**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*

***Trịnh Thị Thu Trang***

# INTERIM FINANCIAL STATEMENTS

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

# MACSTAR GROUP CORPORATION

# CONTENTS



***************************

# 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 Financial Statements for the accounting period from 1 January 2026 to 30 June 2026.

**Responsibilities of the Executive Officers**

The Executive Officers are responsible for the preparation of the Interim Financial Statements that give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the period. In order to prepare these Interim 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 Financial Statements;
- Prepare the Interim Financial Statements of the Company on a going-concern basis unless it is inappropriate to presume that the Company 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 Financial Statements.

The Executive Officers hereby ensure that all the proper accounting books of the Company have been fully recorded that disclose with reasonable accuracy at any time the financial position of the Company, 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 Company's assets and consequently have taken appropriate measures to prevent and detect frauds and other irregularities.

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

**Statement of the legal representative**

In the opinion of the legal representative, the Interim Financial Statements give a true and fair view of the financial position of the Company as at 30 June 2026 and of its financial performance and 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 Financial Statements.

**Legal representative**

M.S.D.N: 0200555063
CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR
THÀNH PHỐ HẢI PHÒNG

**Cap Trong Cuong**

24 August 2026

**A&C AUDITING AND CONSULTING CO., LTD.**

**Head Office** : 02 Truong Son St., Ward 2, Tan Binh Dist., Ho Chi Minh City, Vietnam Tel: +84 (028) 3547 2972 kttv@a-c.com.vn
**Branch in Ha Noi** : 40 Giang Vo St., Dong Da Dist., Ha Noi City, Vietnam Tel: +84 (024) 3736 7879 kttv.hn@a-c.com.vn
**Branch in Nha Trang** : Lot STH 06A.01, St. No.13, Le Hong Phong II Urban Area, Phuoc Hai Ward, Nha Trang City, Vietnam Tel: +84 (0258) 246 5151 kttv.nt@a-c.com.vn
**Branch in Can Tho** : I5-13 Vo Nguyen Giap St., Cai Rang Dist., Can Tho City, Vietnam Tel: +84 (0292) 376 4995 kttv.ct@a-c.com.vn

bakertilly A & C

www.a-c.com.vn

No. 2.0569/26/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 Financial Statements of Macstar Group Corporation (hereinafter referred to as "the Company"), which were prepared on 24 August 2026, from page 5 to page 33, comprising the Interim Statement of Financial Position as at 30 June 2026, the Interim Statement of Income, the Interim Statement of Cash Flows for the accounting period from 1 January 2026 to 30 June 2026 and the Notes to the Interim Financial Statements.

**Responsibility of the Executive Officers**
The Company's Executive Officers are responsible for the preparation, true and fair presentation of the Company's Interim 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 Financial Statements; and responsible for such internal control as the Executive Officers determine necessary to enable the preparation and presentation of the Interim 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 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 Financial Statements do not give a true and fair view, in all material respects, of the financial position of Macstar Group Corporation as at 30 June 2026 and of its financial performance and its 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 Financial Statements.

**Other matter**
The Report on review of the Company's Interim 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 STATEMENT OF FINANCIAL POSITION

(Full form)

**As at 30 June 2026**

Unit: VND

| ITEMS | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|
| **A - CURRENT ASSETS** | **100** | | **42,519,267,147** | **159,028,987,007** |
| **I. Cash and cash equivalents** | **110** | **V.1** | **13,769,053,584** | **95,473,309,849** |
| 1. Cash | 111 | | 5,754,868,652 | 3,611,356,767 |
| 2. Cash equivalents | 112 | | 8,014,184,932 | 91,861,953,082 |
| **II. Short-term financial investments** | **120** | | **4,060,889,863** | **35,237,763,130** |
| 1. Trading securities | 121 | | - | 35,897,471,579 |
| 2. Provisions for diminution in value of trading securities | 122 | | - | (659,708,449) |
| 3. Short-term held-to-maturity investments | 123 | V.2a | 4,060,889,863 | - |
| 4. Provisions for impairment of short-term held-to-maturity investmer | 124 | | - | - |
| 5. Other short-term investments | 125 | | - | - |
| 6. Provisions for impairment of other short-term investments | 126 | | - | - |
| **III. Short-term receivables** | **130** | | **20,772,295,969** | **24,856,443,242** |
| 1. Short-term trade receivables | 131 | V.3 | 9,625,377,666 | 13,338,788,599 |
| 2. Short-term prepayments to suppliers | 132 | | 245,895,000 | 32,999,400 |
| 3. Short-term inter-company receivables | 133 | | - | - |
| 4. Receivables based on the progress of construction contracts | 134 | | - | - |
| 5. Other short-term receivables | 135 | V.4a | 10,901,023,303 | 11,484,655,243 |
| 6. Allowance for short-term doubtful debts | 136 | | - | - |
| 7. Shortage of assets awaiting resolution | 137 | | - | - |
| **IV. Inventories** | **140** | | **3,682,963,681** | **2,845,760,833** |
| 1. Inventories | 141 | V.5 | 3,719,636,047 | 2,883,042,005 |
| 2. Allowance for devaluation of inventories | 142 | V.5 | (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** | | **234,064,050** | **615,709,953** |
| 1. Short-term deferred expenses | 161 | | 29,904,386 | 88,289,861 |
| 2. Deductible VAT | 162 | | 167,888,764 | 20,239,121 |
| 3. Taxes and other receivables from the State | 163 | V.10 | 36,270,900 | 507,180,971 |
| 4. Trading Government bonds | 164 | | - | - |
| 5. Other current assets | 165 | | - | - |

**Interim Statement of Financial Position (cont.)**

| ITEMS | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|
| **B - NON-CURRENT ASSETS** | **200** | | **492,564,646,823** | **357,599,843,877** |
| **I. Long-term receivables** | **210** | | **16,350,000,000** | **19,650,000,000** |
| 1. Long-term trade receivables | 211 | | - | - |
| 2. Long-term prepayments to suppliers | 212 | | - | - |
| 3. Working capital in affiliates | 213 | | - | - |
| 4. Long-term inter-company receivables | 214 | | - | - |
| 5. Other long-term receivables | 215 | V.4b | 16,350,000,000 | 19,650,000,000 |
| 6. Allowance for long-term doubtful debts | 216 | | - | - |
| **II. Fixed assets** | **220** | | **9,927,955,353** | **10,021,642,038** |
| 1. Tangible fixed assets | 221 | V.6 | 9,294,323,353 | 9,388,010,038 |
| - *Historical costs* | *222* | | *39,315,324,394* | *47,289,288,182* |
| - *Accumulated depreciation* | *223* | | *(30,021,001,041)* | *(37,901,278,144)* |
| 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** | | **16,311,627** | **16,311,627** |
| 1. Long-term work in progress | 251 | | - | - |
| 2. Construction-in-progress | 252 | | 16,311,627 | 16,311,627 |
| **VI. Long-term financial investments** | **260** | | **465,999,031,342** | **327,652,215,384** |
| 1. Investments in subsidiaries | 261 | V.2b | 348,500,000,000 | 213,500,000,000 |
| 2. Investments in joint ventures and associates | 262 | V.2b | 120,600,000,000 | 120,600,000,000 |
| 3. Investments in other entities | 263 | V.2b | 900,000,000 | 900,000,000 |
| 4. Provisions for impairment of long-term investments in other entitie | 264 | V.2b | (4,000,968,658) | (7,347,784,616) |
| 5 Long-term held-to-maturity investments | 265 | | - | - |
| 6. Provisions for impairment of long-term held-to-maturity investmen | 266 | | - | - |
| **VII Other non-current assets** | **270** | | **271,348,501** | **259,674,828** |
| 1. Long-term deferred expenses | 271 | | 271,348,501 | 259,674,828 |
| 2. Deferred income tax assets | 272 | | - | - |
| 3. Long-term components and spare parts | 273 | | - | - |
| 4. Other non-current assets | 274 | | - | - |
| **TOTAL ASSETS** | **280** | | **535,083,913,970** | **516,628,830,884** |

| ITEMS | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|
| **C - LIABILITIES** | **300** | | **31,929,144,073** | **32,770,152,031** |
| **I. Current liabilities** | **310** | | **31,186,644,073** | **32,770,152,031** |
| 1. Short-term trade payables | 311 | V.7 | 18,675,942,654 | 17,306,662,161 |
| 2. Short-term advances from customers | 312 | V.8 | 989,628,250 | 846,532,043 |
| 3. Payables for dividends and profit distributions | 313 | V.9 | 19,363,850 | 19,363,850 |
| 4. Short-term taxes and other obligations to the State Budget | 314 | V.10 | 4,914,344,763 | 6,983,524,222 |
| 5. Payables to employees | 315 | | 1,124,590,462 | 2,994,496,766 |
| 6. Short-term accrued expenses | 316 | V.11 | 435,069,089 | 849,410,728 |
| 7. Short-term inter-company payables | 317 | | - | - |
| 8. Payables based on the progress of construction contracts | 318 | | - | - |
| 9. Short-term deferred revenue | 319 | | 216,000,000 | 216,000,000 |
| 10. Other short-term payables | 320 | V.12 | 485,848,747 | 571,398,456 |
| 11. Short-term borrowings and finance leases | 321 | V.13a | 198,000,000 | - |
| 12. Short-term provisions | 322 | | - | - |
| 13. Bonus and welfare funds | 323 | V.14 | 4,127,856,258 | 2,982,763,805 |
| 14. Price stabilization fund | 324 | | - | - |
| 15. Trading Government bonds | 325 | | - | - |
| **II. Non-current liabilities** | **330** | | **742,500,000** | - |
| 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. Inter-company payables for working capital | 335 | | - | - |
| 6. Long-term inter-company payables | 336 | | - | - |
| 7. Long-term deferred revenue | 337 | | - | - |
| 8. Other long-term payables | 338 | | - | - |
| 9. Long-term borrowings and finance leases | 339 | V.13b | 742,500,000 | - |
| 10. Convertible bonds | 340 | | - | - |
| 11. Preferred shares | 341 | | - | - |
| 12. Deferred income tax liabilities | 342 | | - | - |
| 13. Long-term provisions | 343 | | - | - |
| 14. Science and technology development fund | 344 | | - | - |

| ITEMS | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|
| **D - OWNERS' EQUITY** | **400** | **V.15** | **503,154,769,897** | **483,858,678,853** |
| 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 | | 20,808,922,542 | 45,475,289,498 |
| - *Retained earnings accumulated to the end of the previous period* | *420a* | | *377,547,045* | *45,475,289,498* |
| - *Retained earnings of the current period* | *420b* | | *20,431,375,497* | - |
| **TOTAL RESOURCES** | **440** | | **535,083,913,970** | **516,628,830,884** |

Approved on 24 August 2026

| **Prepared by** | **Chief Accountant** | **Legal representative** |
|---|---|---|
| | | CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR<br>M.S.D.N: 0200563063<br>THÀNH PHỐ HẢI PHÒNG |
| **Nguyen Thi Thuy Nga** | **Nguyen Thi Thuy Nga** | **Cap Trong Cuong** |

*This statement should be read in conjunction with the Notes to the Interim Financial Statements*

# INTERIM 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 | 83,131,179,085 | 64,584,604,638 |
| 2. Revenue deductions | 02 | | - | - |
| 3. Net revenue from sales of merchandise and rendering of service | 10 | | 83,131,179,085 | 64,584,604,638 |
| 4. Cost of sales | 11 | VI.2 | 65,450,043,196 | 51,479,142,868 |
| 5. Gross profit/ (loss) from sales of merchandise and rendering of | 20 | | 17,681,135,889 | 13,105,461,770 |
| 6. Gain/(loss) on disposal, liquidation of investment properties | 21 | | - | - |
| 7. Financial income | 22 | VI.3 | 7,758,495,888 | 7,922,011,337 |
| 8. Financial expenses | 23 | VI.4 | (3,711,878,728) | (4,043,244,026) |
| In which: Borrowing costs | 24 | | 130,415,683 | 25,120,093 |
| 9. Selling expenses | 25 | | - | - |
| 10. General and administration expenses | 26 | VI.5 | 5,118,339,431 | 4,110,165,953 |
| 11. Net operating profit/ (loss) | 30 | | 24,033,171,074 | 20,960,551,180 |
| 12. Other income | 31 | VI.6 | 1,548,552,742 | 11,852,645 |
| 13. Other expenses | 32 | | 36,003,556 | 27,346,400 |
| 14. Other profit/ (loss) | 40 | | 1,512,549,186 | (15,493,755) |
| 15. Total accounting profit/ (loss) before tax | 50 | | 25,545,720,260 | 20,945,057,425 |
| 16. Current income tax | 51 | V.10 | 5,114,344,763 | 4,194,480,765 |
| 17. Deferred income tax | 52 | | - | - |
| 18. Profit/ (loss) after tax | 60 | | 20,431,375,497 | 16,750,576,660 |
| 19. Basic earnings per share | 70 | VI.7 | - | - |
| 20. Diluted earnings per share | 71 | VI.7 | - | - |

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: 0200583063 CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR THÀNH PHỐ HẢI PHÒNG

# INTERIM 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 | Accumulated from the beginning of the year to the end of the current period – Previous year |
|---|---|---|---|---|---|
| **I.** | **Cash flows from operating activities** | | | | |
| *1.* | ***Profit/ (loss) before tax*** | ***01*** | | ***25,545,720,260*** | ***20,945,057,425*** |
| *2.* | ***Adjustments:*** | | | | |
| - | Depreciation and amortization of fixed assets and investment properties | 02 | V.6 | 1,189,878,292 | 1,483,537,659 |
| - | Provisions and allowances | 03 | | (4,007,133,213) | (4,252,903,265) |
| - | Exchange (gain)/ loss due to revaluation of monetary items in foreign currencies | 04 | | - | - |
| - | (Gain)/ loss from investing and financing activities | 05 | | (3,072,422,343) | (213,487,400) |
| - | Borrowing costs | 06 | VI.4 | 130,415,683 | 25,120,093 |
| - | Others | 07 | | - | - |
| *3.* | ***Operating profit/ (loss) before changes in working capital*** | ***08*** | | ***19,786,458,679*** | ***17,987,324,512*** |
| - | (Increase)/ decrease in receivables | 09 | | 7,707,407,701 | 9,827,387,125 |
| - | (Increase)/ decrease in inventories | 10 | | (836,594,042) | (419,232,585) |
| - | Increase/ (decrease) in payables | 11 | | (895,487,519) | (7,253,751,502) |
| - | Increase/ (decrease) in deferred expenses | 12 | | 46,711,802 | 6,184,284 |
| - | (Increase)/ decrease in trading securities | 13 | | 35,897,471,579 | 10,794,460,661 |
| - | Borrowing costs paid | 14 | | (108,311,662) | (12,203,469) |
| - | Corporate income tax paid | 15 | V.10 | (7,157,753,676) | - |
| - | Other cash inflows from operating activities | 16 | | - | - |
| - | Other cash outflows from operating activities | 17 | | - | - |
| | ***Net cash flows from operating activities*** | ***20*** | | ***54,439,902,862*** | ***30,930,169,026*** |
| **II.** | **Cash flows from investing activities** | | | | |
| 1. | Purchases and construction of fixed assets and other non-current assets | 21 | V.6 | (1,420,568,839) | (16,311,627) |
| 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 | | (4,060,000,000) | - |
| 4. | Cash recovered from lending, selling debt instruments of other entities | 24 | | - | - |
| 5. | Investments in other entities | 25 | | (135,000,000,000) | (43,000,000,000) |
| 6. | Proceeds from divestment of investments in other entities | 26 | | - | 300,000,000 |
| 7. | Interests earned, dividends and profits received | 27 | | 1,532,273,349 | 226,210,688 |
| | ***Net cash flows from investing activities*** | ***30*** | | ***(137,084,659,127)*** | ***(42,322,671,848)*** |

*This statement should be read in conjunction with the Notes to the Interim Financial Statements*

**Interim 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 | | - | - |
| 2. Repayment for capital contributions and re-purchases of stocks already issued | 32 | | - | - |
| 3. Proceeds from borrowings | 33 | V.13 | 990,000,000 | - |
| 4. Repayment for borrowings | 34 | V.13 | (49,500,000) | - |
| 5. Repayments for finance lease principal | 35 | | - | - |
| 6. Dividends and profits paid to the owners | 36 | | - | - |
| ***Net cash flows from financing activitites*** | ***40*** | | ***940,500,000*** | ***-*** |
| **Net cash flows during the period** | **50** | | **(81,704,256,265)** | **(11,392,502,822)** |
| **Beginning cash and cash equivalents** | **60** | **V.1** | **95,473,309,849** | **21,909,254,364** |
| Effects of fluctuations in foreign exchange rates | 61 | | - | - |
| **Ending cash and cash equivalents** | **70** | **V.1** | **13,769,053,584** | **10,516,751,542** |

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

# NOTES TO THE INTERIM 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 Corporation (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 Company
***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 | 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% |

***Associate***
The Company has an investment in one associate, An Bien Shipping Lines Corporation, headquartered in Plot KB2.11, MP Dinh Vu Industrial Park, Dong Hai Ward, Hai Phong City, Vietnam. The principal business activity of this associate includes coastal and deep-sea freight transport.

At the end of the accounting period, the Company's proportion of capital contribution in this associate was 36% (Beginning balance: 36%).

### 6. Number of employees
As at 30 June 2026, the Company had 52 employees (As at 01 January 2026: 54 employees).

**7. Statement on information comparability in the Financial Statements**

The corresponding figures of the previous period are comparable to those of the current period. During the period, the Company first adopted the Vietnamese Enterprise Accounting System issued pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in place of Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain line items in the Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance of the previous year" and "Previous period" columns in the Interim Financial Statements have been restated in accordance with the new classifications and terminology of Circular 99 to ensure comparability. These changes do not affect the Company'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 Company'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 Company applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99"), as well as the Ministry of Finance's guiding circulars on the implementation of accounting standards in the preparation and presentation of Financial Statements.

***Adoption of the New Enterprise Accounting System***

The fiscal year ended 31 December 2026 is the first year in which the Company 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 Company follows that guidance.
- For changes in accounting policies for which Circular 99 does not require retrospective or simplified retrospective adjustment, the Company applies the non-retrospective method.

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

The Executive Officers ensure the compliance with all the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular 99, as well as the Ministry of Finance's circulars guiding the implementation of accounting standards in the preparation and presentation of Financial Statements.

## IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES, AND RELEVANT LEGAL PROVISIONS

### 1. Basis of preparation of the 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 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 Company. The Interim 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. 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 Company 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/weekly/monthly 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).

### 3. 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.

### 4. Financial investments

***Held-to-maturity investments***

Investments are classified as held-to-maturity investments when the Company 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 subsidiaries and associates***

*Subsidiary*

A subsidiary is an entity that is controlled by the Company. Control is obtained when the Company achieves the ability to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities.

*Associate*
An associate is an entity which the Company 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.

*Initial recognition*
Investments in subsidiaries and associates 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 Company borrows funds to invest in subsidiaries or associates, 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 subsidiaries and associates*
Provisions for impairment of investments in subsidiaries and associates are recognized when the subsidiaries, associates incur losses or when the investments are impaired such that the Company may lose part or all of its invested capital. The provision is calculated as the Company'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. Where the subsidiaries, associates are required to prepare Consolidated Financial Statements, the provision for impairment is determined based on their Consolidated Financial Statements.

Increases or decreases in provisions for impairment of investments in subsidiaries and associates at the end of the accounting period are recognized in "Financial expenses".

***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 Company 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 Company 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 Company'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".

## 5. 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 Company and customers that are independent of the Company.
- 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".

## 6. Inventories

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

The Company's inventories consist primarily of materials and supplies.

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.

The cost of inventories is determined using the weighted average method and 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 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".

## 7. 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 Company 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 |

## 8. 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 Company.
- 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.

## 9. Payable for dividends and profit distributions

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

## 10. 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.

**11. Profit distribution**

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

The distribution of profits to the shareholders 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.

**12. Recognition of revenue and income**

***Revenue from rendering of services***

Revenue from rendering of services shall be recognized when the Company 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 Company;
- 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 Company 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.

**13. 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 Company did not incur any borrowing costs eligible for capitalization during the period.

**14. 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 Company 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.

**15. Corporate income tax**

The Company'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.

Current 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 Company 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 Company 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.

**16. 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 Company include:

- Its subsidiaries and associates.
- 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 groups 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 Company, 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.

**17. Segment reporting**

A business segment is a distinguishable component of the Company 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 Company 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 Company'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 Company's Financial Statements.

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

### 1. Cash and cash equivalents

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

| | Ending balance | Beginning balance |
|---|---|---|
| Demand deposits | 5,754,868,652 | 3,611,356,767 |
| - *Asia Commercial Joint Stock Bank* | *3,228,383,686* | - |
| - *Vietnam Joint Stock Commercial Bank for Industry and Trade* | *1,960,657,158* | *3,174,570,897* |
| - *Other banks and organisations* | *565,827,808* | *436,785,870* |
| Cash equivalents | 8,014,184,932 | 91,861,953,082 |
| - *1-month term deposits with Joint Stock Commercial Bank for Investment and Development of Vietnam* | *8,000,000,000* | *91,850,000,000* |
| - *Accrued interest income on cash equivalents* | *14,184,932* | *11,953,082* |
| **Total** | **13,769,053,584** | **95,473,309,849** |

### 2. Financial investments

### *2a. Short-term investments held to maturity*

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Original cost | Allowance | Original cost | Allowance |
| Term deposits | | - | - | - |
| *Joint Stock Commercial Bank for Investment and Development of Vietnam* | *4,060,000,000* | - | - | - |
| Accrued interest income of term deposits | 889,863 | - | - | - |
| **Total** | **4,060,889,863** | - | - | - |

*Recoverable amount*

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

***2b. Investments in other entities***

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Original cost | Provision | Original cost | Provision |
| ***Investments in subsidiaries*** | ***348,500,000,000*** | ***(4,000,968,658)*** | ***213,500,000,000*** | ***(7,347,784,616)*** |
| Macstar Ho Chi Minh JSC. | 28,000,000,000 | (4,000,968,658) | 28,000,000,000 | (7,347,784,616) |
| Macstar Coastal Container Lines JSC. | 91,000,000,000 | - | 91,000,000,000 | - |
| Macland Real Estate JSC. | 229,500,000,000 | - | 94,500,000,000 | - |
| ***Investments in associates*** | ***120,600,000,000*** | - | ***120,600,000,000*** | - |
| An Bien Shipping Lines Corporation | 120,600,000,000 | - | 120,600,000,000 | - |
| ***Investments in other entities*** | ***900,000,000*** | - | ***900,000,000*** | - |
| Nam Duong Marine JSC. | 900,000,000 | - | 900,000,000 | - |
| **Total** | **470,000,000,000** | **(4,000,968,658)** | **335,000,000,000** | **(7,347,784,616)** |

The number of shares and the proportion of beneficial interest of the Company in the entities are as follows:

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Number of shares | Proportion of ownership interest | Number of shares | Proportion of ownership interest |
| Macstar Ho Chi Minh JSC. | 2,800,000 | 56% | 2,800,000 | 56% |
| Macstar Coastal Container Lines JSC. | 9,100,000 | 67.41% | 9,100,000 | 67.41% |
| Macland Real Estate JSC. (i) | 22,950,000 | 51% | 9,450,000 | 21% |
| An Bien Shipping Lines Corporation | 9,000,000 | 36% | 9,000,000 | 36% |
| Nam Duong Marine JSC. | 9,000 | 18.77% | 9,000 | 18.77% |

(i) On 28 March 2026, the Company's General Meeting of Shareholders adopted Resolution No. 02/NQ-DHDCD/MAC regarding an increase in the capital contributed to Macland Real Estate Joint Stock Company ("Macland"). Accordingly, the Company acquired 13,500,000 shares from Sao A D.C Investment Corporation at a price of VND 10,000 per share. Upon completion of the transaction, the Company held 22,950,000 shares, representing a 51% ownership interest in Macland.

*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 as 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.

*Operation of subsidiaries and associates during the period*
Macland Real Estate JSC. was established in November 2024 and has been in the process of implementing procedures for investment in the Social Housing Project at 8A Van My, Ngo Quyen Ward, Hai Phong City. Other subsidiaries and associates are operating normally, with no significant changes from the previous year.

*Provisions for investments in other entities*
Fluctuations in provisions for investments in other entities are as follows:

| | Current period | Previous period |
|---|---|---|
| Beginning balance | 7,347,784,616 | 15,677,616,525 |
| Reversal of provision | (3,346,815,958) | (4,252,903,265) |
| **Ending balance** | **4,000,968,658** | **11,424,713,260** |

*Transactions with subsidiaries and associates*
Significant transactions between the Company and its subsidiaries and associate are disclosed in Note VIII.1b.

### 3. Short-term trade receivables

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | **Carrying amount** | **Allowance** | **Carrying amount** | **Allowance** |
| ***Receivables from related parties*** | ***222,349,230*** | - | ***1,027,800,000*** | - |
| Macstar Coastal Container Lines JSC. | 208,179,000 | - | 54,000,000 | - |
| Sao A D.C Investment Corporation | | - | 973,800,000 | - |
| Macstar Ho Chi Minh JSC. | 14,170,230 | - | | - |
| ***Receivables from other customers*** | ***9,403,028,436*** | - | ***12,310,988,599*** | - |
| Vina Trading and Logistics KCS Limited | 847,812,613 | - | 1,808,807,177 | - |
| Maersk line a/s | 4,225,182,636 | - | 6,107,478,327 | - |
| Da Nang Port Logistics JSC. | 764,582,664 | - | 612,199,138 | - |
| Other customers | 3,565,450,523 | - | 3,782,503,957 | - |
| **Total** | **9,625,377,666** | - | **13,338,788,599** | - |

### 4. Other receivables

#### *4a. 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 - Receipt of service fees on behalf | - | - | 1,551,800,000 | - |
| ***Receivables from other organizations and individuals*** | ***10,901,023,303*** | - | ***9,932,855,243*** | - |
| Motachi Construction Investment and Trading JSC. (Note V.4b) | 7,350,000,000 | - | 7,350,000,000 | - |
| Advances | 43,793,639 | - | 73,562,274 | - |
| Uninvoiced revenue | 3,464,029,664 | - | 2,456,092,969 | - |
| Deposits | 42,000,000 | - | 52,000,000 | - |
| Other receivables | 1,200,000 | - | 1,200,000 | - |
| **Total** | **10,901,023,303** | - | **11,484,655,243** | - |

#### *4b. Other long-term receivables*

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.4a).

## 5. Inventories

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Original cost | Allowance | Original cost | Allowance |
| Goods in transit | 103,079,650 | - | - | - |
| Materials and supplies | 3,452,251,542 | (36,672,366) | 2,718,737,150 | (37,281,172) |
| Tools | 164,304,855 | - | 164,304,855 | - |
| **Total** | **3,719,636,047** | **(36,672,366)** | **2,883,042,005** | **(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** |

## 6. Tangible fixed assets

| | Buildings and structures | Machinery and equipment | Means of transportation | Office equipment | Other fixed assets | Total |
|---|---|---|---|---|---|---|
| **Historical costs** | | | | | | |
| Beginning balance | 30,078,600,204 | 2,311,727,662 | 14,466,579,530 | 339,574,148 | 92,806,638 | 47,289,288,182 |
| New acquisition | - | - | 1,350,216,987 | 70,351,852 | - | 1,420,568,839 |
| Disposal and liquidation | - | - | (9,394,532,627) | - | - | (9,394,532,627) |
| **Ending balance** | **30,078,600,204** | **2,311,727,662** | **6,422,263,890** | **409,926,000** | **92,806,638** | **39,315,324,394** |
| *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 | - | - | - | - | - | - |
| **Accumulated depreciation** | | | | | | |
| Beginning balance | 21,608,985,241 | 1,971,116,588 | 13,965,745,534 | 275,111,464 | 80,319,317 | 37,901,278,144 |
| Depreciation during the period | 869,331,460 | 58,862,357 | 232,715,804 | 25,846,801 | 3,121,870 | 1,189,878,292 |
| Disposal and liquidation | - | - | (9,070,155,395) | - | - | (9,070,155,395) |
| **Ending balance** | **22,478,316,701** | **2,029,978,945** | **5,128,305,943** | **300,958,265** | **83,441,187** | **30,021,001,041** |
| **Net book value** | | | | | | |
| Beginning balance | 8,469,614,963 | 340,611,074 | 500,833,996 | 64,462,684 | 12,487,321 | 9,388,010,038 |
| **Ending balance** | **7,600,283,503** | **281,748,717** | **1,293,957,947** | **108,967,735** | **9,365,451** | **9,294,323,353** |
| *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 |
|---|---|---|---|
| Container Yard 173 | 11,270,058,950 | (7,325,538,324) | 3,944,520,626 |
| Extended Container Yard 173 | 2,792,287,676 | (1,628,834,483) | 1,163,453,193 |
| 6-seater Ford Everest passenger car | 1,350,216,987 | (56,259,040) | 1,293,957,947 |
| Other tangible fixed assets | 23,902,760,781 | (21,010,369,194) | 2,892,391,587 |
| **Total** | **39,315,324,394** | **(30,021,001,041)** | **9,294,323,353** |

*Tangible fixed assets pledged as collateral*
A 6-seater Ford Everest passenger car with a carrying amount of VND 1,293,957,947 has been pledged as collateral to secure a loan from Vietnam Prosperity Joint Stock Commercial Bank – Hai Phong Branch. The collateral period is 60 months.

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** |

## 7. Short-term trade payables

| | Ending balance | Beginning balance |
|---|---|---|
| ***Payables to related parties*** | ***14,496,913,679*** | ***14,344,712,335*** |
| Sao A D.C Investment Corporation | 13,005,235,249 | 11,605,798,000 |
| Macstar Coastal Container Lines JSC. | 432,575,841 | 630,513,061 |
| Macstar Ho Chi Minh JSC. | 1,059,102,589 | 2,108,401,274 |
| ***Payables to other suppliers*** | ***4,179,028,975*** | ***2,961,949,826*** |
| **Total** | **18,675,942,654** | **17,306,662,161** |
| *In which:* | | |
| Amounts payable to suppliers for the acquisition of fixed assets and construction of investment properties | - | - |

(*) 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.

## 8. 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*** | ***1,200,000*** | ***1,856,000*** |
| **Total** | **989,628,250** | **846,532,043** |

## 9. Payable for dividends and profit distributions

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

**10. 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 | 25,770,546 | | 1,700,268,672 | (1,726,039,218) | - | - |
| Corporate income tax | 6,957,753,676 | - | 5,114,344,763 | (7,157,753,676) | 4,914,344,763 | - |
| Personal income tax | - | 28,272,021 | 168,341,447 | (152,394,826) | - | 12,325,400 |
| Land rental | - | 478,908,950 | 822,126,000 | (367,162,550) | - | 23,945,500 |
| **Total** | **6,983,524,222** | **507,180,971** | **7,805,080,882** | **(9,403,350,270)** | **4,914,344,763** | **36,270,900** |

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

***Value added tax ("VAT")***
The Company 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 Company has to pay CIT for taxable income at the rate of 20% (In the corresponding period of the previous year: 20%).

Estimated CIT payable during the year is as follows:

| | Accumulated from the beginning of the year to the end of the current period | |
|---|---|---|
| | **Current year** | **Previous year** |
| Total accounting profit before tax | 25,545,720,260 | 20,945,057,425 |
| Increases/(Decreases) of accounting profit to determine income subject to tax: | 26,003,555 | 27,346,400 |
| - *Increases* | *26,003,555* | *27,346,400* |
| - *Decreases* | - | - |
| Taxable income | 25,571,723,815 | 20,972,403,825 |
| CIT rate | 20% | 20% |
| **CIT to be paid** | **5,114,344,763** | **4,194,480,765** |

The CIT liability of the Company is 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 Financial Statements could change when being inspected by the Tax Authorities.

***Land rental***
The Company is required to pay land rental for the land areas being used as follows:

| Land Location | Leased area |
|---|---|
| - 173 Ngo Quyen, Ngo Quyen Ward, Hai Phong City | 13,547.2 m² |
| - 8A Van My roundabout, Ngo Quyen Ward, Hai Phong City | 7,904 m² |

***Other taxes***
The Company declares and pays these taxes in line with the prevailing regulations.

## 11. Short-term accrued expenses

| | Ending balance | Beginning balance |
|---|---|---|
| Accrued lifting charges | 298,829,481 | 705,962,963 |
| Other short-term accrued expenses | 136,239,608 | 143,447,765 |
| **Total** | **435,069,089** | **849,410,728** |

## 12. Other short-term payables

| | Ending balance | Beginning balance |
|---|---|---|
| Trade union fees payable | 57,473,169 | 69,100,069 |
| Social insurance, health insurance and unemployment insurance premiums | 158,106,689 | 156,123,089 |
| Other short-term payables | 270,268,889 | 346,175,298 |
| **Total** | **485,848,747** | **571,398,456** |

## 13. Borrowings

### *13a. Short-term borrowings*

This represents a current portion of the long-term loan at Vietnam Prosperity Joint Stock Commercial Bank (Note V.13b).

Details of short-term borrowings are as follows:

| | Margin loans from securities companies | Current portions of long-term loans | Total |
|---|---|---|---|
| Beginning balance | - | - | - |
| Amount of loans incurred during the period (*) | 41,536,213,973 | - | 41,536,213,973 |
| Transfer from long-term loans and finance leases | - | 247,500,000 | 247,500,000 |
| Interest added to principal | 22,104,021 | - | 22,104,021 |
| Amount of loans repaid during the period (*) | (41,558,317,994) | (49,500,000) | (41,607,817,994) |
| **Total** | - | **198,000,000** | **198,000,000** |

(*) Of these, borrowing incurred and borrowing repaid transactions with a repayment term not exceeding three months, amounting to VND 41,536.213,973 and VND 41,536.213,973 respectively, have been presented on a net basis in the Interim Statement of Cash Flows (In the corresponding period of the previous year: VND 57,522,793,204 and VND 57,522,793,204). Accordingly, the amounts presented under the items "Proceeds from borrowings" and "Repayment of loan principal" in the Interim Statement of Cash Flows were VND 990,000,000 and VND 49,500,000 respectively (In the corresponding period of the previous year: Nil).

### *13b. Long-term borrowings*

This represents a loan from Vietnam Prosperity Joint Stock Commercial Bank – Hai Phong Branch under the Agreement dated 1 April 2026, for a loan amount of VND 990,000,000, intended for the investment in fixed assets, specifically a Ford Everest motor vehicle. The loan term is 60 months. The interest rate applicable within the first 12 months is 8.5 % per annum; for subsequent periods, a floating interest rate applies, adjusted on a monthly basis. The collateral consists of the assets financed by the loan.

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

| | Ending balance | Beginning balance |
|---|---|---|
| Within 1 year | 198,000,000 | - |
| Over 1 year to 5 years | 742,500,000 | - |
| Over 5 years | - | - |
| **Total** | **940,500,000** | - |

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

| | Current period | Previous period |
|---|---|---|
| Beginning balance | - | - |
| Amount of loans incurred | 990,000,000 | - |
| Transfer to short-term borrowings | (247,500,000) | - |
| **Ending balance** | **742,500,000** | - |

## 14. Bonus and welfare funds

Details of the Company'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** |

## 15. Owners' equity

### *15a. Statement of changes in owners' equity*

| | Owners' contribution capital | Share premiums | Investment and development fund | Other funds | Retained earnings | Total |
|---|---|---|---|---|---|---|
| Beginning balance of the previous year | 151,397,450,000 | (643,572,900) | 22,364,202,769 | 22,862,255 | 62,597,413,418 | 235,738,355,542 |
| Share issuance to increase capital from owner's equity | 75,696,630,000 | - | (22,364,202,769) | | (53,332,427,231) | - |
| Profit of the previous period | - | - | - | - | 16,750,576,660 | 16,750,576,660 |
| Appropriation to funds | - | - | - | - | (1,959,445,111) | (1,959,445,111) |
| **Ending balance of the previous period** | **227,094,080,000** | **(643,572,900)** | - | **22,862,255** | **24,056,117,736** | **250,529,487,091** |
| Beginning balance of the current year | 439,560,690,000 | (1,200,162,900) | - | 22,862,255 | 45,475,289,498 | 483,858,678,853 |
| Share issuance to increase capital from owner's equity (i) | 43,952,650,000 | - | - | - | (43,952,650,000) | - |
| Other adjustments (ii) | - | 9,808,000 | - | - | - | 9,808,000 |
| Profit of the current period | - | - | - | - | 20,431,375,497 | 20,431,375,497 |
| Appropriation to funds (i) | - | - | - | - | (1,145,092,453) | (1,145,092,453) |
| **Ending balance of the current period** | **483,513,340,000** | **(1,190,354,900)** | - | **22,862,255** | **20,808,922,542** | **503,154,769,897** |

(i) Note V.15c.
(ii) Adjustment to decrease in excess provision for the previous period's share issuance costs.

### *15b. 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.

### *15c. 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 for bonus and welfare funds 1,145,092,453
- Share issuance to increase capital from retained earnings 43,952,650,000

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

**16. Off-Interim Statement of Financial Position items**

***16a. 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.

***16b. Pledged and mortgaged assets***

Note V.6.

***16c. Foreign currencies***

At the end of the reporting period, cash included USD 1,468.22 (Beginning balance: USD 0.42).

***16d. 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 | 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 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 | 139,908,340 | 50,400,000 |
| Revenue from repair and mechanical processing services | 26,483,764,659 | 23,167,863,987 |
| Revenue from yard utilization services | 55,951,289,276 | 40,477,988,709 |
| Revenue from other services | 556,216,810 | 888,351,942 |
| **Total** | **83,131,179,085** | **64,584,604,638** |

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

Revenue from sales of merchandise and rendering of services to related parties is presented in Note VIII.1b.

## 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 | 44,808,381 | 34,895,326 |
| Costs of repair and mechanical processing services | 18,730,604,423 | 18,047,716,912 |
| Costs of yard utilization services | 46,103,487,611 | 32,881,608,097 |
| Costs of other services | 571,751,587 | 514,922,533 |
| Reversal of allowance for devaluation of inventories | (608,806) | - |
| **Total** | **65,450,043,196** | **51,479,142,868** |

## 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 | 1,533,163,212 | 213,487,400 |
| Interest income from demand deposits | 20,481,882 | 5,283,155 |
| Exchange gain arising from transactions in foreign currencies | - | 8,606,247 |
| Gain on sales of trading securities | 6,204,354,295 | 7,694,608,764 |
| Other financial income | 496,499 | 25,771 |
| **Total** | **7,758,495,888** | **7,922,011,337** |

## 4. Financial expenses

| | Accumulated from the beginning of the year to the end of the current period | |
|---|---|---|
| | **Current year** | **Previous year** |
| Borrowing costs | 130,415,683 | 25,120,093 |
| Reversal of provision for diminution in value of trading securities and impairment of investments | (4,006,524,407) | (4,252,903,265) |
| Securities selling fees | 125,541,176 | 184,513,375 |
| Other financial expenses | 38,688,820 | 25,771 |
| **Total** | **(3,711,878,728)** | **(4,043,244,026)** |

## 5. General and administration expenses

| | Accumulated from the beginning of the year to the end of the current period | |
|---|---|---|
| | **Current year** | **Previous year** |
| Labor costs | 2,395,418,977 | 2,590,498,911 |
| Office supplies | 12,285,227 | 13,287,796 |
| Depreciation/amortization of fixed assets | 173,734,164 | 181,029,571 |
| Taxes, fees and legal fees | - | 4,003,004 |
| Expenses for external services | 857,774,770 | 577,489,283 |
| Land rental | 146,387,934 | 137,890,060 |
| Other expenses | 1,532,738,359 | 605,967,328 |
| **Total** | **5,118,339,431** | **4,110,165,953** |

## 6. 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 | - |
| Other income | 9,293,611 | 11,852,645 |
| **Total** | **1,548,552,742** | **11,852,645** |

## 7. Earnings per share ("EPS")

Information on EPS is presented in the Interim Consolidated Financial Statements.

## 8. Operating costs by nature

| | Accumulated from the beginning of the year to the end of the current period | |
|---|---|---|
| | **Current year** | **Previous year** |
| Cost of sales of merchandise | 44,808,381 | 34,895,326 |
| Materials and supplies | 8,849,715,676 | 8,554,685,252 |
| Labor costs | 5,831,775,344 | 6,461,403,670 |
| Depreciation/amortization of fixed assets | 1,189,878,292 | 1,483,537,659 |
| Expenses for external services (*) | 52,297,949,381 | 37,362,585,408 |
| Other expenses | 2,354,255,553 | 1,692,201,506 |
| **Total** | **70,568,382,627** | **55,589,308,821** |

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

# VII. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM STATEMENT OF CASH FLOWS

**Non-cash transactions**

During the period, the Company entered into 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.4b) | 3,300,000,000 | 3,300,000,000 |

# VII. OTHER DISCLOSURES

## 1. Transactions and balances with the related parties

The related parties of the Company include the key management personnel and the key management personnel's related individuals and other related parties.

### *1a. 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.

The Company has no transactions or 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 | 240,000,000 | - | 48,000,000 | 288,000,000 |
| Mr. Cap Trong Cuong | BOD Member cum General Director | 240,500,000 | 1,500,000 | 36,000,000 | 278,000,000 |
| 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 | 210,000,000 | 1,500,000 | | 211,500,000 |
| 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** | | **1,111,636,364** | **6,000,000** | **258,000,000** | **1,375,636,364** |
| **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) | - | - | 18,000,000 | 18,000,000 |
| 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 (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 | 210,000,000 | 1,000,000 | - | 211,000,000 |
| 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** | | **1,345,909,091** | **5,500,000** | **258,000,000** | **1,609,409,091** |

***1b. Transactions and balances with other related parties***

Other related parties of the Company include:

| Name | Relationship |
|---|---|
| Macstar Ho Chi Minh JSC. | Subsidiary |
| Macstar Coastal Container Lines JSC. | Subsidiary |
| Macland Real Estate JSC. | Subsidiary |
| An Bien Shipping Lines Corporation | Associate |

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

*Transactions with other related parties*

The Company has entered into the following material transactions with other related parties:

| | Accumulated from the beginning of the year to the end of the current period | |
|---|---|---|
| | **Current year** | **Previous year** |
| ***Macstar Ho Chi Minh JSC.*** | | |
| Revenue from rendering of services and sales of merchandise | 73,993,228 | 73,369,067 |
| Expenses for using services | 5,225,002,637 | 4,743,128,916 |
| ***Macstar Coastal Container Lines JSC.*** | | |
| Capital contributed to establish a subsidiary | - | 43,000,000,000 |
| Revenue from rendering of services and sales of merchandise | 622,028,334 | 476,557,407 |
| Expenses for using services | 2,064,990,770 | |
| ***Sao A D.C Investment Corporation*** | | |
| Rendering of services to the related party | 6,726,148,696 | 5,919,159,635 |
| Using services of the related party | 39,686,432,143 | 11,675,133,845 |
| Purchase of shares in Macland Real Estate Joint Stock Company (Note V.2) | 135,000,000,000 | - |

*Outstanding balances with other related parties*

Outstanding balances with other related parties are presented in Notes V.3, V.4, V.7 and V.8.

## 2. Segment information

The Company's business operations during the year 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 Company's assets and liabilities are primarily related to providing logistics services. In addition, the Company's business activities only take place in the Vietnamese territory. Therefore, the Company does not present segment reporting by business segment or geographical segment.

## 3. Comparative figures

### *3a. Application of the New Accounting System*

As presented in Note III.1, the Company has applied the Circular 99 from 1 January 2026. Certain comparative figures have been restated to comply with the requirements of the Circular 99 regarding the presentation of Financial Statements, as follows:

| | Code | Figures before adjustment | Adjustments | Adjusted figures | Notes |
|---|---|---|---|---|---|
| ***Interim Statement of Financial Position*** | | | | | |
| Cash equivalents | 112 | 91,850,000,000 | 11,953,082 | 91,861,953,082 | (i) |
| Other short-term receivables | 135 | 11,496,608,325 | (11,953,082) | 11,484,655,243 | (i) |
| Payable for dividends and profit distributions | 313 | - | 19,363,850 | 19,363,850 | (ii) |
| Other short-term payables | 320 | 590,762,306 | (19,363,850) | 571,398,456 | (ii) |

(i) Reclassifying the accrued interest income of term deposits from "Other short-term receivables" to "Cash equivalents", amounting to VND 11,953,082.

(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.

**4. Significant accounting estimates and assumptions**

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 effect on the Interim Financial Statements include:

- The useful lives of tangible fixed assets (Note IV.7 and Note V.6);

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.

**5. 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 Financial Statements.

Approved on 24 August 2026

| Prepared by | Chief Accountant | Legal representative |
|---|---|---|
| | | M.S.D.N:0200560063 CÔNG TY CỔ PHẦN TẬP ĐOÀN MACSTAR THÀNH PHỐ HẢI PHÒNG |
| **Nguyen Thi Thuy Nga** | **Nguyen Thi Thuy Nga** | **Cap Trong Cuong** |