

TAN CANG SONG THAN ICD JSC

Add: No.7/20 DT 743 St., Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City

Financial Statements

For the fiscal year ended December 31, 2026

INCOME STATEMENT

Quarter II/2026

Unit: VND

Items	Codes	Notes	Quarter II		Accumulated from the beginning of the year	
			Current Year	Prior Year	Current Year	Prior Year
1. Revenue from rendering of services	01	VI.1	133,123,150,884	137,197,435,748	265,086,799,319	255,209,960,009
2. Less deductions	02		-	-	-	-
3. Net revenue from rendering of services	10		133,123,150,884	137,197,435,748	265,086,799,319	255,209,960,009
4. Cost of services rendered	11	VI.2	94,164,483,378	95,582,501,656	184,248,570,605	180,665,617,590
5. Gross profit from sales of rendering of services	20		38,958,667,506	41,614,934,092	80,838,228,714	74,544,342,419
6. Gain/(loss) from sale and liquidation of investment property	21		-	-	-	-
7. Financial income	22	VI.3	509,822,526	944,240,775	1,134,436,137	1,331,147,878
8. Financial expenses	23	VI.4	231,948,336	383,613,636	469,126,485	794,644,217
Including: Interest expenses	24		231,948,336	383,613,636	469,126,485	794,644,217
9. Selling expenses	25	VI.5	403,328,552	247,246,719	963,217,527	916,248,895
10. General and administration expenses	26	VI.6	13,075,060,756	8,014,628,587	25,462,465,061	19,511,819,156
11. Net operating profit (30 = 20 + 21 + 22 - (23 + 25 + 26))	30		25,758,152,388	33,913,685,925	55,077,855,778	54,652,778,029
12. Other income	31	VI.7	82,092,585	93,357,087	115,455,918	533,390,426
13. Other expenses	32		6,832,410	1,540	12,921,750	7,105,528
14. Net other income/expenses	40		75,260,175	93,355,547	102,534,168	526,284,892
15. Net accounting profit before tax	50		25,833,412,563	34,007,041,472	55,180,389,946	55,179,062,921
16. Business income tax - current	51		5,166,682,512	6,801,408,294	11,036,077,989	11,035,812,584
17. Business income tax - deferred	52		-	-	-	-
18. Net profit after tax (60 = 50 - 51 - 52)	60		20,666,730,051	27,205,633,178	44,144,311,957	44,143,250,337
19. Basic earnings per share	70	VI.8	1,108	1,492	2,367	2,421
20. Diluted earnings per share	71	VI.8	1,108	1,492	2,367	2,421

Preparer



Dinh Anh Huy

Chief Accountant



Le Thanh Son

Approved, July 20th, 2026

Legal Representative



Tran Tri Dung

TAN CANG SONG THAN ICD JSC

Add: No.7/20 DT 743 St., Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City

Financial Statements

For the fiscal year ended December 31, 2026

STATEMENT OF FINANCIAL POSITION

As of June 30, 2026

				Unit: VND	
ASSETS	Codes	Notes	Closing balance	Opening balance	
A - CURRENT ASSETS	100		193,273,541,693	156,181,137,270	
I. Cash and cash equivalents	110	V.1	89,039,518,783	72,517,983,080	
1. Cash	111		9,039,518,783	12,517,983,080	
2. Cash equivalents	112		80,000,000,000	60,000,000,000	
II. Short-term financial investments	120	V.2	10,000,000,000	-	
1. Trading securities	121		-	-	
2. Allowance for decline in trading securities	122		-	-	
3. Short-term held-to-maturity investments	123		-	-	
4. Allowance for short-term held-to-maturity investments	124		10,000,000,000	-	
5. Other short-term investments	125		-	-	
6. Allowance for impairment of other short-term investments	126		-	-	
III. Short-term receivables	130		86,195,838,176	72,300,893,469	
1. Short-term trade receivables	131	V.3	73,032,392,549	58,150,417,693	
2. Short-term advances to suppliers	132	V.4	3,335,411,309	3,304,665,697	
3. Short-term internal receivables	133		-	-	
4. Receivables based on construction contract progress	134		-	-	
5. Other short-term receivables	135	V.5	11,712,386,955	12,730,162,716	
6. Allowance for doubtful short-term receivables	136	V.6	(1,884,352,637)	(1,884,352,637)	
7. Shortages awaiting resolution	137		-	-	
IV. Inventories	140		-	-	
1. Inventories	141		-	-	
2. Allowance for decline in inventories	142		-	-	
V. Short-term biological assets	150		-	-	
1. Livestock for one-time harvest, short-term	151		-	-	
2. Seasonal crops or crops for one-time harvest, short-term	152		-	-	
3. Allowance for impairment of short-term biological assets	153		-	-	
VI. Other current assets	160		8,038,184,734	11,362,260,721	
1. Short-term prepaid expenses	161	V.7	8,038,184,734	9,220,607,961	


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2.	Deductible VAT	162	-	2,141,652,760
3.	Taxes and other receivables from the State	163	-	-
4.	Government bond repurchase transactions	164	-	-
5.	Other current assets	165	-	-

ASSETS		Codes	Notes	Closing balance	Opening balance
B - LONG-TERM ASSETS		200		365,962,774,891	385,949,874,872
I. Long-term receivables		210	V.5	23,907,000,000	24,857,522,976
1. Long-term trade receivables		211		-	-
2. Long-term advances to suppliers		212		-	-
3. Business capital in dependent units		213		-	-
4. Long-term internal receivables		214		-	-
5. Other long-term receivables		215		23,907,000,000	24,857,522,976
6. Allowance for doubtful long-term receivables		216		-	-
II. Fixed assets		220		100,658,930,888	115,290,957,310
1. Tangible assets		221	V.8	100,031,434,376	114,844,108,072
Costs		222		488,351,481,281	485,715,039,373
Accumulated depreciation		223		(388,320,046,905)	(370,870,931,301)
2. Finance lease fixed assets		224		-	-
Costs		225		-	-
Accumulated depreciation		226		-	-
3. Intangible fixed assets		227	V.9	627,496,512	446,849,238
Costs		228		6,207,471,818	5,898,771,818
Accumulated depreciation		229		(5,579,975,306)	(5,451,922,580)
III. Long-term biological assets		230		-	-
1. Livestock for periodic harvest		231		-	-
a) Immature livestock for periodic harvest		232		-	-
b) Mature livestock for periodic harvest		233		-	-
Costs		234		-	-
Accumulated depreciation		235		-	-
2. Livestock for one-time harvest, long-term		236		-	-
3. Seasonal crops or crops for one-time harvest, long-term		237		-	-
4. Allowance for impairment of long-term biological assets		238		-	-
IV. Investment property		230		-	-
Costs		231		-	-
Accumulated depreciation		232		-	-
V. Long-term work in progress assets		250		1,570,289,175	1,415,853,342
1. Long-term production and business in progress		251		-	-
2. Construction in progress		252		1,570,289,175	1,415,853,342

Statement of Financial Position (cont.)

VI. Long-term financial investments	260	V.2	18,847,773,081	18,847,773,081
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		12,391,312,981	12,391,312,981
3. Equity investments in other entities	263		6,456,460,100	6,456,460,100
4. Allowance for impairment of long-term investments in other entities	264		-	-
5. Long-term held-to-maturity investments	265		-	-
6. Allowance for long-term held-to-maturity investments	266		-	-
VII. Other non-current assets	270		220,978,781,747	225,537,768,163
1. Long-term prepaid expenses	271	V.7	220,978,781,747	225,537,768,163
2. Deferred income tax	272		-	-
3. Long-term equipment, supplies and spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	280		559,236,316,584	542,131,012,142
RESOURCES	Codes	Notes	Closing balance	Opening balance
C - LIABILITIES	300		293,162,017,207	267,286,942,597
I. Current liabilities	310		197,818,316,021	167,243,241,415
1. Short-term trade payables	311	V.10	35,446,207,120	57,483,236,424
2. Short-term advances from customers	312		4,761,640	310,015,117
3. Dividends and profits payable	313		44,278,866,722	-
4. Taxes and other payables to the State, short-term	314	V.11	7,033,569,532	6,727,425,539
5. Payable to employees	315		15,241,676,114	17,899,868,745
6. Short-term accrued expenses	316	V.12	72,043,273,317	57,640,124,214
7. Short-term internal payables	317		-	-
8. Short-term payables based on construction contract progress	318		-	-
9. Short-term deferred revenue	319	V.13	60,000,000	593,520,000
10. Other short-term payables	320	V.14	14,417,302,544	13,707,207,747
11. Short-term borrowings and finance lease liabilities	321	V.15	4,400,000,000	4,400,000,000
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323	V.17	4,892,659,032	8,481,843,629
14. Price stabilization fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Long-term liabilities	330		95,343,701,186	100,043,701,182
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Taxes and other payables to the State, long-term	333		-	-
4. Long-term accrued expenses	334		-	-
5. Internal payables relating to business capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term deferred revenue	337		-	-
8. Other long-term payables	338	V.14	87,807,508,196	90,307,508,192
9. Long-term borrowings and finance lease liabilities	339	V.15	6,289,829,137	8,489,829,137
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liabilities	342		-	-
13. Long-term provisions	343	V.16	1,246,363,853	1,246,363,853
14. Science and technology development fund	344		-	-

Statement of Financial Position (cont.)

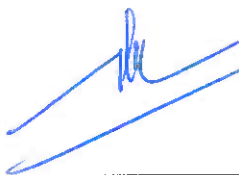
RESOURCES	Codes	Notes	Closing balance	Opening balance
D - OWNER'S EQUITY	400	V.18	266,074,299,377	274,844,069,545
1. Owner's Contributed capital	411		150,084,920,000	150,084,920,000
- Ordinary shares carrying voting rights	411a		150,084,920,000	150,084,920,000
- Preference share	411b		-	-
2. Share premium	412		-	-
3. Bond conversion option	413		-	-
4. Other owners's capital	414		-	-
5. Treasury shares	415		-	-
6. Revaluation surplus	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		97,984,886,349	80,578,792,962
9. Other funds within owners' equity	419		-	-
10. Undistributed after-tax profit	420		18,004,493,028	44,180,356,583
- Accumulated undistributed after-tax profit up to the end of prior period	421a		-	1,763,212,244
- Undistributed after-tax profit of this period	421b		18,004,493,028	42,417,144,339
TOTAL EQUITY AND LIABILITIES (440 = 300 + 400)	440		559,236,316,584	542,131,012,142

Preparer



Dinh Anh Huy

Chief Accountant



Le Thanh Son

Approved, July 20th, 2026

Legal Representative



Tran Tri Dung

TAN CANG SONG THAN ICD JSC

Add: No.7/20 DT 743 St., Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City

Financial Statements

For the fiscal year ended December 31, 2026

CASH FLOW STATEMENT

(Direct method)

Quarter II/2026

Unit: VND

Accumulated from the beginning of the year

Items	Codes	Notes	Accumulated from the beginning of the year	
			Current Year	Prior Year
I. Cash flow from operating activities				
1. Cash received from sales, services and other revenue	01		262,012,703,327	261,082,144,857
2. Cash paid to suppliers of goods and services	02		(171,658,267,806)	(169,275,484,203)
3. Cash paid to employees	03		(32,005,331,686)	(32,921,441,958)
4. Borrowing costs paid	04		(469,126,485)	(810,246,925)
5. Corporate income tax paid	05		(10,294,636,911)	(8,383,200,107)
6. Other cash receipts from operating activities	06		25,960,651,301	26,580,613,037
7. Other cash payments for operating activities	07		(52,831,569,912)	(37,583,201,164)
<i>Net cash flow from operating activities</i>	20		<u>20,714,421,828</u>	<u>38,689,183,537</u>
II. Cash flow from investment activities				
1. Cash paid to acquire/build fixed assets and other long-term assets	21		(3,127,322,262)	(5,903,208,900)
2. Cash received from liquidation/disposal of fixed assets and other long-term assets	22		-	397,870,000
3. Cash paid for lending and purchasing debt instruments of other entities	23			
4. Cash recovered from lending and resale of debt instruments of other entities	24			
5. Cash paid for capital contributions to other entities	25			
6. Cash recovered from capital contributions to other entities	26			
7. Cash received from loan interest, dividends and profit sharing	27		1,134,436,137	1,298,547,946
<i>Net cash flow from investment activities</i>	30		<u>(1,992,886,125)</u>	<u>(4,206,790,954)</u>

For the fiscal year ended December 31st, 2026

Cash flow(cont.)

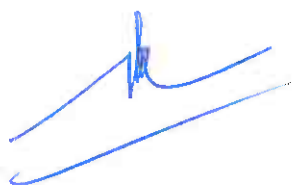
Items		Codes	Notes	Accumulated from the beginning of the year	
				Current Year	Prior Year
III. Cash flow from financial activities					
1.	Cash received from share issuance and owners' capital contributions	31			
2.	Cash paid to return owners' capital contributions and repurchase issued shares	32			
3.	Cash received from borrowings	33			
4.	Repayment of borrowings principal	34		(2,200,000,000)	(10,646,000,000)
5.	Repayment of finance lease principal	35			
6.	Dividends and profits paid to owners	36			
	Net cash flow from financial activities	40		(2,200,000,000)	(10,646,000,000)
	Net cash flow in the period	50		16,521,535,703	23,836,392,583
	Cash and cash equivalents at beginning of period	60	V.1	72,517,983,080	90,088,675,948
	Effects of foreign exchange rate changes on foreign currency translation	61			15,793,175
	Cash and cash equivalents at end of period (70 = 50 + 60 + 61)	70	V.1	89,039,518,783	113,940,861,706

Preparer



Dinh Anh Huy

Chief Accountant



Le Thanh Son

Approved, July 20th, 2026

Legal Representative



Tran Tri Dung

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

NOTES TO THE FINANCIAL STATEMENTS
For the first 6 months of the fiscal year ended 31 December 2026**I. GENERAL INFORMATION****1. Ownership form**

Tan Cang Song Than ICD Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company.

2. Operating fields

The Company operates in the service sector.

3. Business activities

The principal business activities of the Company include warehousing services, and related services (loading and unloading, lifting, transport, etc.).

4. Normal operating cycle

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

5. Structure of the Company**Associates**

Name	Address of head office	Principal activity	Contribution rate	Ownership rate	Voting rate
Binh Duong Newport Logistics Joint Stock Company	No. 7/20, Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City	Warehousing and transport services	36%	36%	36%
Unithai Maruzen Logistics (Vietnam) Corporation	3 rd Floor No. 164 Nguyen Cong Tru, Ben Thanh Ward, Ho Chi Minh City	Transport, customs broker, warehousing and goods storage services	20%	20%	20%

6. Statement on information comparability in the Financial Statements

The corresponding figures of the previous period are comparable to those of the current period.

7. Employees

As of the first 6 months of the fiscal year, there were 173 employees working for the Company (at the beginning of the year: 173 employees).

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Fiscal year**

The fiscal year of the Company is from 1 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnam Dong (VND) because payments and receipts of the Company are primarily made in VND.

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprises Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025, as well as other circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Interim Financial Statements.

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

The Board of Management ensures the compliance with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025, as well as other circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Interim Financial Statements.

IV. ACCOUNTING POLICIES

1. Basis of preparation of the Financial Statements

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

The Interim Financial Statements are prepared in 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. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence

2. Foreign currency transactions

Transactions in foreign currencies are translated at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are translated at the actual exchange rates ruling as of the balance sheet date.

Foreign exchange differences arising from foreign currency transactions during the period shall be included into financial income or financial expenses. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included into financial income or financial expenses.

Foreign currency transactions are translated using the actual exchange rate prevailing at the transaction date.

At the end of the reporting period, monetary items denominated in foreign currencies are remeasured using the average telegraphic transfer buying and selling exchange rates quoted by the Joint Stock Commercial Bank for Foreign Trade of Vietnam, being the Company's primary transacting bank.

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

4. Financial investments

Investments in associates

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 resolution on the associate's financial and operating policies but not control those policies.

Investments in associates are initially recognized at costs, including the cost of purchase or capital contributions plus other directly attributable transaction costs. If the Company contributes capital

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NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

by non-monetary assets, costs of the investment are recognized at the fair value of the non-monetary assets at the time of occurrence.

Dividends and profit of the periods prior to the acquisition of investments are deducted from the cost of such investments. Dividends and profit of the periods after the acquisition of such investments are recorded in the Company's financial income.

Provisions for impairment of investments in associates are made when the associates suffer from losses, with the provision amount determined by the difference between owners' actual contributed capital and total owners' equity as of the balance sheet date multiplied (x) by the Company's rate of charter capital owning in the associates. If the associates are parent companies and have their own Consolidated Financial Statements, provisions for impairment loss will be made based on their Consolidated Financial Statements.

Increases/ (decreases) in provisions for impairment of investments in associates to be recognized as of the balance sheet date are recorded into "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 costs, including cost of purchase or capital contributions plus other directly attributable transaction costs. Dividends and profit of the periods prior to the acquisition of investments are deducted from the cost of such investments. Dividends and profit of the periods after the acquisition of such investments are recorded in the Company's financial income. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

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

- For investments in listed shares or fair value of investments which is reliably measured, provisions are made based on the market value of shares.
- For investments of which the fair value cannot be measured at the time of reporting, provisions are made based on the losses suffered by investees, with the provision amount determined by the difference between owners' actual contributed capital and total owners' equity as of the balance sheet date multiplied (x) by the Company's rate of charter capital owning in these investees.

Increases/ (decreases) in provisions for impairment of investments in equity instruments of other entities to be recognized as of the balance sheet date are recorded into "Financial expenses".

5. Receivables

Receivables are recognized at the carrying amount less allowance for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt after being offset against liabilities (if any). The allowance rate is based on the debts' overdue period or the estimated loss, as follows:

- As for overdue debts:
 - 30% of the value of debts with the overdue period from 6 months to under 1 year.
 - 50% of the value of debts with the overdue period from 1 year to under 2 years.
 - 70% of the value of debts with the overdue period from 2 years to under 3 years.

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

- 100% of the value of debts with the overdue period from or over 3 years.
- As for the debts that are not overdue, but considered as doubtful debts: Allowance is made based on the estimated loss.

Increases/ (decreases) in allowance for doubtful debts to be recognized as of the balance sheet date are recorded into "General and administration expenses".

6. Prepaid expenses

Prepaid expenses comprise actual expenses arising and relevant to financial performance in several accounting periods. These prepaid expenses are allocated over the prepayment period or the period in which corresponding economic benefits are generated from these expenses.

Prepaid expenses of the Company mainly include:

Tools

Expenses for tools in use are allocated to expenses using the straight-line method over a maximum period of 3 years.

Construction and renovation expenses

Construction and renovation expenses arising once with high value are allocated to expenses using the straight-line method over a maximum period of 3 years.

Infrastructure rental

Infrastructure rental reflects the rental already prepaid for the infrastructure being used by the Company, and is allocated to expenses using the straight-line method over the lease term.

7. Operating leased assets

A lease is classified as an operating lease if significant risks and rewards associated with the ownership belong to the lessor. The lease expenses are allocated to operating expenses using the straight-line method over the lease term, regardless of the method of lease payment.

8. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operating costs during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Class of fixed assets</u>	<u>Years</u>
Buildings and structures	5 - 15
Machinery and equipment	3 - 8
Vehicles	3 - 6
Office equipment	3 - 9
Other fixed assets	5

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

9. Intangible fixed assets

Intangible fixed assets are determined by their historical costs less accumulated amortization.

Historical costs of intangible fixed assets include all the costs paid by the Company to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operating costs during the period, otherwise, these costs are included into historical costs of fixed assets only if they are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of the asset.

When an intangible fixed asset is sold or disposed, its historical costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Intangible fixed asset of the Company is Computer software. Costs to obtain computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Company until the date the software is put into use. Computer software is amortized using the straight-line method over a period from 2 to 5 years.

10. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant borrowing interest expenses following the accounting policies of the Company) directly attributable to the construction of plants and the installation of machinery and equipment to serve for production, leasing, and management as well as the repair of fixed assets, which have not been completed yet. Assets in the progress of construction and installation are recorded at historical costs and not depreciated.

11. Business cooperation contract

Jointly controlled operations

In respect of its interests in jointly controlled operations, the Company shall recognize in its Interim Financial Statements:

- the assets that the Company controls.
- the liabilities that the Company incurs.
- the revenue that Company earns from sales of merchandise or rendering of services by the joint venture.
- the expenses that the Company incurs.

12. Payables and accrued expenses

Payables and accrued expenses are recorded based on the amounts payable for merchandise and services already used. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses, and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of merchandise, services, or assets and the seller is an independent entity with the Company.
- Accrued expenses reflect expenses for merchandise, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operating expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of merchandise or rendering of services.

Payables and accrued expenses are classified into short-term and long-term ones in the Interim Balance Sheet based on the remaining terms as of the balance sheet date.

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

13. Provisions

Provisions are recorded when the Company has present obligations (legal or constructive) as a result of a past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation.

If time causes material effects, the provisions will be determined by deducting the amount to be spent in future to settle the liability at the pre-tax discount rate that reflects the assessments of the time value of money and the specific risks from this liability in the current market. The increase in provisions due to the effect of time will be recognized as a financial expense.

The Company's provisions include:

Provisions for severance allowances

The Company is obligated to pay severance allowances to the employees who have worked regularly at the Company for 12 months or more, for the period during which unemployment insurance contributions were not made, when they terminate their labor contracts. Provisions for severance allowances are recognized at an amount equal to half of the average monthly salary plus salary-related allowances (if any) over the six consecutive months preceding the reporting date, for each year of service.

Increases/ (decreases) in provisions for severance allowances to be recognized as of the balance sheet date are recorded into "General and administration expenses".

14. Owner's equity

Owner's contribution capital

Owner's contribution capital is recorded according to the actual amounts invested by the shareholders.

15. 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 is made in consideration of non-cash items 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-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

16. Recognition of revenue and income

Revenue from rendering of services

Revenue from rendering of services shall be recognized when all of the following conditions are satisfied:

- The amount of 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.
- The Company received or shall probably receive the economic benefits associated with the rendering of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- 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 as of the balance sheet date.

Interest

Interest is recorded based on the term and the actual interest rate applied in each particular period.

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

Dividend income

Dividend income is recognized when the Company has the right to receive dividends from the investees. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

17. Borrowing costs

Borrowing costs are interest expenses and other costs that the Company directly incurs in connection with the borrowings. Borrowing costs are recorded as expenses when incurred.

18. Expenses

Expenses are those that result in outflows of the Company's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenue are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

19. Corporate income tax

Corporate income tax expense comprises current corporate income tax determined in accordance with the prevailing Corporate Income Tax Law, together with any additional corporate income tax arising under the global minimum tax regulations. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

20. Related parties

Parties are considered to be related parties in case that one party is able to control the other party or has significant influence on the financial and operating decisions of the other party. Parties are also considered to be related parties in case that they are under the common control or under the common significant influence.

In considering each possible related party relationship, attention is directed to the substance of the relationship and not merely the legal form.

21. Segment reporting

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

The segment information is prepared and presented in conformity with the accounting policy applied for the preparation and presentation of the Company's Interim Financial Statements.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION AT 30 JUNE

1. Cash and cash equivalents

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	0	254,016,948
Demand deposits in banks	9,039,518,783	12,263,966,132

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

	Ending balance	Beginning balance
Cash equivalents (<i>Term deposits of which the original maturity is within 3 months</i>)	80,000,000,000	60,000,000,000
Total	89,039,518,783	72,517,983,080

2. Financial investments

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
Financial investments	10,000,000,000	-	-	-
Term deposits of which the original maturity is within 6 months	10,000,000,000	-	-	-
Investments in associates	12,391,312,981	-	12,391,312,981	-
Binh Duong Newport Logistics JSC. ⁽ⁱ⁾	11,440,000,000	-	11,440,000,000	-
Maruzen Unithai Logistics (Vietnam) Corporation ⁽ⁱⁱ⁾	951,312,981	-	951,312,981	-
Investments in other entities	6,456,460,100	-	6,456,460,100	-
Military Commercial Joint Stock Bank ("MBBank") ⁽ⁱⁱⁱ⁾	6,456,460,100	-	6,456,460,100	-
Total	19,847,773,081	-	18,847,773,081	-

(i) According to the 11st amended Business Registration Certificate No. 3700923658 dated 21 June 2017 granted by the Department of Planning and Investment of Binh Duong Province (now the Department of Finance of Ho Chi Minh City), Binh Duong Newport Logistics Joint Stock Company has a charter capital of VND 30,000,000,000. As of the balance sheet date, the Company held 1,080,000 shares, representing 36% of the charter capital (unchanged from the beginning of the period).

(ii) According to the Investment Certificate No. 411032000038 dated 16 April 2008 granted by the People's Committee of Ho Chi Minh City, Unithai Maruzen Logistics (Vietnam) Corporation has a charter capital of VND 2,400,000,000. As of the balance sheet date, the Company held 48,000 shares, representing 20% of the charter capital (unchanged from the beginning of the period).

(iii) The Company entrusted its Parent Company to invest in shares of MBBank. After equitization, the value of the investment was revalued at VND 6,456,460,100. At the end of the reporting period, the number of MBBank shares entrusted for investment was 2,013,349 shares (beginning balance: 2,013,349 shares).

Fair value

For investments with quoted market prices, fair value is determined based on the quoted price as of the balance sheet date. The fair value of the investment in MBBank shares as at 30 June 2026 was VND 50,736,394,800 (as at 31 December 2025: VND 50,937,729,700)

The Company has not determined the fair value of unquoted investments as there have not been any specific instructions on fair value determination.

Operation of associates

The associates have been operating normally, with no significant changes noted compared to the previous period.

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)*Transactions with associates*

Significant transactions between the Company and its associates are as follows:

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
<i>Binh Duong Newport Logistics JSC.</i>		
Revenue from rendering of services	1,367,492,273	1,145,248,519
Purchase of merchandise and use of services	12,741,039,888	4,150,231,603
Receive dividends from an associate company	-	-
<i>Unithai Maruzen Logistics (Vietnam) Corporation</i>		
Revenue from rendering of services	2,514,982,108	893,969,704
Receive dividends from an associate company	-	-

3. Short-term trade receivables

	Ending balance	Beginning balance
<i>Receivables from related parties</i>	<i>3,213,843,054</i>	<i>6,344,112,755</i>
Saigon Newport One Member Limited Liability Corporation	1,896,916,986	5,536,564,754
Binh Duong Newport Logistics JSC.	509,496,543	207,116,403
Tan Cang Infrastructure Development Investment JSC.	249,789,488	314,589,488
Tan Cang - Tay Ninh JSC.	136,060,884	96,461,064
Unithai Maruzen Logistics (Vietnam) Corporation	421,579,153	189,381,046
<i>Receivables from other customers</i>	<i>69,818,549,495</i>	<i>51,806,304,938</i>
Mondelez Kinh Do Viet Nam JSC.	2,188,569,466	5,837,361,543
Kimberly - Clark Vietnam Co., Ltd.	26,193,083,373	10,029,292,340
Fes (Vietnam) Co., Ltd.	6,007,293,424	6,828,517,508
Other customers	35,429,603,232	29,111,133,547
Total	<u>73,032,392,549</u>	<u>58,150,417,693</u>

4. Short-term prepayments to suppliers

	Ending balance	Beginning balance
Space Technology Co., Ltd.	-	1,166,219,551
Sky Link JSC	-	617,975,600
Other suppliers	3,335,411,309	1,520,470,546
Total	<u>3,335,411,309</u>	<u>3,304,665,697</u>

5. Other receivables**5a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
<i>Receivables from related parties</i>	<i>3,450,909,964</i>	<i>-</i>	<i>3,751,996,846</i>	<i>-</i>
Tan Cang Infrastructure Development Investment JSC.	2,975,260,064	-	3,341,352,726	-
- Profit from business cooperation	987,200,295	-	903,815,933	-
- Capital contribution to business cooperation ⁽ⁱ⁾	1,988,059,769	-	2,437,536,793	-

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables for payments on behalf	475,649,900	-	410,644,120	-
<i>Saigon Newport One Member</i>	473,399,900	-	407,385,720	-
<i>Limited Liability Corporation</i>				
<i>Unithai Maruzen Logistics</i>	2,250,000	-	3,258,400	-
<i>(Vietnam) Corporation</i>				
Receivables from other organizations and individuals	8,261,476,991	-	8,978,165,870	-
Deposits	445,100,000	-	485,100,000	-
Advances	2,120,278,973	-	1,787,366,749	-
Receivables for payments/receipts on behalf	2,706,113,551	-	5,679,379,583	-
Other short-term receivables	2,989,984,467	-	1,026,319,538	-
Total	11,712,386,955	-	12,730,162,716	-

5b. Other long-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	22,000,000,000	-	22,950,522,976	-
Tan Cang Infrastructure Development Investment JSC.	22,000,000,000	-	22,950,522,976	-
- Deposits ⁽ⁱ⁾	22,000,000,000	-	22,000,000,000	-
- Capital contribution to business cooperation ⁽ⁱ⁾	-	-	950,522,976	-
Receivables from other organizations and individuals	1,907,000,000	-	1,907,000,000	-
Deposits	1,907,000,000	-	1,907,000,000	-
Total	23,907,000,000	-	24,857,522,976	-

⁽ⁱ⁾ These represent the Company's capital contributions in Business Cooperation Contracts ("BCCs") with Tan Cang Infrastructure Development Investment Joint Stock Company ("Tan Cang IDI"), where Tan Cang IDI acts as the operator and is responsible for fulfilling tax declaration and payment obligations. Details are as follows:

BCC's participants	Purpose	Term
The Company, Tan Cang IDI and Binh Duong Newport Logistics JSC.	Construction and operation of a container yard	10 years (commencing on August 24, 2015) and shall remain in full force and effect until superseded by a Contract Addendum or another written document of the Parties
The Company, Tan Cang IDI and Tan Cang Offshore Travel and Flight Services JSC.	Construction and operation of Warehouse No. 21	49 years (from 2016 to 2065)

These BCCs all distribute annual after-tax profits according to the parties' capital contribution ratio. The contributed capital is to be recovered within 10 years from the contract date, based on a depreciation rate corresponding to the capital contribution ratio. ⁽ⁱⁱ⁾ This represents the deposit for leasing Warehouse No. 21, with a term of 10 years from 6 December 2016 to 5 December 2026, extended until 5 December 2031.

6. Doubtful debts

This represents the allowance for doubtful trade receivables with an overdue period of over 3 years, for which full allowance has been made.

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

	Ending balance	Beginning balance
Logistics Global Investment Commercial Development JSC.	1,435,552,637	1,435,552,637
Gokce & Ayca Logistics Co., Ltd.	448,800,000	448,800,000
Total	1,884,352,637	1,884,352,637

Fluctuations in allowance for doubtful debts are as follows:

	Current period	Previous period
Beginning balance	1,884,352,637	1,884,352,637
Reversal of allowance	-	-
Ending balance	1,884,352,637	1,884,352,637

7. Prepaid expenses**7a. Short-term prepaid expenses**

	Ending balance	Beginning balance
Construction and renovation expenses	8,038,184,734	9,220,607,961
Total	8,038,184,734	9,220,607,961

7b. Long-term prepaid expenses

	Ending balance	Beginning balance
Expenses for tools	296,555,556	401,222,223
Infrastructure rental ⁽ⁱ⁾	216,359,217,670	217,521,267,692
Renovation expenses ⁽ⁱⁱ⁾	3,872,658,821	7,071,752,746
Software expenses	450,349,700	543,525,500
Total	220,978,781,747	225,537,768,163

⁽ⁱ⁾ This represents the infrastructure rental paid to Saigon Newport One Member Limited Liability Corporation (the Parent Company) for the premises located in Binh Hoa Ward, Ho Chi Minh City, under Infrastructure Lease Agreement No. 532/TCT-KHKD dated 1 June 2016 and its appendices. The lease term is 48 years, from 1 June 2016 to 31 December 2064. The lease payment term is 10 years, from 2017 to 2026.

⁽ⁱⁱ⁾ This is the expense for repairing and refurbishing the company's office, warehouse, electrical and water infrastructure, and transportation facilities..

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)**8. Tangible fixed assets****Historical costs**

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Beginning balance	412,835,803,135	41,069,342,747	13,462,076,706	18,124,816,785	223,000,000	485,715,039,373
New acquisition	1,330,430,241	679,628,334	556,300,000	70,083,333	-	2,636,441,908
Disposal and liquidation	-	-	-	-	-	-
Ending balance	414,166,233,376	41,748,971,081	14,018,376,706	18,194,900,118	223,000,000	488,351,481,281

Depreciation

Beginning balance	329,342,561,308	18,064,570,933	9,511,551,133	13,729,247,927	223,000,000	370,870,931,301
Depreciation during the period	13,853,810,228	2,386,683,781	537,225,195	671,396,400	-	17,449,115,604
Disposal and liquidation	-	-	-	-	-	-
Ending balance	343,196,371,536	20,451,254,714	10,048,776,328	14,400,644,327	223,000,000	388,320,046,905

Net book value

Beginning balance	83,493,241,827	23,004,771,814	3,950,525,573	4,395,568,858	-	114,844,108,072
Ending balance	70,969,861,840	21,297,716,367	3,969,600,378	3,794,255,791	-	100,031,434,376

In which:

Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)**9. Intangible fixed assets**

The Company's intangible fixed assets consist of software programs, detailed as follows:

	Nguyên giá	Hao mòn lũy kế	Giá trị còn lại
Beginning balance	5,898,771,818	(5,451,922,580)	446,849,238
New acquisition	308,700,000	-	308,700,000
Depreciation during the period	-	(128,052,726)	(128,052,726)
Ending balance	6,207,471,818	(5,579,975,306)	627,496,512

Among which:

Fully depreciated but still in use 5,451,521,818

10. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	12,080,272,530	9,203,871,298
Saigon Newport One Member Limited Liability Corporation	555,572,304	11,842,731,016
Tan Cang Infrastructure Development Investment JSC.	4,756,514,704	2,378,257,352
Binh Duong Newport Logistics JSC.	4,283,014,263	2,290,838,758
Tan Cang Mien Trung JSC.	2,478,044,558	1,214,754,000
Tan Cang - STC Human Resources Development Co., Ltd.	-	1,777,577,500
Tan Cang Information Technology Solutions JSC.	30,440,500	52,940,000
Tan Cang Container Services Joint Stock Company	21,319,700	83,382,400
Cat Lai Logistics Joint Stock Company	33,068,520	6,955,200
Payables to other suppliers	23,288,232,571	37,835,800,198
Total	35,446,207,120	57,483,236,424

The Company has no overdue trade payables.

11. Taxes and other obligations to the State Budget

	Beginning balance	Incurred during the period		Ending balance	
	Payable	Amount payable	Amount already paid	Payable	Receivable
VAT on local sales	-	6,999,537,923	(5,126,698,324)	1,872,839,599	-
Corporate income tax ("CIT")	4,768,088,714	10,571,686,227	(10,294,636,911)	5,045,138,030	-
CIT paid on behalf by the business cooperation partner	-	464,391,762	(464,391,762)	-	-
Personal income tax	1,959,336,825	2,017,169,617	(3,860,914,539)	115,591,903	-
Fees, legal fees and other duties	-	12,921,448	(12,921,448)	-	-
Total	6,727,425,539	20,065,706,977	(19,759,562,984)	7,033,569,532	-

Value added tax ("VAT")

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

- Providing services to enterprises operating in non-tariff zones, and cross-border transport services 0%

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

- Providing clean water 5%
- Providing warehousing and related services 8% and 10%

Import - export duties

The Company declares and pays these duties in line with the Customs' notices.

Corporate income tax ("CIT")

The Company has to pay CIT for taxable income at the rate of 20%.

Other taxes

The Company declares and pays these taxes according to prevailing regulations.

12. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Accrued expenses to related parties</i>	69,345,366,448	56,220,712,214
Saigon Newport One Member Limited Liability Corporation	67,918,641,236	55,759,035,776
<i>Accrued land use expenses (*)</i>	66,067,328,996	55,759,035,776
<i>Accrued expenses for other services</i>	1,851,312,240	-
Binh Duong Newport Logistics JSC. -- Accrued expenses for fuel and labor hire	1,426,725,212	461,676,438
<i>Accrued expenses to other organizations and individuals</i>	2,697,906,869	1,419,412,000
Accrued expenses for external services	2,380,004,758	1,401,862,000
Accrued transport expenses	317,902,111	17,550,000
Total	<u>72,043,273,317</u>	<u>57,640,124,214</u>

(*) This represents the provisional land use expenses for national defense land temporarily estimated by the Company from 2020 to date, in accordance with:

- Resolution No. 132/2020/QH14 dated 17 November 2020 of the National Assembly, Decree No. 26/2021/ND-CP dated 25 March 2021 of the Government, and Circular No. 58/2021/TT-BQP dated 7 June 2021 of the Ministry of National Defense;
- Decision No. 36/2019/QD-UBND dated 20 December 2019 of the People's Committee of Binh Duong Province, stipulating land unit prices for the 2020 - 2024 period in Binh Duong Province;
- Directive Document No. 4468/TCT-QLCS dated 9 August 2021 of the Department of Finance – Ministry of National Defense; Official Letter No. 1132/BQP-Kte dated 18 April 2022, and Official Letter No. 1707/BQP-Kte dated 24 May 2023 of the Department of Economy – Ministry of National Defense, providing guidance on the determination of national defense land use fees.

The Company will continue to apply this provisional unit price until an official notice is issued by the competent authority regarding the land use fee payable.

The Company has settled the land use fees up to the end of 2025, based on annual notices issued by Saigon Newport One Member Limited Liability Corporation.

13. Short-term deferred revenue

This is deferred revenue arising from advance payments under warehouse rental contracts, office lease agreements, and related appendices

	<u>Ending balance</u>	<u>Beginning balance</u>
Nissin Logistics Vietnam Company Limited	-	533,520,000
Viettel Post Joint Stock Corporation	60,000,000	60,000,000
Total	<u>60,000,000</u>	<u>593,520,000</u>

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)**14. Other payables****14a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Trade Union's expenditure	398,771,696	541,084,195
Social insurance, health insurance, unemployment insurance premiums	1,346,689,625	1,132,438,671
Short-term deposits received	9,591,239,998	9,488,472,000
Receipts on behalf	2,797,813,303	2,501,765,011
Other short-term payables	282,787,922	43,447,870
Total	<u>14,417,302,544</u>	<u>13,707,207,747</u>

14b. Other long-term payables

This represents the deposits received in relation to warehouse lease agreements.

	<u>Ending balance</u>	<u>Beginning balance</u>
ITL Binh Duong Co., Ltd.	30,833,333,364	33,333,333,360
Logitem Vietnam Corporation	27,407,600,710	27,407,600,710
DHL Supply Chain Vietnam Ltd.	24,639,074,122	24,639,074,122
Others	4,927,500,000	4,927,500,000
Total	<u>87,807,508,196</u>	<u>90,307,508,192</u>

The Company has no overdue other payables.

15. Borrowings

This represents the loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam ("Vietcombank") – Binh Duong Branch, including:

	<u>Ending balance</u>	<u>Beginning balance</u>
Current portions of long-term loans	4,400,000,000	4,400,000,000
- Agreement in 2025	4,400,000,000	4,400,000,000
Long-term loans	6,289,829,137	8,489,829,137
- Agreement in 2025	6,289,829,137	8,489,829,137
Total	<u>10,689,829,137</u>	<u>12,889,829,137</u>

The Company has the ability to repay its borrowings.

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

Current period

	<u>Current portions of long-term loans</u>	<u>Long-term loans</u>
Beginning balance	4,400,000,000	8,489,829,137
Loan proceeds during the period	-	-
Transfer of long-term loans due for repayment	1,100,000,000	(1,100,000,000)
Loan repayments made	(1,100,000,000)	-
Ending balance	<u>4,400,000,000</u>	<u>7,389,829,137</u>

Previous period

	<u>Current portions of long-term loans</u>	<u>Long-term loans</u>
Beginning balance	21,292,000,000	11,553,438,302
Loan proceeds during the period	-	-

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

	Current portions of long-term loans	Long-term loans
Transfer of long-term loans due for repayment	5,323,000,000	(5,323,000,000)
Loan repayments made	(5,323,000,000)	-
Ending balance	21,292,000,000	6,230,438,302

Repayment schedule of long-term borrowings is as follows:

	Ending balance	Beginning balance
Within 1 year	4,400,000,000	4,400,000,000
Over 1 year to 5 years	6,289,829,137	8,489,829,137
Total	10,689,829,137	12,889,829,137

The Company has no overdue borrowings.

16. Provisions*Long-term provisions*

	Beginning balance	Additional provision	Use of provision	Ending balance
Provisions for severance allowances	1,246,363,853	-	-	1,246,363,853
Total	1,246,363,853	-	-	1,246,363,853

17. Bonus and welfare funds

	Bonus fund	Welfare fund	Total
Beginning balance	7,298,576,192	1,183,267,437	8,481,843,629
Increase due to appropriation from profit	7,935,215,403	700,000,000	8,635,215,403
Other increase	68,600,000	-	68,600,000
Disbursement during the period	(11,493,000,000)	(800,000,000)	(12,293,000,000)
Ending balance	3,809,391,595	1,083,267,437	4,892,659,032

18. Owner's equity*18a. Statement of changes in owner's equity*

	Owner's contribution capital	Investment and development fund	Retained earnings	Total
Beginning balance of the previous year	150,084,920,000	52,565,109,263	34,845,673,585	237,495,702,848
Profit for the previous period	-	-	44,143,225,037	44,143,225,037
Dividend distribution from previous year's profit	-	-	(30,812,434,076)	(30,812,434,076)
Allocation to reserves from previous year's profit	-	2,163,285,821	(4,020,521,769)	(1,857,235,948)
Interim allocation to reserves from current period's profit	-	13,242,975,101	(21,054,377,393)	7,811,402,292
Ending balance of the previous period	150,084,920,000	67,971,370,185	23,101,590,684	241,157,880,869
Beginning balance of the current year	150,084,920,000	80,578,792,962	44,180,356,583	274,844,069,545
Profit for the current period	-	-	44,144,311,957	44,144,311,957

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

	Owner's contribution capital	Investment and development fund	Retained earnings	Total
Dividend distribution from previous year's profit			(44,278,866,722)	(44,278,866,722)
Allocation to reserves from previous year's profit	-	(118,771,672)	98,510,139	(20,261,533)
Interim allocation to reserves from current period's profit	-	17,524,865,059	(26,139,818,929)	(8,614,953,870)
Ending balance of the current period	150,084,920,000	97,984,886,349	18,004,493,028	266,074,299,377

18b. Details of owner's contribution capital

	Ending balance	Beginning balance
Saigon Newport One Member Limited Liability Corporation	76,544,200,000	76,544,200,000
Asia Shipping JSC.	35,685,140,000	35,685,140,000
Other shareholders	37,855,580,000	37,855,580,000
Total	150,084,920,000	150,084,920,000

18c. Shares

	Ending balance	Beginning balance
Number of ordinary shares registered to be issued	15,008,492	15,008,492
Number of ordinary shares already issued	15,008,492	15,008,492
Number of outstanding ordinary shares	15,008,492	15,008,492

Face value per outstanding share: VND 10,000.

19. Off-Interim Balance Sheet items**Foreign currencies**

As of the balance sheet date, cash included USD 22,908.68 (beginning balance: USD 22,915.28).

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**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 warehousing and related services	199,264,377,714	218,648,465,334
Revenue from transport services	59,514,592,962	31,261,104,363
Revenue from business cooperation contracts	6,307,828,643	5,300,390,312
Total	265,086,799,319	255,209,960,009

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

In addition to the transactions of rendering services to the associates disclosed in Note V.2c, the Company also has other transactions with the related parties which are not associates, as follows:

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Saigon Newport One Member Limited Liability	6,805,721,427	2,418,851,367

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Corporation		
Tan Cang Infrastructure Development Investment JSC.	462,573,126	462,573,126
Tan Cang - Tay Ninh JSC.	357,682,100	300,801,100
Cat Lai Port International Logistics JSC.	-	44,250,000
Cat Lai Logistics Joint Stock Company	-	66,600,000
2. Costs of sales		
	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Costs of warehousing and related services	129,240,695,422	149,841,726,238
Costs of transport services	52,022,005,353	27,742,006,339
Costs of business cooperation contracts	2,985,869,830	3,081,885,013
Total	184,248,570,605	180,665,617,590
3. Financial income		
	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Interest on term deposits in banks	1,134,436,137	1,315,354,703
Interest on demand deposits in banks	-	-
Dividends and profit received	-	-
Exchange gain due to revaluation of monetary items in foreign currencies	-	15,793,175
Total	1,134,436,137	1,331,147,878
4. Financial expenses		
	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Interest expenses	469,126,485	794,644,217
Foreign exchange loss incurred	-	-
Exchange gain due to revaluation of monetary items in foreign currencies	-	-
Total	469,126,485	794,644,217
5. Selling expenses		
	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Conference expenses	963,217,527	916,248,895
Total	963,217,527	916,248,895

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)**6. General and administration expenses**

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Labor costs	12,405,595,822	8,478,472,254
Depreciation/amortization of fixed assets	671,898,961	1,694,434,506
Taxes, fees and legal fees	225,348,286	3,000,000
Expenses for external services	12,159,621,991	9,335,912,396
Total	25,462,465,060	19,511,819,156

7. Other Income

	Current year	Previous year
Gain arising from the disposal of fixed assets and investment property	-	-
Proceeds from sale of scrap and used materials/tools	48,525,000	361,700,000
Income from fuel station rental	66,666,666	66,666,666
Other income	264,252	105,023,754
Total	115,455,918	533,390,420

8. Earnings per share ("EPS")**8a. Basic/Diluted EPS**

	Current period	Previous period
Accounting profit after corporate income tax	44,144,311,957	44,143,250,337
Appropriation to bonus and welfare funds	(8,614,953,870)	(7,811,402,292)
Profit used to calculate basic/diluted EPS	35,529,358,087	36,331,848,045
Weighted average number of ordinary shares outstanding during the period	15,008,492	15,008,492
Basic/Diluted EPS	2,367	2,421

8b. Other information

There have not been any transactions of ordinary shares or potential transactions of ordinary shares from the balance sheet date to the disclosure date of these Interim Financial Statements.

VII. OTHER DISCLOSURES**1. Transactions and balances with the related parties**

Related parties of the Company include:

Name	Relationship
Saigon Newport One Member Limited Liability Corporation	Parent Company
Asia Shipping JSC.	Major shareholder
Binh Duong Newport Logistics JSC.	Associate
Unithai Maruzen Logistics (Vietnam) Corporation	Associate
Tan Cang Infrastructure Development Investment JSC.	Entity in the same Group
Tan Cang Information Technology Solutions JSC.	Entity in the same Group
Cat Lai Port International Logistics JSC.	Entity in the same Group
Tan Cang - STC Human Resources Development Co., Ltd.	Entity in the same Group
Tan Cang - Tay Ninh JSC.	Entity in the same Group

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

Name	Relationship
Tan Cang Hong Ngoc Phu Quoc Investment Logistics JSC.	Entity in the same Group
Tan Cang Container Services JSC.	Entity in the same Group
Express Newport JSC.	Entity in the same Group
Tan Cang Mien Trung JSC.	Entity in the same Group
North Newport Logistics JSC.	Entity in the same Group
ICD Tan Cang - Long Binh JSC.	Entity in the same Group
Cat Lai Logistics Joint Stock Company	Entity in the same Group

Transactions with other related parties

In addition to the transactions with the associates disclosed in Note V.2 as well as those of rendering services to the related parties which are not associates disclosed in Note VI.1b, the Company also has other transactions with other related parties as follows:

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
<i>Dividend distributions</i>		
Saigon Newport One Member Limited Liability Corporation	22,582,222,028	15,714,524,260
Asia Shipping JSC.	10,528,023,455	7,326,159,242
<i>Purchase of merchandise and use of services</i>		
Saigon Newport One Member Limited Liability Corporation	20,485,890,347	36,441,469,640
Service utilization	5,632,142,582	833,960,644
Prepaid expenses for infrastructure rental	4,545,454,545	25,178,812,050
Expenses for the use of defense land and production facilities	10,308,293,220	10,428,696,946
ICD Tan Cang - Long Binh JSC.	-	143,100,000
Tan Cang Container Services JSC.	204,659,000	34,100,000
Tan Cang Infrastructure Development Investment JSC.	12,972,312,828	12,972,312,828
Tan Cang - STC Human Resources Development Co., Ltd.	41,191,666	43,333,333
Tan Cang Information Technology Solutions JSC.	182,643,000	158,820,000
Tan Cang Mien Trung JSC.	7,053,631,866	3,756,838,372
Cat Lai Logistics Joint Stock Company	22,582,222,028	15,714,524,260

Outstanding balances with other related parties

Outstanding balances with other related parties are disclosed in Notes V.3, V.5, V.10, V.12 and V.14.

Receivables from other related parties are unsecured and will be paid in cash. No allowance has been made for the receivables from other related parties.

2. Segment reporting

The Company only operates in the field of providing warehousing and related services which is entirely conducted in Ho Chi Minh City, within the territory of Vietnam. Therefore, the Company does not present segment reporting by business segments or geographical segments.

TAN CANG SONG THAN ICD JOINT STOCK COMPANY

Address: No. 7/20 Road DT 743, Binh Dang Quarter, Binh Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2026

Notes to the Financial Statements (cont.)

3. Subsequent events

There have been no material events after the balance sheet date, which require to make adjustments on the figures or to be disclosed in the Financial Statements.

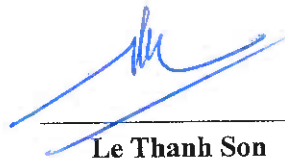
Approved, July 20th, 2026

Prepared by



Dinh Anh Huy

Chief Accountant



Le Thanh Son

Legal Representative



Tran Tri Dung

