

**SHIPBUILDING INDUSTRY CORPORATION
CHANMAY PORT JOINT STOCK COMPANY**

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**REPORTING UNIT: CHANMAY PORT JOINT STOCK COMPANY
REPORTING CURRENCY: VIETNAM DONG**

FINANCIAL STATEMENTS

3rd Quarter of 2026

Hue City, 10/2026

BALANCE SHEET
 Third quarter of 2026

Unit: VND

ASSETS	Code	Notes	As of 30/09/2026	At of 31/12/2025
1	2	3	4	5
A. CURRENT ASSETS	100		204,444,333,646	171,118,538,289
I. Cash and cash equivalents	110		104,433,797,101	95,111,153,710
1. Cash	111		31,085,657,384	28,111,153,710
2. Cash equivalents	112		73,348,139,717	67,000,000,000
			-	-
II. Short-term financial investments	120		18,242,034,103	23,000,000,000
1. Trading securities	121		-	-
2. Allowance for decline in value of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		18,242,034,103	23,000,000,000
4. Provision for short-term held-to-maturity investments	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term	126		-	-
III. Short-term receivables	130		72,731,818,996	45,090,800,475
1. Short-term trade receivables	131		46,957,947,528	23,148,259,155
2. Short-term prepayments to suppliers	132		2,933,590,783	3,779,239,382
3. Short-term intra-company receivables	133		-	-
4. Receivables according to the progress of construction	134		-	-
5. Other short-term receivables	135		24,163,507,717	19,486,528,970
6. Short-term allowances for doubtful debts (*)	136		(1,323,227,032)	(1,323,227,032)
7. Shortage of assets awaiting solution	137		-	-
			-	-
IV. Inventories	140		8,444,150,449	6,091,042,765
1. Inventories	141		8,444,150,449	6,091,042,765
2. Allowances for decline in value of inventories (*)	142		-	-
			-	-
V. Short-term biological assets	150		-	-
1. Short-term livestock for one-time harvest	151		-	-
2. Seasonal crops or short-term plants for one-time harvest	152		-	-
3. Provision for impairment of short-term biological assets	153		-	-
			-	-
VI. Other short-term assets	160		592,532,997	1,825,541,339
1. Short-term prepaid expenses	161		273,648,905	264,115,027
2. Deductible VAT	162		-	1,064,589,507
3. Taxes and other receivables from state budget	163		318,884,092	496,836,805
4. Government bonds purchased for resale	164		-	-
5. Other short-term assets	165		-	-
			-	-
B. NON-CURRENT ASSETS	200		503,808,879,187	517,462,120,989
I. Long-term receivables	210		484,101,326	1,365,795,426

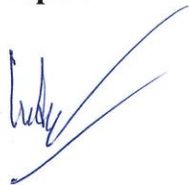


1. Long-term trade receivables	211	-	-
2. Long-term prepayment to suppliers	212	484,101,326	1,365,795,426
3. Working capital provided to subordinate units	213	-	-
4. Long-term intra-company receivables	214	-	-
6. Other long-term receivables	215	-	-
7. Long-term allowances for doubtful debts (*)	216	-	-
		-	-
II. Fixed assets	220	463,953,332,133	483,400,444,969
1. Tangible fixed assets	221	463,284,784,724	482,464,897,601
- Historical costs	222	1,065,280,481,441	1,058,318,768,780
- Accumulated depreciation (*)	223	(601,995,696,717)	(575,853,871,179)
2. Finance lease fixed assets	224	-	-
- Historical costs	225	-	-
- Accumulated depreciation (*)	226	-	-
3. Intangible fixed assets	227	668,547,409	935,547,368
- Historical costs	228	2,139,974,785	2,108,174,785
- Accumulated depreciation (*)	229	(1,471,427,376)	(1,172,627,417)
		-	-
III. Long-term biological assets	230	-	-
1. Bearing recurring produce	231	-	-
a) Immature bearing recurring produce	232	-	-
b) Mature bearing recurring produce	233	-	-
- Historical costs	234	-	-
- Accumulated depreciation (*)	235	-	-
2. Yielding produce once over the long term	236	-	-
3. Agricultural produce or crops with seasonal cycles or	237	-	-
4. Provision for impairment of long-term biological asset	238	-	-
		-	-
IV. Investment properties	240	-	-
- Historical costs	241	-	-
- Accumulated depreciation (*)	242	-	-
		-	-
V. Long-term assets in progress	250	10,893,701,178	15,974,297,743
1. Long-term work in progress	251	-	-
2. Construction in progress	252	10,893,701,178	15,974,297,743
		-	-
VI. Long-term financial investments	260	-	-
1. Investments in subsidiaries	261	-	-
2. Investments in joint ventures and associates	262	-	-
3. Investments in equity of other entities	263	-	-
4. Allowances for long-term investments (*)	264	-	-
5. Held to maturity investments	265	-	-
6. Provision for long-term held-to-maturity investments (*)	266	-	-
		-	-
VII. Other long-term assets	270	28,477,744,550	16,721,582,851
1. Long-term prepaid expenses	271	28,477,744,550	16,721,582,851
2. Deferred income tax assets	272	-	-
3. Long-term equipment and spare parts for replacement	273	-	-
4. Other long-term assets	274	-	-
TOTAL ASSETS (280 = 100 + 200)	280	708,253,212,833	688,580,659,278

RESOURCES	Code	Notes	As of 30/09/2026	At of 31/12/2025
1	2	3	4	5
C. LIABILITIES	300		314,092,838,733	311,676,132,232
I. Short-term liabilities	310		124,463,384,381	114,897,470,792
1. Short-term trade payables	311		15,112,452,323	10,333,535,017
2. Short-term prepayments from customers	312		2,325,393,056	461,632,402
3. Dividends and profit payable	313		27,332,824,825	-
4. Taxes and other short-term payables to state budget	314		6,671,468,499	5,389,850,872
5. Payables to employees	315		28,811,237,795	21,258,343,919
6. Short-term accrued expenses	316		2,601,802,178	2,161,343,100
7. Short-term intra-company payables	317		-	-
8. Payables under schedule of construction contract	318		-	-
9. Short-term unearned revenues	319		1,653,123,873	201,764,943
10. Other short-term payables	320		18,402,672,057	45,481,548,645
11. Short-term borrowings and finance lease liabilities	321		9,770,000,000	19,540,000,000
12. Short-term provisions	322		3,950,000,000	6,657,406,087
13. Bonus and welfare fund	323		7,832,409,775	3,412,045,807
14. Price stabilization fund	324		-	-
15. Government bonds purchased for resale	325		-	-
			-	-
II. Long-term liabilities	330		189,629,454,352	196,778,661,440
1. Long-term trade payables	331		-	-
2. Long-term prepayments from customers	332		52,853,485,218	55,117,392,187
3. Taxes and other long-term payables to state budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables for operating capital received	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term unearned revenues	337		-	-
8. Other long-term payables	338		-	-
9. Long-term borrowings and finance lease liabilities	339		136,775,969,134	141,661,269,253
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred income tax payables	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-
			-	-
D. OWNER'S EQUITY	400		394,160,374,100	376,904,527,046
1. Contributed capital	411		324,054,150,000	324,054,150,000
- Ordinary shares with voting rights	411a		-	-
- Preference shares	411b		-	-
2. Capital surplus	412		-	-
3. Conversion options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares (*)	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418		38,547,033,939	29,020,036,947
9. Other equity funds	419		-	-

10. Undistributed profit after tax	420		31,559,190,161	23,830,340,099
- Undistributed profit after tax brought forward	420a		25,208,851,814	12,847,620
- Undistributed profit after tax for the current year	420b		6,350,338,347	23,817,492,479
			-	-
TOTAL RESOURCES (440 = 300 + 400)	440		708,253,212,833	688,580,659,278

Preparer



Bui Thi Ngoc Linh

Chief Accountant



Ngo Khanh Toan

Approval, October...19...2026

General Director



Huynh Van Toan

INCOME STATEMENTS
Third quarter of 2026

Unit: VND

Items	Code	Note	Current Quarter From 01/07/2026 to 30/09/2026	Same Quarter Last Year From 01/07/2025 to 30/09/2025	Year-to-Date From the beginning of the Year to the end of the Current quarter (Current Year)	Year-to-Date From the beginning of the Year to the end of the Current Quarter (Previous Year)
1	2	3	4	5	4	5
1. Revenue from sales and service provision	01		113,025,736,990	65,927,142,856	351,506,084,654	253,822,667,354
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and services provision (10 = 01 - 02)	10		113,025,736,990	65,927,142,856	351,506,084,654	253,822,667,354
4. Cost of goods sold	11		90,344,584,637	48,616,950,083	266,249,843,993	181,319,936,445
5. Gross profit from sales and service provision (20 = 10 - 11)	20		22,681,152,353	17,310,192,773	85,256,240,661	72,502,730,909
6. Gain (loss) from the sale and disposal of investment property	21		-	-	-	-
7. Financial income	22		794,230,515	209,767,048	1,870,112,958	1,011,590,049
8. Financial expenses	23		3,204,943,350	3,098,922,760	9,379,572,524	9,453,839,968
- In which: Interest expenses	24		3,204,943,350	3,098,922,760	9,379,572,524	9,453,839,968
9. Selling expenses	25		527,697,833	351,294,381	1,516,268,579	1,836,838,107
10. General administration expenses	26		11,799,996,598	9,727,586,586	43,349,261,857	38,716,389,389
11. Net profits from operating activities {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		7,942,745,087	4,342,156,094	32,881,250,659	23,507,253,494
12. Other income	31		3	160,567	92,756,825	314,141,891
13. Other expenses	32		57,725	51,337,936	10,416,453	557,869,313
14. Other profits (40 = 31 - 32)	40		(57,722)	(51,177,369)	82,340,372	(243,727,422)
15. Total net profit before tax (50 = 30 + 40)	50		7,942,687,365	4,290,978,725	32,963,591,031	23,263,526,072
16. Current corporate income tax expenses	51		1,592,349,018	928,269,476	6,657,096,835	5,176,314,158
17. Deferred corporate income tax expenses	52		-	-	-	(560,000,000)
18. Profits after corporate income tax (60 = 50 - 51 - 52)	60		6,350,338,347	3,362,709,249	26,306,494,196	18,647,211,914
19. Basic earnings per share (*)	70		-	-	-	-
20. Diluted earnings per share (*)	71		-	-	-	-

Preparer



Bui Thi Ngoc Linh

Chief Accountant



Ngo Khanh Toan

Approval, October..19.....2026

General Director



Huynh Van Toan

CASH FLOW STATEMENT

(Indirect method)

Third quarter of 2026

Unit: VND

Items	Code	Notes	Year-to-Date (Current Year)	Year-to-Date (Previous Year)
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		32,963,591,031	23,263,526,072
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		26,440,625,497	26,771,536,420
- Provisions	03		2,707,406,087	(4,718,226,778)
- Gains (losses) on exchange rate differences from	04		4,370,339	(16,370,420)
- Gains (losses) on investing activities	05		(1,870,112,958)	(638,660,656)
- Interest expenses	06		9,371,427,215	9,453,839,968
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		69,617,307,211	54,115,644,606
- Increase (decrease) in receivables	09		(23,714,343,527)	(7,981,247,623)
- Increase (decrease) in inventories	10		(2,353,107,684)	2,027,885,453
- Increase (decrease) in payables (exclusive of interest	11		31,096,206,009	1,462,444,334
- Increase (decrease) in prepaid expenses	12		(11,765,695,577)	(3,183,493,775)
- Increase (decrease) in trading securities	13		-	-
- Interest paid	14		(9,418,407,256)	(9,645,801,562)
- Enterprise income tax paid	15		(5,389,850,872)	(3,470,560,361)
- Other receipts from operating activities	16		-	-
- Other payments on operating activities	17		(4,630,283,174)	(2,498,987,041)
Net cash flows from operating activities	20		43,441,825,130	30,825,884,031
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed	21		(20,358,883,489)	(2,281,978,668)
2. Proceeds from disposal or transfer of fixed assets and	22		-	-
3. Expenditures on loans and purchase of debt instruments	23		(25,000,000,000)	(10,000,000,000)
4. Proceeds from lending or repurchase of debt	24		24,000,000,000	20,000,000,000
5. Expenditures on equity investments in other entities	25		-	-
6. Proceeds from equity investment in other entities	26		-	-
7. Proceeds from interests, dividends and distributed	27		1,899,372,208	750,843,459
Net cash flows from investing activities	30		(19,459,511,281)	8,468,864,791
III. Cash flows from financing activities				
1. Proceeds from issuance of shares and receipt of	31		-	-
2. Repayment of contributed capital and repurchase of	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayment of principal	34		(14,655,300,119)	(14,655,000,000)
5. Repayment of financial principal	35		-	-
6. Dividends and profits paid to owners	36		-	(5,000,000,000)
Net cash flows from financing activities	40		(14,655,300,119)	(19,655,000,000)
Net cash flows during the period (50=20+30+40)	50		9,327,013,730	19,639,748,822
Cash and cash equivalents at the beginning of the	60		95,111,153,710	67,275,325,755
Effect of exchange rate fluctuations	61		(4,370,339)	16,370,420
Cash and cash equivalents at the end of the period	70		104,433,797,101	86,931,444,997

Preparer



Bui Thi Ngoc Linh

Chief Accountant



Ngo Khanh Toan



Approval: October 19, 2026

General Director



Huynh Van Toan

NOTES TO THE FINANCIAL STATEMENTS

From 01/07/2026 to 30/09/2026

I. Nature of operations

1. Forms of ownership

Chan May Port Joint Stock Company (hereinafter referred to as "the Company") was established based on equitization of Chan May Port One Member Limited Liability Company. Accordingly, in 2007, Chan May Port One Member Limited Liability Company was established on the basis of Chan May Port - under the Management Board of Economic Zone Project Chan May - Lang Co, Thua Thien Hue Province according to Decision No. 3128/QD-CNT-TCCB-LD dated September 28, 2007 of Vietnam Shipbuilding Industry Group. The Company is an independent accounting unit, operating under the Enterprise Law, the Company Charter and relevant current legal regulations.

The Company officially became a Joint Stock Company from June 26, 2015, according to Business Registration Certificate No. 3300515171 dated June 26, 2015 of the Department of Planning and Investment of Thua Thien Hue Province and Certificate of additional securities registration no. 117/2015/GCNCP -VDS-1 dated November 15, 2017; 12th amendment to business registration dated July 21, 2025.

Charter capital: VND 324,054,150,000

Par value of shares: VND 10,000

Total shares: 32,405,415

2. Principal scope of business

Services of supplying ships, seaports, trading, services, construction and synthesizing many business fields.

3. Principal activities

- Coastal and ocean passenger transport;
- Repair electrical equipment;
- Cargo handling;
- Other support services related to transport;
- Support services directly related to waterway transport;
- Coastal and ocean freight transport;
- Travel agencies;
- Tour operations;
- Support services related to promotion and organization of tours;
- Motor vehicle rental;

1.

- Repair prefabricated metal products;
- Repair and maintenance of means of transport (except automobiles, motorcycles, motorbikes and other motor vehicles);
- Repair other equipment;
- Production, transmission and distribution of electricity;
- Exploitation, treatment and supply of water;
- Short-term accommodation services;
- Restaurants and food services;
- Activities of sports clubs;
- Road freight transport;
- Retail sale of other new goods in specialized stores;
- Inner-city and suburban passenger road transport (except transport by bus);
- Retail sale of motor fuel in specialized stores;
- Ship supply services;
- Warehousing and storage of goods.

4. Normal course of the business cycle

The company operates in the provision of ship and port supply services under service provision contracts.

5. Operational characteristics of the Company during the financial year that have an impact on the financial statements.

There are no factors affecting the results of the financial statements during the period.

6. Corporate structure

The company has 03 affiliated units and representative offices:

- Chan May Port Stevedoring Enterprise;
- Chan May Port Mechanical Enterprise;
- Chan May Port Ship Supply Service Enterprise;
- Representative office in Hue City.

7. Number of employees at the end of the fiscal year or the average number of employees during the fiscal year.

As at 30/09/2026 the total number of employees of the Company was 363.

8. Statement on comparability of information in the Financial Statements: In cases where the financial statements are not comparable, the enterprise must provide clear disclosure and explanations for the lack of comparability between the information of the reporting period and that of the comparative period in the Notes to the Financial Statements.

At the date of issuance of the financial statements, the information is comparable with the corresponding figures presented in the financial statements for the same period.

9. Disclosure of other information in the Financial Statements in accordance with relevant laws and regulations, such as corporate law and securities law, etc

II. The fiscal year, the currency used in accounting

1. The Company's annual fiscal year starts on January 1 and ends on December 31.
This Financial statements are prepared for the accounting period from 01/07/2026 to 30/09/2026.
2. The currency used in accounting and financial statements is Vietnam Dong (VND).

III. Applicable accounting standards and system

1. Applicable accounting standards and system: The Company applied the Vietnamese Accounting Standards, Vietnamese corporate accounting regime, which was guided under Circular No. 99/2025/TT-BTC dated 27/10/2025 and Vietnamese Accounting Standards System issued by the Ministry of Finance.
2. Declaration of compliance with accounting standards and system: The Company complies with the Vietnamese Accounting Standards System and related amendments and supplements issued by the Ministry of Finance.

IV. Applicable accounting policies (in case the enterprise meets the going concern assumption)

1. Principles for converting Financial Statements prepared in foreign currencies into Vietnamese Dong (In case the accounting currency is different from Vietnamese Dong).

Assets and liabilities are converted into Vietnamese Dong at the actual exchange rate at the end of the period;

Owner's equity (owner's contributed capital, share premium, other capital, bond conversion options) is converted into Vietnamese Dong at the actual exchange rate at the date of capital contribution;

Exchange rate differences and asset revaluation differences are converted into Vietnamese Dong at the actual exchange rate at the date of valuation;

Undistributed profit after tax, funds allocated from undistributed profit after tax arising after the investment date are converted into Vietnamese Dong by calculating according to the items of the Income Statement;

Profits and dividends paid are converted into Vietnamese Dong at the actual exchange rate at the date of profit and dividend payment;

Items in the Income Statement and Cash Flow Statement are converted into Vietnamese Dong at the actual exchange rate at the time of the transaction or at the average exchange rate of the accounting period.

Exchange rate differences arising when converting Financial Statements prepared in foreign currencies into Vietnamese Dong are recorded in the item "Exchange rate differences" – Code 417 in the equity section of the Balance Sheet.

2. Exchange rate differences applied in accounting

Transactions arising in foreign currencies are converted into Vietnamese Dong at the actual exchange rate of the commercial bank where the company intends to transact on the date of the transaction.

At the end of the accounting period, foreign currency items classified as assets are revalued at the buying rate and foreign currency items classified as liabilities are revalued at the selling rate of the commercial bank where the company regularly transacts on the end of the

accounting period. In particular, foreign currency deposits at banks are revalued at the buying rate of the bank where the company opens a foreign currency account.

Exchange rate differences are implemented in accordance with the provisions of Vietnamese Accounting Standard No. 10 “Effects of changes in exchange rates”. Accordingly, foreign exchange differences arising during the period and exchange differences due to revaluation of ending foreign currency balances of foreign currency-based monetary items are reflected in the business results of the period.

3. Effective interest rate determination principle.

The effective interest rate is determined based on the estimated future cash flows (receipts/payments), discounted to their present value, which equals the initial carrying amount of the financial asset or financial liability.

4. Principles of recording cash and cash equivalents.

Cash comprises cash on hand, cash at bank, cash in transit and cash equivalents.

Cash equivalents are short-term investments which are collectable or mature within 3 months at the date of purchase, readily convertible to known amounts of cash and which are subject to in the insignificant risk of changes in value.

5. Principles of accounting for financial investments

Trading securities

Trading securities are securities and other financial instruments (commercial papers, forward contracts, swap contracts, etc.) held by the Company for business purposes.

Trading securities are recorded at cost, including: purchase price plus (+) purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and bank fees. Dividends and profits distributed for the period before the investment date are recorded as a reduction in the value of the investment.

The time of recording trading securities is the time when the Company has ownership of those securities. Specifically as follows:

- Listed securities are recorded at the time of order matching (T+0)
- Unlisted securities are recorded at the time of official ownership according to the provisions of law

Provision for devaluation of trading securities is made at the end of the accounting year if the market value of the trading securities is lower than the original price.

Held-to-maturity investments

Held-to-maturity investments are classified when the Company has the positive intention and ability to hold them to maturity. The Company’s held-to-maturity investments comprise only term deposits with banks, which are maintained for the purpose of earning periodic interest income.

Held-to-maturity investments are initially recognized at cost, including the purchase price and directly attributable transaction costs. Subsequent to initial recognition, these investments are measured at recoverable amount (or amortized cost, depending on the applicable accounting framework). Interest income arising from held-to-maturity investments after acquisition is recognized in the Statement of Profit or Loss on an accrual basis.

When there is objective evidence that part or all of an investment may not be recoverable, and the amount of loss can be measured reliably, the impairment loss is recognized in finance costs for the year and deducted directly from the carrying amount of the investment.

Investment in subsidiaries; associates, joint ventures;

Subsidiary is an enterprise which is controlled by the Company. The relationship is a subsidiary usually reflected through the Company holding (directly or indirectly) more than 50% of the voting rights and having the power to control the financial and operating policies of the subsidiary.

An associate is an enterprise over which the Company has significant influence. Significant influence is reflected in the power to participate in the making of policy and operating decisions of the associate but is not control or joint control over those policies. The relationship is a joint venture usually reflected through the Company holding (directly or indirectly) from 20% to less than 50% of the voting rights in that company.

A joint venture is an enterprise established by the Company and other investors. In which, the capital contributors have the right to jointly control the financial and operating policies of the joint venture.

Long-term capital contributions in other companies are investments that the company does not have control or joint control, and does not have significant influence on the investee.

Investments in subsidiaries; associates; joint ventures and long-term capital contributions in other companies are recorded at cost less provisions. Dividends and profits distributed in cash or non-cash for the period before the investment date are recorded as a reduction in the value of the investment.

The initial recognition time for investments is the time when the Company officially has ownership. Specifically as follows:

- Listed securities are recorded at the time of order matching (T+0)
- Unlisted securities, investments in other forms are recorded at the time of official ownership according to the provisions of law

Investments in other entities;

The carrying amount of investments in other entities is determined at cost.

Provisions for investments in subsidiaries; affiliated companies, joint venture companies are established if these investments are reduced in value or suffer losses leading to the possibility of losing capital of the Company. Provisions are made according to the guidance in Circular No. 228/2009/TT-BTC dated December 7, 2009 and Circular No. 89/2013/TT-BTC dated June 28, 2013 of the Ministry of Finance.

For long-term capital contributions in other companies, provisions are made as follows:

For investments in listed shares or the fair value of the investment is reliably determined, provisions are made based on the market price of the shares

In case the market price of the shares cannot be determined, provisions are made based on the capital loss portion on the financial statements of the investee

For investee companies that are required to prepare consolidated financial statements, provisions are made based on the consolidated financial statements. Other cases, provisions are made based on the financial statements of the investee company.

Accounting policies for other transactions related to financial investments.

- *Share-for-share exchange transactions:*

In the case of an exchange of equity instruments with equivalent value, no gain or loss is recognized; the investment received is recorded at the carrying amount of the equity instruments exchanged.

If the exchange involves non-equivalent equity instruments, the transaction is measured at the fair value of the assets received or the fair value of the assets given up, whichever is more reliably measurable, and any difference is recognized in finance income or finance costs.

- *Capital contributions in the form of non-monetary assets:*

Where the contributed asset is inventory, the transaction is accounted for in the same manner as a normal sale, with revenue and cost of sales determined based on the reassessed fair value.

Where property, plant and equipment or other investments are contributed, the difference between the fair value and the carrying amount is recognized in other income/expenses or finance income/expenses, as appropriate.

6. Principles of accounting for Receivable

Receivables are presented at their carrying amount, net of allowance for doubtful accounts.

Receivables include: trade receivables and other receivables and internal receivables:

- Trade receivables include commercial receivables generating from purchase-sale related transactions between the Company and its customers
- Internal receivables are receivables between a superior unit and a subordinate units without legal status, accounting under the parent unit
- Other receivables include non-commercial receivables and non-intra company receivables.

Allowance for doubtful receivables is established for each receivable based on the ageing of overdue principal amounts in accordance with the original contractual terms (without considering any debt rescheduling between the parties), or based on the estimated expected credit losses. Receivables that are determined to be uncollectible are written off.

7. Principles of accounting for Inventories

Inventories are recognized as lower cost between historical and net realizable values.

The cost of inventories is determined as follows:

Raw materials and merchandise: include purchase costs and other directly attributable costs incurred in bringing the inventories to their present location and condition.

Work in progress: comprises direct materials, direct labour and production overheads.

Net realizable value (NRV) is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

The cost of inventories is determined using the weighted average method and accounted for under the perpetual inventory system.

Allowance for inventory write-down is made for each item of inventory where cost exceeds net realizable value. For work in progress relating to services, the allowance is determined for each

type of service with separately identifiable pricing. Changes in the allowance for inventory write-down at the end of the financial year are recognized in cost of goods sold.

8. Principles of recording and depreciating fixed assets, financial lease fixed assets, investment real estate:

Tangible fixed assets

Original cost

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready for use state. The costs incurred after the initial recognition of tangible fixed assets shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from the use of these assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

Amortization

Amortization of tangible fixed assets is calculated on a straight-line basis over their estimated useful lives in conformity with Circular No. 45/2013/TT-BTC dated 25 April 2013 by the Ministry of Finance.

<u>Type of assets</u>	<u>Useful life (years)</u>
Buildings, architectures	9 - 40
Machinery, equipment	5 - 20
Means of transportation, transmitter	6 - 15
Office equipments	4 - 10

Intangible fixed assets

Intangible fixed assets are software that are stated at cost less accumulated amortization.

Amortization of intangible fixed assets is calculated on a straight-line basis over their estimated useful lives in conformity with Circular No. 45/2013/TT-BTC dated 25 April 2013 by the Ministry of Finance.

<u>Type of assets</u>	<u>Useful life (years)</u>
Software	5

9. Principles of accounting for Biological assets

Biological assets (perennial crops and livestock) are recognized when the Company controls the assets, it is probable that future economic benefits will flow to the Company, and the value of the assets can be measured reliably.

Recognition of biological assets:

Biological assets are recognized when all of the following conditions are met: the Company controls the assets; future economic benefits are probable; and the cost or fair value can be measured reliably.

Initial measurement (cost):

The cost of biological assets includes purchase costs and directly attributable costs (such as feed, veterinary costs, breeding costs, labor costs, depreciation of facilities, etc.) incurred until the assets are ready for use or for harvesting.

Depreciation / allocation:

Perennial crops and bearer livestock are depreciated in a manner similar to property, plant and equipment once they enter the production phase.

Costs incurred during the pre-productive (development) stage are capitalized as part of the asset's carrying amount and cease to be capitalized when the biological assets are ready for use (i.e., reclassified as bearer assets under IAS 16 where applicable).

Subsequent measurement and impairment:

Biological assets are remeasured and assessed for impairment. A loss is recognized where the recoverable amount is lower than the carrying amount, in accordance with the prudence principle.

Disposal / liquidation:

Upon disposal or liquidation, the carrying amount of the biological assets is derecognized, and any resulting gain or loss is recognized in profit or loss.

10. Principles of accounting for business cooperation contracts

Accounting for business cooperation contracts (BCC) is determined based on the substance of control:

Jointly controlled assets

Each party recognizes in its financial statements: Its own assets, liabilities, expenses and revenues arising from its activities; Revenues from the sale of its share of products or services.

Its share of jointly controlled assets in accordance with the ownership proportion.

Jointly controlled operations

The parties may appoint one operator (accounting party) to record common revenues and expenses of the arrangement; the operator monitors and records shared income and costs.

Other parties recognize their share of expenses incurred and revenues distributed in accordance with the contractual agreement.

Profit-sharing arrangements

Profit sharing before tax: recognizes revenue and expenses based on the agreed sharing ratio.

Profit sharing after tax: The authorized party recognizes all revenues and expenses, fulfills corporate income tax obligations, and distributes the remaining profit to the other parties in accordance with the contract.

Revenue and expense recognition:

Revenues and expenses are recognized on a matching basis;

The results of the BCC are separately tracked in the accounting records;

The authorized accounting party must separately monitor revenues, expenses, and assets relating to the contract

11. Principles of accounting for Deferred expenses.

Deferred expenses represent actual costs incurred that relate to the results of operations of multiple accounting periods. The Company's deferred expenses include the following:

Tools and equipment expenses

Tools and equipment put into use are amortized to expenses on a straight-line basis over a period not exceeding 36 months.

Major repairs of property, plant and equipment

Repair costs that are incurred as one-off expenditures with significant value are allocated to expenses on a straight-line basis over a period of up to 36 months.

12. Principles of accounting for Payables.

Trade payables are recognized for amounts to be paid in the future in respect of goods and services that have been received, and are accounted for in accordance with the following principles:

Trade payables represent amounts payable of a commercial nature arising from the purchase of goods, services, or assets from suppliers that are independent of the Company. These include advances received from suppliers and are accounted for and monitored in detail by each supplier and by each advance under individual contracts.

13. Principles of accounting for Dividends and profit payable.

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable regulations, and upon approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-cash items included in retained earnings that may affect cash flows and the Company's ability to pay dividends, such as gains arising from the revaluation of assets contributed as capital, gains from revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognized as a liability when they are approved by the General Meeting of Shareholders.

14. Principles of accounting for Accrued expenses

Accrued expenses represent amounts payable for goods and services that have been received from suppliers or provided to customers but have not yet been paid due to the absence of invoices or incomplete supporting documentation, amounts payable to employees for accrued leave salaries, as well as production and operating costs that need to be accrued.

15. Accounting policies for deferred revenue.

Deferred revenue is recognized when the Company receives advance payments from customers for one or more accounting periods in respect of services to be provided in the future.

Deferred revenue is allocated to profit or loss over the periods for which the Company has received advance payments

16. Principles of accounting for Provisions for payables.

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation, and the amount of the obligation can be reliably estimated.

Provisions are recognized as expenses in the period to ensure that the Company's costs and financial obligations are fairly presented.

Provisions are reviewed and adjusted at each reporting date to ensure that the amount reflects the current best estimate of the obligation.

When actual expenditures are incurred, the Company utilizes the provisions previously recognized to settle the related obligations

17. Deferred corporate income tax

Deferred income tax is determined for temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax is recognized for all temporary differences, except for those arising from the initial recognition of an asset or liability in a transaction that does not affect accounting profit or taxable profit (tax loss) at the time of the transaction.

Deferred tax liabilities are recognized for all taxable temporary differences, while deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which deductible temporary differences, unused tax losses and tax incentives can be utilized. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Previously unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it becomes probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax is measured using the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates and laws that have been enacted or substantively enacted at the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if they relate to the same taxable entity and are levied by the same taxation authority.

18. Principles of accounting for borrowings and finance lease liabilities.

Borrowings and finance lease liabilities are initially recognized at cost and classified as current or non-current liabilities when presented in the financial statements.

Borrowings and finance lease liabilities are monitored in detail by counterparty, loan agreements, original maturity, remaining maturity, and currency denomination. For borrowings and finance lease liabilities denominated in foreign currencies, which are monetary items, they are remeasured at the end of the reporting period using the selling exchange rate of the commercial bank where the Company regularly transacts. Exchange differences arising from such remeasurement are recognized in profit or loss.

19. Principles of accounting for borrowing costs.

Borrowing costs include interest expenses and other costs incurred in connection with the Company's borrowings. Borrowing costs are recognized as expenses in profit or loss in the period in which they are incurred, except where they meet the criteria for capitalization in accordance with the accounting standard on borrowing costs.

Borrowing costs directly attributable to specific borrowings used for the acquisition, construction or production of a qualifying asset are capitalized as part of the cost of that asset. For general borrowings, the amount of borrowing costs eligible for capitalization during the period is determined by applying a capitalization rate to the weighted average accumulated expenditures incurred for the acquisition, construction or production of the qualifying asset.

Capitalization of borrowing costs is suspended during extended periods in which active development of the qualifying asset is interrupted, unless such interruption is necessary. Capitalization ceases when substantially all the activities necessary to prepare the asset for its intended use or sale are complete.

20. Principles of accounting for convertible bonds.

The accounting principles for convertible bonds require the separation of the liability component and the equity component (conversion option into shares). At the time of issuance, the liability component is recognized at its present value (using the effective interest rate), while the difference between the issuance proceeds and the liability component is recognized as the equity component (conversion option).

21. Principles of accounting for Owner's equity

Equity is recognized in accordance with the following principles:

Equity is recognized based on actual contributed capital and not on committed capital or charter capital. Equity is monitored in detail by each source of formation (contributed capital, retained earnings, revaluation surplus). Non-monetary assets are measured at fair value. It includes:

Contributed capital: Recognized based on the actual amount contributed by shareholders.

Investment and development fund: The investment and development fund is appropriated from profit after corporate income tax and is used for expanding production and business operations or for capital investment of the Company.

Retained earnings after corporate income tax: Appropriated to funds and distributed to shareholders in accordance with the Resolution of the General Meeting of Shareholders.

Share premium:

Recognized as the difference between the par value of shares and the actual issuance price (including cases of additional share issuance or conversion of convertible bonds into shares).

Convertible bond option:

At the time of issuance, convertible bonds are separated into a liability component (principal and interest) and an equity component (option to convert into shares)

Recognition: The equity component (conversion option) is accounted for separately under equity.

Other equity:

Recognition: Reflects other equity items such as grants, donations, or revaluation surplus not recognized in profit or loss.

Principles for recognition of revaluation surplus

Revaluation surplus is recognized based on the following principles: measurement at fair value at the revaluation date; increases/decreases are recognized in equity or income/expenses depending on the nature of the transaction (capital contribution, demerger, merger); and must be translated into Vietnamese Dong at the actual exchange rate.

Principles for recognition of foreign exchange differences

Foreign exchange differences are recognized when transactions arise or upon remeasurement at the end of the period. Exchange differences arising during the period are recognized in finance income or finance expenses, while exchange differences arising from year-end revaluation of monetary items are recorded through Account 413 and subsequently transferred to profit or loss.

Exchange rates used for transaction recognition: Actual transaction exchange rates are applied (typically the buying/selling rates of commercial banks where the Company maintains accounts) at the transaction date, including payables, capital contributions, foreign currency transactions, and purchases of goods.

Unrealized exchange gains arising from year-end revaluation are not used for dividend distribution.

Principles for recognizing retained earnings:

Retained earnings after tax reflect the business results (profit/loss) after tax and the situation of profit distribution/loss treatment. The main principles include detailed accounting by two periods (prior year, current year) and dividends are only distributed when there are actual profits.

22. Principles and methods for recognizing revenue and other income

Revenue recognition:

Revenue from the sale of goods and provision of services is recognized when it is probable that economic benefits will be obtained and can be measured reliably, and when the following conditions are satisfied:

Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the products have been transferred to the buyer and there is no longer any significant uncertainty that could affect the decisions of either party regarding the selling price or the possibility of returns.

Revenue from rendering of services:

Is recognized when the service has been completed. In cases where services are performed over multiple accounting periods, revenue in each period is determined based on the percentage of completion of the service at the end of the financial year.

Financial income:

Is recognized when the income can be measured with reasonable certainty and it is probable that economic benefits from the transaction will be obtained.

Interest income is recognized on a time basis and according to the effective interest rate.

Dividends and distributed profits are recognized when shareholders have the right to receive dividends or when capital contributors have the right to receive profits from their contributions.

Other income:

Consists of income outside the Company's ordinary production and business activities, recognized when it can be measured with reasonable certainty and it is probable that economic benefits will be obtained.

23. Principles of accounting for revenue deductions

Revenue deductions include trade discounts, sales discounts, and sales returns.

Revenue deductions arising after the end of the reporting period but before the issuance date of the financial statements are considered adjusting events and are recorded as reductions of revenue for the reporting period.

24. Principles of accounting for Cost of Goods Sold

Cost of goods sold represents the total cost of goods and the direct costs of services rendered, as well as other costs included in or deducted from the cost of goods sold.

25. Principles of accounting for financial expenses

Financial expenses reflect costs or losses related to financial investment activities, including: interest expenses on borrowings; interest on deferred payment purchases; finance lease interest; payment discounts granted to customers; expenses and losses from liquidation or disposal of investments; provision for diminution in value of trading securities; provision for losses on

investments in other entities; losses arising from foreign currency sales; foreign exchange losses; and other costs related to investment activities.

26. Principles of accounting for selling expenses and general and administrative expenses

Selling expenses and general and administrative expenses include all costs incurred in the process of selling goods, providing services, and the Company's general management activities.

27. Principles of accounting for disposal and liquidation of fixed assets and investment properties

Upon disposal or liquidation of fixed assets and investment properties, depreciation must cease, and both the historical cost and accumulated depreciation must be derecognized. Income from disposal and related expenses are recognized separately, and the difference is recorded in profit or loss. Investment properties disposed of are derecognized at their carrying amount at the date of disposal.

28. Principles and methods of recognition of current corporate income tax expense (including additional corporate income tax under global minimum tax regulations) and deferred corporate income tax expense.

Corporate income tax expense for the period comprises current tax and deferred tax.

Current tax is the amount of income tax payable based on taxable income for the period, using the tax rate effective at the reporting date. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, as well as adjustments for income and expenses that are non-taxable or non-deductible.

Deferred tax is determined for temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

29. Other accounting principles and methods

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

1. Cash and cash equivalent

	30/09/2026	Opening balance
Cash in hand	4,502,388,903	4,736,714,015
Cash at bank	26,583,268,481	23,374,439,695
Cash equivalents - Term deposits with a maturity of less than 3 months	73,348,139,717	67,000,000,000
Total	104,433,797,101	95,111,153,710
<i>Term deposits with a maturity of less than 3 months</i>		
* Vietinbank	38,154,243,826	
* Vietcombank	12,048,427,397	
* BIDV bank	13,084,223,288	
* Agribank	4,020,515,068	
* Sacombank	3,026,284,932	
* MSB	3,014,445,205	
	73,348,139,717	

2. Short-term financial investments

	30/09/2026			Opening balance		
	Original value	Recoverable amount	Allowance	Original value	Recoverable amount	Allowance
Term deposits	18,242,034,103	18,242,034,103	-	23,000,000,000	23,000,000,000	-
Bonds						
Other investments						
Total	18,242,034,103	18,242,034,103	-	23,000,000,000	23,000,000,000	-

* 6-month term deposit at Viettinbank

16,222,702,598

* 6-month term deposit at Agribank

2,019,331,505

18,242,034,103

3. Short-term trade receivables

	30/09/2026		Opening balance	
	Book value	Allowance	Book value	Allowance
ALPHA PI Joint Stock Company	16,244,353,193		1,980,383,863	
Song Hong Coal Joint Stock Company	5,549,441,044		3,714,006,090	
Dong Lam Materials Supply Company Limited	0		1,101,835,701	
Phu Gia Transport Company Limited	1,102,825,684		839,594,479	
Phuc Thinh Export Wood Products Processing	0		1,829,288,281	
SAVACO JS COMPANY	4,854,117,003		107,520,572	
Kim Long Motor Hue JSC	215,743,440		608,396,851	
VP SILICA CO JSC	1,360,793,163		523,243,800	
Seaborne Danang Agency	3,608,353,429		4,027,593,199	
Vosa Danang Agency	6,129,306,152		2,602,448,320	
Others	7,893,014,420	1,311,718,032	5,813,947,999	1,311,718,032
Total	46,957,947,528	1,311,718,032	23,148,259,155	1,311,718,032

4. Other short-term receivables

	30/09/2026		Opening balance	
	Amount	Allowance	Amount	Allowance
- Chan May-Lang Co Economic Zone Management Board (*)	951,347,248		951,347,248	
- Vinashin Ocean Shipping Company Limited		513,918,664		513,918,664
- Accrued interest	0		345,247,260	
- Personal income tax receivable from employees	2,093,334,746		1,688,906,854	
- Advance payment from employees	10,602,511,171		5,968,845,218	
- Deposit for dock No. 2	10,000,000,000		10,000,000,000	
- Deposit for office rental	10,000,000		10,000,000	
- Deposit for international travel business	254,197,514		253,775,814	
- Deposit for warehouse expansion project	224,850,000		224,850,000	
- Collection of social insurance arrears	1,288,038			
- Others	25,979,000		43,556,576	
Total	24,163,507,717	513,918,664	19,486,528,970	513,918,664

(*) Deposit for investment in construction of wharf No. 02 - Chan May Port according to deposit agreement No. 50/QD - Thua Thien Hue Industrial Zone and certificate of deposit for international travel business dated November 15, 2017 of Thua Thien Hue Joint Stock Commercial Bank for Industry and Trade.

5. Prepayments to suppliers

	30/09/2026	Opening balance
Thinh Long Consultant and Construction Corporation	0	142,500,000
Vinh Phat Auto Trading and Production Co., Ltd	0	385,500,000
Minh An Construction Installation and Trading Development JSC	297,836,162	0
APCI Infrastructure Investment Consulting JSC	16,000,000	16,000,000
Modern Urban Construction Co., Ltd	86,278,000	86,278,000
Minh Nguyen Construction and Consultancy Co., Ltd	0	150,486,000
My Quang Co., Ltd	880,024,600	197,257,600
Minh Khai Holding Co., Ltd	84,000,000	84,000,000
Port and Waterway Engineering Consultant JSC	268,768,000	0
DSA Equipment Co., Ltd	410,000,000	0
Others	890,684,021	2,717,217,782
Total	2,933,590,783	3,779,239,382

6. Bad debt

	<u>30/09/2026</u>			<u>Opening balance</u>		
	<u>Overdue time</u>	<u>Original value</u>	<u>Recoverable value</u>	<u>Overdue Time</u>	<u>Original value</u>	<u>Recoverable value</u>
- Son Tung Company Limited	>3 years	627,329,522	-	>3 years	627,329,522	-
- Branch of Hoang Viet Trading and Service Private Enterprise	>3 years	154,849,350	-	>3 years	154,849,350	-
- Hong Kim Trading, Service and Construction Joint Stock Company	>3 years	17,753,300	-	>3 years	17,753,300	-
- Dong Bac Coal Mining Company Limited	>3 years	83,858,340	-	>3 years	83,858,340	-
- Maritime Shipping And Trading Joint Stock Company	>3 years	3,736,256	-	>3 years	3,736,256	-
- Hop Thanh Trading Transport And Service Limited Company	>3 years	1,136,519	-	>3 years	1,136,519	-
- Khanh Bao Construction Sole Member Limited Liability Company	>3 years	60,000,000	-	>3 years	60,000,000	-
- Minh Dat Asphalt Corporation	>3 years	144,750,000	-	>3 years	144,750,000	-
- Van Minh Transport Trading Company Limited	>3 years	24,080,713	-	>3 years	24,080,713	-
- Nguyen Minh Phuong Transport Trading Company Limited	>3 years	133,500,000	-	>3 years	133,500,000	-
- Hai Tan Loc Anti-Corrosion Co., Ltd	>3 years	60,724,032	-	>3 years	60,724,032	-
- Others	>3 years	11,509,000	-	>3 years	11,509,000	-
Total		<u><u>1,323,227,032</u></u>	<u><u>-</u></u>		<u><u>1,323,227,032</u></u>	<u><u>-</u></u>

7. Inventories

	<u>30/09/2026</u>		<u>Opening balance</u>	
	<u>Amount</u>	<u>Allowance</u>	<u>Amount</u>	<u>Allowance</u>
- Fuel	728,937,404	-	411,282,159	-
- Materials	3,383,631,230	-	3,169,877,712	-
- Tools	3,707,141,769	-	2,143,751,191	-
- Goods	624,440,046	-	366,131,703	-
Total	<u><u>8,444,150,449</u></u>	<u><u>0</u></u>	<u><u>6,091,042,765</u></u>	<u><u>0</u></u>

8. Long-term work in progress

	<u>Opening balance</u>	<u>Occur in the year</u>	<u>Transfer to fixed assets/ allocation/ decrease</u>	<u>Ending balance</u>
Construction in progress				
- Dock No. 2 project (*)	318,160,185			318,160,185
- Dock No. 2 project (Complete phase)	4,289,570,707	4,600,162,000	4,510,162,000	4,379,570,707

- Dock upgrade project 120m	339,968,182		339,968,182
- Issuance of environmental permit	114,650,926		114,650,926
- Preparing documents for handover of the sea area BS1 + BS2	46,296,296		46,296,296
- Fire Protection and Firefighting System for the Expanded Warehouse Area – BS1	2,117,032,408	823,750,000	2,940,782,408
- Fire Prevention and Fighting Party No. 1 CCM	48,296,296	192,202,593	240,498,889
- Quality Inspection of a 2,500 m² Warehouse in 2018	39,037,037		39,037,037
- Vehicle washing pit at warehouse 7.000m2	241,702,778		241,702,778
- Wastewater collection manhole	2,000,000		2,000,000
- Installation of monitoring equipment	435,185,185		435,185,185
- Construction of the BS1 transformer substation	21,018,519	1,744,514,458	1,765,532,977
- Technical safety and structural assessment of BS1	606,481,481		606,481,481
- Quality inspection consultancy for the existing Warehouse No. 1 (1,980 m²)		27,777,778	27,777,778
- Warehouse Expansion Project – 2018		138,888,889	138,888,889
- Construction of the IT Office – BS2		57,518,519	57,518,519
- Construction of a drainage channel for the bulk coal storage yard at Vinalift		148,234,669	148,234,669
Fixed Asset Purchases			
- Vacuum truck		1,213,425,927	1,213,425,927
Fixed asset repair costs			
- Fabrication of mechanical tool storage cabinets		10,325,000	10,325,000
- Repair and repurposing of marine fenders (DA600)		2,000,000	2,000,000
- Painting and renovation of offices at 03 enterprises		185,073,148	185,073,148
- Repairing the freight yard vehicle wash station		127,340,741	127,340,741
- Repair of domestic water systems		136,629,311	136,629,311
- Repair of concrete bridge deck surfacing Segment V in 2026		22,812,963	22,812,963
- Improvement of the entrance area to the cargo yard		139,314,815	139,314,815
- Repair of the drainage channel for bulk cargo at the warehouse 7,000		194,592,593	194,592,593
- Repair and reinforcement of the dust-containment fence at Vinalift storage site, location 1		246,351,852	246,351,852
- Repair and reinforcement of the dust-containment fence at Vinalift storage site, location 2		237,327,315	237,327,315
- Repair and reinforcement of the dust-containment fence at Vinalift storage site, location 3		196,110,185	196,110,185
- Repair and reinforcement of the dust-containment fence at Vinalift storage site, location 4		241,037,037	241,037,037
- Improvement of the entrance area to the cargo yard		93,157,407	93,157,407
- Repair of the port access road at the section adjoining the BS2 approach bridge		256,500,000	256,500,000
- Repair of the internal road in front of the weighbridge, the road at BS2, and the yard road at		98,296,296	98,296,296

BS1

- Repair of the road area in front of the Shaiyo weighbridge – BS1		246,722,222	246,722,222	
- Repairing and maintaining BS 1 in 2025	7,007,302,779	9,818,541,666	16,825,844,445	
- Repair and maintenance of BS 1 for 2026		428,814,815		428,814,815
- Painting and renovating the Canteen Hall (2-storey office)	85,333,333		85,333,333	
- Dump truck bed repair	0	133,706,400	133,706,400	
- Renovation and repair of the Chairman's office – Mechanical Enterprise	250,894,964	155,446,364	406,341,328	
- CM vessel life-saving and fire-fighting system		98,465,000		98,465,000
- Repairing ship CM 01	11,366,667	1,738,569,444	1,749,936,111	
Total	15,974,297,743	23,753,609,407	28,834,205,972	10,893,701,170

9. Increases and decreases in tangible fixed assets

	Buildings and Architecture VND	Machinery, equipment VND	Means of transportation VND	Office equipment VND	Total VND
Historical cost					
Opening balance	910,354,131,564	110,922,201,390	33,590,336,909	3,452,098,917	1,058,318,768,780
Purchase					-
Completed construction					-
Other increase	380,591,667	1,213,425,927	4,510,162,000	709,298,398	6,961,712,661
Liquidation	-				-
Other decrease					-
Closing balance	910,734,723,231	112,135,627,317	38,100,498,909	4,161,397,315	1,065,280,481,441
Depreciation					
Opening balance	441,342,115,463	98,101,024,229	33,345,776,418	3,064,955,069	575,853,871,179
Depreciation during the period	23,023,253,051	2,594,534,661	376,122,602	147,915,224	26,141,825,538
Other increase					-
Liquidation					-
Other decrease					-
Closing balance	464,365,368,514	100,695,558,890	33,721,899,020	3,212,870,293	601,995,696,717
Residual value					
Opening balance	469,012,016,101	12,821,177,161	244,560,491	387,143,848	482,464,897,601
Closing balance	446,369,354,717	11,440,068,427	4,378,599,889	717,830,476	463,284,784,724

Carrying amount of fixed assets mortgaged for loans: VND

Cost of fixed assets that have depreciated fully are still using:

10. Increases and decreases in intangible fixed assets

	Land-using rights VND	Computer software VND	Total VND
Historical cost			
Opening balance		2,108,174,785	2,108,174,785
Purchase	-	31,800,000	31,800,000
Internally generated	-		
Increase due to business consolidation			
Other increase			
Liquidation	-	-	-
Closing balance	-	2,139,974,785	2,139,974,785
Depreciation			
Opening balance	-	1,172,627,417	1,172,627,417
Depreciation during the period	-	298,799,959	298,799,959
Liquidation			
Closing balance	-	1,471,427,376	1,471,427,376
Residual value	-		
Opening balance	-		836,831,276
		836,831,276	
Closing balance	-	668,547,409	668,547,409

11. Increases and decreases in finance lease fixed assets

12. Biological assets

13. Investment property

14. Prepaid expenses

a. Short-term prepaid expenses

	30/09/2026	Opening balance
Hull insurance, buoy maintenance fee, civil liability insurance for Chan May 01	39,658,206	24,615,436
Hull insurance, buoy maintenance fee, civil liability insurance for Chan May 02	68,160,099	51,480,436
Firefighting and Lifesaving Package for Vessels CM01 and CM02		34,799,526
Gottwald crane insurance	41,177,907	29,692,081

Hitachi, sumimoto crane insurance, other equipment	6,150,520	20,165,782
Vehicle insurance 07988. 10475. 07651	44,252,616	31,744,712
Office rental fee		33,100,286
Insurance for dock no.2	61,250,002	29,467,742
Others	12,999,555	9,049,026
Total	273,648,905	264,115,027

b. Long-term prepaid expenses

	<u>30/09/2026</u>	<u>Opening balance</u>
Tools and instruments awaiting for allocation	3,611,364,580	12,554,981,367
Repairing assets cost	24,866,379,970	4,166,601,484
Total	28,477,744,550	16,721,582,851

15. Other assets

	<u>30/09/2026</u>	<u>Opening balance</u>
- Deductible VAT	-	579,991,165
Total	-	579,991,165

16. Borrowings and finance lease liabilities

Long-term borrowings and finance lease liabilities

	<u>Opening balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Closing balance</u>
Borrowing for construction BS 2	161,201,269,253		14,655,300,119	146,545,969,134
Total	161,201,269,253	0	14,655,300,119	146,545,969,134

In which:

* Short-term borrowings:	9,770,000,000
* Long-term borrowings:	136,775,969,134

17. Trade payables

Short-term trade payables

	<u>30/09/2026</u>	<u>Opening balance</u>
Thua Thien Hue Construction Consultant JSC	14,000,000	
AVN AUDIT	30,000,000	
Construction Quality Inspection Center	10,800,000	
Thai Hung Thinh Technology and Engineering JSC	59,644,000	
Minh Nguyen Consulting and Construction Co., Ltd	64,486,000	150,486,000
Waterway Construction Consultants JSC	0	1,328,252,000
CHM Logistics Trading Service Co., Ltd	2,348,553,272	167,071,162
Petrolimex Da Nang Co., Ltd	641,121,424	85,322,018
Tien Loc Phu Trading Service Co., Ltd	1,833,892,512	2,008,436,955
Gia Vuong Trading and Development Investment Co.,	2,738,405,807	2,069,859,034
Hue Woodchip Jonit-Venture Co., Ltd	493,173,554	0
ALPHA PI JSC	3,515,208,790	2,442,181,949
NAVACO COMPANY LIMITED	1,030,909,091	0
Others	2,332,257,873	2,081,925,899
	<u>15,112,452,323</u>	<u>10,333,535,017</u>

18. Dividends payable

	<u>Opening balance</u>	<u>Increase arising from profit distribution during the period</u>	<u>Dividends paid</u>	<u>Closing balance</u>
Dividends paid to the Shipbuilding Industry Corporation	27,332,824,825			27,332,824,825
Total	<u>27,332,824,825</u>	<u>0</u>	<u>0</u>	<u>27,332,824,825</u>

19. Taxes and other payables to state budget

<u>Opening balance</u>		<u>Arising during the period</u>		<u>Closing balance</u>	
<u>Payables</u>	<u>Receivables</u>	<u>Amount payables</u>	<u>Amount Paid</u>	<u>Payables</u>	<u>Receivabl</u>

Value added tax	0		6,284,192,531	6,269,892,866	14,299,665	
Corporate income tax	5,389,850,872		6,657,096,835	5,389,778,873	6,657,168,834	
Personal income tax		494,831,542	799,203,046	529,279,380		224,907,8
Natural resource consumption tax	0				0	
Land rental charges			135,795,898	227,766,851		91,970,9
Other taxes	0	0	437,000,000	437,000,000	0	
Fees and charges		2,005,263	146,543,036	146,543,036		2,005,2
Total	5,389,850,872	496,836,805	14,459,831,346	13,000,261,006	6,671,468,499	318,884,0

20. Accrued expenses

Short-term accrued expenses

	<u>30/09/2026</u>	<u>Opening balance</u>
Interest payable BS 2	2,114,363,059	2,161,343,100
Payable to other service providers	487,439,119	
Total	2,601,802,178	2,161,343,100

21. Other payables

Other short-term payables

	<u>30/09/2026</u>	<u>Opening balance</u>
Vietnam IT Group – profit	16,684,922,964	16,684,922,964
Must pay to the project management board to transfer	90,590,380	90,274,267
Dividends payable – Shipyard Branch		27,558,205,500
Payment of remuneration – BS2 Project Management, 1 st quarter 2025	116,901,484	80,087,649
Social insurance contributions (Jan-June 2026)	1,103,498,587	
Trade union fee and trade union dues payable	306,380,919	161,069,008
Others	100,377,723	127,500
Total	18,402,672,057	44,574,686,888

22. Unearned revenues

Short-term unearned revenues

	30/09/2026	Opening balance
Alphapi yard rental	328,582,660	184,710,397
Land lease for installing weigh station at Alphapi		17,054,546
Revenue from leasing Sao Vang logistics yard	1,324,541,213	
Total	1,653,123,873	201,764,943

23. Bonds issued

24. Preference shares classified as liabilities

25. Provisions

	Opening balance	Increase	Decrease	Closing balance
Provision for Dock Repairs	2,000,000,000		2,000,000,000	0
Provision for Dredging Costs	3,950,000,000			3,950,000,000
Provision for tugboat repairs	707,406,087		707,406,087	0
	6,657,406,087	0	2,707,406,087	3,950,000,000

26. Deferred tax assets and deferred income tax liabilities

27. Owners' equity

28.

Statement of changes in owners' equity

	Contributed capital	Development and investment funds	Undistributed profit after tax	Total
Previous period				
Opening balance	324,054,150,000	29,020,036,947	23,830,340,099	376,904,527,046
Increase		9,526,996,992	19,956,155,849	29,483,152,841
Decrease	-	-	(18,577,644,134)	(18,577,644,134)
Previous period closing balance	324,054,150,000	38,547,033,939	25,208,851,814	387,810,035,753
Current period				
Opening balance	324,054,150,000	38,547,033,939	25,208,851,814	387,810,035,753
Increase			6,350,338,347	6,350,338,347
Decrease	-	-	-	-
Balance as at	324,054,150,000	38,547,033,939	31,559,190,161	394,160,374,100

30/09/2026

29. Revaluation differences of assets

30. Foreign exchange differences

	<u>30/09/2026</u>	<u>Opening balance</u>
Foreign exchange differences arising from revaluation of foreign currency balances	12,389,913	19,465,312
Total	12,389,913	19,465,312

31. Off Statement of Financial Position items

a. Foreign currencies

	<u>30/09/2026</u>	<u>Opening balance</u>
Foreign currencies		
USD	19,872,04	19,898,24

b. Written-off bad debts

	<u>30/09/2026</u>	<u>Opening balance</u>
Vinashin Ocean Shipping Co., Ltd	2,171,369,272	2,171,369,272
Total	2,171,369,272	2,171,369,272

32. Amount of assets held by the enterprise on behalf of other parties but restricted in use due to legal constraints or liabilities that the enterprise is obligated to settle under contractual agreements or legal regulations (e.g., assets under Business Cooperation Contracts (BCC), funds frozen during public share issuance or capital raising from shareholders, etc.)

33. Other information that the enterprise considers necessary to disclose and explain in order to provide useful information to users

a. Short-term prepayments from customers

	<u>30/09/2026</u>	<u>Opening balance</u>
SEABORNE Shipping Agency Company Limited	67,018,003	178,680,106
International Shipping Agency and Brokerage Company Limited	124,648,702	124,648,702

Thinh Phat QN Import Export Co., Ltd	503,670,708	
Ngoc Anh Shipping and Service Co., Ltd	425,777,104	
Gia Bao Manufacturing and Trading JSC	961,681,854	
Others	242,596,685	158,303,594
Total	2,325,393,056	461,632,402

b. Long-term prepayments from customers

	<u>Opening balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Closing balance</u>
Royal Caribbean Cruises LTD	55,117,392,187		2,263,906,969	52,853,485,218
Total	55,117,392,187	0	2,263,906,969	52,853,485,218

c. Payables to employees

	<u>30/09/2026</u>	<u>Opening balance</u>
Salary	28,811,237,795	21,258,343,919
Total	28,811,237,795	21,258,343,919

d. Bonus and welfare fund

	<u>Opening balance</u>	<u>Allocated fund</u>	<u>Fund expenditure</u>	<u>Closing balance</u>
Bonus Fund	1,523,108,185	2,381,749,248		3,904,857,433
Welfare Fund	1,888,937,622	5,954,373,120	3,915,758,400	3,927,552,342
Board of Directors Bonus Fund	0	714,524,774	714,524,774	0
Total	3,412,045,807	9,050,647,142	4,630,283,174	7,832,409,775

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENTS (Unit: VND)

1. Revenue from sales and service provision

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Revenue from sales	14,831,621,834	3,917,466,504
Revenue from service provision	98,194,115,156	62,009,676,352
Total	113,025,736,990	65,927,142,856

2. Revenue deductions

3. Cost of goods sold

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Cost of goods sold	14,391,604,189	3,677,602,793
Cost of services provided	75,952,980,448	44,939,347,290
Total	90,344,584,637	48,616,950,083

4. Gain/(loss) from the sale and disposal of investment property

5. Financial income

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Deposit Interest	779,469,765	203,884,153
Accrued interest	14,760,750	5,882,895
Other income		
Total	794,230,515	209,767,048

6. Financial expenses

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Interest expenses	3,200,573,011	3,098,922,760
Foreign exchange loss	4,370,339	
Total	3,204,943,350	3,098,922,760

7. Thu nhập khác

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Other items, small debts	3	160,567
Compensation for fender collision damage		
Total	3	160,567

8. Other expenses

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Penalty interest for late repayment of loan principal	57,361	
Small debt settlement	364	56,390
Compensation costs for damaged goods		51,281,546
Total	57,725	51,337,936

9. Selling expenses and General administration expenses

a. Selling expenses

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Employees cost	352,410,584	207,978,909
Fixed asset depreciation	24,028,879	24,028,879
Advertising costs	91,870,370	67,592,592
Other expenses	59,388,000	51,694,001
Total	527,697,833	351,294,381

b. General administration expenses

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Cost of raw materials	491,437,721	688,643,409
Employees cost	7,544,495,700	4,318,667,792
Fixed asset depreciation	499,000,639	432,402,144
Costs of externally hired services	1,006,849,831	1,469,360,055
Other expenses	2,258,212,707	2,818,513,186
Total	11,799,996,598	9,727,586,586

10. Operating expenses according to elements

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Cost of raw materials	3,672,069,733	2,892,700,498
Employees cost	22,028,174,288	13,123,717,982
Fixed asset depreciation	8,906,064,381	8,855,692,815
Costs of externally hired services	63,427,926,992	25,813,836,054
Other cash expenses	4,758,392,605	4,230,393,719
Total	102,672,279,068	55,018,228,257

11. Corporate income tax expense**a. Current corporate income tax expense**

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Total net profit before tax	7,942,687,365	4,290,978,725
Adjust taxable income		
Increasing adjustment	19,057,725	356,337,936
- <i>Unrealized foreign exchange loss</i>		
- <i>Unreasonable expenses</i>	19,000,000	356,281,546

- Handling small debts	57,725	56,390
- Interest expenses disallowed under Decree 132 regarding related-party transactions		
Decreasing adjustment	0	5,969,282
- Dividends are distributed		
- Unrealized exchange rate difference		5,969,282
Total net profit before tax	7,961,745,090	4,641,347,379
Losses from the previous year are carried forward		
Corporate income tax rate	20%	20%
- Current corporate income tax expense incurred this period	1,592,349,018	928,269,476

b. Undistributed profit after tax

	Current period (From 01/07/2026 to 30/09/2026)	Previous period (From 01/07/2025 to 30/09/2025)
Profits brought forward	25,208,851,814	20,125,757,120
Profits after corporate income tax of current period	6,350,338,347	3,362,709,249
Profit distribution		
Undistributed profit after tax	31,559,190,161	23,488,466,369

VIII, ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS

IX, OTHER INFORMATION

1. Commitments

According to the Priority Agreement on the use of berths between Chan May Port One Member Co., Ltd, (now Chan May Port Joint Stock Company) and Royal Caribbean Cruises on May 26, 2015 on the agreement to prepay service fees and passenger fees to financially support the construction of the berth expansion and upgrade project, This prepaid amount will be gradually deducted from the actual service fees and passenger fees incurred each time, According to this agreement, unless terminated early, this agreement has a term of 10 years from May 26, 2015 and Appendix No, 04 dated 26 May 2025 regarding the agreement on priority use of the berth, extended for an additional 12 years until 26 May 2037,

2. Transactions and balances with related parties

Related parties with the Company include: Key management members, related individuals with key management members and other related parties

The balance with related parties of the Company as at 30/09/2026

3. Divisions Report

- Presentation of segment report by business sector

During the period, the company's main business activity was providing services and supplying goods for maritime vessels,

During the period, the company had 1 dependent accounting unit (Ship Supply Service Enterprise) with revenue is: VND 15,879,350,594; pre-tax profit is: VND 434,059,376

- Presentation of segment report by geographical area

During the period, all of the company's activities were carried out within the territory of Vietnam,

4. Corresponding figures

The comparative figures in the Balance Sheet are those presented in the financial statements for the fiscal year ended as at 31/12/2025,

The comparative figures in the Income Statement are those presented in the financial statements for the accounting period from 01/07/2025 to 30/09/2025,

The comparative figures in the Cash Flow Statement are those presented in the financial statements for the accounting period ended as at 30/09/2025,

5. The Company's ability to continue as a going concern

There are no factors that lead to the doubt about the possibility of the Company to continue as a going concern and the measures and commitments to ensure the Company's operation in the future,

6. Subsequent events

There have been no significant events occurring after the balance sheet date, which would require adjustments or disclosures to be presented in the financial statements,

X, Amendments and supplements to the templates and contents of items in the financial statements compared to the templates prescribed by the Ministry of Finance

The templates and contents of items in the financial statements are prepared in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Minister of Finance,

Approval, October, 19, 2026

Preparer



BUI THI NGOC LINH

Chief Accountant



NGO KHANH TOAN

General Director



HUYNH VAN TOAN