CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR

CÔNG TY CP TẬP ĐOÀN MACSTAR
MACSTAR GROUP CORPARATION

Số: 20/2026 /BTT-MAC
(V/việc: CBTT BCTC soát xét 2026)
Disclosure of the 2026 Reviewed Financial Statements

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc

Hải phòng, ngày 26.. tháng 8 năm 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE FINANCIAL STATEMENTS

Kính gửi: Sở giao dịch chứng khoán Hà Nội
To: Hanoi Stock Exchange

Thực hiện quy định tại khoản 3 điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty CP Tập đoàn Macstar thực hiện công bố thông tin báo cáo tài chính bán niên đã được soát xét năm 2026 với Sở Giao dịch Chứng khoán Hà nội như sau:

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, Macstar Group Corporation hereby discloses the 2026 reviewed interim financial statements to the Hanoi Stock Exchange as follows:

1. Tên tổ chức/ Name of the Organization: Công ty CP Tập đoàn Macstar.

- Mã chứng khoán/ *Stock Code*: MAC.
- Địa chỉ trụ sở chính/ Add: Số 8A đường Vạn Mỹ, phường Ngô Quyền, TP Hải Phòng.
- Điện thoại /*Tel*: 0225.3766561
- Website: macstar.com.vn

2. Nội dung thông tin công bố/ *Content of Information Disclosure*:

- BCTC bán niên đã soát xét năm 2026 / *2026 Reviewed Interim Financial Statements*

☑ BCTC hợp nhất / *Consolidated Financial Statements* (TCNY có công ty con/ *Listed organization with subsidiaries*)

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases Subject to Explanation of Causes*:

☐ Có /Yes ☐ Không/No

Văn bản giải trình trong trường hợp tích có:

☐ Có /Yes ☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại(đối với BCTC được kiểm toán)/ *Post-tax profit in* *the reporting period shows a variance of 5% or more between pre-audit and post-audit figures, or moves from a loss to a profit and vice versa*:

□ Có/yes □ Không/No

Văn bản giải trình trong trường hợp tích có:

□ Có/Yes □ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/ *Corporate income tax profit after tax in the Income Statement for the reporting period changed by 10% or more compared to the same period last year*: .

☑ Có/yes □ Không/No

Văn bản giải trình trong trường hợp tích có:

☑ Có/yes □ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ *Net profit after tax in the reporting period recorded a loss, shifting from a profit in the same period last year to a loss in the current period, or vice versa*:

□ Có/Yes ☑ Không / No

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày .26../8/2026 tại đường dẫn/ *This information was published on the Company's website on August ....., 2026, at the following link*: macstar.com.vn

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin công bố/ *We hereby certify that the information disclosed above is true and accurate, and we take full legal responsibility for the content of such information*

CÔNG TY CP TẬP ĐOÀN MACSTAR

Tài liệu đính kèm/ *Attached Documents:*

- *BCTC soát xét năm 2026*
- *Giải trình số liệu*

Người UQCBTT

Person authorized to disclose information

MSDN: 0200563063
CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR
THÀNH PHỐ HẢI PHÒNG

Trịnh Thị Thu Trang

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE ACCOUNTING PERIOD
FROM 1 JANUARY 2026 TO 30 JUNE 2026

MACSTAR GROUP CORPORATION

CONTENTS

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GENERAL INFORMATION

Corporate information

Macstar Group Corporation (hereinafter referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 0200563063, initially issued on 29 September 2003 and amended for the 23rd time on 3 June 2026 by the Department of Finance of Hai Phong City.

The Company's principal business activities include: providing support services related to transportation.

Head office

- Address : No. 8A Van My Road, Ngo Quyen Ward, Hai Phong City, Vietnam
- Tel. : (0225) 3766.561
- Fax : (0225) 3765.671

Board of Directors

The members of the Board of Directors during the period and up to the date of this statement include:

Full name	Position
Mr. Tran Tien Dung	Chairman
Mr. Cap Trong Cuong	Member
Mr. Vu Hai Truong	Member
Mr. Tran Vu Quang	Member
Mr. Duong Tien Dung	Member

Board of Supervisors ("BOS")

The members of the Board of Supervisors during the period and up to the date of this statement include:

Full name	Position
Ms. Pham Thi Hong Giang	Head of BOS
Ms. Bui Thi Lan	Member
Ms. Nguyen Thi Thu Hoai	Member

Executive Officers

The members of the Executive Officers during the period and up to the date of this statement include:

Full name	Position
Mr. Cap Trong Cuong	General Director
Ms. Nguyen Thi Thu Ha	Deputy Director
Mr. Bui Viet Phuong	Chief Financial Officer
Ms. Nguyen Thi Thuy Nga	Chief Accountant

Legal representative

The legal representatives of the Company during the period and up to the date of this statement is Mr. Cap Trong Cuong – General Director.

Auditor

A&C Auditing and Consulting Co., Ltd. has been appointed as the Company's independent auditor.

STATEMENT OF THE LEGAL REPRESENTATIVE

The legal representative of Macstar Group Corporation (hereinafter referred to as "the Company") presents this statement together with the Interim Consolidated Financial Statements for the accounting period from 1 January 2026 to 30 June 2026, comprising the Interim Financial Statements of the Company and its subsidiaries (hereinafter collectively referred to as "the Group").

Responsibilities of the Executive Officers

The Executive Officers are responsible for the preparation of the Interim Consolidated Financial Statements that give a true and fair view of the consolidated financial position, the consolidated financial performance and the consolidated cash flows of the Group during the period. In order to prepare these Interim Consolidated Financial Statements, the Executive Officers must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- State whether applicable accounting standards have been followed or not, and all the differences subject to any materials departures are disclosed and explained in the Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements of the Group on a going-concern basis unless it is inappropriate to presume that the Group will continue in business; and
- Design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Interim Consolidated Financial Statements.

The Executive Officers hereby ensure that all the proper accounting books of the Group have been fully recorded that disclose with reasonable accuracy at any time the financial position of the Group, and that all the accounting books have been prepared in accordance with the applicable Accounting System. The Executive Officers are also responsible for safeguarding the Group's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Executive Officers hereby confirm that the Group has complied with the aforementioned requirements in preparation of the Interim Consolidated Financial Statements.

Statement of the legal representative

In the opinion of the legal representative, the Interim Consolidated Financial Statements give a true and fair view of the consolidated financial position of the Group as at 30 June 2026 and of its consolidated financial performance and consolidated cash flows for the accounting period from 1 January 2026 to 30 June 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements.

Legal representative

Cap Trong Cuong
24 August 2026

A&C AUDITING AND CONSULTING CO., LTD.

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www.a-c.com.vn

No. 2.0570/26/TC-AC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE EXECUTIVE OFFICERS MACSTAR GROUP CORPORATION

We have reviewed the accompanying Interim Consolidated Financial Statements of Macstar Group Corporation (hereinafter referred to as "the Company") and its subsidiaries (hereinafter collectively referred to as "the Group"), which were prepared on 24 August 2026, from page 5 to page 43, comprising the Interim Consolidated Statement of Financial Position as at 30 June 2026, the Interim Consolidated Statement of Income, the Interim Consolidated Statement of Cash Flows for the accounting period from 1 January 2026 to 30 June 2026 and the Notes to the Interim Consolidated Financial Statements.

Responsibility of the Executive Officers

The Company's Executive Officers are responsible for the preparation, true and fair presentation of the Group's Interim Consolidated Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements; and responsible for such internal control as the Executive Officers determine necessary to enable the preparation and presentation of the Interim Consolidated Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the consolidated financial position of Macstar Group Corporation and its subsidiaries as at 30 June 2026 and of their consolidated financial performance and consolidated cash flows for the accounting period from 1 January 2026 to 30 June 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements.

Other matter

The Report on review of the Group's Interim Consolidated Financial Statements for the accounting period from 1 January 2026 to 30 June 2026 has been prepared in both Vietnamese and English. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.
Hanoi Branch

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN A&C CHI NHÁNH HÀ NỘI

Nguyen Hoang Duc – Partner
Audit Practice Registration Certificate: No. 0368-2023-008-1
Authorized Signatory
Hanoi, 24 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(Full form)

As at 30 June 2026

Unit: VND

	ITEMS	Code	Note	Ending balance	Beginning balance
A -	**CURRENT ASSETS**	**100**		**687,519,753,476**	**886,031,203,938**
I.	**Cash and cash equivalents**	**110**	**V.1**	**77,648,672,611**	**458,978,604,625**
1.	Cash	111		35,534,182,200	83,548,374,256
2.	Cash equivalents	112		42,114,490,411	375,430,230,369
II.	**Short-term financial investments**	**120**		**461,921,644,657**	**305,371,733,587**
1.	Trading securities	121	V.2a	93,386,173,978	306,755,942,036
2.	Provisions for diminution in value of trading securities	122	V.2a	(4,976,173,978)	(1,384,208,449)
3.	Short-term held-to-maturity investments	123	V.2b	373,511,644,657	
4.	Provisions for impairment of short-term held-to-maturity investments	124	V.2b	-	-
5.	Other short-term investments	125		-	-
6.	Provisions for impairment of other short-term investments	126		-	-
III.	**Short-term receivables**	**130**		**128,505,237,221**	**104,538,627,071**
1.	Short-term trade receivables	131	V.3	41,506,615,568	46,370,064,449
2.	Short-term prepayments to suppliers	132	V.4	68,524,174,352	36,371,292,123
3.	Receivables based on the progress of construction contracts	134		-	-
4.	Other short-term receivables	135	V.5a	19,408,145,037	23,209,211,899
5.	Allowance for short-term doubtful debts	136	V.6	(933,697,736)	(1,411,941,400)
6.	Shortage of assets awaiting resolution	137		-	-
IV.	**Inventories**	**140**		**9,081,733,463**	**5,629,549,643**
1.	Inventories	141	V.7	9,118,405,829	5,666,830,815
2.	Allowance for devaluation of inventories	142	V.7	(36,672,366)	(37,281,172)
V.	**Short-term biological assets**	**150**			
1.	Short-term consumable livestock	151		-	-
2.	Short-term consumable crops/plants	152		-	-
3.	Provisions for impairment of short-term biological assets	153		-	-
VI.	**Other current assets**	**160**		**10,362,465,524**	**11,512,689,012**
1.	Short-term deferred expenses	161	V.8a	1,217,204,456	512,714,381
2.	Deductible VAT	162		9,108,990,168	10,492,793,660
3.	Taxes and other receivables from the State	163	V.15	36,270,900	507,180,971
4.	Trading Government bonds	164		-	-
5.	Other current assets	165		-	-

Interim Consolidated Statement of Financial Position (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
B -	**NON-CURRENT ASSETS**	**200**		**298,246,901,724**	**288,124,867,878**
I.	**Long-term receivables**	**210**		**20,969,250,000**	**24,211,250,000**
1.	Long-term trade receivables	211		-	-
2.	Long-term prepayments to suppliers	212		-	-
3.	Other long-term receivables	215	V.5b	20,969,250,000	24,211,250,000
4.	Allowance for long-term doubtful debts	216		-	-
II.	**Fixed assets**	**220**		**123,953,443,176**	**130,766,520,862**
1.	Tangible fixed assets	221	V.9	123,319,811,176	130,132,888,862
-	*Historical costs*	*222*		*176,891,635,420*	*183,291,359,167*
-	*Accumulated depreciation*	*223*		*(53,571,824,244)*	*(53,158,470,305)*
2.	Finance lease assets	224		-	-
-	*Historical costs*	*225*		-	-
-	*Accumulated depreciation*	*226*		-	-
3.	Intangible fixed assets	227		633,632,000	633,632,000
-	*Historical costs*	*228*		*673,632,000*	*673,632,000*
-	*Accumulated amortization*	*229*		*(40,000,000)*	*(40,000,000)*
III.	**Long-term biological assets**	**230**		-	-
1.	Bearer livestock	231		-	-
a)	Immature bearer livestock	232		-	-
b)	Mature bearer livestock	233		-	-
-	*Historical costs*	*234*		-	-
-	*Accumulated depreciation*	*235*		-	-
2.	Long-term consumable livestock	236		-	-
3.	Long-term consumable crops/plants	237		-	-
4.	Provisions for impairment of long-term biological assets	238		-	-
IV.	**Investment properties**	**240**		-	-
-	Historical costs	241		-	-
-	Accumulated depreciation	242		-	-
V.	**Long-term assets in progress**	**250**		**9,951,311,627**	**9,141,311,627**
1.	Long-term work in progress	251		-	-
2.	Construction-in-progress	252	V.10	9,951,311,627	9,141,311,627
VI.	**Long-term financial investments**	**260**		**141,413,472,181**	**121,500,000,000**
1.	Investments in subsidiaries	261		-	-
2.	Investments in joint ventures and associates	262	V.2c	140,513,472,181	120,600,000,000
3.	Investments in other entities	263	V.2d	900,000,000	900,000,000
4.	Provisions for impairment of long-term investments in other entities	264	V.2d	-	-
5	Long-term held-to-maturity investments	265		-	-
6.	Provisions for impairment of long-term held-to-maturity investments	266		-	-
VII.	**Other non-current assets**	**270**		**1,959,424,740**	**2,505,785,390**
1.	Long-term deferred expenses	271	V.8b	1,959,424,740	2,505,785,390
2.	Deferred income tax assets	272		-	-
3.	Long-term components and spare parts	273		-	-
4.	Other non-current assets	274		-	-
5	Goodwill	279		-	-
	TOTAL ASSETS	**280**		**985,766,655,200**	**1,174,156,071,816**

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	**300**		**142,598,678,792**	**249,158,811,126**
I. Current liabilities	**310**		**91,902,178,792**	**211,172,811,126**
1. Short-term trade payables	311	V.12	29,885,981,017	38,991,257,235
2. Short-term advances from customers	312	V.13	12,005,628,250	37,575,950,589
3. Payables for dividends and profit distributions	313	V.14	19,363,850	19,363,850
4. Short-term taxes and other obligations to the State Budget	314	V.15	7,501,489,349	11,382,186,836
5. Payables to employees	315		3,905,797,637	7,444,189,429
6. Short-term accrued expenses	316	V.16	5,238,089,067	1,179,260,137
7. Payables based on the progress of construction contracts	318		-	-
8. Short-term unearned revenue	319		216,000,000	216,000,000
9. Other short-term payables	320	V.17	1,463,965,431	1,592,694,164
10. Short-term borrowings and finance leases	321	V.18a	27,538,007,933	109,789,145,081
11. Short-term provisions	322		-	-
12. Bonus and welfare funds	323	V.19	4,127,856,258	2,982,763,805
13. Price stabilization fund	324		-	-
14. Trading Government bonds	325		-	-
II. Non-current liabilities	**330**		**50,696,500,000**	**37,986,000,000**
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other obligations to the State Budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Long-term unearned revenue	337		-	-
6. Other long-term payables	338		-	-
7. Long-term borrowings and finance leases	339	V.18b	50,696,500,000	37,986,000,000
8. Convertible bonds	340		-	-
9. Preferred shares	341		-	-
10. Deferred income tax liabilities	342		-	-
11. Long-term provisions	343		-	-
12. Science and technology development fund	344		-	-

MACSTAR GROUP CORPORATION
Address: No. 8A Van My Road, Ngo Quyen Ward, Hai Phong City, Vietnam
INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the accounting period from 1 January 2026 to 30 June 2026
Interim Consolidated Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNERS' EQUITY	**400**	**V.20**	**843,167,976,408**	**924,997,260,690**
1. Owners' contribution capital	411		483,513,340,000	439,560,690,000
- *Ordinary shares carrying voting rights*	*411a*		*483,513,340,000*	*439,560,690,000*
- *Preferred shares*	*411b*		-	-
2. Share premiums	412		(1,190,354,900)	(1,200,162,900)
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury shares	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		-	-
9. Other funds	419		22,862,255	22,862,255
10. Retained earnings	420		65,503,146,399	62,295,095,137
- *Retained earnings accumulated to the end of the previous period*	*420a*		*18,996,297,391*	*62,295,095,137*
- *Retained earnings of the current period*	*420b*		*46,506,849,008*	-
11. Non-controlling interests	429		295,318,982,654	424,318,776,198
TOTAL RESOURCES	**440**		**985,766,655,200**	**1,174,156,071,816**

Approved on 24 August 2026

Prepared by	**Chief Accountant**	**Legal representative**
		M.S.D.N:020056... CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR THÀNH PHỐ HẢI PHÒNG
Nguyen Thi Thuy Nga	**Nguyen Thi Thuy Nga**	**Cap Trong Cuong**

INTERIM CONSOLIDATED STATEMENT OF INCOME

(Full form)
For the accounting period from 1 January 2026 to 30 June 2026

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period — Current year	Previous year
1. Revenue from sales of merchandise and rendering of services	01	VI.1	233,122,488,608	96,047,380,104
2. Revenue deductions	02		-	-
3. Net revenue from sales of merchandise and rendering of services	10		233,122,488,608	96,047,380,104
4. Cost of sales	11	VI.2	196,192,617,195	84,408,310,903
5. Gross profit/ (loss) from sales of merchandise and rendering of services	20		36,929,871,413	11,639,069,201
6. Gain/(loss) on disposal, liquidation of investment properties	21		-	-
7. Financial income	22	VI.3	35,972,475,338	33,256,508,630
8. Financial expenses	23	VI.4	11,918,061,014	4,229,475,544
In which: Borrowing costs	24		6,883,569,777	1,095,613,538
9. Selling expenses	25	VI.5	14,189,499,147	57,099,865
10. General and administration expenses	26	VI.6	12,750,472,973	10,694,870,407
11. Profit/ (loss) in joint ventures, associates	27		19,913,472,181	-
12. Net operating profit/ (loss)	30		53,957,785,798	29,914,132,015
13. Other income	31	VI.7	7,548,564,258	11,852,645
14. Other expenses	32	VI.8	584,865,228	83,258,247
15. Other profit/ (loss)	40		6,963,699,030	(71,405,602)
16. Total accounting profit/ (loss) before tax	50		60,921,484,828	29,842,726,413
17. Current income tax	51	V.15	6,615,484,657	5,819,038,977
18. Deferred income tax	52		-	-
19. Profit/ (loss) after tax	60		54,306,000,171	24,023,687,436
20. Profit/ (loss) after tax attributable to the Parent Company	61		46,506,849,008	20,124,572,616
21. Profit/ (loss) after tax attributable to non-controlling shareholders	62		7,799,151,163	3,899,114,820
22. Basic earnings per share	70	VI.9	949	406
23. Diluted earnings per share	71	VI.9	949	406

Approved on 24 August 2026

Prepared by	Chief Accountant	Legal representative
Nguyen Thi Thuy Nga	Nguyen Thi Thuy Nga	Cap Trong Cuong

M.S.D.N: 0200... CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR THÀNH PHỐ HẢI PHÒNG

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

(Full form)

(Indirect method)

For the accounting period from 1 January 2026 to 30 June 2026

Unit: VND

	ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period: Current year	Previous year
I.	**Cash flows from operating activities**				
1.	***Profit/ (loss) before tax***	***01***		***60,921,484,828***	***29,842,726,413***
2.	***Adjustments:***				
-	Depreciation and amortization of fixed assets and investment properties	02	V.9	9,483,509,334	4,441,187,717
-	Provisions and allowances	03		3,113,113,059	3,445,080,984
-	Exchange (gain)/ loss due to revaluation of monetary items in foreign currencies	04		4,027,031	-
-	(Gain)/ loss from investing and financing activities	05		(29,520,266,499)	(5,627,158,670)
-	Borrowing costs	06	VI.4	6,883,569,777	1,095,613,538
-	Others	07		-	-
3.	***Operating profit/ (loss) before changes in working capital***	***08***		***50,885,437,530***	***33,197,449,982***
-	(Increase)/ decrease in receivables	09		19,563,185,479	3,535,791,410
-	(Increase)/ decrease in inventories	10		(3,451,575,014)	(708,341,159)
-	Increase/ (decrease) in payables	11		(34,015,866,138)	31,667,549,889
-	Increase/ (decrease) in deferred expenses	12		(158,129,425)	107,328,282
-	(Increase)/ decrease in trading securities	13		213,369,768,058	(62,193,148,219)
-	Borrowing costs paid	14		(6,958,419,186)	(753,389,391)
-	Corporate income tax paid	15	V.15	(10,679,548,749)	(8,786,022,775)
-	Other cash inflows from operating activities	16			-
-	Other cash outflows from operating activities	17			-
	Net cash flows from operating activities	***20***		***228,554,852,554***	***(3,932,781,981)***
II.	**Cash flows from investing activities**				
1.	Purchases and construction of fixed assets and other non-current assets	21		(41,759,647,282)	(101,223,955,878)
2.	Proceeds from disposals of fixed assets and other non-current assets	22		1,863,636,363	167,429,091
3.	Cash outflows for lending, buying debt instruments of other entities	23		(370,560,000,000)	(55,000,000,000)
4.	Cash recovered from lending, selling debt instruments of other entities	24		-	87,500,000,000
5.	Investments in other entities	25		(135,000,000,000)	-
6.	Proceeds from divestment of investments in other entities	26		-	300,000,000
7.	Interests earned, dividends and profits received	27		5,115,890,530	2,824,397,491
	Net cash flows from investing activities	***30***		***(540,340,120,389)***	***(65,432,129,296)***

Interim Consolidated Statement of Cash Flows (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period: Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from share issuance and capital contributions from owners	31		-	102,000,000,000
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.18	46,235,192,608	34,558,600,000
4. Repayment for borrowings	34	V.18	(115,775,829,756)	(3,234,800,000)
5. Repayments for finance lease principal	35		-	-
6. Dividends and profits paid to the owners	36		-	-
Net cash flows from financing activitites	***40***		***(69,540,637,148)***	***133,323,800,000***
Net cash flows during the period	**50**		**(381,325,904,983)**	**63,958,888,723**
Beginning cash and cash equivalents	**60**	**V.1**	**458,978,604,625**	**41,201,213,966**
Effects of fluctuations in foreign exchange rates	61		(4,027,031)	-
Ending cash and cash equivalents	**70**	**V.1**	**77,648,672,611**	**105,160,102,689**

Approved on 24 August 2026

Prepared by	**Chief Accountant**	**Legal representative**
Nguyen Thi Thuy Nga	**Nguyen Thi Thuy Nga**	**Cap Trong Cuong**

M.S.D.N: 020054... CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR THÀNH PHỐ HẢI PHÒNG

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the accounting period from 1 January 2026 to 30 June 2026

I. GENERAL INFORMATION

1. Form of ownership
Macstar Group Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company.

2. Operating fields
The Company operates in the service sector.

3. Business activities
The principal business activity of the Company is the provision of other support services related to transportation. The Company's main services include repair and mechanical services, and yard operation services.

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

5. Structure of the Group
The Group includes the Parent Company and 3 subsidiaries under the control of the Parent Company which are consolidated in these Interim Consolidated Financial Statements.

5a. Information on the Group's restructuring
Additional capital contribution to a subsidiary
On 7 May 2026, the Group acquired a further 13,500,000 shares at a purchase price equal to their face value of VND 135 billion, representing a 30% stake in Macland Real Estate Joint Stock Company, thereby increasing the proportion of capital contribution in this subsidiary to 51% as of the acquisition date. The purchase price was paid in cash to Sao A D.C Investment Corporation. The carrying amount of the net assets of Macland Real Estate Joint Stock Company (excluding goodwill) as of the acquisition date was VND 455,996,482,357, and the carrying amount of the acquired ownership was VND 136,798,944,707. The difference between the purchase price and the book value of the acquired ownership, amounting to VND 1,798,944,707, was recorded in the item 'Retained earnings' in the Interim Consolidated Statement of Financial Position (Note V.20).

5b. List of consolidated subsidiaries

Company name	Headquarters Address	Principal Business Activities	Proportion of beneficial interest		Proportion of voting rights	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Macstar Ho Chi Minh Joint Stock Company	97/48 Road No. 8, Quarter 61, Tang Nhon Phu Ward, Ho Chi Minh City, Vietnam	Warehousing and goods storage	56%	56%	56%	56%
Macstar Coastal Container Lines Joint Stock Company	Land Lot KB2.11, MP Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City, Vietnam	Coastal transportation of containers by inland waterway barges	67.41%	67.41%	67.41%	67.41%
Macland Real Estate Joint Stock Company (Macland) (*)	Land Lot KB2.11, MP Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City, Vietnam	Trading real estate, land use right held by owner, user or lessee	51%	21%	100%	100%

(*) Although as at 31 December 2025, the Company only held 21% of Macland's charter capital, the Company determined that it still had control over Macland. This control was established on the basis of agreements among the shareholders, whereby the remaining shareholders unanimously voted in accordance with the Company's proposals on important decisions regarding Macland's operations and financial and operating policies. At the same time, the key management positions at Macland are appointed and managed by the Company. Therefore, the Company determines to still maintain control and Macland continues to be presented as a subsidiary.

5c. List of associates accounted for in the Interim Consolidated Financial Statements by using the equity method

The Group invests in a single associate, An Bien Shipping Lines Corporation, headquartered at Lot KB2.11, MP Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City, Vietnam. The principal business activity of this associate includes coastal and ocean freight transport. At the end of the accounting period, the Group's proportion of ownership interest and proportion of voting rights in this associate were 36% (beginning balance: 36%).

6. Number of employees

As at 30 June 2026, the Group had 186 employees (As at 01 January 2026: 173 employees).

7. Statement on information comparability in the Interim Consolidated Financial Statements

The corresponding figures of the previous period are comparable to those of the current period. During the period, the Group applied for the first time for Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") on guidelines for the Vietnamese Enterprise Accounting System, and Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance ("Circular 43") amending and supplementing Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202") giving guidance on the preparation and presentation of Consolidated Financial Statements. Accordingly, certain items in the Interim Consolidated Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" and "Previous period" columns of the Interim Consolidated Financial Statements have been restated in accordance with the new classifications and terminology set out in Circular 99 and Circular 43 to ensure comparability. These changes do not affect the Group's total assets, total liabilities, owners' equity or profit after tax.

8. Other information

The Company's shares have been listed on the Hanoi Stock Exchange (HNX) under the stock code "MAC" pursuant to Securities Registration Certificate No. 83/GCN-SGDHN dated 15 December 2009 issued by the Stock Exchange. The first date of transaction was 24 December 2009. The number of listed shares at the end of the accounting period was 48,351,334 shares, with a face value of VND 10,000 per share.

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY

1. Accounting period

The Group's accounting period begins on 01 January and ends on 31 December annually.

2. Accounting currency

The accounting currency is the Vietnamese Dong (VND), as transactions are primarily conducted in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Group applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99"), The methods for the preparation and presentation of Consolidated Financial Statements were issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202") and amended and supplemented by Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance ("Circular 43"), as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Interim Consolidated Financial Statements.

Adoption of the New Enterprise Accounting System

The fiscal year ended 31 December 2026 is the first year in which the Group adopts the Enterprise Accounting System under Circular 99, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to Circular 99 is carried out using the following methods:

- For changes in accounting policies for which Circular 99 provides specific transition guidance, the Group follows that guidance.
- For changes in accounting policies for which Circular 99 does not require retrospective or simplified retrospective adjustment, the Group applies the non-retrospective method.

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

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular 99, the methods for the preparation and presentation of Consolidated Financial Statements are issued under Circular 202 and amended and supplemented by Circular 43, as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Interim Consolidated Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis of preparation of the Consolidated Financial Statements

The Financial Statements are prepared on the accrual basis accounting (except for information related to cash flows), in accordance with the historical cost convention and on the going-concern basis.

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

2. Basis of consolidation

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

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

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

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

Non-controlling interests ("NCI") include the gains or losses of the subsidiary's operating results and net assets that are not held by the Group and are presented in a specific item in the Interim Consolidated Statement of Income and the Interim Consolidated Statement of Financial Position (as a part of the owner's equity). NCI include the value of NCI at the date of initial business combination and those in the changes of owner's equity commencing from that date. Losses arising in the subsidiary are allocated to NCI based on the non-controlling shareholders' ownership rate in the subsidiary, even if those losses excess the non-controlling shareholders' ownership in the net assets of the subsidiary.

When the Group contributes capital to increase the benefit rate in an existing subsidiary, the difference between the consideration transferred for the additional investment and the carrying amount of the subsidiary's net assets that are additional purchased at the acquisition date is recorded as "Retained earnings" on the Interim Consolidated Statement of Financial Position.

3. Foreign currency transactions

The exchange rate used to translate foreign currency transactions is the actual exchange rate on the date of transaction. The actual exchange rate is the rate approximating the average transfer buying and selling rate of the Vietnam Export Import Commercial Joint Stock Bank (where the Group frequently conducts transactions). The approximate exchange rate does not deviate by more than +/- 1% from the average transfer buying and selling rate. The average transfer buying and selling rate is determined daily based on the arithmetic mean of the Bank's daily transfer buying and selling rates of the Vietnam Export Import Commercial Joint Stock Bank.

Foreign exchange rate differences incurred during the period from foreign currency transactions are recognized as financial income (if a gain) or financial expenses (if a loss). Exchange differences arising from the revaluation of foreign currency-denominated monetary items at the end of the accounting period are presented as the net amount of total gains and total losses arising from the revaluation of such items and are recognized as financial income (if a gain) or financial expenses (if a loss).

4. Cash and cash equivalents

Cash includes cash on hand, demand deposits. Cash equivalents are short-term investments with maturities not exceeding 3 months from the date of investment that are readily convertible into known amounts of cash and are subject to an insignificant risk of change in value at the end of the accounting period. Cash and cash equivalents subject to restrictions on use are not presented under this line item but are presented under "Other Current Assets" or "Other Non-Current Assets", depending on the duration of the restriction.

5. Financial investments

Trading securities

An investment is classified as a trading security when it is held for trading purposes to earn a profit from price differences.

Trading securities are initially recognized at the fair value of the consideration paid at the transaction date. Costs directly attributable to the purchase of trading securities (if any), such as brokerage fees, transaction fees, information fees, taxes, and bank charges, are recognized as financial expenses during the period. During the holding period, the Group does not reclassify trading securities as held-to-maturity investments, or vice versa.

The time of recognizing trading securities is when the Group acquires the ownership, as follows

- For listed securities: recognized at the time of order-matching (T+0).

Interests, dividends, and profit distributions of the previous periods prior to the acquisition of trading securities are deducted from the cost of such securities. Interests, dividends, and profit distributions of the periods after the acquisition of such securities are recognized as financial income. In particular, stock dividends received are tracked only in terms of the additional number of shares received, and the value of such shares is not recognized as income.

Provisions for diminution in value of trading securities are made for each particular type of securities on the market of which the fair value is lower than its original costs. The fair value of trading securities is determined as follows:

- For listed securities or securities whose fair value is reliably measured: the market value of the securities at the end of the accounting period.

Increases or decreases in provisions for diminution in value of trading securities at the end of the accounting period are recognized in "Financial expenses".

Gains or losses on sales of trading securities are recognized in financial income or financial expenses. The cost of trading securities is determined using the weighted average method. A change in the method used to determine the cost of trading securities is treated as a change in accounting policy.

Held-to-maturity investments

Investments are classified as held-to-maturity investments when the Group has the intent and ability to hold them until the maturity date. Held-to-maturity investments only include term deposits.

Held-to-maturity investments are initially recognized at cost, comprising the purchase price and directly attributable transaction costs, such as transaction fees and brokerage commissions. Any accrued interest relating to periods before the acquisition date is deducted from the cost of the investment upon initial recognition. Subsequently, held-to-maturity investments are carried at cost. Interest income arising after the acquisition date is recognized in financial income on an accrual basis.

A provision for impairment of held-to-maturity investments is recognized when there is evidence that part or all of the investment may not be recoverable and the amount of the loss can be reliably measured. Increases or decreases in provisions for impairment of held-to-maturity investments at the end of the accounting period are recognized in "Financial expenses".

Investments in associates

Associate

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

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

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

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

Investments in equity instruments of other entities

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

Investments in equity instruments of other entities are initially recognized at cost, including the cost of purchase or capital contributions plus other directly attributable costs (transaction costs, brokerage fees, consulting fees, audit fees, duties, taxes, and bank charges, etc.). Specifically, when the Group borrows funds to invest in the equity instruments of other entities, interest expenses are recognized as financial expenses and are not capitalized. Where an investment is made using non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the transaction date. Subsequent to initial recognition, these investments are carried at cost.

Dividends and profit distributions of the previous periods prior to the acquisition of the investment are deducted from the cost of the investment. Dividends and profit distributions of the periods after the acquisition date are recognized as financial income. Stock dividends received are tracked only in terms of the additional number of shares received, and the value of such shares is not recognized as income.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or investments where the fair value can be reliably measured, provisions are established based on the market value of the shares.
- For investments where fair value cannot be determined at the reporting date, provisions are established based on the losses incurred by the investees, with the amount calculated as the Group's ownership interest in each investee's actual contributed charter capital at the end of the accounting period, multiplied by the difference between the investee's actual contributed charter capital and its owners' equity at the same date.

Increases or decreases in provisions for impairment of investments in equity instruments of other entities at the end of the accounting period are recognized in "Financial expenses".

6. Receivables

Receivables are presented at their carrying amount less allowance for doubtful debts.

Receivables are classified as trade receivables or other receivables based on the following principles:

- Trade receivables represent amounts of a commercial nature arising from purchase and sale transactions between the Group and customers that are independent of the Group.
- Other receivables represent amounts of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in detail by debtor, maturity, and original currency.

Trade receivables and other receivables are classified as short-term or long-term in the Statement of Financial Position based on their remaining maturity at the end of the accounting period.

An allowance for doubtful debts is made for each doubtful receivable after offsetting against the corresponding payable, if any. The amount of the allowance is determined based on the ageing of overdue receivables or the estimated loss that may be incurred, as follows:

- For overdue receivables:
  - 30% of the receivable amount overdue from 6 months to less than 1 year;
  - 50% of the receivable amount overdue from 1 year to less than 2 years;
  - 70% of the receivable amount overdue from 2 years to less than 3 years; and
  - 100% of the receivable amount overdue from 3 years or more.
- For receivables that are not yet overdue but are considered unlikely to be recovered, the allowance is made based on the estimated loss.

Increases or decreases in allowance for doubtful debts at the end of the accounting period are recognized in "General and administration expenses".

7. Inventories

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

Costs of inventories are determined as follows:

- For materials and supplies, costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and condition.
- Work in progress: Costs comprise main materials, labour and other directly attributable costs.

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

Net realizable value is the estimated selling prices of inventories in an ordinary course of business less the estimated expenses on product completion and other necessary expenses to make the sale. An allowance for devaluation of inventories is made for each inventory item or work-in-progress service whose original costs exceed its net realizable value. Increases or decreases in the allowance at the end of the accounting period are recognized in "Costs of sales".

8. Deferred expenses

Deferred expenses represent actual expenses incurred, including both prepaid and non-prepaid expenses, that relate to the results of production and business activities over multiple accounting periods and are allocated to the production and business expenses of the relevant accounting periods.

Deferred expenses are classified in the Statement of Financial Position as short-term when the allocation period does not exceed 12 months or falls within one normal operating cycle, and as long-term when the allocation period exceeds 12 months or is longer than one normal operating cycle. Long-term deferred expenses are not reclassified as short-term deferred expenses when preparing the Financial Statements.

Allocation for deferred expenses to production and business expenses is performed for each period based on the nature and extent of each type of expense to select the appropriate allocation method and criteria. The timing and methods for allocating the Group's deferred expenses are as follows:

Expenses for tools, returnable packaging and items held for lease

Tools, returnable packaging and items held for lease that are used or leased out and relate to production and business activities over multiple accounting periods are recognized as deferred expenses and allocated to production and business expenses on a straight-line basis over their estimated useful lives (not exceeding 36 months).

Expenses for periodic repairs and maintenance of fixed assets

For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, the resulting expenses are recognized as deferred expenses and amortized to production and operating expenses on a straight-line basis, starting from the period in which the repairs and maintenance are completed and the assets resume operations until the next scheduled repair or maintenance (typically 12 month).

Prepaid insurance premiums

Insurance premiums for fire and explosion insurance, civil liability insurance, motor vehicle physical damage insurance, property insurance and other types of insurance prepaid for multiple accounting periods are recognized as deferred expenses and amortized to production and operating expenses on a straight-line basis over the relevant insurance coverage periods (12 months).

Other deferred expenses

Other expenses that have been incurred and relate to multiple accounting periods are recognized as deferred expenses and amortized to production and operating expenses according to criteria appropriate to the characteristics and nature of each expense item.

9. Tangible fixed assets

Tangible fixed assets are stated at historical costs less accumulated depreciation.

The historical costs of a tangible fixed asset include all costs incurred by the Group to acquire the asset up to the date it is ready for use.

Subsequent expenditures are capitalized as part of the cost of fixed assets only when it can be clearly demonstrated that the expenditures will result in future economic benefits expected to flow to the entity from the use of such assets. Those that do not meet these criteria are recognized as operating expenses during the period in which they are incurred. For fixed assets that require periodic repairs and maintenance in accordance with technical requirements, significant periodic repair and maintenance costs are recognized as deferred expenses and amortized to production and operating expenses until the next scheduled repair and maintenance.

When a tangible fixed asset is sold or disposed of, its historical costs and accumulated depreciation are written off, and any gain or loss arising from disposal is recognized in profit or loss during the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted if necessary. The number of years for various classes of tangible fixed assets are as follows:

Class of fixed assets	Number of years
Buildings and structures	05 – 20
Machinery and equipment	05 – 11
Means of transportation	06 – 12
Office equipment	05 – 10
Other fixed assets	10

10. Construction-in-progress

Construction-in-progress represents costs directly attributable to assets under construction and machinery and equipment under installation, including borrowing costs capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs ("VAS 16"). Assets in the progress of construction and installation are stated at cost and are not depreciated until construction or installation is completed and the assets are handed over and put in use. Upon completion, all costs are transferred to the appropriate asset category based on their actual intended use, including tangible fixed assets, intangible fixed assets, investment properties or inventories, and depreciation or amortization commences when the assets are put in use.

Expenses for upgrades and renovations of fixed assets currently in progress are accounted for separately and, upon completion, are added to the historical costs of the corresponding fixed assets.

Routine repair and maintenance costs incurred periodically to maintain fixed assets in normal operating condition are recognized as production and operating expenses during the period in which they are incurred. For fixed assets that require periodic repairs and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, such costs are transferred to deferred expenses and amortized to production and operating expenses until the next scheduled maintenance.

11. Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables represent payables of a commercial nature arising from purchases of merchandise, services and assets from suppliers that are independent of the Group.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers during the period but not yet paid because the supporting accounting documents and records are not yet complete; amounts payable to employees for vacation pay; and other operating expenses to be accrued, such as expenses incurred during seasonal production shutdowns and accrued interest expenses.
- Other payables represent payables of a non-commercial nature that do not arise from purchases, sales or the provision of merchandise and services.

Payables and accrued expenses are classified as current and non-current in the Statement of Financial Position based on their remaining settlement periods at the end of the accounting period.

12. Payable for dividends and profit distributions

Dividends are recognized as payables when the Group has no discretion to avoid the obligation to pay dividends to shareholders in accordance with securities laws and the Company's Charter.

13. Owners' equity

Owners' contribution capital

Owners' contribution capital is recognized at the actual amount of capital contributed by the shareholders.

Capital surplus

Capital surplus is recognized including:

- The difference between the issuance price and the par value of shares upon an initial public offering or an additional issue.
- The difference between the repurchase price and the re-issuance price of the Company's treasury shares.
- The excess of the principal component of convertible bonds over the par value of the additional shares issued upon conversion, together with the entire value of the conversion option transferred to capital surplus, regardless of whether the bondholders exercise the conversion option.
- The difference between the actual amount of capital contributed and the amount of capital stated in the Company's Charter.

Direct costs attributable to a successful share issuance are deducted from capital surplus. Costs of an unsuccessful share issuance are recognized as financial expenses during the period.

14. Profit distribution

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

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

15. Recognition of revenue and income

Revenue from rendering of services

Revenue from rendering of services shall be recognized when the Group satisfies its performance obligation under the contract and all of the following conditions are satisfied:

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

In the case that the services are rendered in several accounting periods, revenue is recognized on the basis of the stage of completion at the end of the accounting period.

Interest income

Interest income is recognized on a time-proportion basis using the effective interest rate for each period.

Dividends and distributed profits

Dividends and distributed profits are recognized when the Group has the right to receive dividends or profits from its investments. For investments in entities whose securities are registered and centrally deposited with the Vietnam Securities Depository and Clearing Corporation, dividend income is recognized on the record date. For investments in other entities, the recognition date is determined in accordance with the Law on Enterprises and the charter of the investee. Only the portion of dividends or profits attributable to the period after the investment date is recognized as financial income. The portion attributable to the period before the investment date is deducted from the cost of the investment. For stock dividends received, only the additional number of shares is tracked. The value of such shares is neither recognized as financial income nor included in the carrying amount of the investment.

16. Borrowing costs

Borrowing costs include interest expenses and other expenses incurred directly in connection with the borrowings.

Borrowing costs are recognized as expenses when incurred, unless they qualify for capitalization.

The Group did not incur any borrowing costs eligible for capitalization during the period.

17. Expenses

Expenses are decreases in economic benefits and are recognized when transactions occur or when it is probable that they will arise in the future, regardless of whether payment has been made. Expenses are recognized even when they are not yet due for payment, provided that it is probable that they will be incurred, in order to comply with the principles of prudence and capital maintenance.

When the Group recognizes revenue, it also recognizes the corresponding expenses incurred in generating that revenue. Such expenses include expenses incurred during the period in which the revenue is generated, expenses incurred in prior periods, and accrued expenses attributable to the revenue of that period. When the matching principle conflicts with the principle of prudence, expenses are recognized based on the substance of the transaction and the Vietnamese Accounting Standards to ensure that the transaction is presented faithfully and fairly.

18. Corporate income tax

The Group's corporate income tax accounting policy is applied in accordance with Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/ND-CP dated 15 December 2025 issued by the Government, providing detailed guidance on the implementation of certain articles of the Corporate Income Tax Law, relevant guidance issued by the Ministry of Finance, and other applicable laws and regulations.

The Group's corporate income tax expense comprises only current corporate income tax, which is the amount of corporate income tax payable calculated based on taxable income for the year and the current corporate income tax rate. The difference between taxable income and accounting profit results from adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and tax losses carried forward.

Each quarter, the Group determines and records the estimated corporate income tax payable based on its provisional corporate income tax return. At the end of the accounting period, the Group determines the actual corporate income tax payable based on its annual corporate income tax finalization return and adjusts for any differences from the amounts provisionally recorded during the year.

19. Related parties

Parties are considered to be related when one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered to be related when they are subject to common control.

Related parties of the Group include:

- Institutional shareholders with direct or indirect voting rights that result in significant influence over the Company.
- Individuals with direct or indirect voting rights that result in significant influence over the Company, including the members of Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, direct, and control the Company's operations, including the Board of Management and their close family members.
- Enterprises in which individuals belonging to the above Company directly or indirectly hold a sufficiently large voting interest to exercise significant influence over those enterprises, including enterprises owned by key management personnel or major shareholders of the Company and enterprises that have key management personnel in common with the Company.

Close family members of an individual are those who can influence or be influenced by that individual when transacting with the Group, including their parents, spouse, children, and siblings.

Transactions between related parties are transfers of resources or obligations between such parties, regardless of whether they involve consideration.

In considering related party relationships, the substance of the relationship is given greater consideration than its legal form.

20. Segment reporting

A business segment is a distinguishable component of the Group that is engaged in producing or providing an individual product or service, or a Group of related products or services, and that is subject to risks and returns that are different from those of other business segments.

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

The nature of risks and returns is the primary basis for determining whether the primary segment reporting format is based on business segments or geographical segments. If risks and rates of return are affected mainly by differences in products and services, the primary segment reporting format is based on business segments and the secondary segment reporting format is based on geographical segments. Conversely, if risks and rates of return are affected mainly by differences in geographical areas, the primary segment reporting format is based on geographical segments and the secondary segment reporting format is based on business segments. The Group's organizational and management structure and internal financial reporting system are the principal basis for determining the primary and secondary segment reporting formats.

A segment is required to be reported if the majority of its revenue is derived from sales of merchandise and rendering of services to external customers and it meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments; or

- The segment result accounts for 10% or more of the combined results of all profitable segments or the combined losses of all loss-making segments, whichever is greater in absolute amount; or
- The segment's total assets account for 10% or more of the total assets of all segments.

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

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

Cash and cash equivalents held by the Group that are not subject to restrictions on use, including:

	Ending balance	Beginning balance
Demand deposits	35,534,182,200	83,548,374,256
- *Asia Commercial Joint Stock Bank*	*3,867,622,113*	*221,042,308*
- *Joint Stock Commercial Bank for Foreign Trade of Vietnam*	*14,215,419,732*	*72,185,262,223*
- *Vietnam Bank for Agriculture and Rural Development*	*8,105,928,629*	*3,583,083,308*
- *Joint Stock Commercial Bank for Investment and Development of Vietnam*	*6,801,980,290*	*3,093,134,947*
- *Other banks and organizations*	*2,543,231,436*	*4,465,851,470*
Cash equivalents	42,114,490,411	375,430,230,369
- *1-month term deposit at Joint Stock Commercial Bank for Investment and Development of Vietnam*	*42,000,100,000*	*326,850,100,000*
- *1-month term deposit at Asia Commercial Joint Stock Bank*	*-*	*32,000,000,000*
- *1-month term deposit at Military Commercial Joint Stock Bank*		*16,500,000,000*
- *Accrued interest income on cash equivalents*	*114,390,411*	*80,130,369*
Total	**77,648,672,611**	**458,978,604,625**

2. Financial investments

2a. Trading securities

These comprise listed shares and UPCOM shares.

	Ending balance			Beginning balance		
	Original cost	**Fair value**	**Provision**	**Original cost**	**Fair value**	**Provision**
Hai An Transport and Stevedoring JSC.	51,172,958,993	48,285,000,000	(2,887,958,993)	306,738,178,906	312,577,500,000	(1,384,208,449)
Vietnam Maritime Development JSC.	-	-	-	17,763,130	17,710,000	-
Loc Phat Joint Stock Commercial Bank	42,213,214,985	40,125,000,000	(2,088,214,985)	-	-	-
Total	**93,386,173,978**	**88,410,000,000**	**(4,976,173,978)**	**306,755,942,036**	**312,595,210,000**	**(1,384,208,449)**

Fluctuations in provisions for diminution in value of trading securities are as follows:

	Current period	Previous period
Beginning balance	1,384,208,449	-
Additional provision	4,976,173,978	2,705,833,880
Use of provision	(1,384,208,449)	-
Ending balance	**4,976,173,978**	**2,705,833,880**

2b. *Short-term held-to-maturity investments*

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
Term deposits	370,560,000,000		-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam	*241,560,000,000*	-	-	-
Vietnam Bank for Agriculture and Rural Development	*50,000,000,000*	-	-	-
Joint Stock Commercial Bank Vietnam Joint Stock Commercial Bank for Foreign Trade	*44,000,000,000*	-	-	-
Banks and others	*35,000,000,000*	-	-	-
Accrued interest income of term deposits	2,951,644,657	-	-	-
Total	**373,511,644,657**	-	-	-

Recoverable amount

For term deposits, the recoverable amount is determined at original cost.

2c. *Investments in associates*

This represents an investment in An Bien Shipping Lines Corporation. At the end of the accounting period, the Group held 9,000,000 shares, representing 36% of the charter capital of An Bien Shipping Lines Corporation, the same as the beginning balance.

	Ending balance	Beginning balance
Original costs	120,600,000,000	120,600,000,000
Profit after investment date	19,913,472,181	-
Total	**140,513,472,181**	**120,600,000,000**

The value of the Group's ownership in the associate is as follows:

	Current period	Previous period
Beginning balance	120,600,000,000	-
Profit or loss	19,913,472,181	-
Ending balance	**140,513,472,181**	-

Operation of associate

The associate has been operating normally, with no significant changes from the previous year.

Transactions with associate

The Group has no transactions with the associate.

2d. *Investments in other entities*

	Original cost	Provision	Original cost	Provision
Nam Duong Marine JSC.	900,000,000	-	900,000,000	-
Total	**900,000,000**	-	**900,000,000**	-

At the end of the accounting period, the Group held 9,000 shares, representing 18.77% of Nam Duong Marine JSC, same as the beginning balance.

Recoverable amount

For investments in listed shares or investments whose fair value can be reliably determined, the recoverable amount is determined based on the market value at the end of the accounting period. The Company has not determined the recoverable amount of its unlisted investments due to the absence of specific guidance on the determination of such recoverable amounts.

3. Short-term trade receivables

	Ending balance		Beginning balance	
	Book value	**Allowance**	**Book value**	**Allowance**
Receivables from related parties	***981,508,923***	**-**	***3,195,020,501***	**-**
Sao A D.C Investment Corporation	981,508,923		3,195,020,501	
Receivables from other customers	***40,525,106,645***	***(933,697,736)***	***43,175,043,948***	***(1,411,941,400)***
Maersk line a/s	4,225,182,636		6,107,478,327	
Dai Co Viet Logistics JSC.	3,262,464,000		5,280,012,000	
HKB – Hoa Lu Paper JSC.	1,337,925,372		5,078,806,745	
Other customers	31,699,534,637	(933,697,736)	26,708,746,876	(1,411,941,400)
Total	**41,506,615,568**	**(933,697,736)**	**46,370,064,449**	**(1,411,941,400)**

4. Short-term prepayments to suppliers

	Ending balance	Beginning balance
Prepayments to related parties	***55,639,945,200***	***36,105,548,720***
Song Dao Shipbuilding Industry JSC. (*)	54,000,000,000	36,105,548,720
Sao A D.C Investment Corporation	1,639,945,200	-
Prepayments to other suppliers	***12,884,229,152***	***265,743,403***
Other suppliers	12,884,229,152	265,743,403
Total	**68,524,174,352**	**36,371,292,123**
In which:		
Prepayments for the acquisition of fixed assets and investment properties	37,954,838,402	-

(*) This represents an advance payment made by Song Dao Shipbuilding Industry Joint Stock Company to Macstar Coastal Container Transport Joint Stock Company (the subsidiary) for the construction of new cargo vessels, with the following details:

(i) A cargo vessel (180 TEUs, VR-SI class) under Economic Contract No. 0705/2025/HDKT/MCCL-SD dated 7 May 2025. The Company will hand over the vessel to Vietnam-Japan Construction Technology Transfer Joint Stock Company immediately upon completion of the shipbuilding work, expected in 2026.

(ii) On 2 January 2026, the subsidiary's General Meeting of Shareholders approved the plan to proceed with the construction of six new river-sea container vessels (VR-SB class), with a total estimated budget of VND 360,000,000,000. In accordance with the above Resolution, the subsidiary signed Economic Contract No. 01/2026/HDKT/MCCL-SD on 19 January 2026 for the new construction of one 163 TEU container vessel, VR-SB class, with an estimated construction period of six months. At the end of the accounting period, the Company had granted seven cumulative advances totaling VND 33,500,000,000.

5. Other receivables

5a. Other short-term receivables

	Ending balance		Beginning balance	
	Carrying amount	Allowance	Carrying amount	Allowance
Receivables from related parties	-	-	***1,551,800,000***	-
Sao A D.C Investment Corporation	-	-	1,551,800,000	-
Receivables from other organizations and individuals	***19,408,145,037***	-	***21,657,411,899***	-
Management Board of Nghi Son Economic Zone and Industrial Parks of Thanh Hoa Province (i)	6,000,000,000	-	9,300,000,000	-
Motachi Construction Investment and Trading JSC. (Note V.5b)	7,350,000,000	-	7,350,000,000	-
Advances	747,936,022	-	586,969,649	-
Uninvoiced revenue	3,464,029,664	-	2,456,092,969	-
Deposits	68,588,000	-	87,000,000	-
Unico Vina JSC. - Deposits for the purchase of a forklift	-	-		-
Other receivables	1,777,591,351	-	1,877,349,281	-
Total	**19,408,145,037**	-	**23,209,211,899**	-

(*) This represents the funding for domestic maritime transport support provided to Macstar Coastal Container Lines Joint Stock Company for the transportation of goods by container through Nghi Son Port, Thanh Hoa Province, pursuant to Decision No. 488/QD-BNS dated 25 December 2025 of the Management Board of Nghi Son Economic Zone and Industrial Parks.

5b. Other long-term receivables

	Ending balance		Beginning balance	
	Carrying amount	Allowance	Carrying amount	Allowance
Motachi Construction Investment and Trading JSC. (i)	16,350,000,000	-	19,650,000,000	-
Deposits (ii)	4,619,250,000	-	4,561,250,000	-
Total	**20,969,250,000**	-	**24,211,250,000**	-

(i) This represents a receivable for the recovery of the business cooperation contribution under Business Cooperation Contract No. 05-15/HDHT/MTC-MAC dated 22 April 2015 between the Company and Motachi Investment Construction and Trading Joint Stock Company ("MTC") for the operation of a container yard and other related services on a 4.3-hectare land plot under the BP-Motachi Project in the southeast of Dinh Vu Peninsula, Dinh Vu Industrial Park, Dong Hai 2 Ward, Dinh Vu – Cat Hai Economic Zone, Hai An District, Hai Phong City (now Dong Hai Ward, Hai Phong City). Under the contract, the Company advanced VND 35,000,000,000 to MTC.

The parties terminated the business cooperation arrangement pursuant to Appendix No. 09 dated 25 July 2022. Accordingly, the parties agreed to amend the arrangement from sharing income generated from the business cooperation and investment activities based on the parties' capital utilization capacity to an arrangement whereby the Company provides funding for MTC's yard infrastructure and, in return, is granted the right to operate and exploit the yard for a specified period. The amendment took effect from 1 August 2022. The parties agreed that the amount advanced by the Company would be offset against yard rental payments for an area of 3.5 hectares within the 4.3-hectare land plot, for the period from 1 August 2022 to 31 July 2030. The offset period is divided into two phases:

- From 1 August 2022 to 31 July 2027: the yard usage fee is VND 612,500,000 per month (exclusive of VAT), of which the amount to be offset is VND 550,000,000 per month;
- From 1 August 2027 to 31 July 2030: the yard usage fee is VND 682,000,000 per month (exclusive of VAT), of which the amount to be offset is VND 600,000,000 per month.

As at 30 June 2026, the outstanding balance of the advance available for offset against yard usage fees in subsequent periods was VND 23,700,000,000, of which VND 7,350,000,000 is expected to be offset within 12 months from the end of the accounting period (Note V.5a).

(ii) These represent deposits for the lease of land for an empty container yard with Ms. Truong Thi Thanh Thao under Yard and Warehouse Lease Agreement No. 39/HDCT –MACSTAR dated 9 May 2023, with a lease term of 5 years, amounting to VND 4,561,250,000.

6. Doubtful debts

	Ending balance			Beginning balance		
	Overdue period	**Original cost**	**Allowance**	**Overdue period**	**Original cost**	**Allowance**
Ninh Khanh Minerals Import Export Co., Ltd.	From 1 to 3 years	1,519,910,160	(761,161,976)	Over 3 years	651,986,320	(651,986,320)
Viet Lime Minerals Co., Ltd	From 1 to 3 years	503,972,640	(172,535,760)	Over 3 years	759,955,080	(759,955,080)
Total		**2,023,882,800**	**(933,697,736)**		**1,411,941,400**	**(1,411,941,400)**

Fluctuations in the allowance for short-term doubtful debts are as follows:

	Current period	**Previous period**
Beginning balance	1,411,941,400	623,753,208
Additional allowance	-	739,247,104
Reversal of allowance	(478,243,664)	-
Ending balance	**933,697,736**	**1,363,000,312**

7. Inventories

	Ending balance		Beginning balance	
	Original cost	**Allowance**	**Original cost**	**Allowance**
Goods in transit	103,079,650	-	-	-
Materials and supplies	6,349,302,774	(36,672,366)	4,088,213,444	(37,281,172)
Tools	476,744,302	-	461,428,589	-
Work in progress	2,189,279,103	-	1,117,188,782	-
Total	**9,118,405,829**	**(36,672,366)**	**5,666,830,815**	**(37,281,172)**

Fluctuations in allowance for inventories are as follows:

	Current period	**Previous period**
Beginning balance	37,281,172	37,866,954
Reversal of allowance	(608,806)	-
Ending balance	**36,672,366**	**37,866,954**

8. Deferred expenses

8a. Short-term deferred expenses

	Ending balance	Beginning balance
Expenses for tools	574,146,340	257,299,855
Insurance premiums	524,972,171	5,446,004
Transportation costs		186,388,900
Other expenses	118,085,945	63,579,622
Total	**1,217,204,456**	**512,714,381**

8b. Long-term deferred expenses

	Ending balance	Beginning balance
Expenses for tools	1,089,294,605	1,334,487,214
Insurance premiums	75,470,160	564,607,875
Logo costs	403,069,077	314,170,900
Other expenses	391,590,898	292,519,401
Total	**1,959,424,740**	**2,505,785,390**

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Other fixed assets	Total
Historical costs						
Beginning balance	43,227,630,881	11,394,427,662	128,236,919,838	339,574,148	92,806,638	183,291,359,167
New acquisition	46,462,263	-	2,877,994,765	70,351,852	-	2,994,808,880
Disposal and liquidation	-	-	(9,394,532,627)	-	-	(9,394,532,627)
Ending balance	**43,274,093,144**	**11,394,427,662**	**121,720,381,976**	**409,926,000**	**92,806,638**	**176,891,635,420**
In which:						
Assets fully depreciated but still in use	5,863,718,046	1,546,971,764	5,072,046,903	133,686,000	30,369,209	12,646,791,922
Assets waiting for liquidation	-	-	-	-	-	-
Depreciation						
Beginning balance	27,007,947,161	4,059,752,139	21,735,340,224	275,111,464	80,319,317	53,158,470,305
Depreciation during the period	2,179,798,899	627,965,689	6,646,776,075	25,846,801	3,121,870	9,483,509,334
Disposal and liquidation	-	-	(9,070,155,395)	-	-	(9,070,155,395)
Ending balance	**29,187,746,060**	**4,687,717,828**	**19,311,960,904**	**300,958,265**	**83,441,187**	**53,571,824,244**
Net book value						
Beginning balance	16,219,683,720	7,334,675,523	106,501,579,614	64,462,684	12,487,321	130,132,888,862
Ending balance	**14,086,347,084**	**6,706,709,834**	**102,408,421,072**	**108,967,735**	**9,365,451**	**123,319,811,176**
In which:						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

At the end of the accounting period, the list of tangible fixed assets was as follows:

	Historical cost	Accumulated depreciation	Net book value
Mv. Macstar Ninh Binh container	40,366,717,540	(4,936,008,325)	35,430,709,215
Mv. Macstar Nghi Son container	39,991,457,917	(4,221,320,554)	35,770,137,363
Mv. Macstar Hai Phong Container	29,370,024,386	(4,195,717,764)	25,174,306,622
Other tangible fixed assets	67,163,435,577	(40,218,777,601)	26,944,657,976
Total	**176,891,635,420**	**(53,571,824,244)**	**123,319,811,176**

Details of the tangible fixed assets subject to liquidation during the period are as follows:

	Historical cost	Accumulated depreciation	Net book value	Liquidation price
Svetruck 205 empty container forklift	2,462,248,641	(2,298,098,731)	164,149,910	181,818,182
Svetruck 206 empty container forklift	2,403,409,835	(2,243,182,513)	160,227,322	545,454,545
Fantuzzi empty container forklift	1,663,450,000	(1,663,450,000)	-	454,545,455
Kalma E6 empty container forklift	2,145,500,000	(2,145,500,000)	-	636,363,636
Ford Everest 7-seater car, registration number 16M-9115	719,924,151	(719,924,151)	-	45,454,545
Total	**9,394,532,627**	**(9,070,155,395)**	**324,377,232**	**1,863,636,363**

Tangible fixed assets pledged as collateral
Certain tangible fixed assets with a net book value of VND 104,808,262,280 have been pledged as collateral for the Group's bank loans.

10. Construction-in-progress

	Beginning balance	Expenses incurred during the year	Ending balance
Acquisition of fixed assets	***9,125,000,000***	***810,000,000***	***9,935,000,000***
Second-hand Gantry Crane No. 3 (*)	9,125,000,000	-	9,125,000,000
Container ship/RC163-01 (**)	-	810,000,000	810,000,000
Construction-in-progress	***16,311,627***	***-***	***16,311,627***
Da Nang warehouse and yard project	16,311,627	-	16,311,627
Total	**9,141,311,627**	**810,000,000**	**9,951,311,627**

(*) This is a second-hand Liebherr Gantry Crane No. 3, purchased by the Company at auction from Dinh Vu Port Investment and Development Joint Stock Company to equip the ports where Macstar's vessels regularly call to load and unload goods. As the port infrastructure does not meet the required load-bearing capacity, the Company's Management Board has decided to continue seeking a partner to collaborate with on the installation and commissioning of the crane. Should this not be feasible, a partner will be sought to transfer ownership.

(**) In accordance with Resolution of the General Meeting of Shareholders held on 2 January 2026, the subsidiary signed Economic Contract No. 15.01.2026/HDKT/SADC-MCCL with Sao Á D.C Joint Stock Company regarding the acquisition of the right to use the design for the dry cargo/container vessel RC163-01, with the total design cost for six 163 TEU VR-SB class cargo vessels amounting to VND 810,000,000. At the end of the accounting period, the Company had signed a contract for the newbuild of one out of six 163 TEU VR-SB class vessels (Note V.4) based on the design acquired from Sao Á D.C Joint Stock Company.

Construction-in-progress and machinery and equipment under installation are used as collateral, security or guarantees
The Group has pledged construction-in-progress with a carrying amount at the end of the accounting period of VND 9,125,000,000 (beginning balance: VND 9,125,000,000) as collateral for the Group's loans at Vietnam Joint Stock Commercial Bank for Foreign Trade – Nam Hai Phong Branch.

11. Deferred income tax assets

11a. Unrecognized deferred income tax assets

The Group has not recognized deferred income tax assets in respect of the taxable losses at Macstar Ho Chi Minh Joint Stock Company and Macland Real Estate Joint Stock Company (subsidiaries) as it is unlikely that there will be sufficient income subject to tax in the future to utilize this benefit.

Details of the taxable losses for which deferred tax assets have not been recognized are as follows:

Loss-making year	Loss incurred	Accumulated loss already used	Amount of loss to be carried forward	Loss carry-forward period	Unrecognized deferred tax assets
2023	3,645,284,559	3,645,284,559	-	31 December 2028	-
2024	14,485,915,009	5,856,628,458	8,629,286,551	31 December 2029	1,725,857,310
2025	7,643,364,580	7,643,364,580	-	31 December 2030	-
Total	**25,774,564,148**	**17,145,277,597**	**8,629,286,551**		**1,725,857,310**

Pursuant to the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025 and Government Decree No. 320/2025/NĐ-CP dated 15 December 2025, which sets out detailed regulations on certain provisions of the Corporate Income Tax Law, The loss of any tax year can be carried forward to offset taxable profits in the following years, for a maximum period of 5 years starting from the year after the loss year, while the temporary differences can be deducted without any time limitation. Deferred income tax assets are not recognized for these items due to the low likelihood of future taxable income against which these assets can be utilized.

12. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	***14,566,124,473***	***16,274,674,641***
Sao A D.C Investment Corporation (i)	14,566,124,473	16,274,674,641
Payables to other suppliers	***15,319,856,544***	***22,716,582,594***
Greenai Link Corporation (ii)	4,650,021,000	12,544,791,300
Other suppliers	10,669,835,544	10,171,791,294
Total	**29,885,981,017**	**38,991,257,235**
In which:		
Amounts payable to suppliers for the acquisition of fixed assets and construction of investment properties	-	-

(i) Amounts payable to Sao A D.C Investment Corporation for warehouse service fees, with a payment term of 60 days from the date of completion of the rendering of services.

13. Short-term advances from customers

	Ending balance	Beginning balance
Advances from related parties	***988,428,250***	***844,676,043***
Sao A D.C Investment Corporation – Lifting on and lifting off services	988,428,250	844,676,043
Advances from other customers	***11,017,200,000***	***36,731,274,546***
Viet Nhat Construction Technology Transfer Join Stock Company (*)	11,016,000,000	36,720,000,000
Other customers	1,200,000	11,274,546
Total	**12,005,628,250**	**37,575,950,589**

(*) This represents an advance payment made by Viet Nhat Construction Technology Transfer Joint Stock Company for the purchase of a dry cargo vessel (180 TEUs, VR-SI class) pursuant to Contract No. 02/2025/HDMB/MCCL-VJTECO signed on 19 December 2025. The Company expects to hand over the vessel to Viet Nhat Construction Technology Transfer Join Stock Company in 2026.

14. Payable for dividends and profit distributions

This represents dividends payable to shareholders whose securities have not yet been deposited with a securities depository.

15. Short-term taxes and other obligations to the State Budget

	Beginning balance		Incurred during the period		Ending balance	
	Payable	Receivable	Amount payable	Amount already paid	Payable	Receivable
VAT on local sales	739,643,607	-	3,546,970,186	(3,190,764,105)	1,095,849,688	-
Corporate income tax	10,323,717,062	-	6,615,484,657	(10,679,548,749)	6,259,652,970	-
Personal income tax	318,826,167	28,272,021	864,812,515	(1,022,384,160)	145,307,901	12,325,400
Land rental	-	478,908,950	822,126,000	(367,162,550)	-	23,945,500
Fees, legal fees and other duties	-	-	678,790	-	678,790	-
Total	**11,382,186,836**	**507,180,971**	**11,850,072,148**	**(15,259,859,564)**	**7,501,489,349**	**36,270,900**

All taxes and other obligations to the State Budget are settled in the short-term.

Value added tax ("VAT")

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

- Revenue from export	0%
- Revenue from providing fresh water	5%
- Other revenue	10%

Corporate income tax ("CIT")

The Group has to pay CIT for taxable income at the rate of 20% (In the corresponding period of the previous year: 20%).

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

Land rental

The Group is required to pay land rental for the land areas being used as follows:

Location	Leased area
173 Ngo Quyen, Ngo Quyen Ward, Hai Phong City	13,547.2 m^2
8A Van My roundabout, Ngo Quyen Ward, Hai Phong City	7,904 m^2

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

16. Short-term accrued expenses

	Ending balance	Beginning balance
Borrowing costs	-	74,849,409
Accrued lifting charges	4,708,490,444	-
Other short-term accrued expenses	529,598,623	1,104,410,728
Total	**5,238,089,067**	**1,179,260,137**

17. Other short-term payables

	Ending balance	Beginning balance
Trade Union's expenditure	116,590,169	180,979,569
Social insurance, health insurance and unemployment insurance premiums	158,106,689	156,123,089
Short-term deposits received	888,687,684	894,245,000
Other short-term payables	300,580,889	361,346,506
Total	**1,463,965,431**	**1,592,694,164**

18. Borrowings

18a. Short-term borrowings

	Ending balance	Beginning balance
Short-term loans from banks	***21,676,007,933***	***24,207,852,602***
Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV") – Eastern Hai Phong Branch	-	5,207,852,602
Vietnam Bank for Agriculture and Rural Development ("Agribank") - Eastern Hai Phong Branch (i)	17,932,023,298	19,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam ("Vietcombank") – South Hai Phong Branch (ii)	3,743,984,635	-
Short-term loans from other organizations		***80,067,292,479***
SSI Securities JSC.	-	67,397,247,369
Vietcombank Securities Co., Ltd.	-	12,670,045,110
Current portions of long-term loans from other organizations and individuals (see Note V.18b)	***5,862,000,000***	***5,514,000,000***
Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV") – Eastern Hai Phong Branch		800,000,000
Vietnam Bank for Agriculture and Rural Development ("Agribank") - Eastern Hai Phong Branch	5,664,000,000	4,714,000,000
Vietnam Prosperity Joint Stock Commercial Bank ("VPBank") – Hai Phong Branch	198,000,000	-
Total	**27,538,007,933**	**109,789,145,081**

(i) This represents a loan given under Credit Facility Agreement dated 26 August 2025, with a credit limit of VND 40 billion, intended to supplement working capital for transport and logistics operations. The loan term is specified in each individual promissory note but shall not exceed six months from the day following the date of loan disbursement. The limit remains valid for a maximum of 12 months from the date of signing the agreement. The interest rate for the loan during the term, as at the time of signing this agreement, is 5.5% per annum; the collateral is Mv. Macstar Hai Phong.

(ii) This represents a loan given under Credit Facility Agreement dated 17 March 2026, with a limit of VND 10 billion, intended to support production and business operations. The loan term is specified in each individual promissory note but shall not exceed 06 months from the day following the date of loan disbursement. The limit remains valid for a maximum of 12 months from the date of signing the agreement. The interest rate for the loan within the limit at the time of signing the agreement is 7.6%; the loan is secured by certain fixed assets owned by Macstar Coastal Container Transport Joint Stock Company.

Details of increases/ (decreases) in short-term borrowings are as follows:

	Short-term loans loans	Margin loans from securities companies	Current portions of long-term loans	Total
Beginning balance	24,207,852,602	80,067,292,479	5,514,000,000	109,789,145,081
Amount of loans incurred during the period	28,445,192,608	315,920,469,027	-	344,365,661,635
Transfer from long-term loans	-	-	3,079,500,000	3,079,500,000
Interest added to principal	-	3,564,751,503	-	3,564,751,503
Amount of loans repaid during the period	(30,977,037,277)	(399,552,513,009)	(2,731,500,000)	(433,261,050,286)
Ending balance	**21,676,007,933**	**-**	**5,862,000,000**	**27,538,007,933**

(*) Of this amount, borrowing incurred and borrowing repaid transactions with a repayment term not exceeding three months, amounting to VND 315,920,469,027 and VND 315,920,469,027 respectively, have been presented on a net basis in the Interim Statement of Cash Flows (In the corresponding period of the previous year: VND 168,195,533,332 and VND 168,195,533,332). Accordingly, the amounts presented under the items 'Proceeds from borrowings' and 'Repayment of loan principal' in the Interim Statement of Cash Flows were VND 46,235,192,608 and VND 115,775,829,756 respectively (In the corresponding period of the previous year: VND 34,558,600,000 and VND 3,234,800,000).

18b. *Long-term borrowings and finance leases*

	Ending balance	Beginning balance
Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV") – Hai Phong Branch (i)	-	2,000,000,000
Vietnam Bank for Agriculture and Rural Development ("Agribank") - Hai Phong Branch (ii)	49,954,000,000	35,986,000,000
Vietnam Prosperity Joint Stock Commercial Bank ('VPBank") – Hai Phong Branch (iii)	742,500,000	-
Total	**50,696,500,000**	**37,986,000,000**

Details of long-term borrowings are as follows:

Bank	Contract date	Loan amount	Purpose of the borrowings	Term	Interest rate per annum	Collateral
Borrowings: Macstar Coastal Container Transport Joint Stock Company						
Borrowings from the Joint Stock Commercial Bank for Investment and Development of Vietnam	17 April 2024	VND 4 billion	Investment in one second-hand crawler crane	60 months; maximum limit of 12 months	6.5% for the first 12 months; thereafter = the interest rate on 24-month term retail savings accounts (payable at maturity) + 2.5%	Mv. Macstar Hai Phong
Borrowings from the Vietnam Bank for Agriculture and Rural Development	24 June 2024	VND 8 billion and VND 32 billion	Construction of two new container ships	8 billion loan: 60 months; 32 billion loan: 120 months; 12-month grace period	6.8%in the first year; from the second year onwards = the ceiling on the interest rate for 12-month term deposits payable at maturity + 3.0%	Mv. Macstar Nghi Son and Mv. Macstar Ninh Binh
Borrowings from the Vietnam Bank for Agriculture and Rural Development	24 November 2025	VND 1.1 billion	To partially offset the costs of purchases for motor vehicles	5 years; 12-month grace period	6.8% for the first 18 months; from the 19th month onwards = the 24-month post-payment personal deposit rate + 3.0%	Kia Carnival car

Bank	Contract date	Loan amount	Purpose of the borrowings	Term	Interest rate per annum	Collateral
Borrowings from the Vietnam Bank for Agriculture and Rural Development	12 February 2026	VND 30 billion	Partial payment towards the cost of building a new 163 TEU container ship	120 months; 12-month grace period	8.5% at the time of signing the contract	Future assets
Borrower: Macstar Group Joint Stock Company						
Loan from Vietnam Prosperity Joint Stock Commercial Bank – Hai Phong Branch	1 April 2026	VND 990 million	Investment in a Ford Everest car	60 months	8.5% for the first 12 months; thereafter floating rate, adjusted monthly	Assets financed by the loan

The repayment schedule of long-term borrowings is as follows:

	Ending balance	Beginning balance
Within 1 year	5,862,000,000	109,789,145,081
Over 1 year to 5 years	28,836,500,000	23,706,000,000
Over 5 years	21,860,000,000	14,280,000,000
Total	**56,558,500,000**	**147,775,145,081**

Details of increases/ (decreases) in long-term borrowings during the period are as follows:

	Current period	Previous period
Beginning balance	37,986,000,000	11,400,000,000
Amount of loans incurred	17,790,000,000	31,000,000,000
Amount of loan repaid	(2,000,000,000)	-
Transfer to short-term borrowings	(3,079,500,000)	(2,172,000,000)
Ending balance	**50,696,500,000**	**40,228,000,000**

19. Bonus and welfare funds

Details of the Group's bonus and welfare funds are as follows:

	Current period	Previous period
Beginning balance	2,982,763,805	1,023,318,694
Increase due to appropriation from profit	1,145,092,453	1,959,445,111
Ending balance	**4,127,856,258**	**2,982,763,805**

20. Owners' equity

20a. Statement of changes in owners' equity

	Owners' contribution capital	Capital surplus	Investment and development fund	Other funds	Retained earnings	Non-controlling interests	Total
Previous period							
Beginning balance	151,397,450,000	(643,572,900)	22,364,202,769	22,862,255	62,731,407,706	29,343,800,560	265,216,150,390
Share issuance to increase capital from owner's equity	75,696,630,000	-	(22,364,202,769)	-	(53,332,427,231)	-	-
Share issuance for cash in the subsidiary	-	-	-	-		102,000,000,000	102,000,000,000
Impact of a change in the proportion of beneficial interest in the subsidiary	-	-	-	-	2,066,493,239	(2,066,493,239)	-
Profit of the previous period	-	-	-	-	20,124,572,616	3,899,114,820	24,023,687,436
Appropriation to funds	-	-	-	-	(1,959,445,111)		(1,959,445,111)
Ending balance	**227,094,080,000**	**(643,572,900)**	-	**22,862,255**	**29,630,601,219**	**133,176,422,141**	**389,280,392,715**
Current period							
Beginning balance	439,560,690,000	(1,200,162,900)	-	22,862,255	62,295,095,137	424,318,776,198	924,997,260,690
Share issuance to increase capital from owner's equity [(i)]	43,952,650,000	-	-	-	(43,952,650,000)		-
Non-controlling shareholders contributed capital in the subsidiary	-	-	-	-		(136,798,944,707)	(136,798,944,707)
Other adjustments [(ii)]	-	9,808,000	-	-	-		9,808,000
Impact of a change in the proportion of beneficial interest in the subsidiary	-	-	-	-	1,798,944,707		1,798,944,707
Profit of the current period	-		-	-	46,506,849,008	7,799,151,163	54,306,000,171
Appropriation to funds [(i)]	-	-	-	-	(1,145,092,453)		(1,145,092,453)
Ending balance	**483,513,340,000**	**(1,190,354,900)**	-	**22,862,255**	**65,503,146,399**	**295,318,982,654**	**843,167,976,408**

(i) Note V.20c.

(ii) Adjustment to decrease in excess provision for the previous period's share issuance costs.

20b. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	48,351,334	43,956,069
Number of ordinary shares already issued	48,351,334	43,956,069
Number of outstanding ordinary shares	48,351,334	43,956,069

Face value per outstanding share: VND 10,000.

20c. Profit distribution

Pursuant to Resolution No. 02-2026/NQ-DHDCD/MAC of the 2026 Annual General Meeting of Shareholders dated 28 March 2026, the Company has conducted profit distribution as follows:

- Appropriation to bonus and welfare funds 1,145,092,453
- Share issuance to increase capital from owner's equity from retained earnings 43,952,650,000

On 18 May 2026, the Company completed the issuance of 4,395,265 shares to increase owners' equity. The Company was granted the 23rd amended Business Registration Certificate dated 3 June 2026 regarding the increase in charter capital.

21. Off-Interim Consolidated Statement of Financial Position items

21a. Leased assets

The total future minimum lease payments under non-cancellable operating leases are as follows:

	Ending balance	Beginning balance
Within 1 year	1,596,361,000	1,596,361,000
Over 1 year to 5 years	6,385,444,000	6,385,444,000
Over 5 years	20,879,527,162	21,677,707,662
Total	**28,861,332,162**	**29,659,512,662**

The above operating lease payments include:

- Total lease payments for 13,547.2 m² of land at 173 Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City, for the lease term ending on 25 July 2044. Land rental is payable annually.
- Total lease payments for 7,904 m² of land at 8A Van My Ring Road, Ngo Quyen Ward, Hai Phong City, for the lease term ending on 25 July 2044. Land rental is payable annually.

The land rental rate used as the basis for this disclosure has been provisionally calculated based on the 2026 land rental rate.

21b. Pledged and mortgaged assets

	Carrying amount			
	Ending balance	Beginning balance	Term of pledge or mortgage	Pledgee or mortgagee
Tangible fixed assets (Note V.9)	*104,808,262,280*	*103,994,248,787*		
6-seater Ford Everest passenger car	1,293,957,946	-	60 months	Vietnam Prosperity Joint Stock Commercial Bank ("VPBank") – Hai Phong Branch
Mv. Macstar Ninh Binh container	35,430,709,215	37,449,045,093	120 months	Vietnam Bank for Agriculture and Rural Development ("Agribank")– Hai Phong Branch
Mv. Macstar Nghi Son container	35,770,137,363	37,769,710,257	120 months	
Mv. Macstar Hai Phong	25,174,306,622	27,272,165,504	6 months	
New-Carnival -2.2D-Sig 7 car	1,389,151,125	1,503,327,933	60 months	

	Carrying amount			
	Ending balance	**Beginning balance**	**Term of pledge or mortgage**	**Pledgee or mortgagee**
Used crawler crane	5,750,000,009	-	12 months	Joint Stock Commercial Bank for Foreign Trade of Vietnam ("Vietcombank") – South Hai Phong Branch
Construction-in-progress (Note V.10)	*9,125,000,000*	-		
Gantry Crane No. 3	9,125,000,000	-	12 months	Joint Stock Commercial Bank for Foreign Trade of Vietnam ("Vietcombank") – South Hai Phong Branch
Total	**113,933,262,280**	**103,994,248,787**		

21c. *Foreign currencies*

At the end of the reporting period, the Group's cash included USD 36,601.43 (beginning balance: USD 4,861.31).

21d. *Resolved doubtful debts*

These are long-standing receivables that were written off in 2021 as they were deemed uncollectible. Details are as follows:

	Ending balance	**Beginning balance**
Mr. Nguyen Huu Vinh – BOD Member	1,430,000,000	1,430,000,000
Hoa Phat Shipping and Trading Co., Ltd.	3,543,444,695	3,543,444,695
Tu Thanh Shipping Service Co., Ltd.	3,297,459,144	3,297,459,144
Hai Phong Transport Trading Co., Ltd.	1,892,531,640	1,892,531,640
Duyen Hai Electricity Assembly JSC.	1,131,317,000	1,131,317,000
Goldstar Marine Co., Ltd.	13,202,819,021	13,202,819,021
Phuong Mai Investment Import Export Corporation	3,000,000,000	3,000,000,000
Teng Lay Dry Port Co., Ltd.	484,206,807	484,206,807
Other organizations and individuals	5,772,634,408	5,772,634,408
Total	**33,754,412,715**	**33,754,412,715**

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

1. Revenue from sales of merchandise and rendering of services

1a. *Gross revenue*

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Revenue from sales of merchandise (*)	34,171,167,386	50,400,000
Revenue from transport services	81,707,837,298	19,436,856,919
Revenue from repair and mechanical processing services	21,258,762,022	35,743,709,008
Revenue from yard utilization services	95,502,498,320	40,001,431,302
Revenue from other services	482,223,582	814,982,875
Total	**233,122,488,608**	**96,047,380,104**

(*) In which, revenue from the sale of vessels during the period was VND 34,000,000,000.

1b. *Revenue from sales of merchandise and rendering of services to related parties*

Transactions relating to the sales of merchandise and rendering of services to related parties are set out in Note VIII.4b.

2. Costs of sales

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Costs of merchandise sold (*)	32,559,754,882	34,895,326
Costs of transport services	82,357,801,421	19,980,017,377
Costs of repair and mechanical processing services	13,505,601,786	13,304,587,996
Costs of yard utilization services	67,198,316,325	50,573,887,671
Other costs	571,751,587	514,922,533
Allowance for inventories	(608,806)	-
Total	**196,192,617,195**	**84,408,310,903**

(*) In which, the costs of sales for vessels sold during the period were VND 32,407,963,764.

3. Financial income

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Interest income from term deposits at banks	8,067,535,187	4,133,408,670
Interest income from demand deposits at banks	45,765,609	15,285,471
Dividends and profit received	-	1,493,750,000
Exchange gain arising from transactions in foreign currencies	-	8,606,247
Gain on sales of trading securities	27,858,678,043	27,605,432,471
Other financial income	496,499	25,771
Total	**35,972,475,338**	**33,256,508,630**

4. Financial expenses

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Borrowing costs	6,883,569,777	1,095,613,538
Exchange loss arising from transactions in foreign currencies	-	29,556,774
Exchange loss due to the revaluation of monetary items in foreign currencies	4,027,031	-
Loss on sales of trading securities	9,065,610	-
Provisions/ (Reversal of provision) for diminution in value of trading securities and impairment of investments	3,591,965,529	2,705,833,880
Securities selling fees	1,390,481,699	398,160,025
Other expenses	38,951,368	311,327
Total	**11,918,061,014**	**4,229,475,544**

5. Selling expenses

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Expenses for external services (*)	13,993,725,438	57,099,865
Other expenses	195,773,709	-
Total	**14,189,499,147**	**57,099,865**

(*) These represent service commission expenses for site operation under Contract No. 01.05.2026/KB/SADC-MSHC dated 1 May 2026, amounting to VND 13,406,434,235, signed between Macstar Ho Chi Minh Joint Stock Company (the Subsidiary) and Sao A D.C. Joint Stock Company.

6. General and administration expenses

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Labor costs	8,267,862,416	6,851,091,503
Office supplies	34,872,316	-
Materials, supplies	162,207,241	186,376,069
Depreciation/amortization of fixed assets	387,369,594	272,101,030
Taxes, fees and legal fees	6,633,425	28,302,702
Allowance/ (Reversal of allowance) for doubtful debts	(478,243,664)	739,247,104
Expenses for external services	2,384,455,255	1,041,642,628
Land rental	146,387,934	137,890,060
Other expenses	1,838,928,456	1,438,219,311
Total	**12,750,472,973**	**10,694,870,407**

7. Other income

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Gain on liquidation, disposal of fixed assets	1,539,259,131	-
Income from domestic maritime transport subsidies	6,000,000,000	-
Other income	9,305,127	11,852,645
Total	**7,548,564,258**	**11,852,645**

8. Basic/diluted earnings per share ("EPS")

8a. Basic/diluted EPS

	Current period	**Previous period**
Accounting profit after corporate income tax of the Parent Company's shareholders	46,506,849,008	20,124,572,616
Appropriation to bonus and welfare funds	(612,941,265)	(502,517,300)
Profit used to calculate basic/diluted EPS	45,893,907,743	19,622,055,316
Weighted average number of ordinary shares outstanding during the period	48,351,334	48,351,334
Basic/diluted EPS	**949**	**406**

Average number of ordinary shares outstanding during the period is calculated as follows:

	Current period	**Previous period**
Ordinary shares outstanding at the beginning of the year	43,956,069	43,956,069
Effects of 4,395,265 ordinary shares issued on 18 May 2026 from owners' equity	4,395,265	4,395,265
Average number of ordinary shares outstanding during the period	**48,351,334**	**48,351,334**

Basic/diluted EPS for the previous period was restated, decreasing from VND 851 to VND 406, due to the impact of the issuance of shares to increase charter capital from owners' equity in the current year and the deduction of appropriation to bonus and welfare funds.

For the purpose of presenting current year's basic EPS, the bonus and welfare funds are provisionally calculated at a rate of 3% of retained earnings. This rate is based on the appropriation of the previous year.

8b. Other information

There have not been any transactions of ordinary shares or potential transactions of ordinary shares from the end of the accounting period to the disclosure date of these Interim Consolidated Financial Statements.

9. Operating costs by factors

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Cost of sales of merchandise	32,559,754,882	34,895,326
Materials and supplies	28,093,140,264	14,254,204,125
Labor costs	22,735,296,931	15,202,352,514
Depreciation/amortization of fixed assets	9,483,509,334	4,441,187,717
Expenses for external services (*)	127,064,023,648	47,692,998,791
Other expenses	4,013,618,555	13,480,340,241
Increase/decrease in inventories (work in progress, finished goods)	(816,754,299)	54,302,461
Total	**223,132,589,315**	**95,160,281,175**

(*) These primarily represent service fees for lifting on and lifting off services of Motachi yard exploitation.

VII. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED STATEMENT OF CASH FLOWS

1. Non-cash transactions

During the period, the Group has the following investment and financial transactions that did not directly involve cash or cash equivalents:

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Interest added to principal	3,564,751,503	342,224,147
Offset of capital contribution to BCC against yard fees payable to Motachi Construction Investment and Trading JSC. (Note V.5b)	3,300,000,000	3,300,000,000

VIII. OTHER DISCLOSURES

***1a.* Transactions and balances with the related parties**

The related parties of the Group only include: the key management personnel and the key management personnel's related individuals.

Transactions and balances with the key management personnel and their related individuals

The key management personnel include the members of the Board of Directors ("BOD"), the Board of Supervisors ("BOS"), the Board of Management ("BOM") and the Chief Accountant. The key managers' related individuals are their close family members.

Transactions and outstanding balances with the key management personnel and their related individuals

The Group has not entered into any transactions or has no outstanding balances with the key management personnel or their related individuals.

Compensation of the key management personnel

	Position	Salary	Bonus	Remuneration	Total
Current period					
Mr. Tran Tien Dung	BOD Chairman	480,000,000		48,000,000	528,000,000
Mr. Cap Trong Cuong	General Director	600,500,000	1,500,000	36,000,000	638,000,000
Mr. Vu Hai Truong	BOD Member			36,000,000	36,000,000
Mr. Duong Tien Dung	BOD Member			36,000,000	36,000,000
Mr. Tran Vu Quang	BOD Member			36,000,000	36,000,000
Ms. Pham Thi Hong Giang	Head of BOS			30,000,000	30,000,000
Ms. Bui Thi Lan	BOS Member			18,000,000	18,000,000
Ms. Nguyen Thi Thu Hoai	BOS Member			18,000,000	18,000,000
Mr. Bui Viet Phuong	Chief Financial Officer	270,000,000	1,500,000		271,500,000
Ms. Nguyen Thi Thu Ha	Deputy Director	210,000,000	1,500,000		211,500,000
Ms. Nguyen Thi Thuy Nga	Chief Accountant	211,136,364	1,500,000		212,636,364
Total		**1,771,636,364**	**6,000,000**	**258,000,000**	**2,035,636,364**
Previous period					
Mr. Tran Tien Dung	BOD Chairman (from 5 April 2025)	240,000,000	1,000,000	42,000,000	283,000,000
Mr. Nguyen Van Cuong	BOD Chairman (to 5 April 2025)	210,000,000	1,000,000	24,000,000	235,000,000
Mr. Cap Trong Cuong	General Director (from 5 April 2025)	265,909,091	500,000	18,000,000	284,409,091
Mr. Nguyen Huu Vinh	BOD Member (to 5 April 2025)	-	-	18,000,000	18,000,000
Mr. Vu Hai Truong	BOD Member	-	-	36,000,000	36,000,000
Mr. Duong Tien Dung	BOD Member (from 5 April 2025)	300,000,000	500,000	18,000,000	318,500,000
Mr. Tran Vu Quang	BOD Member	-	-	36,000,000	36,000,000
Ms. Pham Thi Hong Giang	Head of BOS	-	-	30,000,000	30,000,000
Ms. Bui Thi Lan	BOS Member	-	-	18,000,000	18,000,000
Ms. Nguyen Thi Thu Hoai	BOS Member (from 5 April 2025)	-	-	9,000,000	9,000,000
Ms. Ta Thi Viet Phuong	BOS Member (to 5 April 2025)	-	-	9,000,000	9,000,000
Mr. Bui Viet Phuong	Chief Financial Officer	290,000,000	1,000,000		291,000,000
Ms. Nguyen Thi Thu Ha	Deputy Director	210,000,000	1,000,000		211,000,000
Ms. Nguyen Thi Thuy Nga	Chief Accountant	210,000,000	1,000,000		211,000,000
Total		**1,725,909,091**	**6,000,000**	**258,000,000**	**1,989,909,091**

1b. Transactions and balances with other related parties

Other related parties of the Group include:

Name	**Relationship**
An Bien Shipping Lines Corporation	Associate
Sao A D.C Investment Corporation	Major shareholder (owning 23.32%)/ Related party of the BOD Chairman
TM Investment Co., Ltd.	Major shareholder (owning 32.42%)/ Related party of the BOD Chairman

Name	**Relationship**
Song Dao Shipbuilding Industry JSC.	Related party of the BOD Chairman

Transactions with other related parties

The Group has only entered into the following material transactions with Sao A D.C Investment Corporation:

	Accumulated from the beginning of the year to the end of the current period	
	Current year	**Previous year**
Rendering of services to the related party	16,465,953,898	8,283,865,379
Using services rendered by the related party	58,738,607,743	15,026,352,123
Purchase of shares of Macland Real Estate Joint Stock Company	135,000,000,000	-

2. Segment information

The Group's business operations during the period primarily involved providing logistics services and investing in trading securities (listed shares). Information on the revenue and expenses of these operations is presented in Notes VI.1, VI.2, VI.3 and VI.4. The Group's assets and liabilities are primarily related to providing logistics services. In addition, the Group's business activities only take place in the Vietnamese territory. Therefore, the Group does not present segment reporting by business segment or geographical segment.

3. Comparative figures

3a. Adoption of the New Accounting System

As set out in Note III.1, the Group has applied Circular 99 with effect from 1 January 2026. Certain comparative figures have been restated to comply with the provisions of Circular 99 relating to the presentation of Financial Statements, as follows:

	Code	**Figures before adjustment**	**Adjustments**	**Adjusted figures**	**Notes**
Interim Consolidated Statement of Financial Position					
Cash equivalents	112	375,350,100,000	80,130,369	375,430,230,369	(i)
Other short-term receivables	135	23,289,342,268	(80,130,369)	23,209,211,899	(i)
Payable for dividends and profit distributions	313	-	19,363,850	19,363,850	(ii)
Other short-term payables	320	1,612,058,014	(19,363,850)	1,592,694,164	(ii)

(i) Reclassifying the accrued interest income of term deposits from "Other short-term receivables" to "Cash equivalents", amounting to VND 80,130,369.

(ii) Reclassifying dividends and profits payable to undeposited shareholders from "Other short-term payables" to "Dividends and profits payable", amounting to: VND 19,363,850.

6. Significant assumptions and estimates

The preparation of the Interim Financial Statements in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of Interim Financial Statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities and contingent assets at the end of the accounting period, as well as the reported amounts of revenue and expenses during the period. Actual results may differ from these estimates and assumptions.

The estimates and assumptions that have a material impact on the Interim Consolidated Financial Statements include:

- Allowance for doubtful debts (Notes IV.6 and V.6);
- The useful lives of tangible fixed assets (Notes IV.9 and V.9);
- Estimates of corporate income tax and deferred income tax on assets/income (Notes IV.18 and V.11, V.15)

The above estimates and assumptions are made by the Executive Officers based on the best information and experience currently available and are reviewed and reassessed at each reporting date. At the end of the accounting period, based on its assessment of the uncertainties associated with these estimates and assumptions, the Executive Officers have determined that there are no material matters requiring additional disclosure regarding the potential effects, the likelihood of different outcomes, or the measures expected to be taken in the subsequent accounting period.

There have been no material changes in the bases and methods used in determining accounting estimates compared with those applied in the preparation of the most recent annual Financial Statements or the Interim Financial Statements for the corresponding period of the previous year.

7. Subsequent events

From the end of the accounting period to the date of approval on the Financial Statements, there have been no material events arising, which need to make adjustments on the figures or to be disclosed in the Interim Consolidated Financial Statements.

Approved on 24 August 2026

Prepared by	Chief Accountant	Legal representative
Nguyen Thi Thuy Nga	Nguyen Thi Thuy Nga	Cap Trong Cuong

M.S.D.N: 0200563063
CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR
THÀNH PHỐ HẢI PHÒNG