cost	Net book value
	VND	VND
Berth No. 2	453,053,613,739	367,162,199,468
Others	3,394,267,510,887	1,249,300,873,219
	3,847,321,124,626	**1,616,463,072,687**

15. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights	Computer software	Others	Total
	VND	VND	VND	VND
COST				
Opening balance	67,078,173,494	10,208,778,203	248,095,238	77,535,046,935
Transfer from construction in progress	-	975,000,000	-	975,000,000
Closing balance	**67,078,173,494**	**11,183,778,203**	**248,095,238**	**78,510,046,935**
ACCUMULATED DEPRECIATION				
Opening balance	47,204,058,559	7,695,120,792	247,142,820	55,146,322,171
Charge for the period	377,629,932	406,689,641	952,380	785,271,953
Closing balance	**47,581,688,491**	**8,101,810,433**	**248,095,200**	**55,931,594,124**
NET BOOK VALUE				
Opening balance	**19,874,114,935**	**2,513,657,411**	**952,418**	**22,388,724,764**
Closing balance	**19,496,485,003**	**3,081,967,770**	**38**	**22,578,452,811**

The cost of the Company's intangible fixed assets as at 30 June 2026 includes about VND 44,112,792,157 (as at 31 December 2025: VND 42,083,450,742) of assets that have been fully amortised but are still in use.

Details of existing intangible fixed assets are as follows:

	Cost	Net book value
	VND	VND
Land use rights for Khanh Hoi Site B	18,264,715,754	-
Land use rights at 154A Ha Long Street, Vung Tau Ward, Ho Chi Minh City	27,252,430,000	19,370,496,061
Others	32,992,901,181	3,207,956,750
	78,510,046,935	**22,578,452,811**

16. INCREASES, DECREASES IN INVESTMENT PROPERTY

	Total
	VND
COST	
Opening balance and closing balance	222,174,136,000
ACCUMULATED DEPRECIATION	
Opening balance	56,754,316,380
Charge for the period	2,726,700,324
Closing balance	**59,481,016,704**
NET BOOK VALUE	
Opening balance	**165,419,819,620**
Closing balance	**162,693,119,296**

Details of existing investment properties are as follows:

	Cost	Net book value
	VND	VND
Land use rights and land clearance compensation costs for Cai Mep Thuong	125,805,462,000	92,260,351,848
Land use rights and land clearance compensation costs for Cai Mep Ha	96,368,674,000	70,432,767,448
	222,174,136,000	**162,693,119,296**

According to Vietnamese Accounting Standard No. 5 - Investment Properties, the fair value of the investment property as at 30 June 2026 should be disclosed. However, the Company has not determined this fair value so the investment property's fair value as at 30 June 2026 is not presented in the notes to the interim consolidated financial statements. To determine this investment property's fair value, the Company will have to hire an independent consulting firm. Currently, the Company has not found suitable consulting company to carry out this work.

17. CONSTRUCTION IN PROGRESS

	Closing balance	Opening balance
	VND	VND
a. Long-term work in progress		
Investment project for the construction of a new residential area for Saigon Port employees, Phase 2 (i)	39,408,705,034	39,313,490,216
b. Long-term construction in progress		
Purchases of machinery and equipment	1,736,770,370	1,240,635,000
Construction in progress	10,129,701,352	45,895,989,464
In which:		
- Saigon Port - Hiep Phuoc Port Project	-	36,695,791,482
+ *Construction of Wharves No. 2 and No. 3*	-	*8,787,365,617*
+ *Construction of a general warehouse*	-	*3,463,563,354*
+ *Construction of the revetment behind the berths*	-	*4,341,690,189*
+ *General project costs*	-	*20,103,172,322*
- Hiep Phuoc Logistics Services Area Construction Investment Project	2,550,659,096	2,550,659,096
- Phase 1 Infrastructure Improvement Project for Tan Thuan Port Area 2, Tan Thuan Port	3,035,768,530	2,994,657,419
- Other construction projects	4,543,273,726	3,654,881,467
	11,866,471,722	**47,136,624,464**

(i) Long-term work in progress represents the investment project for the construction of a new residential area for Saigon Port employees, Phase 2, for which the Branch of Saigon Port Joint Stock Company – Port Construction Enterprise acts as the project owner. The project is located in Nha Be Commune, Ho Chi Minh City, and covers a total area of approximately 32.4 hectares. As at 30 June 2026, the Company had completed the compensation and site clearance work and was in the process of finalising the relevant legal procedures. The Company is completing the necessary procedures to obtain the Investment Registration Certificate and the Land Use Rights Certificate for the project.

18. SHORT-TERM TRADE PAYABLES

	Closing balance VND	Opening balance VND
a. Short-term trade payables to third parties		
Waterway Construction Corporation, Joint Stock Company, Branch No. 01	32,553,610,697	24,205,404,807
Vietnam Steel Corporation - Joint Stock Company	-	8,348,205,890
Unico Vina Joint Stock Company	-	7,845,438,000
Other suppliers	41,436,944,276	54,725,877,731
	73,990,554,973	**95,124,926,428**
b. Short-term trade payables to related parties (Note 38)	**2,233,042,595**	**2,205,359,980**
	76,223,597,568	**97,330,286,408**

19. SHORT-TERM ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
Accrued costs for public infrastructure works at the employee residential area, Phase 1	15,108,681,199	15,096,760,678
Accrued costs for upgrades and repairs	1,537,300,000	1,984,370,000
Other payables	1,833,716,719	1,136,546,291
	18,479,697,918	**18,217,676,969**

20. OTHER PAYABLES

	Closing balance VND	Opening balance VND
a. Current		
Other payables to third parties		
Interest payable to PSA Vietnam Pte., Ltd	249,263,063,637	230,536,587,942
Payable related to equitization (i)	161,950,914,229	161,900,914,229
Short-term deposits received	10,198,949,239	8,986,006,639
Others	24,189,149,930	18,628,386,793
	445,642,077,035	**420,051,895,603**
Other payables to related parties (Note 38)	187,674,213	3,460,231,722
	445,829,751,248	**423,512,127,325**
b. Non-current		
Other payables to third parties		
Payable to Ngoc Vien Dong Urban Development Investment Co., Ltd. for capital advances to implement the Saigon Port - Hiep Phuoc Port Construction Investment Project (ii)	850,000,000,000	850,000,000,000
Payable to the State Budget for advances received to implement the Saigon Port - Hiep Phuoc Port Construction Investment Project (iii)	499,000,000,000	549,000,000,000
Payable to Ngoc Vien Dong Urban Development Investment Co., Ltd. for capital advances to fund relocation activities and employee support (iv)	78,955,506,250	78,955,506,250
Long-term deposits received	1,722,990,661	1,762,990,661
Other payables	-	1,100,000,000
	1,429,678,496,911	**1,480,818,496,911**

(i) The payable related to equitization represents proceeds from the sale of shares during the Company's equitization process. This amount will be offset against the receivable related to equitization upon the final settlement of State-owned capital at the Company. As of the reporting date, the final settlement of State-owned capital arising from the equitization process has not yet been completed.

(ii) The payable to Ngoc Vien Dong Urban Development Investment Co., Ltd. ("Ngoc Vien Dong") relates to capital advances received by the Company from Ngoc Vien Dong during the period from 2013 to 2015, in accordance with the Company's funding requirements approved by the Ministry of Transport, for the construction and commissioning of Phase 1 of the Saigon Port - Hiep Phuoc Port Project, which is currently managed by Sai Gon Gateway Port Joint Stock Company, a subsidiary. Under the agreement dated 31 August 2017, Ngoc Vien Dong agreed to allow the Company to continue managing, operating, and conducting business activities at the Nha Rong - Khanh Hoi area until the Saigon Port - Hiep Phuoc Port construction project is completed.

(iii) The payable to the State Budget relates to advances received by the Company from the State Budget in 2009 and 2010 to finance the construction of the Saigon Port - Hiep Phuoc Port Project, which is currently managed by Sai Gon Gateway Port Joint Stock Company, a subsidiary, in accordance with Decision No. 46/2010/QD-TTg dated 24 June 2010 issued by the Prime Minister.

(iv) The payable to Ngoc Vien Dong relates to capital advances received by the Company from Ngoc Vien Dong to finance relocation activities and employee support. This amount will be settled upon completion of the relocation of Nha Rong - Khanh Hoi Port.

21. LOANS

	Opening balance			During the period	Closing balance
	VND			VND	VND
	Amount/Amount able to be paid off	Reclassification of current portion of long-term loans	Repayment	Foreign exchange revaluation	Amount/Amount able to be paid off
a. Current portion of long-term loans					
The Asian Development Bank (ADB) - Transaction Office 2 (i)	29,324,217,377	14,662,105,464	(14,635,839,474)	(18,095,841)	29,332,387,526
	29,324,217,377	**14,662,105,464**	**(14,635,839,474)**	**(18,095,841)**	**29,332,387,526**
b. Long-term loans					
PSA Vietnam Pte., Ltd (ii)	313,358,760,000	-	-	(962,280,000)	312,396,480,000
The Asian Development Bank (ADB) - Transaction Office 2 (i)	14,662,105,464	(14,662,105,464)	-	-	-
	328,020,865,464	**(14,662,105,464)**	**-**	**(962,280,000)**	**312,396,480,000**

(i) The long-term loan was obtained under the Loan Agreement dated 24 March 1995 between the Government of Vietnam and the Asian Development Bank ("ADB"), administered through Transaction Office No. 2, together with the Subsidiary Loan Agreement entered into between the Ministry of Finance and Saigon Port Joint Stock Company on 16 June 1995. The loan bears interest at 6.11% per annum, matures on 1 May 2027, and was used to finance the Saigon Port Project. Under Inter-ministerial Circular No. 09-TT-LN-NHNN-BTC dated 20 June 1994, the Ministry of Finance is the authority responsible for guaranteeing the obligations arising from this loan. The loan facility was denominated in Special Drawing Rights ("SDRs") with a total amount of SDR 20,594,000. As at 30 June 2026, the outstanding balance of the loan amounted to USD 1,167,458.18, equivalent to VND 29,332,387,526 (31 December 2025: USD 1,751,184.80, equivalent to VND 43,986,322,841).

(ii) The payable to PSA Vietnam Pte. Ltd. ("PSA") amounting to USD 11,880,000 (equivalent to VND 312,396,480,000) relates to funds advanced by PSA on behalf of the Company to SP-PSA International Port Co., Ltd. ("SP-PSA") in the form of shareholder loans pursuant to a Shareholder Loan Agreement entered into in August 2008 among PSA Vietnam Pte. Ltd., Vietnam Maritime Corporation (the lenders) and SP-PSA International Port Co., Ltd. (the borrower). Under the Shareholder Loan Agreement, the shareholders agreed to provide loans to SP-PSA totaling USD 33,000,000, to be funded in proportion to their respective ownership interests in SP-PSA. Pursuant to the terms of the agreement, PSA was entitled to advance, on behalf of the Company, the portion of the shareholder loan that would otherwise have been funded by the Company. The corresponding loan receivable from SP-PSA is presented in Note 07. These loans are unsecured. As at the date of these interim separate financial statements, the Company is continuing to work with the relevant parties to finalize and execute an amendment to the Shareholder Loan Agreement.

22. DEFERRED TAX ASSETS AND DEFERRED TAX LIABILITIES

Deferred tax assets

	Closing balance VND	Opening balance VND
Corporate income tax rate used for determination of deferred tax assets	20%	20%
Deferred tax assets arising from taxable temporary differences	10,403,188,596	11,800,477,419
Deferred tax assets	**10,403,188,596**	**11,800,477,419**

Deferred tax liabilities

	Closing balance VND	Opening balance VND
Corporate income tax rate used for determination of deferred tax liabilities	20%	20%
Deferred tax liabilities arising from taxable temporary differences	139,780,585,977	183,275,898,451
Deferred tax liabilities	**139,780,585,977**	**183,275,898,451**

23. BONUS AND WELFARE FUND

	Current period VND	Prior period VND
Opening balance	32,151,303,770	25,907,611,837
Appropriation to funds during the period	73,078,550,991	43,557,528,347
Other increases	279,490,000	1,269,679,322
Acquisition of property, plant and equipment	921,296,296	-
Depreciation of property, plant and equipment	(62,956,373)	-
Payments during the period	(33,190,910,330)	(29,455,153,234)
Closing balance	**73,176,774,354**	**41,279,666,272**

24. OWNER'S EQUITY

Movement in owner's equity:

	Owners' contributed capital	Assets revaluation reserve (i)	Foreign exchange reserve	Investment and development fund	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND
For the 6-month period ended 30 June 2025							
Opening balance	2,162,949,610,000	(2,074,575,373)	111,297,214,515	307,875,725,899	178,766,808,747	117,686,398,677	2,876,501,182,465
Profit for the period	-	-	-	-	217,682,571,629	(1,398,009,433)	216,284,562,196
Appropriation to bonus and welfare fund	-	-	-	-	(42,958,962,577)	(638,565,770)	(43,597,528,347)
Appropriation to development investment fund	-	-	-	41,757,308,579	(41,757,308,579)	-	-
Dividends declared	-	-	-	-	-	(2,230,408,000)	(2,230,408,000)
Adjustment to interest in associate arising from changes in net assets during the period	-	-	(16,322,640,804)	-	42,046,208,274	-	25,723,567,470
Other decreases	-	-	-	-	(1,268)	(731)	(1,999)
Closing balance	**2,162,949,610,000**	**(2,074,575,373)**	**94,974,573,711**	**349,633,034,478**	**353,779,316,226**	**113,419,414,743**	**3,072,681,373,785**
For the 6-month period ended 30 June 2026							
Opening balance	**2,162,949,610,000**	**(2,074,575,373)**	**91,209,916,408**	**349,633,034,478**	**192,531,645,250**	**119,796,328,459**	**2,914,045,959,222**
Profit for the period	-	-	-	-	293,310,380,436	157,623,988	293,468,004,424
Appropriation to bonus and welfare fund (ii)		-		704,000,158	(73,130,794,657)	(875,356,492)	(73,302,150,991)
Appropriation to development investment fund (ii)	-	-	-	41,725,898,438	(41,725,898,438)	-	-
Dividends declared	-	-	-	-	(1,517,920,560)	(879,679,440)	(2,397,600,000)
Adjustment to interest in associate arising from changes in net assets during the period	-	-	10,278,223,322	-	-	-	10,278,223,322
Other decreases	-	-		(18,812)	(586,434,191)	(89,394)	(586,542,397)
Closing balance	**2,162,949,610,000**	**(2,074,575,373)**	**101,488,139,730**	**392,062,914,262**	**368,880,977,840**	**118,198,827,121**	**3,141,505,893,580**

(i) The revaluation surplus on assets represents a consolidation adjustment arising from the difference between the carrying value of investments in subsidiaries and associates and the value resulting from the enterprise valuation adjustments determined based on the conclusions of the State Audit and approved by the competent authorities for the purpose of determining enterprise value in the equitization process, compared with the equity value of the investee companies.

(ii) Pursuant to Resolution No. 341/NQ-ĐHĐCĐ-CSG of the parent company's General Meeting of Shareholders dated 24 April 2026, and the resolutions of the General Meetings of Shareholders of the subsidiaries, the Company appropriated to the Bonus and Welfare Fund and the Bonus for Executive board, and to the Development Investment Fund from the 2025 retained earnings.

Shares

	Closing balance	Opening balance
Number of shares issued to the public	216,294,961	216,294,961
Ordinary shares	*216,294,961*	*216,294,961*
Number of outstanding shares in circulation	216,294,961	216,294,961
Ordinary shares	*216,294,961*	*216,294,961*

Ordinary shares have par value of VND 10,000/share.

Charter capital and investment capital

According to the Company's (amended) Enterprise Registration Certificate, the Company's charter capital are VND 2,162,949,610,000 (31 December 2025: VND 2,162,949,610,000). The charter capital contributions by the shareholders as at 30 June 2026 had been fully made as follows:

	Contributed capital Opening balance and Closing balance	
	%	**VND**
Vietnam Maritime Corporation - Joint Stock Company	65.45%	1,415,649,060,000
Vietnam Joint Stock Commercial Bank for Industry and Trade	9.07%	196,166,270,000
Vietnam Prosperity Joint Stock Commercial Bank	7.44%	160,900,000,000
Toan Thang Trading Services Development Limited Liability Company	9.83%	212,703,200,000
Others	8.21%	177,531,080,000
	100%	**2,162,949,610,000**

Based on the shareholding structure as at 30 June 2026, the Company does not meet the criteria for being a public company as stipulated in Point a, Clause 1, Article 32 of the Law on Securities No. 54/2019/QH14, as amended and supplemented under Clause 11, Article 1 of Law No. 56/2024/QH15 dated 29 November 2024, due to not satisfying the minimum requirement that at least 10% of voting shares must be held by at least 100 investors who are not major shareholders. Accordingly, the Company may be required to carry out procedures for cancelling its public company status as prescribed. As of the date of these interim consolidated financial statements, the Company is developing a plan to meet the conditions for maintaining its public company status.

25. OFF STATEMENT OF FINANCIAL POSITION ITEMS

Foreign currencies

	Closing balance	Opening balance
United State Dollars ("USsD")	317,693	313,566

Bad debts written off

	Closing balance VND	Opening balance VND
Hoang Ly hotel One Member Limited Liability Company	*1,785,299,994*	*1,785,299,994*
Others	*461,990,414*	*461,990,414*

26. BUSINESS AND GEOGRAPHICAL SEGMENTS

The Company's principal business activity is port operations, while other business activities involve various port-related services within Vietnam. During the period, revenue from sales of goods accounted for an insignificant proportion of the Company's total revenue structure (less than 10%) and its overall financial performance. Therefore, in accordance with Accounting Standard No. 28 – Segment Reporting, the Company is not required to prepare and present segment financial statements. The financial information presented in the interim consolidated statement of financial position and all revenue and expenses reported in the interim consolidated income statement primarily relate to the Company's core business activities.

27. NET REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior period VND
Revenue from port operation services	575,873,882,600	538,068,627,544
Sales of goods sold	4,092,212,625	-
	579,966,095,225	**538,068,627,544**

28. COST OF SALES

	Current period VND	Prior period VND
Cost of port operation services	385,279,861,964	373,959,782,338
Cost of goods sold	3,185,416,991	-
	388,465,278,955	**373,959,782,338**

29. PRODUCTION COST BY NATURE

	Current period VND	Prior period VND
Raw materials and consumables	46,456,733,157	44,661,539,215
Labour	149,922,764,284	158,212,530,759
Depreciation and amortisation fixed assets	54,158,461,474	53,491,235,332
Provision	2,348,771,814	4,830,375,097
Out-sourced services	159,427,960,189	140,833,346,376
Other monetary expenses	66,792,297,298	59,324,728,739
	479,106,988,216	**461,353,755,518**

30. FINANCIAL INCOME

	Current period VND	Prior period VND
Bank and loan interest	52,433,566,276	38,990,424,931
Foreign exchange gain	4,973,021,646	12,532,951,836
Interest on instalment sales	2,459,531,356	-
Dividends and profits received	-	1,888,843,490
Settlement discounts received	-	2,694,230,937
Other financial income	136,607,570	288,000,000
	60,002,726,848	**56,394,451,194**

31. FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expense	19,673,083,319	16,710,602,281
Foreign exchange loss	192,694,381	46,351,478
Other financial expenses	-	8,065,542
	19,865,777,700	**16,765,019,301**

32. GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior period VND
Labour	49,523,655,232	50,585,803,423
Tools and supplies	1,717,213,686	2,786,295,084
Depreciation and amortization	2,645,247,509	2,417,025,415
Provisions	2,348,771,814	4,827,375,097
Out-sourced services	6,679,527,204	8,616,872,264
Others	27,718,384,575	18,080,367,104
	90,632,800,020	**87,313,738,387**

33. OTHER INCOME

	Current period VND	Prior period VND
Gain on disposal of fixed assets	72,069,509	1,175,000,000
Income from disposal of tools and supplies	778,885,184	-
Others	781,354,723	2,926,781,926
	1,632,309,416	**4,101,781,926**

34. OTHER EXPENSES

	Current period VND	Prior period VND
Expenses incurred in providing services to SP-SSA International Container Services Joint Venture Company	1,223,637,032	533,836,716
Fines and penalties incurred	1,250,752,738	-
Costs of asset disposal	-	3,631,472
Other	31,693,804	1,568,781,395
	2,506,083,574	**2,106,249,583**

35. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Current corporate income tax expense		
Current corporate income tax expense based on taxable profit in the current period	64,394,966,317	48,449,151,680
Adjustments for corporate income tax expense in previous years to the current period	560,751,553	-
Total current corporate income tax expense	**64,955,717,870**	**48,449,151,680**

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

	Current period VND	Prior period VND
Profit before tax	316,325,698,643	241,444,936,096
Adjustments for taxable profit		
Less: non-taxable income	*(253,905,222,047)*	*(167,282,472,946)*
Add back: non-deductible expenses	*143,993,535,923*	*133,978,123,299*
Taxable profit	**206,414,012,519**	**208,140,586,449**
Tax rate	*20%*	*20%*
Corporate income tax expense based on taxable profit in the current period	**64,394,966,317**	**48,449,151,680**

The Company is obliged to pay corporate income tax at the rate of 20% of its taxable income.

36. BASIC EARNINGS PER SHARE

	Current period VND	Prior period (Restated) VND
Accounting profit after corporate income tax of Parent Company	293,310,380,436	217,682,571,629
Less: Appropriation to the Bonus and Welfare Fund and the Bonus for the Executive Board (i)	*(59,009,181,722)*	*(43,794,121,462)*
Profit for the attributable to ordinary shareholders	**234,301,198,714**	**173,888,450,167**
Average ordinary shares in circulation for the year (share)	216,294,961	216,294,961
Basic earnings per share (VND/share)	**1,083**	**804**

(i) Basic earnings per share for the six-month period ended 30 June 2026 was calculated based on the profit after tax for the period as presented above and the estimated appropriations to the Bonus and Welfare Fund and the Bonus for the Executive Board at 20.12% of profit after tax, respectively. These rates correspond to the average appropriation rates applied by the Parent Company and its subsidiaries in 2025. Basic earnings per share was calculated on the above basis to facilitate comparability between the two periods, as the Company has not yet established a plan for appropriations to the Bonus and Welfare Fund and the Development Investment Fund for 2026.

In addition, basic earnings per share for the prior period was restated to reflect the actual appropriations to the Bonus and Welfare Fund and the Bonus for the Executive Board from the 2025 retained earnings. Basic earnings per share for the six-month period ended 30 June 2025 was restated as follows:

	Previously reported amount	Changes	Restated amount
	VND	VND	VND
Accounting profit after corporate income tax of Parent Company	217,682,571,629	-	217,682,571,629
Less: Appropriation to the Bonus and Welfare Fund and the Bonus for the Executive Board (i)	-	*(43,794,121,462)*	*(43,794,121,462)*
Profit for the attributable to ordinary shareholders	**217,682,571,629**	**(43,794,121,462)**	**173,888,450,167**
Average ordinary shares in circulation for the year (share)	216,294,961	216,294,120	216,294,961
Basic earnings per share (VND/share)	**1,006**	**(202)**	**804**

During the period, the Company has no potential ordinary shares, and no diluted earnings per share have been presented.

37. CAPITAL COMMITMENTS

Operating lease commitments

Minimum lease payment in the future under non-cancellable operating lease under the following terms:

	Closing balance	Opening balance
	VND	VND
Within one year	53,520,547,074	78,631,574,505
In the second to fifth year inclusive	89,385,719,488	97,395,257,020
After five years	330,562,249,187	336,608,900,895

The Company has entered into land lease agreements for its office and business operations. Under which it is obligated to make annual lease payments until the expiration of the respective lease terms in accordance with applicable State regulations. In addition, operating lease commitments include the total lease payments payable to Southern Steel One Member Limited Liability Company in connection with the lease and operation of Phu My Steel Port, with a lease term from 1 January 2025 to 31 December 2029.

Operating lease assets

Minimum lease payment in the future under non-cancellable operating lease under the following terms:

	Closing balance	Opening balance
	VND	VND
Within one year	153,224,531,127	169,369,654,517
In the second to fifth year inclusive	612,898,124,509	848,757,554,402
After five years	3,801,227,751,664	3,799,358,752,638

Operating lease income represents the total lease payments receivable from the lease of land use rights at Cai Mep Port under an operating lease agreement with a lease term expiring on 14 April 2056.

38. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions and balances for the period:

Related party	**Relationship**
Vietnam Maritime Corporation - Joint Stock Company	Parent company
Saigon Port Logistics Joint Stock Company	Subsidiary
Saigon Gateway Terminal Joint Stock Company (formerly known as Saigon Port – Hiep Phuoc Joint Stock Company)	Subsidiary
Sai Gon Port Technical Service Commercial Joint Stock Company	Subsidiary
Saigon Port Maritime Services and Transport Joint Stock Company	Subsidiary
Sai Gon Port Stevedoring and Service Joint Stock Company	Subsidiary
Korea Express Saigon Logistics Co., Ltd	Associate
Thi Vai General Port Joint Stock Company	Associate
SP-SSA International Container Services Joint Venture Company	Associate
SP-PSA International Port Co., Ltd	Associate
VIMC Logistics Joint Stock Company	The same Parent company
Vinaship Joint Stock Company	The same Parent company
Ho Chi Minh City Branch of Vietnam Maritime Development Joint Stock Company	The same Parent company
Vietnam Maritime Development Joint Stock Company	The same Parent company
Branch of VIMC Logistics Joint Stock Company in Ho Chi Minh City	The same Parent company
Ba Ria - Vung Tau Province Branch of Vietnam Maritime Development Joint Stock Company	The same Parent company
Vietnam Ocean Shipping Joint Stock Company	The same Parent company
VIMC Shipping Company	Dependent units of Parent company
VIMC Container Lines Joint Stock Company	Dependent units of Parent company
Saigon Center for Vocational Education and Technical Training	Dependent units of Parent company
Construction Consultation Joint Stock Company for Marilime Building	Associate of Parent company
Cai Mep International Terminal Co., Ltd	Associate of Parent company
Nam Can Port Joint Stock Company	Associate of Parent company
Branch of Maritime Construction Consultancy Joint Stock Company	Associate of Parent company
Dong Do Marine Joint Stock Company	Associate of Parent company
International Shipping and Labour Cooperation Joint Stock Company	Associate of Parent company
Vosco Agency and Logistics Joint Stock Company	Associate of Parent company
Viet Nam Sea Transport and Chartering Joint Stock Company	Associate of Parent company
Vosco Trading and Service Joint Stock Company	Associate of Parent company
First Investment and Design Consultancy Joint Stock Company	Other related party
Vitamas Co., Ltd	Other related party
Quy Nhon Port Logistics Service Co., Ltd	Other related party
Vosa Saigon Co., Ltd	Other related party
Members of the Board of Directors, Board of Supervisor, Board of Executive Officers, and Chief Accountant	Internal personel

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

	Current period VND	Prior period VND
Sales		
SP-SSA International Container Services Joint Venture Company	42,425,519,772	46,963,200,527
Cai Mep International Terminal Co., Ltd	36,360,669,545	35,693,117,727
VIMC Container Lines Joint Stock Company	32,289,034,686	26,111,026,842
Vietnam Ocean Shipping Joint Stock Company	17,544,332,176	17,303,712,817
Korea Express Saigon Logistics Company Limited	1,831,837,809	2,413,204,734
NYK Auto Logistics Co., Ltd	1,372,502,497	2,621,127,100
Thi Vai General Port Joint Stock Company	1,009,250,000	58,600,000
Vinaship Joint Stock Company	444,987,769	-
Can Tho Port Joint Stock Company	323,875,000	-
Saigon Center for Vocational Education and Technical Training	100,150,000	-
Ho Chi Minh City Branch of Vietnam Maritime Development Joint Stock Company	45,294,000	-
Vosa Saigon Company Limited	14,447,466	370,000
SP-PSA International Port Co., Ltd.	10,000,000	-
Vietnam Maritime Development Joint Stock Company	6,955,000	-
Branch of VIMC Logistics Joint Stock Company in Ho Chi Minh City	6,502,200	60,085,600
Viet Nam Sea Transport and Chartering Joint Stock Company	3,333,333	3,333,333
International Shipping and Labour Cooperation Joint Stock Company	2,222,222	2,222,222
Quy Nhon Port Logistics Services One Member Co., Ltd	1,620,000	-
Vosco Trading and Service Joint Stock Company	1,500,000	-
Vitamas Company Limited	1,111,111	12,311,111
Vosco Agency and Logistics Joint Stock Company	-	22,212,000
Dongdo Marine Joint Stock Company	-	19,042,820
	133,795,144,586	**131,283,566,833**
Purchases		
Ba Ria - Vung Tau Province Branch of Vietnam Maritime Development Joint Stock Company	5,188,603,099	-
Korea Express Saigon Logistics Company Limited	3,759,325,119	3,542,874,686
SP-PSA International Port Co., Ltd.	456,187,700	2,459,730,585
Saigon Center for Vocational Education and Technical Training	64,480,000	-
Construction Consultation Joint Stock Company for Maritime Building	28,419,259	-
Vietnam Maritime Development Joint Stock Company	-	6,882,842,919
Vietnam Maritime Corporation - Joint Stock Company	-	1,266,248,514
First Investment and Design Consultancy Joint Stock Company	-	461,111,111
Thi Vai General Port Joint Stock Company	-	341,863,350
SP-SSA International Container Services Joint Venture Company	-	14,489,150
	9,497,015,177	**14,969,160,315**

	Current period VND	Prior period VND
Loan interest		
SP-PSA International Port Co., Ltd	11,627,015,664	10,496,496,403
SP-SSA International Container Services Joint Venture Company	7,275,731,524	17,508,681,225
	18,902,747,188	**28,005,177,628**
Dividend received		
Korea Express Saigon Logistics Co., Ltd	2,210,092,756	1,888,843,490
Income from manpower supply services		
SP-SSA International Container Services Joint Venture Company	5,903,550,000	5,681,475,000
Other expense		
Vietnam Maritime Corporation – Joint Stock Company	1,134,756,536	1,266,248,514

Significant related party balances as at the end of period were as follows:

	Closing balance VND	Opening balance VND
Short-term trade receivables		
Cai Mep International Terminal Co., Ltd	32,878,978,091	20,021,746,500
VIMC Container Lines Joint Stock Company	23,658,443,659	21,630,688,259
Vietnam Ocean Shipping Joint Stock Company	3,124,150,260	4,139,536,978
SP-SSA International Container Services Joint Venture Company	1,221,210,000	1,362,334,492
Thi Vai General Port Joint Stock Company	386,570,000	-
NYK Auto Logistics Co., Ltd	269,669,672	427,914,252
Nam Can Port Joint Stock Company	66,529,080	-
Korea Express Saigon Logistics Co., Ltd	702,925,767	231,341,089
	62,308,476,529	**47,813,561,570**
Long-term trade receivables		
Cai Mep International Terminal Co., Ltd	57,844,346,744	81,408,356,188
Other short-term receivables		
Korea Express Saigon Logistics Co., Ltd	2,210,092,756	-
Short-term trade payables		
Korea Express Saigon Logistics Company Limited	1,327,343,914	721,455,949
Ba Ria - Vung Tau Province Branch of Vietnam Maritime Development Joint Stock Company	720,450,860	617,965,450
Vietnam Maritime Corporation - Joint Stock Company	81,897,821	200,000,000
First Investment and Design Consultancy Joint Stock Company	58,800,000	-
Saigon Port Import Export and Services Joint Stock Company	44,550,000	-
Construction Consultation Joint Stock Company for Maritime Building	-	504,800,000
SP-SSA International Container Services Joint Venture Company	-	161,138,581
	2,233,042,595	**2,205,359,980**

	Closing balance VND	Opening balance VND
Short-term advances to suppliers		
Construction Consultation Joint Stock Company for Maritime Building	344,646,000	218,300,000
Short-term loan receivables		
SP-PSA International Port Co., Ltd	186,935,722,229	173,726,787,134
SP-SSA International Container Services Joint Venture Company	100,626,531,524	234,706,038,500
	287,562,253,753	**408,432,825,634**
Long-term loan receivables		
SP-PSA International Port Co., Ltd	312,396,480,000	313,358,760,000
SP-SSA International Container Services Joint Venture Company	113,072,800,000	126,460,411,500
	425,469,280,000	**439,819,171,500**
Other short-term payables		
NYK Auto Logistics Co., Ltd	44,762,600	-
SP-SSA International Container Services Joint Venture Company	-	3,317,320,109
Construction Consultation Joint Stock Company for Maritime Building	92,411,613	92,411,613
Korea Express Saigon Logistics Company Limited	50,500,000	50,500,000
	187,674,213	**3,460,231,722**

Remuneration paid to the Company's Board of Directors, Supervisors and Executive Officers, Chief Accountant and other management personnel during the period was as follows:

	Current period VND	Prior period VND
Board of Directors		
Mr. Nguyen Canh Tinh	35,000,000	-
Mr. Huynh Van Cuong	519,562,812	519,882,056
Mr. Nguyen Thanh Nam	516,236,343	90,748,230
Mr. Ly Quang Thai	122,000,000	95,000,000
Ms. Ho Thi Thu Hien	122,000,000	95,000,000
Mr. Le Van Chien	122,000,000	95,000,000
Mr. Nguyen Le Chon Tam	58,000,000	-
Mr. Nguyen Uyen Minh	175,015,573	-
Mr. Vu Phuoc Long	317,656,264	317,827,831
Ms. Do Thi Thanh Thuy	64,000,000	95,000,000
Ms. Trinh Thi Ngoc Bien	64,000,000	95,000,000
Mr. Nguyen Ngoc Toi	-	216,769,890
Mr. Nguyen Van Phuong	-	317,890,115
Board of Executive Officers		
Mr. Nguyen Le Chon Tam	769,729,131	502,077,965
Mr. Tran Ngoc Thach	504,259,200	326,847,747
Mr. Pham Truong Giang	504,259,200	326,785,463
Mr. Nguyen Uyen Minh	316,022,400	326,847,747
Chief Accountant/Head of the accounting department		
Mr. Chu Ngoc Son (appointed on 29 May 2026)	87,758,088	-
Ms. Tran Thu Giang	339,752,442	317,777,411
Board of Supervisors		
Mr. Hoang Viet	58,000,000	-
Ms. Vu Thi Thanh Duyen	64,000,000	95,000,000
Ms. Nguyen Thi Hang	45,000,000	-
Ms. Nguyen Thi My Hanh	45,000,000	-
Ms. Vu Thi Phuong Thao	49,600,000	72,500,000
Ms. Chu Thi Nga	49,600,000	72,500,000
	4,955,962,306	**3,978,454,455**

39. SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Non-cash transactions affecting the interim consolidated cash flow statement

	Closing balance VND	Opening balance VND
Accrued interest payables	249,263,063,637	230,536,587,942
Accrued bank and loan interest and dividend received	213,330,139,292	183,819,191,706

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40. SUBSEQUENT EVENTS

On 5 February 2026, the Company's General Meeting of Shareholders approved the following proposals:

- To participate in a consortium with Vietnam Maritime Corporation - Joint Stock Company ("VIMC") and Mediterranean Shipping Company ("MSC")/Terminal Investment Limited Holding ("TiL"), or another entity designated by the MSC/TiL Group, for the purpose of registering as an investor for the Can Gio International Transshipment Port Project.

- To contribute capital representing 15% of the charter capital of the joint venture company to be established with VIMC and MSC/TiL (or another entity designated by the MSC/TiL Group) for the implementation of the Can Gio International Transshipment Port Project.

As at the date of issuance of these interim consolidated financial statements, the Company is undertaking the necessary procedures to obtain the Investment Registration Certificate and the Enterprise Registration Certificate for the joint venture company in accordance with applicable laws and regulations. As the legal procedures are still in progress, the Company has not yet made its capital contribution to the joint venture company and has not recognised any related assets, investments or obligations in these interim consolidated financial statements.

Other than the matters described above, there were no material subsequent events after the end of the interim reporting period that require adjustment to or disclosure in these interim consolidated financial statements.

M.S.D.N: 0300479714-C.T.C.P
CÔNG TY
CỔ PHẦN
CẢNG SÀI GÒN
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Ngoc Tam **Preparer**	**Chu Ngoc Son** **Chief Accountant**	**Nguyen Le Chon Tam** **General Director** **Legal representative** *Approved on 28 August 2026*