PHUOC AN PORT

No:1819/PAP - TCHC

Dong Nai, September 21, 2026

DISCLOSURE OF INFORMATION ON THE ELECTRONIC PORTAL OF THE STATE SECURITIES COMMISSION AND THE HANOI STOCK EXCHANGE

To:
- The State Securities Commission;
- The Hanoi Stock Exchange.

Company Name: Phuoc An Port Investment and Exploitation Petroleum Joint Stock Company

Stock Code: PAP

Head Office Address: Phuoc An Port, Ba Truong Hamlet, Phuoc An Commune, Dong Nai City, Vietnam

Phone: 02513 685588/ 19005168

Person in charge of information disclosure: Nguyen Van Hoang

Position: Head of Organization & Administration Department / Secretary of the Board of Directors / Authorized Information Disclosure Representative

Information disclosure category: Documents for the 2026 Extraordinary General Meeting of Shareholders.

Disclosure content: On September 21, 2026, the Company's Board of Directors issued Resolution No. 83/QĐ-PAP approving the adjustment and supplementation of matters to be submitted to the 2026 Extraordinary General Meeting of Shareholders, specifically:

- Proposal No. 84/TTr-PAP dated September 21, 2026 on the Investment Policy for the Construction of Phase 3.2 of the Phuoc An Port Construction Investment Project, replacing Proposal No. 77/TTr-PAP dated September 3, 2026.
- Proposal No. 85/TTr-PAP dated September 21, 2026 on the Approval of the Company's Business and Production Plan for the 2026–2030 period, replacing Proposal No. 76/TTr-PAP dated September 3, 2026.
- Supplementation of Proposal No. 86/TTr-PAP dated September 21, 2026 on the Adjustment of the Phuoc An Port Construction Investment Project.

This information was disclosed on the Company's website on the same date at the link https://phuocanport.com. We hereby certify that the above-disclosed information is true and accurate, and we assume full responsibility before the law for the contents disclosed.

Respectfully./.

PHUOC AN PORT INVESTMENT AND EXPLOITATION PETROLEUM JOINT STOCK COMPANY
INFORMATION DISCLOSURE REPRESENTATIVE

CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN
THÀNH PHỐ ĐỒNG NAI

NGUYEN VAN HOANG

No: 83 /NQ - PAP

Dong Nai, September 21, 2026

RESOLUTION

Re:Approval of the adjustment and supplementation of matters to be submitted to the 2026 Extraordinary General Meeting of Shareholders

BOARD OF DIRECTORS OF PHUOC AN PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Pursuant to the Law on Enterprises;

Pursuant to the Charter and the Regulation on the Operation of the Board of Directors of Phuoc An Port Investment Exploitation Petroleum Joint Stock Company;

Pursuant to the Minutes of the Board of Directors' Meeting No. 82/BB-PAP dated September 21, 2026

RESOLUTION

Article 1. The Board of Directors hereby approves the adjustment and supplementation of the matters to be submitted to the 2026 Extraordinary General Meeting of Shareholders, as follows:

1. Adjustment of the Investment Policy for the Construction of Phase 3.2 of the Phuoc An Port Construction Investment Project to align with the actual implementation, replacing Proposal No. 77/TTr-PAP dated September 3, 2026.

2. Adjustment of the Company's Production and Business Plan for the 2026–2030 period to align with the actual implementation, replacing Proposal No. 76/TTr-PAP dated September 3, 2026.

3. Supplementation of the matter concerning the adjustment of the Phuoc An Port Construction Investment Project to align with the actual implementation.

Article 2. The Board of Directors assigns the Chairman of the Board of Directors to direct the completion and sign the relevant Proposals and documents concerning the adjustments and supplements specified in Article 1 for submission to the 2026 Extraordinary General Meeting of Shareholders for consideration and decision.

Article 3. This Resolution shall take effect from the date of signing. The members of the Board of Directors, the Chairman of the Board of Directors, and the Board of Management of the Company shall be responsible for implementing this Resolution./.

Recipients:
- As stated in Article 3;
- Head of the Board of Supervisors of PAP;
- Filed at the Administration Office and the Board of Directors.

TM. BOARD OF DIRECTORS
CHAIRMAN

CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

Nguyen Thanh Dat

PHUOC AN PORT

No: 84/TTr - PAP

Dong Nai, September 21, 2026

PROPOSAL

Re: Approval of the Investment Policy for Phase 3.2 – Phuoc An Port Investment and Construction Project

Dear: General Meeting of the Company's Shareholders

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;

Pursuant to the Charter of Phuoc An Petroleum Investment and Exploitation Port Joint Stock Company;

Pursuant to Resolution No. 098/NQ-PAP dated March 8, 2011 of Phuoc An Petroleum Investment and Exploitation Port Joint Stock Company approving the Investment and Construction Project for the works of "Phuoc An Port, the road connecting to Phuoc An Port and the port logistics service area";

Pursuant to Resolution No. 218/NQ-PAP dated November 25, 2021 of the General Meeting of Shareholders of Phuoc An Petroleum Investment and Exploitation Port Joint Stock Company approving the investment policy for adjustment of the Phuoc An Port and Port Logistics Service Area (Logistics) Project;

Pursuant to the actual implementation status of the Project and the Company's investment needs;

The Board of Directors of Phuoc An Petroleum Investment and Exploitation Port Joint Stock Company (the "Company") respectfully submits to the General Meeting of Shareholders for consideration and approval of the investment policy for Phase 3.2 – Phuoc An Port Investment and Construction Project ("Phase 3.2"), specifically as follows:

I. Implementation Status

The Phuoc An Port Investment and Construction Project (the "Project") is being implemented by the Company in investment phases in accordance with the approved planning, implementation schedule, operational requirements, and the Company's capacity to mobilize resources.

Based on the implementation status of the investment phases and the need to develop port operations, logistics activities, and related services, the Company has implemented and is continuing to implement various phases of the Phuoc An Port Investment and Construction Project, with a view to developing the necessary facilities, gradually enhancing the Project's operational capacity, and maximizing the Project's efficiency.

Pursuant to the Resolution of the General Meeting of Shareholders on the implementation and approval of procedures related to the investment and construction of Phase 3 – Phuoc An Port Investment and Construction Project, with the aim of completing the berth layout, ensuring conformity with the approved master plan, and meeting cargo demand within and outside the region, the Board of Directors has approved the total investment amount, cost estimates, contractor selection plan, internal contracts, and related persons in respect of the contract packages under Phase 3.1 in accordance with applicable regulations. Currently, Phase 3.1 is under construction in accordance with the approved schedule.

During the preparation for the implementation of Phase 3.2 – Phuoc An Port Investment and Construction Project, the Company determined that certain specialized and purpose-specific machinery and equipment required for the Project must be primarily imported from overseas. Such equipment requires advance ordering and payment to manufacturers in foreign currencies and the opening of Letters of Credit (L/Cs), while the minimum manufacturing and delivery lead time is approximately 12 months from the date of order and payment. In addition, the procurement and importation of such equipment are subject to fluctuations in foreign exchange rates and the time required to complete payment, importation, and transportation procedures.

Therefore, in order to proactively mobilize resources, ensure the equipment supply schedule, and shorten the implementation period of Phase 3.2, the Company proactively placed orders for certain specialized machinery and equipment for the Project using bank loan proceeds. Advance procurement was necessary to avoid having to wait until all procedures for approval of the total investment amount had been completed before placing orders, which could otherwise prolong the equipment supply lead time and adversely affect the schedule for implementation, completion, and commencement of operations of Phase 3.2.

The machinery and equipment already ordered have been reviewed by the Company and determined to be consistent with the usage requirements, functions, and investment scope of Phase 3.2. The value of the procured machinery and equipment and related costs is consolidated based on contracts, invoices, supporting documents, and actual incurred amounts, serving as a basis for updating the equipment cost item in the total investment amount of Phase 3.2 of the Project and recording such amounts as part of the work already performed.

The proactive procurement of the aforementioned machinery and equipment is intended to ensure the equipment supply schedule, mitigate risks arising from foreign exchange fluctuations and the time required to complete relevant procedures, while not changing the objectives, scale, or investment scope of Phase 3.2.

Currently, the Company is carrying out the relevant procedures for the investment and construction of Phase 3.2, with the expected scale as follows:

- Area: 45 hectares;
- Quay length: 985 m;
- Quay width: 48 m;
- Estimated total investment amount: VND 5.982,5 billion.

II. Proposed Matters

Based on the implementation status of the Project and the anticipated demand for port services in the coming period, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval of the investment policy for Phase 3.2 – Phuoc An Port Investment and Construction Project, with the following details:

1. Approval of the investment policy for Phase 3.2 – Phuoc An Port Investment and Construction Project, specifically:

- Investment project name: Phase 3.2 – Phuoc An Port Investment and Construction Project;
- Investment objectives: To enhance port handling capacity, develop logistics activities and related services, in line with the approved planning and the Company's development orientation;
- Investment location: Phuoc An Port, Ba Truong Hamlet, Phuoc An Commune, Dong Nai City;
- Scale: Area of 45 hectares; quay length of 985 m; quay width of 48 m;
- Estimated total investment amount: VND 5.982,5 billion;
- Sources of investment capital:

+ The Company's equity;

+ Loans from banks, credit institutions, and financial institutions;

+ Capital raised through other lawful forms of capital mobilization;

+ Other lawful sources of capital;

- Expected implementation period: 2026 - 2027.

The scale, total investment amount, and implementation period will be updated based on the design and cost estimates prepared, reviewed, appraised, and approved by the Board of Directors in accordance with applicable regulations.

2. Assigning and authorizing the Board of Directors to:

- Organize the preparation of construction drawing designs, cost estimates, contractor selection plans, and carry out procedures related to the investment and construction of Phase 3.2 – Phuoc An Port Investment and Construction Project in accordance with applicable regulations;

- Approve the construction drawing design and the official total investment amount based on the design and cost estimates prepared, reviewed, and appraised in accordance with applicable regulations; approve the contractor selection plan for Phase 3.2 – Phuoc An Port Investment and Construction Project;

- Carry out procedures for increasing the Company's charter capital and raising equity capital to ensure the required matching funds for the investment and construction of Phase 3.2 – Phuoc An Port Investment and Construction Project;

- Decide on capital mobilization plans, arrange and use funding sources for the implementation of Phase 3.2 – Phuoc An Port Investment and Construction Project, including equity, loans, credit facilities, and other lawful sources of capital; decide on borrowings, and enter into credit agreements, loan agreements, financing arrangements, and other related documents;

- Decide on security measures for the Company's financial obligations in connection with the mobilization of capital for the implementation of Phase 3.2 – Phuoc An Port Investment and Construction Project, including mortgages, pledges of assets, assets to be formed in the future, and other security measures in accordance with applicable laws;

- Approve contractor and supplier selection plans; negotiate, enter into, and perform contracts for the implementation of Phase 3.2 – Phuoc An Port Investment and Construction Project, and decide on other matters falling within the authority of the Board of Directors.

3. The Board of Directors shall be responsible for reporting to the General Meeting of Shareholders on the implementation status of Phase 3.2 – Phuoc An Port Investment and Construction Project at the next General Meeting of Shareholders.

Respectfully submitted.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

M.S.D.N: 3601036... CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN * THÀNH PHỐ ĐỒNG NAI

Nguyen Thanh Dat

Recipients:

- As above;
- PAP Website;
- File: Office, Board of Directors.

No.: 85/TTr - PAP

Dong Nai, September 21, 2026

PROPOSAL

Re: Approval of the Company's Production and Business Plan for the 2026 - 2030 Period

Dear: General Meeting of the Company's Shareholders

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;

Pursuant to the Charter of Phuoc An Port Petroleum Investment and Exploitation Joint Stock Company;

Pursuant to the actual implementation status of the Project and the Company's investment needs;

The Board of Directors of Phuoc An Port Investment and Petroleum Exploitation Joint Stock Company respectfully submits to the General Meeting of Shareholders for consideration and approval of the Company's Business and Production Plan for the 2026–2030 period, as set out in the attached Plan

Respectfully submitted.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

M.S.D.N: 36010... CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN THÀNH PHỐ ĐỒNG NAI

Nguyen Thanh Dat

Recipients:

- As above;
- PAP Website;
- File: Office, Board of Directors.

PHUOC AN PORT

No: 1805/KH - PAP

Dong Nai, September 21, 2026

PRODUCTION AND BUSINESS PLAN OF PHUOC AN PORT PETROLEUM INVESTMENT AND EXPLOITATION JOINT STOCK COMPANY FOR THE 2026–2030 PERIOD

PART I: IMPLEMENTATION OF THE 2021–2025 FIVE-YEAR PLAN

I. IMPLEMENTATION OF THE 2021–2025 FIVE-YEAR PLAN

1. Objectives of the 2021–2025 Five-Year Plan

Continue to implement the Phuoc An Port, Logistics Services Area and Industrial Park projects in a coordinated manner; adjust the projects in line with the approved planning and relevant legal regulations; complete infrastructure and legal procedures and gradually put completed components into operation; strengthen investment cooperation, carry out procedures for increasing charter capital and mobilizing loans to meet project implementation needs, thereby contributing to enhancing the Company's operational capacity, competitiveness and investment efficiency.

2. Implementation Status of the Objectives of the 2021–2025 Five-Year Plan

2.1. Capital Mobilization and Borrowings

- **Charter Capital Increase:** The Company has completed the increases in charter capital from VND 1,100 billion to VND 1,500 billion; from VND 1,500 billion to VND 2,000 billion; from VND 2,000 billion to VND 2,320 billion; and from VND 2,320 billion to VND 3,570 billion. These increases were approved by the State Securities Commission for the purposes of funding compensation and site clearance for the Project, carrying out investment preparation activities, and ensuring counterpart funding for disbursements for Phase 1 and Phase 2.1 of the Phuoc An Port Construction Investment Project. The additional capital has been managed and utilized by the Company in accordance with the capital utilization plan approved by the General Meeting of Shareholders and the Board of Directors.

- **Borrowings:** To ensure funding for the construction investment of the Project, the Company has carried out procedures to obtain loans and mobilize capital from credit institutions and customer partners during the construction investment and operation of the Project.

2.2. Project Adjustments

Based on the approval of the 1/2,000-scale Construction Zoning Plan for Phuoc An Industrial Park under Decision No. 995/QD-UBND dated March 28, 2025 of the People's Committee of Dong Nai Province, the Department of Finance of Dong Nai Province adjusted Investment Registration Certificate No. 2282061118 (4th amendment) dated September 26, 2025 for the Phuoc An Port Logistics Services Area Construction Investment Project (Logistics Project), covering an area of 220.4 hectares.

At the same time, the Management Board of Industrial Parks and Economic Zones of Dong Nai Province issued Investment Registration Certificate No. 0150166173 dated September 26, 2025 for the Phuoc An Industrial Park Infrastructure Construction and Business Investment Project, covering an area of 330 hectares.

Following the above adjustments, the Company's projects are as follows:

- Phuoc An Port Construction Investment Project, Project No. 7530322848, 3rd amendment dated July 3, 2024;

- Phuoc An Port Logistics Services Area Construction Investment Project (Logistics Project), Project No. 2282061118, 4th amendment dated September 20, 2025;

- Phuoc An Industrial Park Infrastructure Construction and Business Investment Project, Project No. 0150166173, first issued on September 26, 2025.

2.3. Compensation and Site Clearance

- Phuoc An Port Construction Investment Project: The Company has completed the compensation and site clearance and has been allocated and leased 157.3 hectares of land by the People's Committee of Dong Nai Province and granted Certificates of Land Use Rights, ready for the construction investment of the Project's phases.

- Phuoc An Port Logistics Services Area Construction Investment Project (Logistics Project) – 220.4 hectares: The Company has been granted Certificates of Land Use Rights for 203.24 hectares by the People's Committee of Dong Nai Province. Of this area, 16.1 hectares have been compensated, while 0.72 hectares remain uncompensated. The Company is currently coordinating with the competent authorities to continue implementing the compensation work.

- Phuoc An Industrial Park Infrastructure Construction and Business Investment Project: The Company has been granted Certificates of Land Use Rights for 315.8/330 hectares by the People's Committee of Phuoc An Commune. Of this area, 2.47 hectares have been compensated, while the remaining 11.73 hectares have not yet been compensated. The Company is currently coordinating with the competent authorities to continue implementing the compensation work.

2.4. Tình hình đầu tư xây dựng

- Phuoc An Port Construction Investment Project:

+ Phase 1: Construction has been completed and accepted by the competent authorities; an environmental permit has been obtained; the port berths have been officially announced as open; the certificate of eligibility for seaport operation and exploitation has been granted; and the port code has been issued. The port is currently in stable operation and exploitation in compliance with applicable regulations.

+ Phase 2: The Project has completed the construction of the extended Berth No. 6, Berth No. 7, Berth No. 8 and Berth No. 9, and has obtained acceptance of the fire prevention and firefighting works from the Fire Prevention, Firefighting, Rescue and Salvage Police Division of Dong Nai Provincial Police under Documents No. 113/NT-PCCC dated November 13, 2025 and No. 23/NT-PCCC dated May 20, 2026; Certificates of Port Facility Security Compliance issued by the Vietnam Maritime and Inland Waterway Administration under No. ISPS/SoCPF/329/VN dated November 28, 2025 and No. ISPS/SoCPF/329/VN dated May 26, 2026; acceptance by the Authority for Construction Economics and Investment Management under Documents No. 4830/CQLXD-CCPN dated December 1, 2025, No. 1657/CQLXD-CCPN dated June 9, 2026 and No. 2588/KTQLXD-CCPN dated August 13, 2026; and announcements of the opening of the port berths issued by the Vietnam Maritime and Inland Waterway Administration under Decisions No. 2620/QD-CHHĐTVN dated December 5, 2025 and No. 1400/QD-CHHĐTVN dated June 18, 2026. Currently, the extended Berth No. 6, Berth No. 7 and Berth No. 8 are in operation and exploitation, while the remaining project components are under construction in accordance with applicable regulations, ensuring the investment schedule.

+ Phase 3:

Phase 3.1: The Project has obtained approval from the Vietnam Maritime and Inland Waterway Administration on the location and scale of the port berths under Document No. 3809/CHHĐTVN-KCHT dated August 13, 2025; appraisal of the Feasibility Study Report by the Department of Construction of Dong Nai Province under Document No. 1822/SXD-QLHTKT dated February 13, 2026; verification of the Feasibility Study Report by the Institute of Marine Works Construction under Verification Report No. 17/2026/BCTT dated January 14, 2026; verification of the construction drawing design by the Institute of Marine Works Construction under Verification Report No. 78/2026/BCTT dated March 18, 2026; verification of the cost estimate by the Institute of Marine Works Construction under Verification Report No. 225/2026/BCTT dated June 30, 2026; appraisal of the fire prevention and firefighting design by the Fire Prevention, Firefighting, Rescue and Salvage Police Division of Dong Nai Province under Document No. 16/TD-PCCC dated May 14, 2026; appraisal of the construction drawing design by Minh Khai Ownership Company Limited under Appraisal Report No. 14/TĐTK/MKH-PAP dated July 1, 2026; and approval of the Maritime Safety Assurance Plan by Dong Nai Maritime Port Authority under Decision No. 215/QD-CVHHĐN dated July 13, 2026.

On the basis of the approvals of the competent authorities and in implementation of the resolutions of the General Meeting of Shareholders, the Board of Directors approved the Construction Drawing Design and cost estimate, the contractor selection plan, and the execution of contracts/transactions between the Company and internal persons, related persons of internal persons or related parties under Resolution No. 60/NQ-PAP, Resolution No. 61/NQ-PAP and Resolution No. 62/NQ-PAP dated July 3, 2026. The project components are currently under construction in accordance with applicable regulations, ensuring the investment schedule.

Phase 3.2: The Company is currently carrying out the procedures related to the investment in and construction of Phase 3.2 to meet market demand, ensure the synchronous completion of port infrastructure, enhance competitiveness, and improve the investment efficiency of the Project.

- Phuoc An Port Logistics Services Area Construction Investment Project (Logistics Project), covering an area of 220.4 hectares:

The Project has basically completed the technical infrastructure system in accordance with the approved planning, including site leveling, internal roads, power supply, water supply, drainage, fire prevention and firefighting, and other synchronized technical infrastructure works. The allocated/leased land has been put into use for its intended purposes, serving the port logistics service functions in accordance with the Project objectives specified in the Investment Registration Certificate. In parallel with infrastructure investment, the Company has actively attracted logistics enterprises and entered into contracts with a number of secondary investors and shipping lines to develop warehousing, container depot, freight forwarding and other logistics services directly supporting the operation of Phuoc An Port. Currently, the Project has put one completed container yard into operation, fully equipped with specialized vehicles, machinery and equipment for operation and exploitation, including container handlers, cargo handling equipment, internal transportation vehicles and other synchronized equipment, meeting the demand for receiving, storing and transshipping containerized cargo directly serving the operations of Phuoc An Port.

Based on the General Director's report, the Board of Directors discussed and agreed to approve the policy of not converting the function of the 220.4-hectare Phuoc An Port Logistics Services Area Construction Investment Project into an industrial park, and to implement the Project in accordance with the objectives specified in the Investment Registration Certificate under Resolution No. 65/NQ-PAP dated July 13, 2026.

- **Phuoc An Industrial Park Infrastructure Construction and Business Investment Project, covering an area of 330 hectares:** Based on the approvals of the competent authorities and in implementation of the resolutions of the General Meeting of Shareholders, the Board of Directors approved the Construction Drawing Design and cost estimate, the contractor selection plan, and the execution of contracts/transactions between the Company and internal persons, related persons of internal persons or related parties in relation to the Project under Resolution No. 12/NQ-PAP dated January 27, 2026, Resolution No. 21/NQ-PAP and Resolution No. 22/NQ-PAP dated February 5, 2026. To date, the Project has completed the construction of the centralized wastewater treatment plant of Phuoc An Industrial Park, and the Management Board of Industrial Parks and Economic Zones of Dong Nai City has accepted the acceptance results under Document No. 472/TB-KCNKKT dated July 24, 2026. The remaining project components are currently under construction in accordance with applicable regulations, ensuring the investment schedule.

2.5. Machinery and Equipment Procurement

- Phase 1: Completed the procurement, importation and commissioning of machinery and equipment, including 06 STS cranes, 15 RTG cranes, 16 internal terminal tractors, 16 internal trailers, 01 loaded container handler, 01 empty container handler, 04 weighbridges, 01 road sweeper, 07 electric passenger vehicles, 02 47-seat passenger buses, 02 2.5-ton electric forklifts, the port operation and management software system, handheld equipment for port operations (VMT devices, walkie-talkies, etc.), computer systems, and office IT equipment.

- Phase 2: Completed the procurement, importation and commissioning of 06 STS cranes, 10 RTG cranes, 50 internal electric terminal tractors, 50 internal trailers, 02 electric loaded container handlers, and 04 electric empty container handlers. Currently, the Company has placed orders for 05 STS cranes, 08 RTG cranes and 03 tugboats to serve the operation and exploitation of Phase 2. These equipment items are currently under manufacture and will be delivered according to schedule.

- Phase 3.1: Currently, the Company has placed orders for 02 STS cranes and 23 RTG cranes to serve the operation and exploitation of Phase 3. These equipment items are currently under manufacture and will be delivered according to schedule.

2.6. Completion of Legal Procedures for Operation and Exploitation

The Company has completed the relevant legal procedures for the operation and exploitation of Phase 1 and part of Phase 2 of the Phuoc An Port Project in accordance with applicable regulations, including dredging of the waters in front of the berths; issuance of a maritime notice regarding the vessel turning basin; the Oil Spill Response Plan; port security requirements; construction and fire prevention and firefighting acceptance; announcement of the opening of the seaport; and the environmental permit, among others. Currently, the Company is carrying out the legal procedures for the operation and exploitation of the remaining components of Phase 2, as well as the remaining phases, upon completion of their construction.

2.7. Planning of the Inland Waterway Terminal Behind the Port

Phuoc An Inland Waterway Terminal (located behind Phuoc An Port, adjacent to Ba Hao River) was incorporated into the Dong Nai Provincial Planning under Decision No. 586/QD-TTg dated July 3, 2024 of the Prime Minister approving the Dong Nai Provincial Planning for the 2021–2030 period, with a vision to 2050, and Decision No. 779/QD-UBND dated February 27, 2026 of the People's Committee of Dong Nai City approving the adjustment of the Dong Nai Provincial Planning for the 2021–2030 period, with a vision to 2050.

At the same time, under Decision No. 979/QD-BXD dated June 30, 2025 of the Ministry of Construction approving the Detailed Plan for the Development of Land and Water Areas of Dong Nai Seaport for the 2021–2030 period, with a vision to 2050, Phuoc An Inland Waterway Terminal has been planned as a port facility serving as a cargo collection and clearance terminal within the Phuoc An Port cluster, with a total length of 1,100 m and capable of handling vessels of up to 5,000 tons. The inland waterway route from the Go Gia–Dong Tranh River junction to Phuoc An Port has also been converted into a maritime route.

On this basis, PAP is currently carrying out the procedures for investment in and construction of the Phuoc An Port Cargo Collection and Clearance Terminal.

2.8. Business/Investment Cooperation

Currently, partners, customers, shipping lines and manufacturers have expressed interest in using the port's services and participating in investment cooperation in the Phuoc An Port, Logistics Services Area and Phuoc An Industrial Park projects. The Company will continue to promote investment cooperation, actively work with investors, manufacturers, transport service providers and shipping lines, and participate in major events organized by the People's Committees of Dong Nai Province, Ho Chi Minh City, etc., to introduce Phuoc An Port's services and seek opportunities for cooperation and use of the Port's services in the coming period.

2.9. Organizational Structure

The Company's organizational structure has been basically completed, ensuring the implementation and operation of the Projects. In the coming period, the Company will continue to strengthen and streamline its organizational structure to suit its operating conditions.

2.10. Performance Indicators for the 2021–2025 Period

As set out in Appendices 1, 2, 3 and 4 attached hereto.

3. Advantages and Difficulties in the Implementation of the Plan

The Phuoc An Port Project has been progressively completed and put into operation, while the Phuoc An Port Logistics Services Area and Phuoc An Industrial Park projects continue to be implemented, with support from shareholders, partners and credit institutions.

However, the Company also faces challenges due to substantial investment capital requirements, the large scale and complexity of the Projects, the need to carry out numerous legal procedures, adjust the Projects in line with planning and applicable laws, and the impacts of economic conditions, market developments and competitive pressures

II. OVERALL ASSESSMENT OF THE IMPLEMENTATION OF THE OBJECTIVES AND TASKS OF THE 2021–2025 FIVE-YEAR PLAN

During the 2021–2025 period, the Company focused on implementing the Phuoc An Port Project, the Logistics Services Area and related components, while progressively completing investment and construction activities and relevant legal procedures. A number of objectives and tasks were implemented in accordance with the plan and adjusted to suit actual conditions. The Company completed the adjustment of the Project in line with the planning and relevant regulations, basically completed compensation and site clearance, and put Phuoc An Port into operation. At the same time, the Company promoted investment cooperation and attracted the interest and cooperation of numerous partners and customers, creating a foundation for the continued implementation of subsequent investment phases and improvement of the Company's operational efficiency.

However, the implementation of certain objectives and tasks did not meet the initial schedule, mainly due to the large investment scale and high capital requirements. Compensation, support and site clearance required considerable time, affecting the progress of site handover and project implementation. During the implementation process, certain matters required adjustments and updates to the planning and Project to suit actual conditions, while consultations and coordination with competent authorities were required for consideration, appraisal and approval, resulting in longer implementation periods than initially expected. In addition, investment, land, construction and other related procedures required considerable time to complete. Economic conditions, market developments and other objective factors also affected the progress of Project implementation.

III. LESSONS LEARNED

Based on the implementation of the 2021–2025 Plan, the Company has drawn the following key lessons:

1. Proactively review and update planning and legal matters and forecast factors that may affect the Project in order to develop appropriate plans and schedules.

2. Strengthen coordination with competent authorities and expedite compensation, support and site clearance activities.

3. Proactively balance and mobilize capital resources to ensure sufficient resources for project implementation according to schedule.

4. Strengthen cooperation with partners, customers and shipping lines, and align investment with market demand and operational efficiency.

5. Regularly monitor and assess progress and promptly adjust plans and solutions to suit actual conditions.

PART II: 2026–2030 FIVE-YEAR PLAN

I. CONTEXT FOR THE DEVELOPMENT OF THE 2026–2030 FIVE-YEAR PLAN

1. Domestic

Vietnam's economy is expected to continue its growth trajectory, with a focus on infrastructure development, promotion of import and export activities, logistics, and the seaport system. Regional transport connectivity, particularly in the Southeast region, is being progressively improved, creating favorable conditions for the development of seaports and logistics. However, capital requirements, legal procedures, site clearance, and market competition remain challenges for the Company.

2. Global

The global economy and trade continue to be affected by geopolitical developments, trade policies, and changes in supply chains. Trends toward digital transformation, green logistics, and improved port operational efficiency are becoming increasingly prominent, creating development opportunities while also requiring the Company to enhance its competitiveness and operational efficiency.

II. BASIS FOR THE DEVELOPMENT OF THE 2026–2030 FIVE-YEAR PLAN

The Company's 2026–2030 Five-Year Plan is developed on the basis of:

- Policies and orientations of the Party and the State, and relevant development plans.

- The Company's Charter on organization and operation, development strategy and development orientations.

- The implementation results of the 2021–2025 Five-Year Plan and the actual progress of the Company's projects.

- The progress, capital requirements and implementation plans for the Phuoc An Port, Phuoc An Port Logistics Services Area and Phuoc An Industrial Park projects.

- Forecasts of economic conditions, the seaport and logistics markets, and other relevant domestic and international factors.

III. FORECAST FOR THE 2026–2030 PERIOD

During the 2026–2030 period, demand for maritime transportation, port services and logistics is expected to continue increasing alongside the development of import and export activities, manufacturing and investment, particularly in the Southeast region. Investment in regional transport connectivity infrastructure is being accelerated, creating favorable conditions for the development of Phuoc An Port and logistics services.

The Company has opportunities to leverage its advantages in terms of location, infrastructure and operational capacity, while expanding its customer base, partnerships and service offerings. However, competition in the seaport and logistics sectors is becoming increasingly intense, requiring the Company to enhance service quality, operational capacity and investment efficiency.

IV. OBJECTIVES OF THE 2026–2030 FIVE-YEAR PLAN

As of the time of preparation of the Plan, the Company has basically completed compensation and site clearance, entered into land lease agreements and obtained Certificates of Land Use Rights for the entire area of the Phuoc An Port Construction Investment Project; completed the construction investment of Phase 1 and Phase 2, and part of Phase 3.1; and is currently carrying out the investment procedures for Phase 3.2. At the same time, the Company is completing the procedures related to the operation and exploitation of the Port in accordance with the construction investment schedule and requirements of the competent authorities.

For the Phuoc An Industrial Park Project (330 hectares), the Company is carrying out construction activities in accordance with the approved schedule.

For the Phuoc An Port Logistics Services Area Construction Investment Project, the Company has basically completed compensation and site clearance, entered into land lease agreements and obtained Certificates of Land Use Rights; at the same time, it has basically completed site preparation and is ready to commence construction investment.

Based on actual conditions, resources, market conditions and investment opportunities from time to time, the Company expects to focus its resources and implement the following key tasks during the 2026–2030 period:

1. Complete compensation and site clearance, execute land lease agreements, obtain Certificates of Land Use Rights, and receive handover of all remaining areas of the Phuoc An Port Logistics Services Area Project (Logistics Project) and the Phuoc An Industrial Park Project (330 hectares). Organize the management and protection of the entire land area of the Projects, maintain the existing conditions, prevent re-encroachment, and ensure readiness for use in accordance with the plan.

2. Complete the construction investment and put all phases of the Phuoc An Port Construction Investment Project into operation and exploitation, meeting the cargo handling needs of customers in and outside the region, improving investment efficiency and enterprise value.

3. Complete the construction investment and put the Phuoc An Industrial Park Infrastructure Construction and Business Investment Project (330 hectares) into business

operation and exploitation; promote investment promotion activities and attract investors and partners to participate in investment and business activities in the Industrial Park to meet market demand.

4. Complete the construction investment and put the Phuoc An Port Logistics Services Area Project (Logistics Project) into business operation and exploitation; meet the demand for warehouses, factories and logistics services of investors and customers, while strengthening linkages and support among the Logistics Services Area, Phuoc An Port and Phuoc An Industrial Park.

5. Review and adjust the implementation schedule of the Phuoc An Port Construction Investment Project in line with the Master Plan for Development of Vietnam's Seaport System for the 2021–2030 period, with a vision to 2050, as approved by the competent authorities, and applicable regulations.

6. Conduct research, prepare for investment, and carry out the necessary procedures to implement the Phuoc An Port Cargo Collection and Clearance Terminal Project (Other Terminal), in accordance with the planning and applicable regulations.

7. Conduct research, prepare for investment, and carry out the necessary procedures to implement inland waterway terminal projects within Phuoc An Industrial Park, in accordance with the planning and applicable regulations.

8. Proactively carry out procedures for increasing charter capital to ensure counterpart funding for investment in the remaining phases of the Phuoc An Port Project, Phuoc An Industrial Park Project and Phuoc An Port Logistics Services Area Project.

9. Proactively mobilize funding sources, including short-term and long-term loans from organizations and individuals, to meet the investment and operational needs of the Projects for which the Company is the investor.

10. During the implementation of investment and construction activities and the mobilization of loan capital, in the event that the Company's equity does not satisfy the minimum equity ratio required for each project or financing plan, the Company will proactively implement measures to supplement equity, including increasing charter capital, raising additional equity and entering into investment cooperation arrangements on a phased basis, in order to ensure sufficient counterpart funding, meet the required equity ratio and maintain the implementation schedule of the projects.

11. Implement measures to secure financial obligations related to the Company's capital mobilization activities and loans; use, mortgage and pledge assets and future-formed assets to secure obligations in accordance with regulations.

12. Research and carry out procedures for the establishment and operation of subsidiaries and affiliated companies to effectively manage, operate and develop invested capital; gradually expand financial investment activities, capital contributions, and the acquisition of shares and contributed capital in enterprises, as well as investment in and development of projects in the fields of infrastructure, seaports, logistics, transportation services, marine vessel towing services, industrial parks and industrial real estate; improve capital utilization efficiency, increase enterprise value and shareholder benefits, and gradually establish a professional investment company model.

13. Promote cooperation and investment promotion activities and invite investors and partners to participate in investment and business activities at Phuoc An Port, Phuoc An Port Logistics Services Area and Phuoc An Industrial Park, for which the Company is the investor.

14. Performance indicators for the 2026–2030 period: As set out in Appendices 5, 6, 7, 8, 9 and 10 attached hereto.

V. IMPLEMENTATION SOLUTIONS

To accomplish the key tasks of the 2026–2030 Plan, the Company shall implement the following solutions:

1. Develop detailed annual implementation plans for key tasks; on that basis, formulate financial plans and proactively balance, utilize and mobilize funding sources to meet the requirements for implementing the proposed tasks.

2. Organize and communicate specific contents and tasks approved by the General Meeting of Shareholders under the resolutions of the General Meeting of Shareholders to relevant professional and functional departments for implementation.

3. Regularly inspect, supervise, urge and assess the progress of assigned tasks; promptly rectify and address difficulties and obstacles arising during implementation.

4. Proactively coordinate with and closely work with relevant ministries, sectors and competent authorities to promptly resolve difficulties and obstacles arising during the implementation of the Company's projects and tasks.

5. Strengthen investment cooperation and investment promotion activities and attract investors and partners to participate in investment and cooperate in the development of the Company's projects.

VI. RECOMMENDATIONS

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the Company's 2026–2030 Five-Year Plan; and for authorization of the Board of Directors to consider, decide on and approve matters falling within the Plan's Objectives, including any adjustments and supplements arising during the implementation of the Plan, in accordance with actual conditions, applicable laws and the Company's Charter.

The above constitutes the 2026–2030 Five-Year Plan of Phuoc An Port Petroleum Investment and Exploitation Joint Stock Company.

Respectfully submitted.

Recipients:
- Board of Directors for reporting
- Archived: Office Administration, Finance & Accounting, Project Management

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

Truong Hoang Hai

PHUOC AN PORT

Biểu 1

THỰC HIỆN CÁC CHỈ TIÊU CHỦ YẾU GIAI ĐOẠN 2021-2025 CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

TT	Chỉ tiêu	Đơn vị tính	Tổng cộng thực hiện 2016- 2020	Kế hoạch 5 năm 2021- 2025 (TĐ phê duyệt)	Thực hiện năm						Tổng cộng thực hiện 2021- 2025	Ghi chú
					2020	2021	2022	2023	2024	2025		
A	B	C	1		2	3	4	5	6	7	8= 2+...+7	9
I	**Các chỉ tiêu khối lượng**											
II	**Các chỉ tiêu tài chính**											
1	Tổng tài sản	Tỷ đồng	1.276,47		1.276,47	1.593,23	3.166,00	4.436,83	7.120,91	11.195,93	11.195,93	
2	Vốn chủ sở hữu	Tỷ đồng	1.110,52		1.110,52	1.520,45	2.096,18	2.089,28	2.455,81	1.951,11	1.951,11	
	Trong đó: Vốn điều lệ	Tỷ đồng	1.100,00		1.100,00	1.500,00	2.000,00	2.000,00	2.320,00	2.320,00	2.320,00	
	- Tỷ lệ tham gia của Tập đoàn	%	0,32		31,8%	23,3%	17,50%	17,50%	15,09%	15,09%	15,09%	
3	Hệ số nợ/ vốn chủ sở hữu	lần	0,15		0,15	0,05	0,51	1,12	1,90	4,74	4,74	
4	Hệ số nợ/ vốn điều lệ	lần	0,15		0,15	0,05	0,53	1,17	2,01	3,98	3,98	
5	Tổng doanh thu	Tỷ đồng	128,15		30,63	0,32	5,09	0,00	17,20	342,50	365,11	
5.1	Doanh thu trực tiếp của Công ty mẹ	Tỷ đồng	128,15		30,63	0,32	5,09	0,00	17,20	342,50	365,11	
5.2	Doanh thu từ các công ty thành viên	Tỷ đồng	-		-	-	-	-	-	-	-	
	-Từ các Cty TNHH, chi nhánh	Tỷ đồng	-		-	-	-	-	-	-	-	
	-Từ các Cty CP có vốn góp của do Cty mẹ và Cty mẹ có quyền chi phối	Tỷ đồng	-		-	-	-	-	-	-	-	
	-Từ các Cty LDLK, cty CP có vốn góp của do Cty mẹ và Cty mẹ không quyền chi phối	Tỷ đồng	-		-	-	-	-	-	-	-	
6	Nợ phải trả (của công ty mẹ 6=6.1+6.2)	Tỷ đồng	165,94		165,94	72,79	1.069,83	2.347,56	4.665,10	9.244,82	9.244,82	
6.1	Nợ ngắn hạn	Tỷ đồng	165,94		165,94	72,79	1.069,83	1.199,62	547,32	4.119,00	4.119,00	
6.2	Nợ dài hạn	Tỷ đồng	0		0	0	0,00	1.147,94	4.118	5.125,82	5.125,82	

TT	Chỉ tiêu	Đơn vị tính	Tổng cộng thực hiện 2016- 2020	Kế hoạch 5 năm 2021- 2025 (TĐ phê duyệt)	Thực hiện năm						Tổng cộng thực hiện 2021- 2025	Ghi chú
					2020	2021	2022	2023	2024	2025		
A	B	C	1		2	3	4	5	6	7	8= 2+...+7	9
7	**Tổng chi phí**	Tỷ đồng	96,79		16,70	2,34	9,36	6,80	34,50	847,19	900,18	
7.1	Chi phí vốn	Tỷ đồng	0,26		0,00	0,00	0,00	0,00	19,94	346,27	366,21	
7.2	Chi phí quản lý Tổng công ty	Tỷ đồng	94,33		16,67	1,84	6,75	6,74	6,04	44,71	66,09	
7.3	Chi phí bán hàng	Tỷ đồng	**0**		-	-	-	-	0,06	21	21,27	
7.4	Chi phí tài chính	Tỷ đồng	2,16		0	0	0	0	8,08	278	286,41	
7.5	Chi phí khác	Tỷ đồng	0,04		0,03	0,50	2,60	0,05	0,385	156,68	160,22	
8	**Lãi (lỗ)**	Tỷ đồng	31,37		13,94	-2,02	-4,27	-6,80	-17,30	-504,69	-535,07	
9	**Xử lý tài chính**											
9.1	Lợi nhuận trước thuế	Tỷ đồng	31,37		13,94	-2,02	-4,268	-6,80	-17,30	-504,69	-535,07	
9.2	Thuế thu nhập doanh nghiệp	Tỷ đồng	-		-	-	-	-	-	-	-	
9.3	Lợi nhuận sau thuế	Tỷ đồng	31,4		13,94	-2,02	-4,27	-6,80	-17,30	-504,69	-535,07	
9.4	Trích các quỹ	Tỷ đồng	-		-	-	-	-	-	-	-	
9.5	Chia cổ tức cho Tập đoàn	Tỷ đồng	-		-	-	-	-	-	-	-	
9.6	Tỷ lệ chia cổ tức (%)	%	-		-	-	-	-	-	-	-	
9.7	Tỷ suất lợi nhuận trước thuế/Vốn điều lệ	%	-		-	-	-	-	-	-	-	
III	**Chỉ tiêu đầu tư**											
	Giá trị thực hiện đầu tư	Tỷ đồng			985,22	764,60	1.935,15	3.500,50	573,80	2.134,00	6.774,05	
1	Trong đó: - Đầu tư XDCB và MSTTB	Tỷ đồng	1.217,4		985,22	764,60	1.935,15	3.500,50	573,80	2.134,00	6.774,05	
	- Đầu tư tài chính	Tỷ đồng	-		-	-	-	-	-	-	-	
2	Giá trị giải ngân	Tỷ đồng	989,0		985,22	764,60	1.935,15	3.500,50	573,80	2.134,00	6.774,05	
	Trong đó:											
	- Vốn Tập đoàn cấp	Tỷ đồng	-		-	-	-	-	-	-	-	
	- Vốn chủ sở hữu của đơn vị	Tỷ đồng	988,99		985,22	764,60	589,23	1.014,42	573,80	434,24	2.942,05	
	- Vốn vay + khác	Tỷ đồng	-	-	-	-	1.345,92	2.486,08	-	1.699,76	3.832,00	

TT	Chỉ tiêu	Đơn vị tính	Tổng cộng thực hiện 2016- 2020	Kế hoạch 5 năm 2021- 2025 (TĐ phê duyệt)	Thực hiện năm						Tổng cộng thực hiện 2021- 2025	Ghi chú
					2020	2021	2022	2023	2024	2025		
A	B	C	1		2	3	4	5	6	7	8= 2+...+7	9
IV	**Các chỉ tiêu khác**											
1	Lao động và thu nhập											
1.1	Hợp nhất:											
	- Số lao động cuối kỳ	Người	17		17	19	21	29	244	487	487	
	- Số lao động bình quân trong kỳ	Người	17		17	19	21	29	244	487	487	
	- Thu nhập bình quân người lao động	Trđ/ng tháng	19		19,00	19,20	20,50	21,50	23,50	25,00	25	
	-Năng suất lao động bình quân (theo doanh thu/ theo sản lượng)	Trđ/ng/tháng; m^3.tấn/ng/tháng	150.157		150.157	1.404	20.194	0	5.873	58.607	58.607	
2	Thực hiện đào tạo	Lượt người	-		-	-	-	-	-	-	-	
3	Kinh phí thực hiện đào tạo	Tỷ đồng	-		-	-	-	-	-	-	-	
4	Nghiên cứu khoa học	Đề tài	-		-	-	-	-	-	-	-	
5	Kinh phí nghiên cứu khoa học	Tỷ đồng	-		-	-	-	-	-	-	-	

PHUOC AN PORT

Biểu 2

THỰC HIỆN ĐẦU TƯ XÂY DỰNG CƠ BẢN VÀ MUA SẮM TRANG THIẾT BỊ THEO NĂM GIAI ĐOẠN 2021- 2025 CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

Đơn vị tính: Tỷ đồng

TT	Năm/Tên dự án	Địa điểm xây dựng	Năng lực / Công suất	Thời gian		Kế hoạch năm				Giá trị thực hiện				Giá trị giải ngân				Đánh giá tiến độ thực hiện dự án so với kế hoạch đề ra
				Khởi công	Hoàn thành	Tổng số	Trong đó			Tổng số	Trong đó			Tổng số	Trong đó			
							Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác	
A	B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
I	**Năm 2021**					**764,6**	**0**	**764,6**	**0**	**764,6**	**0**	**764,6**	**0**	**764,6**	**0**	**764,6**	**0**	
1	**Dự án nhóm A**																	
1.1	**Dự án Cảng Phước An**	Xã phước An, TP. Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2022	**2030**	33,6	0	33,6	0	33,6	0	33,6	0	33,6	0	33,6	0	
	Phân kỳ 1			2022	2026	33,6	0	33,6	0	33,6	0	33,6	0	33,6	0	33,6	0	
	Phân kỳ 2			2025	2027	-	-	-	-	-	-	-	-	-	-	-	-	
	Phân kỳ 3			2026	2030	-	-	-	-	-	-	-	-	-	-	-	-	
1.2	**Dự án Khu Công nghiệp Phước An**		Theo giấy chứng nhận đầu tư được cấp	2026	2028	506	-	506	-	506	-	506	-	506	-	506	-	
1.3	**Dự án Khu Logistic Phước An**		Theo giấy chứng nhận đầu tư được cấp	2026	2028	226	-	226	-	226	-	226	-	226	-	226	-	
II	**Năm 2022**					**1.935,2**	**-**	**589,2**	**1.345,9**	**1.935,2**	**-**	**589,2**	**1.345,9**	**1.935,2**	**-**	**589,2**	**1.345,9**	
1	**Dự án nhóm A**																	
1.1	**Dự án Cảng Phước An**	Xã phước An, TP. Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2022	**2030**	**1.682,4**	**-**	**336,5**	**1.345,9**	**1.682,4**	**-**	**336,5**	**1.345,9**	**1.682,4**	**-**	**336,5**	**1.345,9**	
	Phân kỳ 1			2022	2026	1.682,4	-	336,5	1.345,9	1.682,4	-	336,5	1.345,9	1.682,4	-	336,5	1.345,9	
	Phân kỳ 2			2025	2027	-	-	-	-	-	-	-	-	-	-	-	-	
	Phân kỳ 3			2026	2030	-	-	-	-	-	-	-	-	-	-	-	-	
1.2	**Dự án Khu Công nghiệp Phước An**		Theo giấy chứng nhận đầu tư được cấp	2026	2028	253	-	253	-	253	-	253	-	253	-	253	-	
1.3	**Dự án Khu Logistic Phước An**		Theo giấy chứng nhận đầu tư được cấp	2026	2028	-	-	-	-	-	-	-	-	-	-	-	-	

TT	Năm/Tên dự án	Địa điểm xây dựng	Năng lực / Công suất	Thời gian		Kế hoạch năm				Giá trị thực hiện				Giá trị giải ngân				Đánh giá tiến độ thực hiện dự án so với kế hoạch đề ra
				Khởi công	Hoàn thành	Tổng số	Trong đó			Tổng số	Trong đó			Tổng số	Trong đó			
							Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác	
A	B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
III	**Năm 2023**					**3.500,5**	**-**	**1.014,4**	**2.486,1**	**3.500,5**	**-**	**1.014,4**	**2.486,1**	**3.500,5**	**-**	**1.014,4**	**2.486,1**	
1	**Dự án nhóm A**																	
1.1	**Dự án Cảng Phước An**	Xã phước An, TP. Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2022	2030	**3.090,5**	**-**	**604,4**	**2.486,1**	**3.090,5**	**-**	**604,4**	**2.486,1**	**3.090,5**	**-**	**604,4**	**2.486,1**	
	Phân kỳ 1			2022	2026	3.090,5	-	604,4	2.486,1	3.090,5	-	604,4	2.486,1	3.090,5	-	604,4	2.486,1	
	Phân kỳ 2			2025	2027	-	-	-	-	-	-	-	-	-	-	-	-	
	Phân kỳ 3			2026	2030	-	-	-	-	-	-	-	-	-	-	-	-	
1.2	**Dự án Khu Công nghiệp Phước An**		Theo giấy chứng nhận đầu tư được cấp	2026	2028	210	-	210	-	210	-	210	-	210	-	210	-	
1.3	**Dự án Khu Logistic Phước An**		Theo giấy chứng nhận đầu tư được cấp	2026	2028	200	-	200	-	200	-	200	-	200	-	200	-	
IV	**Năm 2024**					**573,8**	**0**	**573,8**	**0**	**573,8**	**0**	**573,8**	**0**	**573,8**	**0**	**573,8**	**0**	
1	**Dự án nhóm A**																	
1.1	**Dự án Cảng Phước An**	Xã phước An, TP. Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2022	*2030*	**504,8**	**-**	**504,8**	**-**	**504,8**	**-**	**504,8**	**-**	**504,8**	**-**	**504,8**	**-**	
	Phân kỳ 1			2022	*2026*	487,5	-	487,5	-	487,5	-	487,5	-	487,5	-	487,5	-	
	Phân kỳ 2			2025	*2027*	17,3	-	17,3	-	17,3	-	17,3	-	17,3	-	17,3	-	
	Phân kỳ 3			2026	*2030*	-	-	-	-	-	-	-	-	-	-	-	-	
1.2	**Dự án Khu Công nghiệp Phước An**		Theo giấy chứng nhận đầu tư được cấp	2026	*2028*	43	-	43	-	43	-	43	-	43	-	43	-	
1.3	**Dự án Khu Logistic Phước An**			2026	*2028*	26	-	26	-	26	-	26	-	26	-	26	-	
V	**Kế hoạch năm 2025**					**2.134,0**	**-**	**434,2**	**1.699,8**	**-**	**-**	**434,2**	**1.699,8**	**-**	**-**	**434,2**	**1.699,8**	
1	**Dự án nhóm A**																	
1.1	**Dự án Cảng Phước An**	Xã phước An, TP. Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2022	*2030*	**2.134,0**	**-**	**434,2**	**1.699,8**	**-**	**-**	**434,2**	**1.699,8**	**-**	**-**	**434,2**	**1.699,8**	
	Phân kỳ 1			2022	*2026*	0	0	0	0		0	0	0		0	0	0	
	Phân kỳ 2			2025	*2027*	2.124,7	-	424,9	1.699,8		-	424,9	1.699,8		-	424,9	1.699,8	
	Phân kỳ 3			2026	*2030*	9,3	-	9,3	-		-	9,3	-		-	9,3	-	
1.2	**Dự án Khu Công nghiệp Phước An**		Theo giấy chứng nhận đầu tư được cấp	2026	*2028*	-	-	-	-		-	-	-		-	-	-	
1.3	**Dự án Khu Logistic Phước An**		Theo giấy chứng nhận đầu tư được cấp	2026	*2028*	-	-	-	-		-	-	-		-	-	-	

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Biểu 3

THỰC HIỆN CÁC DỰ ÁN ĐẦU TƯ GIAI ĐOẠN 2021- 2025 CỦA CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

Đơn vị tính: Tỷ đồng

TT	Năm/Tên dự án	Địa điểm xây dựng	Năng lực / Công suất	Thời gian		Kế hoạch 2021-2025				Thực hiện 2021-2025				Ước thực hiện từ khởi công đến 31/12/2025				Đánh giá tiến độ thực hiện dự án so với kế hoạch đề ra
							Trong đó				Trong đó				Trong đó			
				Khởi công	Hoàn thành	Tổng số	Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác	Tổng số	Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác	Tổng số	Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác	
A	B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	TỔNG SỐ																	
I	Nhóm A																	
1	*Dự án chuyển tiếp*																	
1.1	**Dự án Cảng Phước An**		Theo giấy chứng nhận đầu tư được cấp															
	Phân kỳ 1			2022	2026	5.294,0	-	1.462,0	3.832,0	5.294,0	-	1.462,0	3.832,0	5.294,0	-	1.462,0	3.832,0	
	Phân kỳ 2	Xã Phước An, TP Đồng Nai		2025	2027	2.142,0	-	442,2	1.699,8	2.142,0	-	442,2	1.699,8	2.142,0	-	442,2	1.699,8	
	Phân kỳ 3			2026	2030	9,3	-	9,3	-	9,3	-	9,3	-	9,3	-	9,3	-	
1.2	**Dự án Khu Công nghiệp Phước An 330ha**	Xã Phước An, TP Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2026	2028	1.011,0	-	1.011,0	-	1.011,0	-	1.011,0	-	1.011,0	-	1.011,0	-	
1.3	**Dự án Khu Logistic Phước An 220,4ha**	Xã Phước An, TP Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2026	2028	451,0	-	451,0	-	451,0	-	451,0	-	451,0	-	451,0	-	

PHUOC AN

THỰC HIỆN ĐẦU TƯ THEO NĂM GIAI ĐOẠN 2021- 2025 CỦA CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

TT	Hạng mục	Năng lực thiết kế	Thời gian		Đơn vị tính	Tổng mức đầu tư/Dự toán được duyệt				Thực hiện năm																														Tổng ước thực hiện 5 năm 2021- 2025						Ước TH từ khi khởi công đến 31/12/2025	Ghi chú
			Khởi công	Hoàn thành		Số quyết định	Ngày, tháng duyệt	Cơ quan duyệt	Tổng mức đầu tư	2021						2022						2023						2024						Năm 2025						Giá trị thực hiện	Trong đó		Giá trị giải ngân	Trong đó			
										Giá trị thực hiện	Trong đó		Giá trị giải ngân	Trong đó		Giá trị thực hiện	Trong đó		Giá trị giải ngân	Trong đó		Giá trị thực hiện	Trong đó		Giá trị giải ngân	Trong đó		Giá trị thực hiện	Trong đó		Giá trị giải ngân	Trong đó		Giá trị thực hiện	Trong đó		Giá trị giải ngân	Trong đó			Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác		
											Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác		Vốn Tập đoàn cấp	Vốn vay+ khác								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41=11+17+23+29+35	42=12+18+24+30+36	43=13+19+25+31+37	44=14+20+26+32+38	45=15+21+27+33+39	46=16+22+28+34+40	47	48
A	Các hạng mục công việc								34.811	765	-	765	765	-	765	1.935	-	1.935	1.935	-	1.935	3.501	-	3.501	3.501	-	3.501	574	-	574	574	-	574	2.134	-	2.134	2.134	-	2.134	8.908	-	8.908	8.908	-	8.908	8.908	
1.1	Dự án Cảng Phước An	Theo giấy chứng nhận đầu tư được cấp			Tỷ đồng				28.352	34	-	34	34	-	34	1.682	-	1.682	1.682	-	1.682	3.091	-	3.091	3.091	-	3.091	505	-	505	505	-	505	2.134	-	2.134	2.134	-	2.134	7.445	-	7.445	-	-	7.445	7.445	
	Phân kỳ 1		2022	2026	Tỷ đồng	197/NQ-PAP và 55/NQ-PAP	10/05/2022 28/06/2024	Đại hội đồng cổ đông	5.295	34	-	34	34	-	34	1.682	-	1.682	1.682	-	1.682	3.091	-	3.091	3.091	-	3.091	488	-	488	488	-	488	-	-	-	-	-	-	5.294	-	5.294		-	5.294	5.294	
	Phân kỳ 2		2025	2027	Tỷ đồng	23/NQ-PAP 98/NQ-PAP	24/03/2025 01/10/2025	Hội đồng quản trị	8.584	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	17	-	17	17	-	17	2.125	-	2.125	2.125	-	2.125	2.142	-	2.142		-	2.142	2.142	
	Phân kỳ 3		2026	2030	Tỷ đồng	40/NQ-PAP	03/07/2026	Hội đồng quản trị	14.473	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	9	-	9	9	-	9	9	-	9		-	9	9	
1.2	Dự án Khu Công nghiệp Phước An 330ha	Theo giấy chứng nhận đầu tư được cấp	2026	2028	Tỷ đồng	95/NQ-PAP 12/NQ-PAP	29/09/2025 27/01/2026	Hội đồng quản trị	3.556	506	-	506	506	-	506	253	-	253	253	-	253	210	-	210	210	-	210	43	-	43	43	-	43	-	-	-	-	-	-	1.011	-	1.011	1.011	-	1.011	1.011	
1.3	Dự án Khu Logistic Phước An 220,4ha	Theo giấy chứng nhận đầu tư được cấp			Tỷ đồng				2.904	226	-	226	226	-	226	-	-	-	-	-	-	200	-	200	200	-	200	26	-	26	26	-	26	-	-	-	-	-	-	452	-	452	452	-	452	452	

Biểu 5

CÁC CHỈ TIÊU KẾ HOẠCH GIAI ĐOẠN 2026 - 2030 CỦA CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

TT	Chỉ tiêu	Đơn vị tính	Thực hiện giai đoạn 2021- 2025	Kế hoạch năm					Tổng cộng kế hoạch 2026- 2030	Tăng trưởng bình quân giai đoạn 2026- 2030 (%)	Ghi chú
				2026	2027	2028	2029	2030			
A	B	C	1	2	3	4	5	6	7= 2+...+6	8	9
I	**Các chỉ tiêu khối lượng**										
II	**Các chỉ tiêu tài chính**										
1	Tổng tài sản	Tỷ đồng	11.196	16.022	23.861	26.333	28.545	25.479	25.479		
2	Vốn chủ sở hữu	Tỷ đồng	1.951	3.120	5.407	4.183	2.735	1.413	1.413		
	Trong đó: Vốn điều lệ	Tỷ đồng	2.320	3.570	6.770	6.770	6.770	6.770	6.770		
	- Tỷ lệ tham gia của Tập đoàn	%	15,1%	9,80%	-	-	-	-	-		
3	Hệ số nợ/ vốn chủ sở hữu	lần	4,74	4,14	3,41	5,29	9,44	17,03	17,03		
4	Hệ số nợ/ vốn điều lệ	lần	3,98	3,61	2,73	3,27	3,81	3,55	3,55		
5	Tổng doanh thu	Tỷ đồng	365	1.067	1.192	1.335	1.496	1.876	6.965		
5.1	Doanh thu trực tiếp của Công ty mẹ	Tỷ đồng	365	1.067	1.192	1.335	1.496	1.876	6.965		
5.2	Doanh thu từ các công ty thành viên	Tỷ đồng	-	-	-	-	-	-			
6	Nợ phải trả (của công ty mẹ 6=6.1+6.2)	Tỷ đồng	9.245	12.902	18.454	22.150	25.810	24.066	24.066		
6.1	Nợ ngắn hạn	Tỷ đồng	4.119	3.150	3.100	3.000	3.000	3.000	3.000		
6.2	Nợ dài hạn	Tỷ đồng	5.126	9.752	15.354	19.150	22.810	21.066	21.066		
7	**Tổng chi phí**	Tỷ đồng	9.245	1.591	2.104	2.559	2.944	3.198	12.396		
7.1	Chi phí vốn	Tỷ đồng	4.119	768	810	854	912	1.107	4.452		
7.2	Chi phí quản lý Tổng công ty	Tỷ đồng	5.126	107	101	100	102	116	526		
7.3	Chi phí bán hàng, lãi vay	Tỷ đồng	900	716	1.193	1.604	1.930	1.974	7.418		
7.4	Chi phí....	Tỷ đồng	366	-	-	-	-	-	-		
8	**Lãi (lỗ)**	Tỷ đồng	66	(524)	(913)	(1.224)	(1.448)	(1.322)	(5.431)		
9	**Xử lý tài chính**		21						-		
9.1	Lợi nhuận trước thuế	Tỷ đồng	286	(524)	(913)	(1.224)	(1.448)	(1.322)	(5.431)		
9.2	Thuế thu nhập doanh nghiệp	Tỷ đồng	160	-	-	-	-	-	-		
9.3	Lợi nhuận sau thuế	Tỷ đồng	(535)	(524)	(913)	(1.224)	(1.448)	(1.322)	(5.431)		
9.4	Trích các quỹ	Tỷ đồng	-	-	-	-	-	-	-	-	

TT	Chỉ tiêu	Đơn vị tính	Thực hiện giai đoạn 2021- 2025	Kế hoạch năm					Tổng cộng kế hoạch 2026- 2030	Tăng trưởng bình quân giai đoạn 2026- 2030 (%)	Ghi chú
				2026	2027	2028	2029	2030			
A	B	C	1	2	3	4	5	6	7= 2+...+6	8	9
9.5	Chia cổ tức cho Tập đoàn	Tỷ đồng	-	-	-	-	-	-	-	-	
9.6	Tỷ lệ chia cổ tức (%)	%	-	-	-	-	-	-	-	-	
9.7	Tỷ suất lợi nhuận trước thuế/Vốn điều lệ	%	-23,06%	-14,69%	-13,48%	-18,08%	-21,40%	-19,52%	-80,22%	-	
III	**Chỉ tiêu đầu tư**		-								
1	Giá trị thực hiện đầu tư	Tỷ đồng	8.908	8.579	6.604	5.672	5.269	-	26.124		
	Trong đó: - Đầu tư XDCB và MSTTB	Tỷ đồng	8.908	8.579	6.604	5.672	5.269	-	26.124		
	- Đầu tư tài chính	Tỷ đồng	-								
2	Giá trị giải ngân	Tỷ đồng	8.908	8.579	6.604	5.672	5.269	-	26.124		
	Trong đó:		8.908	8.579	6.604	5.672	5.269	-	26.124		
	- Vốn chủ sở hữu của đơn vị	Tỷ đồng	2.942	1.216	1.067	889	1.054	-	4.225		
	- Vốn vay + khác	Tỷ đồng	5.966	7.363	5.537	4.783	4.215	-	21.899		
IV	**Các chỉ tiêu khác**										
1	Lao động và thu nhập										
	- Số lao động cuối kỳ	Người	487	650	750	850	1.050	1.200	1.200		
	- Số lao động bình quân trong kỳ	Người	487	650	750	850	1.050	1.200	1.200		
	- Thu nhập bình quân người lao động	Trđ/ng tháng	25	26	28	30	32	35	35,00		
	-Năng suất lao động bình quân (theo doanh thu/ theo sản lượng)	Trđ/ng/tháng, m^3,tấn/ng/thán	58.607	-	-	-	-	-	-		
2	Thực hiện đào tạo	Lượt người	-	-	-	-	-	-	-		
3	Kinh phí thực hiện đào tạo	Tỷ đồng	-	-	-	-	-	-	-		
4	Nghiên cứu khoa học	Đề tài	-	-	-	-	-	-	-		
5	Kinh phí nghiên cứu khoa học	Tỷ đồng	-	-	-	-	-	-	-		

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Biểu 6

KẾ HOẠCH ĐẦU TƯ GIAI ĐOẠN 2026 - 2030 CỦA CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

Đơn vị tính: Tỷ đồng

TT	Tên dự án	Địa điểm xây dựng	Năng lực thiết kế	Thời gian		Tổng mức đầu tư	Ước thực hiện đến 31/12/2025	Kế hoạch 5 năm 2026-2030 (giá trị thực hiện đầu tư)																								Ghi chú
				Khởi công	Hoàn thành			Năm 2026				Năm 2027				Năm 2028				Năm 2029				Năm 2030				Tổng cộng 5 năm 2026-2030				
								Tổng số	Vốn chủ sở hữu		Vốn vay+ khác	Tổng số	Vốn chủ sở hữu		Vốn vay+ khác	Tổng số	Vốn chủ sở hữu		Vốn vay+ khác	Tổng số	Vốn chủ sở hữu		Vốn vay+ khác	Tổng số	Vốn chủ sở hữu		Vốn vay+ khác	Tổng số	Vốn chủ sở hữu		Vốn vay+ khác	
									Vốn Tập đoàn cấp	Vốn Chủ sở hữu của đơn vị			Vốn Tập đoàn cấp	Vốn Chủ sở hữu của đơn vị			Vốn Tập đoàn cấp	Vốn Chủ sở hữu của đơn vị			Vốn Tập đoàn cấp	Vốn Chủ sở hữu của đơn vị			Vốn Tập đoàn cấp	Vốn Chủ sở hữu của đơn vị			Vốn Tập đoàn cấp	Vốn Chủ sở hữu của đơn vị		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24					25	26	27	28	29
1	**Các dự án đầu tư xây dựng**	Xã Phước An, TP Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	**2022**	**2030**	**34.811,5**	**8.908,1**	**8.579,0**	-	**1.215,8**	**7.363,2**	**6.603,9**	-	**1.066,7**	**5.537,2**	**5.672,2**	-	**889,2**	**4.783,0**	**5.269,0**	-	**1.053,8**	**4.215,2**	-	-	-	-	**26.124**	-	**4.225**	**21.899**	
1.1	**Dự án Cảng Phước An**	Xã Phước An, TP Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2022	2030	**28.351,9**	**7.445,3**	**6.079,0**	-	**1.215,8**	**4.863,2**	**5.333,3**	-	**1.066,7**	**4.266,6**	**4.446,0**	-	**889,2**	**3.556,8**	**5.269,0**	-	**1.053,8**	**4.215,2**	-	-	-	-	21.127	-	4.225	16.902	
	Phân kỳ 1	Nt	Nt	2022	2026	5.294,50	5.294,00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Phân kỳ 2	Nt	Nt	2025	2027	8.584,3	2.142,0	4.279,0	-	855,8	3.423,2	1.893,3	-	378,7	1.514,6	-	-	-	-	-	-	-	-	-	-	-	-	6.172	-	1.234	4.938	
	Phân kỳ 3	Nt	Nt	2026	2030	14.473,11	9,3	1.800,0	-	360,0	1.440,0	3.440,0	-	688,0	2.752,0	4.446	-	889,2	3.556,8	5.269,0	-	1.053,8	4.215,2	-	-	-	-	14.955	-	2.991	11.964	
1.2	**Dự án Khu Công nghiệp Phước An 330ha**	Xã Phước An, TP Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2026	2028	3.555,65	1.011	2.500	-	-	2.500	44,40	-	-	44,40	-	-	-	-	-	-	-	-	-	-	-	-	2.544	-	-	2.544	
1.3	**Dự án Khu Logistic Phước An 220,4ha**	Xã Phước An, TP Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2026	2028	2.903,90	452	0	-	-	-	1.226,20	-	-	1.226,20	1.226	-		1.226,20	-	-	-	-	-	-	-	-	2.452	-	-	2.452	

PHUOC AN PORT

Biểu 7

KẾ HOẠCH ĐẦU TƯ XÂY DỰNG CƠ BẢN VÀ MUA SẮM TRANG THIẾT BỊ THEO NĂM GIAI ĐOẠN 2026 - 2030 CỦA CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

Đơn vị tính: Tỷ đồng

TT	Năm/Tên dự án	Địa điểm xây dựng	Năng lực / Công suất	Thời gian		Tổng mức đầu tư/Dự toán được duyệt							Giá trị thực hiện				Giá trị giải ngân				Ghi chú
				Khởi công	Hoàn thành	Số quyết định	Ngày, tháng duyệt	Cơ quan duyệt	Tổng mức đầu tư				Tổng số	Trong đó			Tổng số	Trong đó			
									Tổng số	Trong đó				Vốn chủ sở hữu		Vốn vay + khác		Vốn chủ sở hữu		Vốn vay + khác	
										Vốn chủ sở hữu		Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu			Vốn Tập đoàn cấp	Vốn chủ sở hữu		
										Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị										
A	B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
I	Năm 2026																				
1	Dự án nhóm A								8.579	-	1.216	7.363	8579	-	1.216	7.363	8579	-	1.216	7.363	
1.1	Dự án Cảng Phước An	Xã Phước An, TP Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2022	2030				6.079	-	1.216	4.863	6079	-	1.216	4.863	6079	-	1.216	4.863	
	Phân kỳ 1	NT	NT	2022	2026	197/NQ-PAP và 55/NQ-PAP	10/05/2022 28/06/2024	Đại hội đồng cổ đông	-	-	-	-	0	-	-	-	0	-	-	-	
	Phân kỳ 2	NT	NT	2025	2027	23/NQ-PAP 98/NQ-PAP	24/03/2025 '01/10/2025	Hội đồng quản trị	4.279	-	856	3.423	4279	-	856	3.423	4279	-	856	3.423	
	Phân kỳ 3	NT	NT	2026	2030	60/NQ-PAP	03/07/2026	Hội đồng quản trị	1.800	-	360	1.440	1800	-	360	1.440	1800	-	360	1.440	
1.2	Dự án Khu Công nghiệp Phước An	Xã Phước An, TP Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2026	2028	95/NQ - PAP 12/NQ - PAP	29/09/2025 27/01/2026	Hội đồng quản trị	2.500	-	-	2.500	2500	-	-	2.500	2500	-	-	2.500	
1.3	Dự án Khu Logistic Phước An	Xã Phước An, TP Đồng Nai	Theo giấy chứng nhận đầu tư được cấp	2026	2028				-	-	-	-	0	-	-	-	0	-	-	-	
II	Năm 2027	NT	NT	NT	NT	NT	NT	NT	-												
1	Dự án nhóm A								6.604	-	1.067	5.537	6603,9	-	1.067	5.537	6603,9	-	1.067	5.537	
1.1	Dự án Cảng Phước An								5.333	-	1.067	4.267	5333,3	-	1.067	4.267	5333,3	-	1.067	4.267	
	Phân kỳ 1								-	-	-	-	0	-	-	-	0	-	-	-	
	Phân kỳ 2								1.893	-	379	1.515	1893,3	-	379	1.515	1893,3	-	379	1.515	
	Phân kỳ 3								3.440	-	688	2.752	3440	-	688	2.752	3440	-	688	2.752	
1.2	Dự án Khu Công nghiệp Phước An								44	-	-	44	44,4	-	-	44	44,4	-	-	44	
1.3	Dự án Khu Logistic Phước An								1.226	-	-	1.226	1226,2	-	-	1.226	1226,2	-	-	1.226	
III	Năm 2028	NT	NT	NT	NT	NT	NT	NT													
1	Dự án nhóm A								5.672	-	889	4.783	5672,2	-	889	4.783	5672,2	-	889	4.783	
1.1	Dự án Cảng Phước An								4.446	-	889	3.557	4446	-	889	3.557	4446	-	889	3.557	
	Phân kỳ 1								-	-	-	-	0	-	-	-	0	-	-	-	
	Phân kỳ 2								-	-	-	-	0	-	-	-	0	-	-	-	
	Phân kỳ 3								4.446	-	889	3.557	4446	-	889	3.557	4446	-	889	3.557	

TT	Năm/Tên dự án	Địa điểm xây dựng	Năng lực / Công suất	Thời gian		Tổng mức đầu tư/Dự toán được duyệt							Giá trị thực hiện				Giá trị giải ngân				Ghi chú
				Khởi công	Hoàn thành	Số quyết định	Ngày, tháng duyệt	Cơ quan duyệt	Tổng mức đầu tư				Tổng số	Trong đó			Tổng số	Trong đó			
									Tổng số	Trong đó				Vốn chủ sở hữu		Vốn vay + khác		Vốn chủ sở hữu		Vốn vay + khác	
										Vốn chủ sở hữu		Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu			Vốn Tập đoàn cấp	Vốn chủ sở hữu		
										Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị										
A	B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1.2	Dự án Khu Công nghiệp Phước An								-	-	-	-	0	-	-	-	0	-	-	-	
1.3	Dự án Khu Logistic Phước An								1.226	-	-	1.226	1226,2	-	-	1.226	1226,2	-	-	1.226	
IV	Năm 2029	NT	NT	NT	NT	NT	NT	NT													
1	Dự án nhóm A								5.269	-	1.054	4.215	5269	-	1.054	4.215	5269	-	1.054	4.215	
1.1	Dự án Cảng Phước An								5.269	-	1.054	4.215	5269	-	1.054	4.215	5269	-	1.054	4.215	
	Phân kỳ 1								-	-	-	-	0	-	-	-	0	-	-	-	
	Phân kỳ 2								-	-	-	-	0	-	-	-	0	-	-	-	
	Phân kỳ 3								5.269	-	1.054	4.215	5269	-	1.054	4.215	5269	-	1.054	4.215	
1.2	Dự án Khu Công nghiệp Phước An								-	-	-	-	0	-	-	-	0	-	-	-	
1.3	Dự án Khu Logistic Phước An								-	-	-	-	0	-	-	-	0	-	-	-	
V	Năm 2030	NT	NT	NT	NT	NT	NT	NT	-				0	-	-	-	0	-	-	-	
1	Dự án nhóm A								-	-	-	-	0	-	-	-	0	-	-	-	
1.1	Dự án Cảng Phước An								-	-	-	-	0	-	-	-	0	-	-	-	
	Phân kỳ 1								-	-	-	-	0	-	-	-	0	-	-	-	
	Phân kỳ 2								-	-	-	-	0	-	-	-	0	-	-	-	
	Phân kỳ 3								-	-	-	-	0	-	-	-	0	-	-	-	
1.2	Dự án Khu Công nghiệp Phước An								-	-	-	-	0	-	-	-	0	-	-	-	
1.3	Dự án Khu Logistic Phước An								-	-	-	-	0	-	-	-	0	-	-	-	

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Biểu 8

NHU CẦU VỐN ĐẦU TƯ GIAI ĐOẠN 2026 - 2030 CỦA CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

Đơn vị tính: Tỷ đồng

TT	Tên dự án	Năm 2026				Năm 2027				Năm 2028				Năm 2029				Năm 2030				Tổng KH 5 năm 2026- 2030				Ghi chú
		Tổng số	Trong đó			Tổng số	Trong đó			Tổng số	Trong đó			Tổng số	Trong đó			Tổng số	Trong đó			Tổng số	Trong đó			
			Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác		Vốn Tập đoàn cấp	Vốn chủ sở hữu của đơn vị	Vốn vay + khác	
A	B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
A	**Các Dự án ĐTXD**																									
I	**Dự án chuyển tiếp**	**8.579**	-	**1.216**	**7.363**	**6.604**	-	**1.067**	**5.537**	**5.672**	-	**889**	**4.783**	**5.269**	-	**1.054**	**4.215**	-	-	-	-	**26.124**	-	**4.225**	**21.899**	
1.1	**Dự án Cảng Phước An**	**6.079**	-	**1.216**	**4.863**	**5.333**	-	**1.067**	**4.267**	**4.446**	-	**889**	**3.557**	**5.269**	-	**1.054**	**4.215**	-	-	-	-	**21.127**	-	**4.225**	**16.902**	
	Phân kỳ 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Phân kỳ 2	4.279	-	856	3.423	1.893	-	379	1.515	-	-	-	-	-	-	-	-	-	-	-	-	6.172	-	1.234	4.938	
	Phân kỳ 3	1.800	-	360	1.440	3.440	-	688	2.752	4.446	-	889	3.557	5.269	-	1.054	4.215	-	-	-	-	14.955	-	2.991	11.964	
1.2	**Dự án Khu Công nghiệp Phước An**	2.500	-	-	2.500	44	-	-	44	-	-	-	-	-	-	-	-	-	-	-	-	2.544	-	-	2.544	
1.3	**Dự án Khu Logistic Phước An**	-	-	-	-	1.226	-	-	1.226	1.226	-	-	1.226	-	-	-	-	-	-	-	-	2.452	-	-	2.452	

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Biểu 9

KẾ HOẠCH VỐN CHỦ SỞ HỮU GIAI ĐOẠN 2026 - 2030 CỦA CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

Đơn vị : Tỷ đồng

TT	Nội dung	Vốn chủ sở hữu	Vốn Điều lệ	Chênh lệch tỷ giá hối đoái	Quỹ Đầu tư phát triển	Quỹ dự phòng tài chính	Quỹ khác thuộc Vốn chủ sở hữu	Lợi nhuận sau thuế chưa phân phối	Ghi chú
1	**Ước tại ngày 31/12/2025**	1.951	2.320	-	-	-	-	(505)	
2	**Ước tại ngày 31/12/2026**	3.120	3.570	-	-	-	-	(524)	
	- Ước tăng trong năm		1.250	-	-	-	-	-	
	- Ước giảm trong năm	(524)	-	-	-	-	-	-	
3	**Ước tại ngày 31/12/2027**	5.407	6.770	-	-	-	-	(913)	
	- Ước tăng trong năm		3.200						
	- Ước giảm trong năm	(913)	-	-	-	-	-	-	
4	**Ước tại ngày 31/12/2028**	4.183	6.770	-	-	-	-	(1.224)	
	- Ước tăng trong năm		0						
	- Ước giảm trong năm	(1.224)	-	-	-	-	-	-	
	...								
5	**Ước tại ngày 31/12/2029**	2.735	6.770	-	-	-	-	(1.448)	
	- Ước tăng trong năm		0	-	-	-	-		
	- Ước giảm trong năm	(1.448)		-	-	-	-		
6	**Ước tại ngày 31/12/2030**	1.413	6.770	-	-	-	-	(1.322)	
	- Ước tăng trong năm			-	-	-	-		
	- Ước giảm trong năm	(1.322)		-	-	-	-		
	...								

Ghi chú: Trong quá trình triển khai đầu tư, xây dựng và huy động vốn vay, trường hợp vốn chủ sở hữu của Công ty không đảm bảo tỷ lệ vốn chủ sở hữu tối thiểu theo yêu cầu của từng dự án hoặc phương án huy động vốn, Công ty sẽ chủ động thực hiện các giải pháp bổ sung vốn chủ sở hữu, bao gồm tăng vốn điều lệ, huy động bổ sung vốn chủ sở hữu và hợp tác đầu tư theo từng giai đoạn, nhằm đảm bảo nguồn vốn đối ứng và đáp ứng yêu cầu về tỷ lệ vốn chủ sở hữu, bảo đảm tiến độ triển khai các dự án.

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Biểu 10

KẾ HOẠCH ĐẦU TƯ GIAI ĐOẠN 2026 - 2030 CỦA CÔNG TY CỔ PHẦN DẦU KHÍ ĐẦU TƯ KHAI THÁC CẢNG PHƯỚC AN

TT	Hạng mục	Năng lực thiết kế	Thời gian: Khởi công	Thời gian: Hoàn thành	Đơn vị tính	Tổng mức đầu tư/Dự toán được duyệt: Số quyết định	Ngày, tháng duyệt	Cơ quan duyệt	Tổng mức đầu tư	2026: Giá trị thực hiện	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác	Giá trị giải ngân	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
A	**Các hạng mục công việc**								**34.811**	**8.579**	-	**8.579**	-	-	**8.579**
1.1	**Dự án Cảng Phước An**	Theo giấy chứng	2022	2030	Tỷ đồng				**28.352**	**6.079**	-	**6.079**	-	-	**6.079**
	Phân kỳ 1	-	2022	2026	Tỷ đồng	197/NQ-PAP và 55/NQ-PAP	10/05/2022 28/06/2024	Đại hội đồng cổ đông	5.295	-	-	-	-	-	-
	Phân kỳ 2	-	2025	2027	Tỷ đồng	23/NQ-PAP 98/NQ-PAP	24/03/2025 01/10/2025	Hội đồng quản trị	8.584	4.279	-	4.279	-	-	4.279
	Phân kỳ 3	-	2026	2030	Tỷ đồng	60/NQ-PAP	03/07/2026	Hội đồng quản trị	14.473	1.800	-	1.800	-	-	1.800
1.2	**Dự án Khu Công nghiệp Phước An**	Theo giấy chứng nhận	2026	2028	Tỷ đồng	95/NQ-PAP 12/NQ-PAP	29/09/2025 27/01/2026	Hội đồng quản trị	**3.556**	**2.500**	-	**2.500**	-	-	**2.500**
1.3	**Dự án Khu Logistic Phước An**	Theo giấy chứng nhận đầu tư	2025	2028	Tỷ đồng	-	-	-	**2.904**	-	-	-	-	-	-

TT	Hạng mục	2027: Giá trị thực hiện	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác	Giá trị giải ngân	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác	2028: Giá trị thực hiện	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác	Giá trị giải ngân	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác
1	2	17	18	19	20	21	22	23	24	25	26	27	28
A	**Các hạng mục công việc**	**6.604**	-	**6.604**	-	-	**6.604**	**1.226**	-	**1.226**	**1.226**	-	**1.226**
1.1	**Dự án Cảng Phước An**	**5.333**	-	**5.333**	-	-	**5.333**	-	-	-	-	-	-
	Phân kỳ 1	-	-	-	-	-	-	-	-	-	-	-	-
	Phân kỳ 2	1.893	-	1.893	-	-	1.893	-	-	-	-	-	-
	Phân kỳ 3	3.440	-	3.440	-	-	3.440	-	-	-	-	-	-
1.2	**Dự án Khu Công nghiệp Phước An**	**44**	-	**44**	-	-	**44**	-	-	-	-	-	-
1.3	**Dự án Khu Logistic Phước An**	**1.226**	-	**1.226**	-	-	**1.226**	1.226	-	**1.226**	**####**	-	**1.226**

TT	Hạng mục	2029: Giá trị thực hiện	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác	Giá trị giải ngân	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác	2030: Giá trị thực hiện	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác	Giá trị giải ngân	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác
1	2	29	30	31	32	33	34	35	36	37	38	39	40
A	**Các hạng mục công việc**	**5.269**	-	**5.269**	**5.269**	-	**5.269**	-	-	-	-	-	-
1.1	**Dự án Cảng Phước An**	**5.269**	-	**5.269**	**5.269**	-	**5.269**	-	-	-	-	-	-
	Phân kỳ 1	-	-	-	-	-	-	-	-	-	-	-	-
	Phân kỳ 2	-	-	-	-	-	-	-	-	-	-	-	-
	Phân kỳ 3	5.269	-	5.269	5.269	-	5.269	-	-	-	-	-	-
1.2	**Dự án Khu Công nghiệp Phước An**	-	-	-	-	-	-	-	-	-	-	-	-
1.3	**Dự án Khu Logistic Phước An**	-	-	-	-	-	-	-	-	-	-	-	-

TT	Hạng mục	Tổng kế hoạch 5 năm 2026-2030: Giá trị thực hiện	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác	Giá trị giải ngân	Trong đó: Vốn Tập đoàn cấp	Vốn vay+ khác	Ghi chú
1	2	41=11+17+23+29+35	42=12+18+24+30+36	43=13+19+25+31+37	44=14+20+26+32+38	45=15+21+27+33+39	46=16+22+28+34+40	47
A	**Các hạng mục công việc**	**26.124**	-	**26.124**	**26.124**	-	**26.124**	
1.1	**Dự án Cảng Phước An**	**21.127**	-	**21.127**	**21.127**	-	**21.127**	
	Phân kỳ 1	-	-	-	-	-	-	
	Phân kỳ 2	6.172	-	6.172	6.172	-	6.172	
	Phân kỳ 3	14.955	-	14.955	14.955	-	14.955	
1.2	**Dự án Khu Công nghiệp Phước An**	**2.544**	-	**2.544**	**2.544**	-	**2.544**	
1.3	**Dự án Khu Logistic Phước An**	**2.452**	-	**2.452**	**2.452**	-	**2.452**	

C.T.C.P ĐẦU TƯ ... CẢNG ... ĐỒNG NAI

PHUOC AN PORT

No: 86/TTr - PAP

Dong Nai, September 21, 2026

PROPOSAL

Re: Adjustment of the Phuoc An Port Construction Investment Project

Dear: General Meeting of the Company's Shareholders

Pursuant to the Law on Investment No. 143/2025/QH15;

Pursuant to Decree No. 96/2026/ND-CP dated March 31, 2026, detailing and guiding the implementation of a number of articles of the Law on Investment;

Pursuant to Decision No. 979/QD-BXD dated June 30, 2025 of the Ministry of Construction approving the Detailed Plan for the Development of Land and Water Areas of Dong Nai Seaport for the 2021–2030 period, with a vision to 2050;

Pursuant to the shareholder's proposal regarding the Adjustment of the Phuoc An Port Construction Investment Project;

Pursuant to the report of the Company's General Director on the Adjustment of the Phuoc An Port Construction Investment Project under Document No. /PAP-QLDA dated September 21, 2026;

Pursuant to the Company's actual operating situation and development orientation.

The Board of Directors of Phuoc An Port Petroleum Investment and Exploitation Joint Stock Company respectfully submits to the General Meeting of Shareholders for consideration and approval of the Adjustment of the Phuoc An Port Construction Investment Project, specifically as follows:

I. PROJECT IMPLEMENTATION STATUS

1. Investment preparation procedures: The Company has completed the investment preparation and investment implementation procedures for the Phuoc An Port Construction Investment Project, which have been approved by the competent authorities, including: Detailed Construction Planning; Feasibility Study Report; Environmental Impact Assessment Report; Construction Drawing Design; Construction Permit; and Maritime Safety Assurance Plan for construction works.

2. Compensation for site clearance and land lease:

The Company has completed the compensation and site clearance and has been allocated and leased land by the People's Committee of Dong Nai Province and granted Certificates of Land Use Rights for an area of 157.3 hectares, ready for the construction investment of the project's phases.

3. Construction implementation:

On the basis of the investment preparation procedures approved/accepted by the competent authorities and the completion of compensation and site clearance, the Company has implemented the construction of the Phuoc An Port Construction Investment Project in phases, in accordance with the planning, implementation schedule, operational demand, and the Company's capacity to mobilize resources, specifically as follows:

- **Phase 1:** Construction has been completed and accepted by the competent authorities; an environmental permit has been obtained; the port berths have been officially announced as open; the certificate of eligibility for seaport operation and exploitation has been granted; and the port code has been issued. The port is currently in stable operation and exploitation in compliance with applicable regulations.

- **Phase 2:** The Project has completed the construction of the extended Berth No. 6, Berth No. 7, Berth No. 8 and Berth No. 9, and has obtained approval of the fire prevention and firefighting acceptance results from the Fire Prevention, Firefighting and Rescue Police Division – Dong Nai Provincial Police under Documents No. 113/NT-PCCC dated November 13, 2025 and No. 23/NT-PCCC dated May 20, 2026; received the Port Facility Security Compliance Certificates from the Vietnam Maritime and Inland Waterways Administration under Certificates No. ISPS/SoCPF/329/VN dated November 28, 2025 and No. ISPS/SoCPF/329/VN dated May 26, 2026; obtained acceptance by the Department of Construction Economics and Investment Management under Documents No. 4830/CQLXD-CCPN dated December 1, 2025, No. 1657/CQLXD-CCPN dated June 9, 2026, and No. 2588/KTQLXD-CCPN dated August 13, 2026; and obtained approval for the opening of the berths for operation from the Vietnam Maritime and Inland Waterways Administration under Decisions No. 2620/QĐ-CHHĐTVN dated December 5, 2025, No. 1400/QĐ-CHHĐTVN dated June 18, 2026, and No. 2178/QĐ-CHHĐTVN dated August 27, 2026.

Currently, the extended Berth No. 6, Berth No. 7, Berth No. 8 and Berth No. 9 are in operation, while the remaining project components are under construction in accordance with applicable regulations to ensure the investment schedule.

- **Phase 3:**

+ **Phase 3.1:** The Project has obtained approval from the Vietnam Maritime and Inland Waterway Administration on the location and scale of the port berths under Document No. 3809/CHHĐTVN-KCHT dated August 13, 2025; appraisal of the Feasibility Study Report by the Department of Construction of Dong Nai Province under Document No. 1822/SXD-QLHTKT dated February 13, 2026; verification of the Feasibility Study Report by the Institute of Marine Works Construction under Verification Report No. 17/2026/BCTT dated January 14, 2026; verification of the construction drawing design by the Institute of Marine Works Construction under Verification Report No. 78/2026/BCTT dated March 18, 2026; verification of the cost estimate by the Institute of Marine Works Construction under Verification Report No. 225/2026/BCTT dated June 30, 2026; appraisal of the fire prevention and firefighting design by the Fire Prevention, Firefighting, Rescue and Salvage Police Division of Dong Nai Province under Document No. 16/TD-PCCC dated May 14, 2026; appraisal of the construction drawing design by Minh Khai Ownership Company Limited under Appraisal Report No. 14/TĐTK/MKH-PAP dated July 1, 2026; and approval of the Maritime Safety Assurance Plan by Dong Nai Maritime Port Authority under Decision No. 215/QD-CVHHĐN dated July 13, 2026.

On the basis of the approvals of the competent authorities and in implementation of the resolutions of the General Meeting of Shareholders, the Board of Directors approved the Construction Drawing Design and cost estimate, the contractor selection plan, and the execution of contracts/transactions between the Company and its internal persons, related persons of internal persons, or related parties under Resolution No. 60/NQ-PAP, Resolution No. 61/NQ-PAP and Resolution No. 62/NQ-PAP dated July 3, 2026. The project components are currently under construction in accordance with applicable regulations, ensuring the investment schedule.

+ **Phase 3.2:** The Company is currently carrying out the procedures related to the investment and construction of Phase 3.2 to meet market demand, complete the port infrastructure system in a synchronous manner, and enhance the competitiveness and investment efficiency of the Project. Currently, the consulting unit has basically completed the preparation of the cost estimate and is carrying out the relevant procedures for the investment and construction of Phase 3.2, with a total investment of approximately VND 5,982 billion.

4. Machinery and Equipment Procurement:

- **Phase 1:** The Company has completed the procurement, importation and commissioning of the following machinery and equipment: 06 STS cranes, 15 RTG cranes, 16 internal terminal tractors, 16 internal trailers, 01 loaded container handler, 01 empty container handler, 04 weighbridges, 01 road sweeper, 07 electric passenger vehicles, 02 47-seat passenger buses, 02 2.5-ton electric forklifts, port operation and management software system, handheld equipment for port operations (VMT devices, walkie-talkies, etc.), computer systems, and office IT equipment.

- **Phase 2:** The Company has completed the procurement, importation and commissioning of the following equipment: 06 STS cranes, 10 RTG cranes, 50 internal electric terminal tractors, 50 internal trailers, 02 electric loaded container handlers, and 04 electric empty container handlers. Currently, the Company has placed orders for 05 STS cranes, 08 RTG cranes and 03 tugboats to serve the operation of Phase 2. These equipment are currently under manufacture and will be delivered according to schedule.

- **Phase 3:** Currently, the Company has placed orders for 02 STS cranes and 23 RTG cranes to serve the operation of Phase 3. These equipment are currently under manufacture and will be delivered according to schedule.

5. Port Operations and Exploitation

The Company has completed the relevant legal procedures, including dredging of the waters in front of the berths; issuance of a maritime notice regarding the vessel turning basin; the Oil Spill Response Plan; port security requirements; construction and fire prevention and firefighting acceptance; announcement of the opening of the seaport; and the environmental permit, among others.

Currently, Phase 1 and part of Phase 2 have been put into stable operation and exploitation. The Company is carrying out the legal procedures for the operation and exploitation of the remaining components of Phase 2, as well as the remaining phases, upon completion of their construction.

II. REASONS FOR THE PROPOSED PROJECT ADJUSTMENT

1. Pursuant to the detailed master plan for the development of the land and water areas of Dong Nai seaport for the 2021–2030 period, with a vision to 2050, approved by the Ministry of Construction under Decision No. 979/QĐ-BXD dated June 30, 2025, Phuoc An Port is planned to comprise 9 berths with a total length of 2,830 m. Of these, 6 berths with a total length of 1,880 m are planned to be put into operation by 2030. Therefore, it is necessary and appropriate to adjust the implementation schedule of the Phuoc An Port Project in accordance with the master plan and the provisions of Point d, Clause 4, Article 33 of the 2025 Law on Investment.

2. The Project was approved a considerable time ago, and there have been significant increases in construction and equipment costs, particularly as the equipment is primarily imported. As a result, the cost structure is no longer appropriate, and it is therefore necessary to update and adjust the Project's total investment capital.

III. PROPOSED ADJUSTMENT CONTENT

To facilitate investment management and implementation, and to ensure compliance with the prevailing regulations of the State, based on the report of the General Director, the Board of Directors respectfully submits to the General Meeting of

Shareholders for approval the adjustment to the Phuoc An Port Construction Investment Project, with the following contents:

1. Project name: Phuoc An Port Construction Investment Project

2. Project objective: Investment in the construction of Phuoc An Port.

3. Project scale: Investment in the construction of Phuoc An Port as an international seaport and a regional hub, capable of receiving vessels of up to 60,000 DWT, comprising 09 berths with a total length of 2,830 m.

During the design process, the berth structures will be designed and calculated to ensure that they can accommodate vessels of up to 160,000 DWT in the future when the port is upgraded under the master plan.

4. Project location: Phuoc An Commune, Dong Nai City.

5. Land use area: Approximately 164.4 ha.

6. Total investment capital of the Project: VND 28,351,972,704,768, of which the capital contributed for implementation of the Project is VND 4,252,795,905,715, equivalent to 15% of the total investment capital, divided into 03 investment phases:

a. Phase 1 (2017–2024): Total investment capital of VND 5,294,552,252,000, including equity of VND 794,182,837,800.

b. Phase 2 (2024–2027): Total investment capital of VND 8,584,314,934,596, including equity of VND 1,287,647,240,189, comprising:

- Phase 2.1: VND 7,539,439,122,099, including equity of VND 1,130,915,868,315.

- Phase 2.2: VND 1,044,875,812,497, including equity of VND 156,731,371,875.

c. Phase 3 (2025–2031): Total investment capital of VND 14,473,105,518,172, including equity of VND 2,170,965,827,726, comprising:

- Phase 3.1: VND 8,490,609,713,172, including equity of VND 1,273,591,456,976.

- Phase 3.2: VND 5,982,495,805,000, including equity of VND 897,374,370,750.

7. Project implementation schedule: From 2017 to 2031, to be implemented in 03 phases:

a. Phase 1 (2017–2024): Construction of 02 container berths for simultaneous handling of container and general cargo, internal bridge, container yard, general cargo yard, internal roads, main administration building, power supply station, warehouses and workshops, power supply system, water supply system, drainage system, wastewater treatment system, fire prevention and firefighting system, telecommunications system, port gate, weighbridge, fencing and restroom facilities.

b. Phase 2 (2024–2027): Construction of 03 container berths, internal bridge, container yard, general cargo yard, equipment storage yard, parking area, internal roads, enclosed warehouse, repair workshop, RTG repair area, auxiliary administration building, workers' accommodation, customs station, power supply station, water supply station, fuel dispensing station, wastewater treatment station, container washing area, waste collection station, security building, port gate and landscaping.

c. Phase 3 (2025–2031): Construction of 02 container berths, 02 general cargo berths, internal bridge, container yard, general cargo yard, repair workshop, RTG repair area, container washing area, customs station, power supply station, water supply station, fuel dispensing station, waste collection station, internal roads, enclosed warehouse and landscaping, and completion of the entire Project.

The investor-related conditions and the Project operation term specified in Investment Registration Certificate No. 7530322848 dated July 3, 2024, issued by the Department of Planning and Investment of Dong Nai Province, shall remain unchanged.

8. Project management form: The Investor shall directly manage the implementation of the Project. The Project Management Board under PAP shall, on behalf of the Investor, manage the construction investment activities.

IV. RECOMMENDATIONS

The Board of Directors respectfully requests the General Meeting of Shareholders to approve the policy for the adjustment of the Phuoc An Port Construction Investment Project as set out in Section III of this Proposal and to authorize the Board of Directors to organize, decide on and approve the necessary tasks and procedures for the implementation of the Phuoc An Port Construction Investment Project, including the adjustment of the Project, investment in the remaining Phases and other related matters, on the basis of the policy approved by the General Meeting of Shareholders under this Proposal, in compliance with applicable laws and the Company's Charter; and to report to the General Meeting of Shareholders at the nearest meeting, including but not limited to the following:

1. Work with competent State authorities and carry out procedures related to the adjustment of the Phuoc An Port Construction Investment Project to ensure conformity with actual conditions, the relevant master plans and applicable laws.

2. Decide on and approve the adjusted contents of the Project, including changes to and additions of investment objectives, division of the Phases, adjustment of the implementation schedule, total investment capital and other related matters in accordance with applicable regulations.

3. Carry out procedures for adjustment of the investment policy and adjustment of the Investment Project in the event of changes to the master plan, total investment capital or other matters in accordance with State regulations; decide on, approve or submit such matters to the competent authorities for approval as prescribed.

4. Organize the preparation of design documents, cost estimates and contractor selection plans, and carry out procedures related to the construction investment of the remaining Phases of the Phuoc An Port Construction Investment Project in accordance with applicable regulations.

5. Approve the design documents and the official total investment capital on the basis of the design and cost estimates prepared, reviewed and appraised in accordance with applicable regulations; approve contractor selection plans and other matters falling within the authority of the Board of Directors with respect to the remaining Phases of the Phuoc An Port Construction Investment Project.

6. Carry out procedures for increasing the charter capital and mobilizing equity and other lawful sources of funds to ensure the required counterpart funding for the construction investment of the remaining Phases of the Phuoc An Port Construction Investment Project.

7. Decide on capital mobilization plans, arrange and utilize funding sources for the construction investment of the remaining Phases of the Project, including equity, loans, credit facilities and other lawful sources of funds; decide on borrowing, and enter into credit agreements, loan agreements, financing arrangements and other related documents.

8. Decide on security measures for the Company's financial obligations in connection with capital mobilization for the implementation of the remaining Phases of the Project, including mortgages, pledges of assets, assets formed in the future and other security measures in accordance with applicable laws.

9. Select contractors and suppliers; negotiate, enter into and perform contracts serving the implementation of the remaining Phases of the Project; and decide on other matters falling within the authority of the Board of Directors during the implementation of the Project.

10. Decide on matters related to investment cooperation, joint ventures and partnerships with capable and experienced partners for the implementation of the whole or any part of the Phuoc An Port Construction Investment Project, in compliance with applicable laws and ensuring the Company's investment efficiency.

11. Organize the effective business operation and exploitation of the Phuoc An Port Construction Investment Project, with an initial focus on effectively operating Phase 1 and the completed and eligible-for-operation components of Phase 2, in order to meet the cargo handling needs of customers in and outside the region, improve investment efficiency and generate benefits for shareholders.

12. Organize the implementation and completion of the construction investment of the remaining Phases of the Project in accordance with the approved schedule, quality requirements, scale, investment efficiency and objectives.

13. Decide on and carry out other relevant tasks and procedures or matters arising during the implementation of the Project and the remaining Phases, which fall within the authority of the Board of Directors, to ensure the Project is implemented in a synchronous, continuous and effective manner, in compliance with applicable laws, the Company's Charter and the policy approved by the General Meeting of Shareholders.

The Board of Directors shall be responsible to the General Meeting of Shareholders for the implementation of the authorized matters and shall report to the General Meeting of Shareholders at its nearest meeting in accordance with applicable regulations.

The Board of Directors respectfully requests the General Meeting of Shareholders to consider and approve the above matters as the basis for the Board of Directors to organize their implementation.

Respectfully submitted.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

M.S.D.N: 3601019...
C.T.C.P
CÔNG TY
CỔ PHẦN
DẦU KHÍ ĐẦU TƯ
KHAI THÁC CẢNG
PHƯỚC AN
THÀNH PHỐ ĐỒNG NAI

Nguyen Thanh Dat

Recipients:

- As above;
- PAP Website;
- File: Office, Board of Directors.