

DOAN XA PORT JOINT STOCK COMPANY

Address : No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

Tax code : 0200443827

Stock code : DXP

**SEPARATE FINANCIAL STATEMENTS
FOR QUARTER I- 2026**



Hai Phong, April - 2026

REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Doan Xa Port Joint Stock Company (hereinafter referred to as the Company) presents its report together with the Financial Statements for the period ended March 31, 2026

COMPANY

Doan Xa Port Joint Stock Company is equitized from Doan Xa Loading and Unloading Enterprise according to the Prime Minister's Decision No. 1372/QĐ-TTg dated October 19, 2001 on the transformation of Doan Xa Loading and Unloading Enterprise into Doan Xa Port Joint Stock Company. The company operates under the Enterprise Registration Certificate No. 0203000123 issued by the Department of Planning and Investment of Hai Phong City for the first time on 27/11/2001 and its changes. The company was granted an enterprise code of 0200443827 and is currently operating under the 18th amended Business Registration Certificate dated June 14, 2025.

Company headquarters: No.15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City.

BOARD OF DIRECTORS AND EXECUTIVE BOARD, MANAGEMENT

The members of the Board of Directors during the year and at the date of this report include:

Mr. Bui Tuan Minh	Chairman
Mr. Tran Viet Hung	Member
Mr. Hoang Van Minh	Member
Mr. Duong Ba Linh	Member

The members of the Board of Directors who led the Company during the year and at the date of this report

Mr. Hoang Van Minh	General Director
Mr. Tran Van Son	Deputy General Director
Mr. Nguyen Van Thuc	Deputy General Director
Mr. Tran Thanh Tuan	Deputy General Director

The legal representative of the Company at the date of this report is Mr. Hoang Van Minh (General Director)

The Audit Committee members include:

Mrs Tran Thi Hang	Prefect
Mrs. Hoang Thanh Mai	Member
Mrs. Le Tran Anh Thu	Member

RESPONSIBILITIES OF THE BOARD OF DIRECTORS

The Board of General Directors is responsible for the preparation of the financial statements which give a true and fair view of the financial position, results of operations and cash flows of the Company. In preparing these financial statements, the Board of Directors of the Company undertakes to comply with the following requirements:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates with caution;

- State clearly whether the accounting standards applied to the Company have been complied with or not and all material deviations from these standards have been presented and explained in the Financial Statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business;
- Design and implement an effective internal control system to ensure that the preparation and presentation of financial statements are free from material misstatement, whether due to fraud or error.

The Board of General Directors of the Company ensures that accounting records are maintained to accurately and fairly reflect the Company's financial position at all times, and that the financial statements are prepared in compliance with the prevailing regulations of the State. The Board is also responsible for safeguarding the Company's assets and implementing appropriate measures to prevent and detect fraud and other violations.

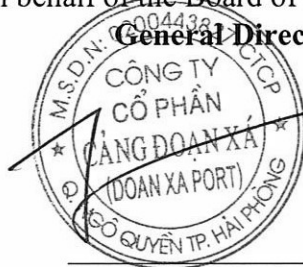
The Board of General Directors commits that the Company complies with Decree 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Securities Law and the Company does not violate the obligation to disclose information as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market.

APPROVAL OF FINANCIAL STATEMENTS

The Board of General Directors approved the attached Financial Statements. The Statements have fairly and fairly reflected the Company's financial position as at March 31, 2026, its business performance and cash flow situation 03 months 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and in compliance with legal regulations related to the preparation and presentation of financial statements.

On behalf of the Board of General Directors

General Director



Hoang Van Minh

Hai Phong, April 25, 2026

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City
SEPARATE FINANCIAL STATEMENTS - QUARTER I/2026

FINANCIAL STATEMENT REPORT

As of March 31, 2026

ASSET	Code	Note	31/03/2026 VND	01/01/2026 VND
A. CURRENT ASSETS	100		739.792.609.666	572.205.550.896
I. Cash and cash equivalents	110	III.1	69.194.242.719	5.728.039.522
1. Cash	111		55.094.242.719	5.728.039.522
. Cash equivalents	112		14.100.000.000	-
II. Short-term investments	120		521.626.336.836	499.646.336.836
1. Held-to-maturity investments	123	III.2a	515.860.000.000	493.880.000.000
5. Other limited investments	125		5.766.336.836	5.766.336.836
III. Short-term receivables	130		82.893.799.348	58.354.467.819
1. Short-term trade receivables	131	III.3	43.139.661.831	43.204.612.620
2. Short-term prepayments to suppliers	132		5.676.328.248	7.390.724.144
3. Other short-term receivables	136	III.4	34.077.809.269	7.759.131.055
				-
IV. Inventories	140	III.6	62.603.873.497	5.436.012.618
1. Inventories	141		62.603.873.497	5.436.012.618
VI. Other short-term assets	160		3.474.357.266	3.040.694.101
1. Shorten the cost analysis.	161	III.9	2.789.892.737	3.040.694.101
2. Deductible VAT	162		683.888.529	0
3. Taxes and other receivables from State budget	163	III.14	576.000	-
B. NON-CURRENT ASSETS	200		517.858.053.936	513.583.248.685
II. Fixed assets	220		23.464.837.434	23.858.358.177
1. Tangible fixed assets	221	III.7	23.337.690.544	23.702.951.287
- Historical cost	222		279.310.922.873	278.416.297.138
- Accumulated depreciation	223		(255.973.232.329)	(254.713.345.851)
4. Intangible fixed assets	227	III.8	127.146.890	155.406.890
- Historical cost	228		1.340.960.000	1.340.960.000
- Accumulated amortization	229		(1.213.813.110)	(1.185.553.110)
V. Long-term assets in progress	250		6.298.305.192	1.410.837.574
1. Construction in progress	251	III.6	6.298.305.192	1.410.837.574
VI. Long-term investment	260		486.390.057.436	486.390.057.436
. Investments in subsidiaries	261	III.2b	46.000.000.000	46.000.000.000
. Investments in joint ventures and associates	262	III.2c	447.305.948.664	447.305.948.664
. Equity investments in other entities	263	III.2d	(460.339.336)	(460.339.336)
. Provision for devaluation of long-term investments	264		(6.455.551.892)	(6.455.551.892)
VII. Other long-term assets	270		1.704.853.874	1.923.995.498
1. Long-term deferred payment costs	271	III.9b	1.704.853.874	1.923.995.498
TOTAL ASSETS	280		1.257.650.663.602	1.085.788.799.581

FINANCIAL STATEMENT REPORT

As of March 31, 2026

(Continue)

CAPITAL SOURCES	Code	Note	31/03/2026 VND	01/01/2026 VND
C. LIABILITIES	300		264.585.461.870	140.626.442.723
I. Current liabilities	310		264.585.461.870	140.626.442.723
1. Short-term trade payables	311	III.11	43.507.037.846	67.903.250.145
2. Short-term prepayments from customers	312		16.977.258.099	13.506.884.804
3. Dividends and profits must be paid.	313		83.566.575	83.566.575
4. Taxes and other payables to State budget	314	III.12	13.687.625.462	17.509.155.153
5. Payables to employees	315		12.739.153.113	15.973.524.008
6. Short-term accrued expenses	316	III.14a	1.181.714.160	1.880.488.529
6. Other short-term payables	320	III.15a	283.750.545	951.753.233
11. Short-term borrowings and finance lease liabilities	321	III.10	174.534.577.788	20.596.318.592
13. Bonus and welfare fund	323		1.590.778.282	2.221.501.684
II. Non-current liabilities	330		-	-
1. Other long-term payables	337		-	-

CAPITAL SOURCES	Code	Note	31/03/2026 VND	01/01/2025 VND
D. OWNER'S EQUITY	400		993.065.201.732	945.162.356.858
1. Contributed capital	411		599.101.330.000	599.101.330.000
- Common shares with voting rights	411a		599.101.330.000	599.101.330.000
2. Share Premium	412		1.123.771.566	1.123.771.566
8. Development and investment funds	418		168.189.656.117	168.189.656.117
10. Retained earnings	420		224.650.444.049	176.747.599.175
- Retained earnings accumulated till the end of the previous year	420a		176.747.599.175	60.944.200.691
- Retained earnings of the current year	420b		47.902.844.874	115.803.398.484
TOTAL CAPITAL	440		1.257.650.663.602	1.085.788.799.581

Preparer



Nguyen Thi Thao

Chief Accountant



Nguyen Thi Thanh Ha

Hai Phong, April 25, 2026

General Director




Hoàng Văn Minh

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

SEPARATE FINANCIAL STATEMENTS - QUARTER I/2026

INCOME STATEMENT*Quarter I - 2026*

ITEMS	Note	Quarter I		Accumulated from the beginning of the year to the end of this period	
		This year	Previous Year	This year	Previous Year
		VND	VND	VND	VND
1. Revenue from sales of goods and rendering of services	VI.1	240.177.857.175	86.575.465.154	240.177.857.175	86.575.465.154
2. Revenue deductions					
3. Net revenue from sales of goods and rendering of services		240.177.857.175	86.575.465.154	240.177.857.175	86.575.465.154
4. Cost of goods sold and services rendered	VI.2	165.792.743.843	62.158.859.705	165.792.743.843	62.158.859.705
5. Gross profit from sales of goods and rendering of services		74.385.113.332	24.416.605.449	74.385.113.332	24.416.605.449
6. Financial income	VI.3	10.119.548.748	7.069.365.574	10.119.548.748	7.069.365.574
7. Financial expense	VI.4	2.348.374.904	1.028.636.151	2.348.374.904	1.028.636.151
<i>In which: Interest expense</i>		1.467.162.813	1.028.636.151	1.467.162.813	1.028.636.151
8. Selling expense	VI.7a	17.130.796.372	4.101.033.176	17.130.796.372	4.101.033.176
9. General and administrative expense	VI.7b	5.109.070.390	4.482.589.540	5.109.070.390	4.482.589.540
10. Net profit from operating activities		59.916.420.414	21.873.712.156	59.916.420.414	21.873.712.156
11. Other income	VI.5	1.954	-	1.954	-
12. Other expense	VI.6	1.020	-	1.020	-
13. Other profit		934	-	934	-
14. Total net profit before tax		59.916.421.348	21.873.712.156	59.916.421.348	21.873.712.156
15. Current corporate income tax expense	VI.9	12.013.576.474	4.404.854.431	12.013.576.474	4.404.854.431
16. Profit after corporate income tax		47.902.844.874	17.468.857.725	47.902.844.874	17.468.857.725

Preparer



Nguyen Thi Thao

Chief Accountant



Nguyen Thi Thanh Ha

Hai Phong, April 25, 2026

General Director



Hoang Van Minh

DOAN XA PORT JOINT STOCK COMPANY

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SEPARATE FINANCIAL STATEMENTS - QUARTER I/2026

CASH FLOW STATEMENT*(Indirect method)**Quarter I 2026*

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this period	
			This year	Previous Year
			VND	VND
I. CASH FLOW FROM OPERATING ACTIVITIES				
1. Profit before tax	01		59.916.421.348	21.873.712.156
2. Adjustment for			(6.744.328.958)	(5.629.265.848)
- Depreciation and amortization of fixed assets and investment properties	02		1.288.146.478	1.024.973.850
- Provisions	03		-	(83.411.124)
- Gains / losses from investment	05		(9.499.638.249)	(7.599.464.725)
- Interest expense	06		1.467.162.813	1.028.636.151
3. Operating profit before changes in working capital	08		53.172.092.390	16.244.446.308
- Increase or decrease in receivables	09		(20.921.857.195)	57.431.152.591
- Increase or decrease in inventories	10		(57.167.860.879)	(5.094.770.745)
- Increase or decrease in payables (excluding interest payable/ corporate income tax payable)	11		(9.822.519.128)	4.865.131.460
- Increase or decrease in prepaid expenses	12		(4.084.233.143)	(11.691.352)
- Borrowing costs have been paid	14		(1.290.587.580)	(1.028.636.151)
- Corporate income tax paid	15		(14.640.953.423)	(4.282.182.334)
- Other receipts from operating activities	16		6.000.000	-
- Other payments on operating activities	17		-	(810.800.000)
Net cash flow from operating activities	20		(54.749.918.958)	67.312.649.777
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		(894.625.735)	-
3. Loans and purchase of debt instruments from other entities	23		(394.220.000.000)	(305.400.000.000)
4. Collection of loans and resale of debt instrument of other entities	24		358.140.000.000	411.640.000.000
6. Interest and dividend received	27		1.252.488.694	7.599.464.725
Net cash flow from investing activities	30		(35.722.137.041)	113.839.464.725
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		174.534.577.788	25.384.192.917
2. Repayment of principal	34		(20.596.318.592)	(92.509.236.135)

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this period	
			This year	Previous Year
			VND	VND
<i>Net cash flow from financing activities</i>	40		153.938.259.196	(67.125.043.218)
Net cash flows in the year	50		63.466.203.197	114.027.071.284
Cash and cash equivalents at the beginning of the year	60		5.728.039.522	28.205.454.330
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the year	70	III.1	69.194.242.719	142.232.525.614

Preparer



Nguyen Thi Thao

Chief Accountant



Nguyen Thi Thanh Ha

Hai Phong, April 25, 2026

General Director



Hoang Van Minh

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

SEPARATE FINANCIAL STATEMENTS - QUARTER I/2026

NOTES TO FINANCIAL STATEMENTS**Quarter I- 2026****I. CHARACTERISTICS OF ENTERPRISE ACTIVITIES****Form of capital ownership**

The Company's charter capital is VND 599,101,330,000, divided into 59,910,133 shares, with a par value of VND 10,000 per share, without preferential shares.

Business field: Port Operation and bitumen trading

Business activities

The Company's main activities are:

- Cargo handling services, warehouse business, transportation and waterway transport services, freight forwarding, maritime agency
- Wholesale and retail of solid, liquid, and gas fuels and related products.

The Company's normal business cycle is 12 months.

As of March 31, 2026, the Company has one (01) dependent branch (Branch of Doan Xa Port Joint Stock Company located in Long Bien Ward, Hanoi) and one (01) direct subsidiary as follows

	Subsidiary	Principal Activities	Place of Incorporation, Registration, and Operation	Ownership Percentage	Voting rights percentage
1	Doan Xa Port Sea Shipping Joint Stock Company	Leasing of machinery, equipment and vessels	Ngo Quyen Ward, Hai Phong City	92%	92%

* Number of employees: As of March 31, 2026, the Company has 196 employees (1 January 2026: 192 employees).

II. ACCOUNTING SYSTEM AND ACCOUNTING POLICY**1. Accounting period and accounting currency**

The Company's annual accounting period according to the calendar year begins on January 1 and ends on December 31 of each year.

This accounting period: From January 1, 2026 to March 31, 2026

The Company maintains its accounting records in Vietnam Dong (VND).

2. Standards and Applicable Accounting Policies*Applicable Accounting Policies*

The Company applies the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance

Declaration of compliance with Accounting Standards and Accounting System

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of the Standards and the current Enterprise Accounting Regime being applied.

3. Foreign currency transactions

Foreign currency transactions during the accounting period are converted into Vietnamese Dong at the actual exchange rate on the transaction date.

This actual exchange rate is determined according to the following principles:

- When buying and selling foreign currency: the exchange rate is specified in the foreign currency buying and selling contract between the Company and the commercial bank;
- Monetary items denominated in foreign currencies are translated using the average bank transfer buying and selling exchange rate of the commercial bank where the Company regularly conducts transactions at the transaction date.

4. Cash and cash equivalents

Cash includes cash in hand and demand bank deposits.

Cash equivalents are short-term investments with a recovery period of no more than 03 months from the investment date, are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

5. Receivables

Receivables are tracked in detail by receivable term, receivable entity, original currency, and other factors according to the Company's management needs.

Provision for doubtful debts is made for each doubtful debt based on the expected level of loss that may occur.

6. Inventories

Inventories are initially recorded at cost, including purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their location and condition at the time of initial recording. After initial recording, at the time of preparing the Financial Statements, if the net realizable value of the inventory is lower than the original price, the inventory is recorded at net realizable value.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

7. Financial investments

Held-to-maturity investments: are investments that the Company has the intention and ability to hold until maturity.

Held-to-maturity investments include bank deposits with maturities of more than three months to one year and are recorded at cost.

8. Fixed assets

Tangible fixed assets and intangible fixed assets are initially recorded at cost. During use, tangible fixed assets and intangible fixed assets are recorded at cost, accumulated depreciation and residual value. Depreciation is calculated using the straight-line method.

Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

- Buildings, structures	03 - 13 years
- Machinery and equipment	06 - 10 years
- Transportation, motor vehicles	03 - 10 years
- Office equipment and furniture	03 - 05 years

9. Prepaid expenses

Expenses incurred related to the business performance of many accounting periods are recorded as prepaid expenses to be gradually allocated to the business performance in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated into production and business expenses using the straight-line method.

10. Payables

Payables are monitored by payment term, payable entity, original currency and other factors according to the Company's management needs.

11. Borrowings and finance lease liabilities

The value of the finance lease liability is the total amount payable calculated by the present value of the minimum lease payments or the fair value of the leased asset.

Loans and financial lease liabilities are tracked by each lending entity, each loan agreement and the repayment term of the loans and financial lease liabilities. In case of loans and liabilities in foreign currency, detailed tracking is performed in the original currency.

12. Borrowing costs

Borrowing costs are recorded as production and business expenses in the period when incurred, except for borrowing costs directly related to the investment, construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs".

13. Accrued expenses

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid and other payables are recorded in production and business expenses of the reporting period.

The recording of payable expenses into production and business expenses during the period is carried out according to the principle of matching between revenue and expenses incurred during the period.

14. Provisions for payables

Provisions are only recognized when the following conditions are satisfied:

- The company has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of economic benefits will be required to settle the obligation;
- Provide a reliable estimate of the value of that liability.

The amount recognised as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the reporting period.

The provision for payables is recorded in the production and business expenses of the accounting period. The difference between the amount of provision for payables established in the previous period that is not fully used and the amount of provision for payables established in the reporting period is reversed and recorded as a reduction in production and business expenses of the period.

15. Owner's equity

Owner's equity is recorded at the actual capital contributed by the owner.

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the Company's profit distribution or loss handling situation. Profit distribution is made when the Company has undistributed profit after tax. Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders and after setting aside funds according to the Company's Charter and the provisions of Vietnamese law.

16. Revenue

Sales revenue

Sales revenue is recognized when all of the following conditions are met:

- The significant risks and rewards of ownership of the product or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- Revenue is measured with relative certainty;
- The Company has obtained or will obtain economic benefits associated with the sale transaction;
- Identify the costs associated with a sales transaction.

Rendering of services

Revenue from rendering of services shall be recognised when all the following conditions have been satisfied:

- The amount of the revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of the completion of the transaction at the end of the reporting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial revenue

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when both (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- Revenue is measured with relative certainty;

18. Cost of goods sold

Cost of goods sold during the year is recorded in accordance with revenue generated during the year and ensures compliance with the principle of prudence.

19. Financial expenses

Expenses recorded in financial expenses include:

- Borrowing costs;
- Exchange rate losses of transactions involving foreign currencies

20. Corporate income tax

Current corporate income tax expense is determined based on taxable income in the period and corporate income tax rate in the current accounting period.

21. Related Parties

Parties are considered related if one party has the ability to control or has significant influence over the other party in making decisions regarding financial policies and operations. Parties are also considered related if they are under common control or are significantly influenced together.

In considering the relationship of related parties to serve for the preparation and presentation of Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

III. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN FINANCIAL STATEMENT REPORT

1. CASH AND CASH EQUIVALENTS

	31/03/2026	01/01/2026
	VND	VND
- Cash	290.902.470	282.475.840
- Demand deposits	54.803.340.249	5.445.563.682
- Cash equivalents	-	-
	55.094.242.719	5.728.039.522

2. FINANCIAL INVESTMENTS

Held to maturity investments

	31/03/2026	01/01/2026
	Original cost	Original cost
	VND	VND
- Deposits from 06 months to 12 months	529.960.000.000	493.800.000.000
- Other investments	-	-

b. Investment in a Subsidiary

	31/03/2026		01/01/2026	
	Original cost	Provisioned cost	Original cost	Provisioned cost
-				
Doan Xa Port Sea Shipping Joint Stock Compar	46.000.000.000	-	46.000.000.000	

c. Equity investment in an associate

	31/03/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Vietnam Hi-tech transportation Co., Ltd.	47.305.948.664	(6.455.551.892)	47.305.948.664	(7.890.544.187)
Tratigroup Corporation Joint Stock Company	400.000.000.000		400.000.000.000	
	447.305.948.664	(6.455.551.892)	447.305.948.664	(7.890.544.187)

Details of the Company's associated investment companies as at March 31, 2026 are as follows:

Name of Investment Company	Interest rate	Voting share ratio	Principal activities
Vietnam Hi-tech transportation Co., Ltd.	39,00%	39,00%	Cargo transportation, combined with high-tech cargo transportation along the coastal route.
Tratigroup Corporation Joint Stock Company	47,06%	47,06%	Trading in solid, liquid, and gas materials, and related products.

The investment in Tratigroup Joint Stock Company as of March 31, 2026, is 400,000,000,000 VND, representing 47.06% of the charter capital. Currently, the company is operating normally

The investment in Vietnam Hi-tech transportation Co., Ltd. as of March 31, 2026, is 47,305,948,664 VND, representing 39.00% of the charter capital. Currently, the company is operating normally.

d. Investment in other entities

Name of Investment Company	31/03/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Dinh Vu Port Investment and Development Joint Stock Company	1.203.026.136	-	1.203.026.136	-
Military Commercial Joint Stock Bank	1.563.310.700	-	1.563.310.700	-
Hai Phong Maritime Investment and Trading Joint Stock Company	3.000.000.000	(460.339.336)	3.000.000.000	(460.339.336)
	5.766.336.836	(460.339.336)	5.766.336.836	(460.339.336)

(*) As of March 31, 2026, the investment in Dinh Vu Port Investment and Development Joint Stock Company comprises 224,190 shares, representing 0.56% of its charter capital. Dinh Vu Port Investment and Development Joint Stock Company is listed on HOSE under the stock code DVP. The closing price as of March 31, 2026, was VND 69,100 per share.

(**) As of March 31, 2026, the investment in Military Commercial Joint Stock Bank comprises 157,113 shares, representing 0.002% of its charter capital. Military Commercial Joint Stock Bank is listed on HOSE under the stock code MBB. The closing price of MBB shares on March 31, 2026, was VND 26,450 per share.

(***) The investment in Hai Phong Maritime Investment and Trading Joint Stock Company had a value of VND 3,000,000,000 as of March 31, 2026, equivalent to 300,000 shares, accounting for 3.525% of the charter capital. Currently, the company is temporarily suspended from operations.

3. SHORT-TERM RECEIVABLES FROM CUSTOMERS

	31/03/2026	01/01/2026
a) Short term	VND	VND
Related parties	1.281.578.103	1.619.526.981
- Traffic Materials Trading and Import-Export Joint Stock Company	1.130.263.342	1.130.263.342
- VN Asphalt Joint Stock Company	151.314.761	489.263.639
Others	41.858.083.638	41.585.085.639
- International Maritime Agency and Brokerage Limited Liability Company	11.996.760.908	12.060.324.949
- Vincons Construction Investment and Development Joint Stock Company	3.590.568.000	5.954.805.720
- Other customers	26.270.754.730	23.569.954.970
	43.139.661.741	43.204.612.620
b) Long term		

4. OTHER SHORT-TERM RECEIVABLES

	31/03/2026	01/01/2026
a) Short term	VND	VND
Advances	145.670.470	-
Short-term deposits and collaterals	6.000.000	22.000.000
Accrued interest on short-term deposits	9.418.318.995	7.167.339.144
Others	24.507.819.804	297.492.266
	34.077.809.269	7.486.831.410
b) Long term		

5. INVENTORIES

	31/03/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	11.468.919	-	-	-
Raw materials	4.423.603.625	-	4.065.158.189	-
Tools, supplies	566.446.799	-	428.668.219	-
Work in progress	-	-	2.961.256	-
Goods	57.602.354.154	-	884.401.821	-
	62.603.873.497	-	5.381.189.485	-

6. LONG-TERM ASSETS IN PROGRESS

	31/03/2026	01/01/2026
	Value	Value
	VND	VND
Construction in progress: Office building renovation	5.524.141.051	1.230.637.204
Purchasing fixed assets	774.164.141	180.200.370
Mua sắm	6.298.305.192	1.410.837.574

7. TANGIBLE FIXED ASSETS

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8. INTANGIBLE FIXED ASSETS

	Software	Cộng
	VND	VND
Original cost		
Beginning balance	1.340.960.000	1.340.960.000
- Other reductions	-	-
Ending balance	1.340.960.000	1.340.960.000
Accumulated depreciation		
Beginning balance	(1.185.553.110)	(1.185.553.110)
- Depreciation for the period	(28.260.000)	(28.260.000)
- Other reductions	-	-
Ending balance	(1.213.813.110)	(1.213.813.110)
Net book value		
<i>At the beginning of the year</i>	155.406.890	155.406.890
At the end of the period	127.146.890	127.146.890

9. DEFERRED EXPENSES

	31/03/2026	01/01/2026
	VND	VND
a) Short term		
Tools and equipment	96.563.780 -	297.957.000
Other short-term prepaid expenses	2.693.328.957 -	2.742.737.101
	2.789.892.737	3.040.694.101
b) Long term		
Inspection and dredging costs	1.558.881.782 -	232.998.693
Other long-term prepaid expenses	145.972.092 -	1.690.996.805
	1.704.853.874	1.923.995.498

10. BORROWINGS AND FINANCE LEASE LIABILITIES

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DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

SEPARATE FINANCIAL STATEMENTS - QUARTER I/2026**Notes to the Financial Statements (Continued)****7 TANGIBLE FIXED ASSETS**

	Buildings, structures	Machinery and equipment	Means of transportation and transmission	Office equipment	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	63.110.427.638	9.996.721.561	202.813.899.735	2.495.248.204	278.416.297.138
- Purchase in the period	-	-	262.070.370	632.555.365	894.625.735
- Completed construction investment	-	-	-	-	-
Ending balance	63.110.427.638	9.996.721.561	203.075.970.105	3.127.803.569	279.310.922.873
Accumulated depreciation					
Beginning balance	(62.181.374.677)	(9.947.765.018)	(180.348.443.701)	(2.235.762.455)	(254.713.345.851)
- Depreciation during the period	(67.352.748)	(4.708.332)	(1.134.231.621)	(53.593.777)	(1.259.886.478)
Ending balance	(62.248.727.425)	(9.952.473.350)	(181.482.675.322)	(2.289.356.232)	(255.973.232.329)
Net carrying amount					
Beginning balance	929.052.961	48.956.543	22.465.456.034	259.485.749	23.702.951.287
Ending balance	861.700.213	44.248.211	21.593.294.783	838.447.337	23.337.690.544
- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the year:				0	VND
- Cost of fully depreciated tangible fixed assets but still in use at the end of the year:				237.025.356.621	VND

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

Notes to the Financial Statements (Continued)

SEPARATE FINANCIAL STATEMENTS - QUARTER I/2026

10. BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2026		During the period		31/03/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
Bank loan	20.596.318.592	-	149.730.596.578	20.596.318.592	174.534.577.788	174.534.577.788
Joint Stock Commercial Bank for Investment and Development of Vietnam – Hai Phong Branch	20.596.318.592		119.750.164.578	20.596.318.592	119.750.164.578	119.750.164.578
Vietnam Foreign Trade Commercial Bank -	-		29.980.432.000		54.784.413.210	54.784.413.210
Total Short-term borrowings	20.596.318.592	-	149.730.596.578	20.596.318.592	174.534.577.788	174.534.577.788

b) Long-term borrowings

11. TRADE PAYABLES

	31/03/2026	01/01/2026
	Value	Value
	VND	VND
a. Trade payables		
- International Maritime Agency and Brokerage Limited Liability Company	3.930.680.520	4.974.491.880
- PACIFIC WELLS PTE LTD	-	1.136.057.390
- HIIN ASIA PACIFIC PTE LTD		44.939.813.750
- Others	3.441.828.312	8.728.095.072
b. Trade payables to related parties	36.134.529.014	8.124.792.053
- Traffic Materials Trading and Import-Export Joint Stock Company	31.259.871.773	2.653.739.651
- VN Asphalt Joint Stock Company	4.968.010	211.178.289
- Vietnam Hi-tech Transportation Co., Ltd.	4.869.689.231	5.259.874.113
	43.507.037.846	67.903.250.145

c. DIVIDENDS AND PROFIT PAYABLE

Dividends and profit payable

12. TAX AND OTHER PAYABLES TO THE STATE BUDGET (Page 17)**13. ACCRUED EXPENSES**

	31/03/2026	01/01/2026
	VND	VND
a) Short term		
- Interest expense	213.334.156	36.758.923
- Electricity, water	5.173.134	91.843.472
- Board of Directors and Supervisory Board remuneration	120.000.000	500.000.000
- Others	843.206.870	1.251.886.134
	1.181.714.160	1.880.488.529
b) Long term		

14. OTHER PAYABLES

	31/03/2026	01/01/2026
	VND	VND
a) Short term		
Trade union fee	202.417.382	278.636.012
Other payables	81.333.163	673.117.221
	283.750.545	951.753.233
b) Long term		

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

Notes to the Financial Statements (Continued)

SEPARATE FINANCIAL STATEMENTS - QUARTER I/2026

12. TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Beginning balance		During the year		Ending balance	
	Receivable 01/01/2026	Payables 01/01/2026	Payables in the year	Actual payment in the year	Receivables 31/03/2026	Payables 31/03/2026
	VND	VND	VND	VND	VND	VND
- Value Added Tax	-	2.642.714.726	376.562.390	3.019.853.116	576.000	-
- Corporate income tax	-	14.640.953.423	12.013.576.474	14.640.953.423	-	12.013.576.474
- Personal income tax	-	225.487.004	1.439.296.135	1.440.240.152	-	224.542.987
- Land tax and land rent	-	-	1.449.506.001	-	-	1.449.506.001
- Fees, charges and other payables	-	-	-	-	-	-
	-	17.509.155.153	15.278.941.000	19.101.046.691	-	13.687.625.462

15. OWNER'S EQUITY

a) Changes in owner's equity

	Owner's investment capital	Owner's equity	Development Investment Fund	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of previous year	599.101.330.000	1.123.771.566	168.189.656.117	93.649.267.191	862.064.024.874
Profit for previous period	-	-	-	115.803.398.484	115.803.398.484
Cash dividend	-	-	-	(29.955.066.500)	(29.955.066.500)
Provision of funds from profits	-	-	-	(2.750.000.000)	(2.750.000.000)
Ending balance of previous year	599.101.330.000	1.123.771.566	168.189.656.117	176.747.599.175	945.162.356.858
Beginning balance of current year	599.101.330.000	1.123.771.566	168.189.656.117	176.747.599.175	945.162.356.858
Profit for this year	-	-	-	47.902.844.874	47.902.844.874
Benefit reward fund	-	-	-	-	-
Provision for the executive	-	-	-	-	-
Ending balance for this period	599.101.330.000	1.123.771.566	168.189.656.117	224.650.444.049	993.065.201.732

b, Details of Contributed capital	Ending of the period	Rate	Beginning of the year	Rate
	VND	%	VND	%
Mr. Hoang Van Quang	78.051.600.000	13,03%	78.051.600.000	13,03%
Mr. Nguyen Van Thuc	55.000.000.000	9,18%	55.000.000.000	9,18%
Other Shareholders	466.049.730.000	77,79%	466.049.730.000	77,79%
	599.101.330.000	100%	599.101.330.000	100%

c) Capital transactions with owners and dividend and profit distribution

	31/03/2026	01/01/2026
	VND	VND
Owner's equity		
- At the beginning of the year	599.101.330.000	599.101.330.000
- At the end of the period	599.101.330.000	599.101.330.000
Distributed dividends and profit		
- Dividends, profits divided on previous year's profits	-	29.955.066.500

d) Stocks

	31/03/2026	01/01/2026
	VND	VND
Number of shares registered for issuance	59.910.133	59.910.133
Number of shares sold to the public	59.910.133	59.910.133
- Common stock	59.910.133	59.910.133
- Cổ phiếu ưu đãi		
Số lượng cổ phiếu được mua lại	59.910.133	59.910.133
- Cổ phiếu phổ thông	59.910.133	59.910.133
- Cổ phiếu ưu đãi		
Number of shares outstanding	59.910.133	59.910.133
- Common stock	59.910.133	59.910.133
- Cổ phiếu ưu đãi	-	-
Outstanding shares par value (VND):	10.000	10.000

e) Reasons for changes in the Company's equity components

VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF PROFIT OR LOSS

1. Total Revenue From Sales Of Goods And Rendering Of Services

Revenue	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Revenue from sale of goods	170.293.820.941	50.021.798.350
Revenue from rendering of services	69.884.036.234	36.553.666.804
	240.177.857.175	86.575.465.154

2. Cost Of Goods Sold

	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Cost of finished products and goods sold	141.253.260.651	45.594.001.390
Cost of services provided	24.539.483.192	16.564.858.316
	165.792.743.843	62.158.859.706

3. Financial Income

	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Interest income	9.499.638.249	6.926.894.725
Realised exchange gain	619.910.499	142.470.849
	10.119.548.748	7.069.365.574

24. FINANCIAL EXPENSES

	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Interest expense on loans	1.467.162.813	1.028.636.151
Foreign exchange loss arising during the period	875.596.517	-
Other financial expenses	5.615.574	-
	2.348.374.904	1.028.636.151

25. OTHER INCOME

	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Other income	1.954	-
	1.954	-

26. OTHER EXPENSES

	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Other expenses	1.020	-
	1.020	-

7. Selling Expenses And General Administrative Expenses

a) Selling expenses include:

	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Raw materials	423.395.721	28.483.829
Labour expenses	2.595.479.235	747.344.269
Tools, equipment, supplies expenses	90.519.806	27.604.716
Depreciation expenses	226.148.638	67.329.168
Expenses of outsourcing services	13.333.841.103	2.932.650.853
Other expenses in cash	461.411.869	297.620.341
	17.130.796.372	4.101.033.176

b) General administrative expense include:	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Raw materials	96.471.070	80.266.381
Labour expenses	2.055.916.894	2.109.433.934
Tools, equipment, supplies expenses	89.854.113	64.389.699
Depreciation expenses	250.497.109	215.604.393
Tax, Charge, Fee	1.449.506.001	1.454.506.001
Expenses of outsourcing services	913.228.813	212.264.204
Other expenses in cash	253.596.390	346.124.928
	5.109.070.390	4.482.589.540

8. Operating Expenses By Nature	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Raw materials, supplies and goods expenses	2.084.041.681	1.732.912.298
Labor cost	13.410.745.147	11.856.053.313
Depreciation of fixed assets	804.593.082	1.024.973.850
Outsourced service expenses	8.152.262.678	8.198.063.403
Other expenses	27.995.928	2.110.406.491
	24.479.638.516	24.922.409.355

9. Corporate Income Tax Expense	Quarter 1- 2026	Quarter 1- 2025
	VND	VND
Corporate income tax from main business activities		
Total accounting profit before corporate income tax	151.461.020	150.560.000
Adjustments to increase	151.461.020	150.560.000
- Other non-deductible expenses	151.461.020	150.560.000
Adjustments for reduction	-	-
Taxable income	60.067.882.368	22.024.272.156
Current corporate income tax expense (tax rate 20%)	12.013.576.474	4.404.854.431

10. Related parties

Details of related parties and their relationships are as follows:

Name	Relationship
Tratigroup Joint Stock Company	Associate
Vietnam Hi-tech transportation Co., Ltd.	Associate
Doan Xa Port Sea Shipping Joint Stock Company	Direct subsidiary
VN Asphalt Joint Stock Company	Subsidiary of an associate
Traffic Materials Trading and Import-Export Joint Stock Company	Common member of management board
Members of the Board of Directors, Supervisory Board, Executive Board, Chief Accountant, and other individuals related to these members	Key management personnel





The Company had transactions with related parties during the year as follows:

Sales revenue	Quarter 1- 2026	Quarter 1- 2025
Vietnam Hi-tech transportation Co., Ltd.	2.720.000	-
VN Asphalt Joint Stock Company	613.805.645	2.454.022.942
Traffic Materials Trading and Import-Export Joint Stock Company	1.144.638.916	1.984.200.674

Purchases of goods and services	Quarter 1- 2026	Quarter 1- 2025
Vietnam Hi-tech transportation Co., Ltd.	2.312.434.845	1.359.940.141
VN Asphalt Joint Stock Company	26.855.029.501	213.319.324
Traffic Materials Trading and Import-Export Joint Stock Company	38.275.909.566	28.797.400.426

11. COMPARATIVE FIGURES

Unless otherwise disclosed, the comparative information as of January 1, 2026 is carried forward from the figures presented in the Company's financial statements audited by UHY Audit and Advisory Co., Ltd. for the year ended December 31, 2025

<p>Preparer</p> <p></p> <p>_____ Nguyen Thi Thao</p>	<p>Chief Accountant</p> <p></p> <p>_____ Nguyen Thi Thanh Ha</p>	<p>Hai Phong, April 25, 2026</p> <p>General Director</p> <p></p> <p></p> <p>_____ Hoang Van Minh</p>
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