

VIETNAM MARITIME DEVELOPMENT JOINT STOCK COMPANY

No. 11 Vo Thi Sau Street, Ngo Quyen Ward, Hai Phong City, Vietnam

Tax code : 0200580975

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FINANCIAL STATEMENTS

(Accounting period from January 1, 2026 to September 30, 2026)

Includes the following tables:

1. STATEMENT OF FINANCIAL POSITION	No. B 01 – DN
2. STATEMENT OF INCOME	No. B 02 – DN
3. STATEMENT OF CASH FLOWS	No. B 03 – DN
4. NOTES TO FINANCIAL STATEMENTS	No. B 09 – DN

YEAR 2026



STATEMENT OF FINANCIAL POSITION

(As at September 30, 2026)

Unit of measurement: VND

ASSET		Code	Note	September 30, 2026	January 1, 2026
A.	CURRENT ASSETS	100		155.345.833.414	148.314.968.455
I.	Cash and cash equivalents	110	V.1	45.122.270.876	71.801.705.944
1.	Cash	111		34.622.270.876	18.041.705.944
2.	Cash equivalents	112		10.500.000.000	53.760.000.000
II.	Short-term financial investments	120	V.2	42.352.973.391	21.745.594.246
1.	Short-term investments held to maturity	123		42.352.973.391	21.745.594.246
III.	Short-term financial receivables	130		58.979.110.594	51.153.883.607
1.	Short-term financial receivables from customers	131	V.3	63.996.485.188	58.610.445.005
2.	Short-term advances to suppliers	132	V.4	3.373.376.438	3.883.987.167
3.	Short-term intercompany receivables	133		-	-
4.	Other short-term receivables	135	V.5	5.842.815.203	3.272.906.029
5.	Provision for short-term doubtful debts	136	V.6	(14.233.566.235)	(14.613.454.594)
IV.	Inventories	140	V.7	4.390.367.666	1.979.215.626
1.	Inventories	141		4.390.367.666	1.979.215.626
VI.	Other current assets	160		4.501.110.887	1.634.569.032
1.	Short-term prepaid expenses	161	11	4.193.335.591	1.093.309.358
2.	Deductible VAT	162		307.775.296	538.695.906
3.	Taxes and other receivables from the State	163	14	-	2.563.768
B.	NON-CURRENT ASSETS	200		116.202.423.675	107.698.850.281
I.	Long-term receivables	210		24.653.398.581	24.746.879.334
1.	Long-term advances to suppliers	212	V.4	24.653.398.581	24.653.398.581
2.	Other long-term receivables	215	V.5	-	93.480.753
II.	Fixed assets	220		22.738.559.307	12.092.775.849
1.	Tangible fixed assets	221	V.9	20.580.226.007	9.840.692.546
-	Cost	222		129.448.437.695	117.107.264.262
-	Accumulated depreciation	223		(108.868.211.688)	(107.266.571.716)
2.	Intangible fixed assets	227	V.10	2.158.333.300	2.252.083.303
-	Cost	228		3.200.000.000	3.200.000.000
-	Accumulated amortization	229		(1.041.666.700)	(947.916.697)
V.	Non current assets in progress	250	V.8	50.033.779.373	51.473.962.204
1.	Long-term work-in-progress	251		-	-
2.	Contruction in progress	252		50.033.779.373	51.473.962.204
VI.	Long-term financial investments	260	V.2	11.713.364.385	11.713.364.385
1.	Investments in other entities	263		33.594.000.000	33.594.000.000
2.	Provision for long-term investment impairment	264		(21.880.635.615)	(21.880.635.615)
VII.	Other none-current assets	270		7.063.322.029	7.671.868.509
1.	Long-term prepaid expenses	271	V.11	4.305.129.110	4.913.675.590
2.	Deferred income tax assets	272		2.758.192.919	2.758.192.919
	TOTAL ASSETS	280		271.548.257.089	256.013.818.736

STATEMENT OF FINANCIAL POSITION

(As at September 30, 2026)

(Continued)

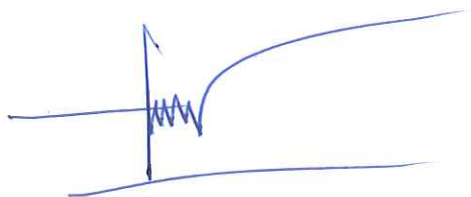
RESOURCES		Code	Note	September 30, 2026	January 1, 2026
C.	LIBILITIES	300		112.614.816.713	101.455.203.164
I.	Current liabilities	310		47.258.839.245	36.793.397.396
1.	Short-term payables to suppliers	311	V.12	15.326.305.178	16.926.746.036
2.	Short-term advance from customers	312		72.158.139	105.060
3.	Dividends and profits payable	313	V.13	263.894.186	160.120.875
4.	Taxes and other payables to the State	314	V.14	11.225.208.260	5.969.467.046
5.	Payables to employees	315		8.393.644.663	5.716.196.297
6.	Short-term payables	316	V.15	2.167.800.320	2.801.256.927
7.	Short-term intrecompany payables	317		-	-
8.	Short-term unearned revenue	319	V.17	5.784.321.997	2.603.195.915
9.	Other short-term payables	320	V.16	2.521.914.909	1.464.099.061
10.	Bonus and welfare fund	323		1.503.591.593	1.152.210.179
II.	Non-current liabilities	330		65.355.977.468	64.661.805.768
1.	Other long-term payables	338	V.16	65.355.977.468	64.661.805.768
D.	OWNERS' EQUITY	400	V.18	158.933.440.376	154.558.615.572
I.	Owners' equity	410		158.933.440.376	154.558.615.572
1.	Paid-in equity	411		90.000.000.000	90.000.000.000
-	Ordinary shares with voting rights	411a		90.000.000.000	90.000.000.000
-	Preferred shares	411b		-	-
2.	Share premium	412		20.000.000.000	20.000.000.000
3.	Treasury shares	415		(20.000)	(20.000)
4.	Investment and development fund	418		34.986.606.890	30.884.308.883
5.	Retained earnings	420		13.946.853.486	13.674.326.689
-	Accumulated retained earning brought forward	420a		-	25.535.580
-	Retained earnings for the current year	420b		13.946.853.486	13.648.791.109
TOTAL RESOURCES		440		271.548.257.089	256.013.818.736

Approved, October 15, 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Nguyen Son Tung



Nguyen Thuy Van




Pham Thanh Nhan

STATEMENT OF PROFIT OR LOSS

(Accounting period from July 1, 2026 to September 30, 2026)

Unit of measurement: VND

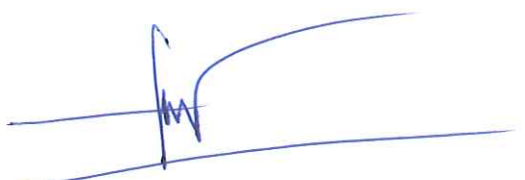
ITEMS	Code	Note	Quarter 3 of 2026	Quarter 3 of 2025	Year-to-date 2026	Year-to-date 2025
1. Revenue from sales of goods and rendering of services	01	VI.1	98.887.370.576	84.050.053.347	279.873.560.511	222.172.872.876
2. Revenue deductions	02	VI.2	18.618.848	1.302.565.519	437.708.786	1.387.110.974
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		98.868.751.728	82.747.487.828	279.435.851.725	220.785.761.902
4. Cost of goods sold	11	VI.3	90.445.118.147	71.984.960.357	252.071.255.632	192.538.598.296
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		8.423.633.581	10.762.527.471	27.364.596.093	28.247.163.606
6. Financial income	22	VI.4	1.106.626.658	793.567.432	2.916.322.401	2.415.911.703
7. Financial expenses	23	VI.5	242.451.987	256.319.251	568.243.841	528.728.395
8. Selling expenses	25	VI.6	396.714.355	277.846.233	609.506.867	711.024.551
9. General and administrative expense	26	VI.7	4.764.187.269	5.110.258.065	14.329.200.555	14.138.972.197
10. Net profit from operating activities (30=20+21+22-23-25-26)	30		4.126.906.628	5.911.671.354	14.773.967.231	15.284.350.166
11. Other income	31	VI.8	1.814.741	1.767.874.904	3.573.784.195	1.871.089.737
12. Other expense	32	VI.9	41.916.558	21.621.646	795.682.714	32.829.199
13. Other profit (40=31-32)	40		(40.101.817)	1.746.253.258	2.778.101.481	1.838.260.538
14. Total net profit before tax	50		4.086.804.811	7.657.924.612	17.552.068.712	17.122.610.704
15. Current corporate income tax expenses	51	VI.10	819.226.874	1.536.961.900	3.605.215.226	3.428.246.442
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profit after corporate income tax (60=50-51-52)	60		3.267.577.937	6.120.962.712	13.946.853.486	13.694.364.262
18. Basic earnings per share	70	VI.11	363	680	1.550	1.523
19. Diluted earnings per share	71		363	680	1.550	1.523

PREPARER

CHIEF ACCOUNTANT

Approved, October 15, 2026

GENERAL DIRECTOR


 Nguyen Son Tung


 Nguyen Thuy Van


 Pham Thanh Nhan


Financial Statements

Accounting period from January 1, 2026 to September 30, 2026

STATEMENT OF CASH FLOWS

(Accounting period from July 1, 2026 to September 30, 2026)

(Indirect method)

Unit of measurement: VND

ITEMS		Code	Note	Quarter 3 of 2026	Quarter 3 of 2025	Year-to-date 2026	Year-to-date 2025
I.	CASH FLOWS FROM OPERATING ACTIVITIES						
1.	Profit before tax	01		4.086.804.811	7.657.924.612	17.552.068.712	17.122.610.704
2.	Adjustments for			(628.427.489)	(156.550.132)	(1.428.276.050)	(644.831.480)
-	Depreciation and amortization of fixed assets and investment properties	02		627.983.154	425.429.724	1.695.389.975	1.467.024.314
-	Provisions	03		(219.888.359)	165.278.000	(379.888.359)	148.278.000
-	Exchange gains/losses from retranslation of monetary items denominated in foreign currency	04		-	-	-	-
-	Gains/losses from investment	05		(1.036.522.284)	(747.257.856)	(2.743.777.666)	(2.260.133.794)
3.	Operating profit before changes in working capital	08		3.458.377.322	7.501.374.480	16.123.792.662	16.477.779.224
-	Increase or decrease in receivable	09		5.460.258.827	682.351.316	(7.118.373.497)	(13.716.382.448)
-	Increase or decrease in inventories	10		(2.395.099.546)	(2.033.750.935)	(2.411.152.040)	(2.555.842.613)
-	Increase or decrease in payable (excluding interest payable/ corporate income tax payable)	11		4.170.457.175	7.262.180.217	12.312.652.261	21.129.836.954
-	Increase or decrease in prepaid expenses	12		(698.454.427)	1.314.863.519	(2.491.479.753)	(1.150.245.902)
-	Corporate income tax paid	15		-	-	(5.213.408.663)	(2.284.638.263)
-	Other receipts from operating activities	16		-	-	67.890.000	443.000.000
-	Other payments on operating activities	17		(1.155.883.958)	(717.248.160)	(3.438.538.568)	(2.563.319.639)
	Net cash flows from operating activities	20		8.839.655.393	14.009.770.437	7.831.382.402	15.780.187.313
II.	CASH FLOWS FROM INVESTING ACTIVITIES			-	-	-	-
1.	Purchase or construction of fixed assets and other long-term assets	21		(86.663.096)	(625.781.159)	(10.900.990.602)	(1.368.164.884)
2.	Proceeds from disposals of fixed assets and other long-term assets	22		-	-	-	-
3.	Loans and purchase of debt instruments from other entities	23		(12.921.000.000)	(1.160.000.000)	(48.071.000.000)	(39.211.572.603)
4.	Collection of loans and resale of debt instrument of other entities	24		20.760.000.000	11.920.000.000	28.110.000.000	49.020.000.000
5.	Interest and dividend received	27		1.256.243.086	529.391.898	2.097.398.521	2.162.294.448
	Net cash flows from investing activities	30		9.008.579.990	10.663.610.739	(28.764.592.081)	10.602.556.961
III.	CASH FLOWS FROM FINANCING ACTIVITIES			-	-	-	-
1.	Dividends or profits paid to owners	36		(5.746.225.389)	(223.135.050)	(5.746.225.389)	(7.169.800.655)
	Net cash flows from financing activities	40		(5.746.225.389)	(223.135.050)	(5.746.225.389)	(7.169.800.655)
	Net cash flows in the period	50		12.102.009.994	24.450.246.126	(26.679.435.068)	19.212.943.619

STATEMENT OF CASH FLOWS

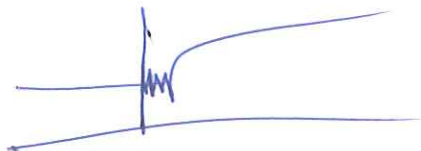
(Accounting period from July 1, 2026 to September 30, 2026)

(Indirect method)

Unit of measurement: VND

ITEMS	Code	Note	Quarter 3 of 2026	Quarter 3 of 2025	Year-to-date 2026	Year-to-date 2025
Cash and cash equivalents at beginning of the period	60		33.020.260.882	21.995.147.336	71.801.705.944	27.232.449.843
Effect of exchange rate fluctuations	61		-	-	-	-
Cash and cash equivalents at end of the period	70	V.1	45.122.270.876	46.445.393.462	45.122.270.876	46.445.393.462

PREPARER



Nguyen Son Tung

CHIEF ACCOUNTANT



Nguyen Thuy Van

Approved, October 15, 2026

GENERAL DIRECTOR



Pham Thanh Nhan

Financial Statements

Accounting period from January 1, 2026 to September 30, 2026

NOTES TO THE FINANCIAL STATEMENTS

(As at September 30, 2026)

I. GENERAL INFORMATION OF THE COMPANY**1. Form of ownership**

Vietnam Maritime Development Joint Stock Company is established and operates activities under Business Registration Certificate No. 0200580975 dated issued by Hai Phong Authority for Planning and Investment for the first time on 09 March 2004, 17th amendment was made on 06 October 2025.

The Company's registered charter capital is VND 90.000.000.000, and the charter capital actually contributed as of June 30, 2026, is VND 90.000.000.000; this is equivalent to 9.000.000 shares with a par value of VND 10.000 per share.

2. Business Field

Commercial business, services.

3. Main Business Lines

Main business activities of the Company include:

- Trading in real estate, land use rights owned or leased;
Details: Warehouse, yard, office, house for rent.
- Other supporting service activities related to transportation;
Details: Shipping agency services; Agency services for sea transport; Shipping brokerage services; Services of Logistics; Freight forwarding services; customs declaration, petroleum trading; Container rental service
- Retail sale of motor fuel in specialized stores;
- Storage warehouse;
- Transport of goods by road, inland waterway; coastal and oceanic.

4. Business cycle

The company's normal production and business cycle is 12 months, following a fiscal year that begins on January 1st and ends on December 31st of the year.

5. Business operational characteristics in the financial year affecting the Financial Statements

In 2026, global and domestic petroleum markets continue to be affected by geopolitical fluctuations, particularly tensions in the Middle East and the Russia-Ukraine conflict, alongside factors related to supply, consumer demand, and regulatory policies of oil-producing countries. These developments heighten the risk of price volatility for crude oil and petroleum products in international markets, thereby impacting domestic import and selling prices.

As an enterprise operating in transportation, logistics, and petroleum retailing, Vietnam Maritime Development Joint Stock Company is directly affected by fuel price fluctuations. Changes in petroleum prices impact fuel costs, cost of goods sold, operating expenses, and service operational efficiency; they also influence transportation demand, petroleum trading activities, and the Company's profit margins. In the context of a market that still contains many potential uncertainties, proactively monitoring price movements, managing costs, and flexibly directing business operations are key factors in mitigating risks and maintaining operational efficiency in 2026.

6. Corporate structure

The Company's head office is located at: 11 Vo Thi Sau Street, Ngo Quyen Ward, Hai Phong City.

As of September 30, 2026, the Company has the following dependent accounting branches:

The Company's member entities are as follows:	Address	Main business activities
1. Branch of Maritime Development Joint Stock Company in Ho Chi Minh City	Ho Chi Minh City	Inland port operation; agency services; container operation; warehouse operation
2. Branch of Maritime Development Joint Stock Company in Ba Ria – Vung Tau	Ho Chi Minh City	Petroleum business
3. Branch of Maritime Development Joint Stock Company in Ha Noi	Ha Noi City	Transportation and inland port operation business
4. Branch of Maritime Development Joint Stock Company in Quang Ninh (*)	Quang Ninh City	Shipping agency, sea freight forwarding services, logistics services

(*) The operation has been terminated according to Notice No. 17176/26 dated June 3, 2026, of the Department of Finance of Quang Ninh province.

For information about the Company's affiliated companies, see details in Note No. V.02.

7. Number of employees

The total number of employees of the Company as of September 30, 2026 is: 114 people (as of December 31, 2025: 111 people).

Financial Statements

Accounting period from January 1, 2026 to September 30, 2026

II. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING**1. Accounting period**

The Company's accounting year follows the calendar year, beginning on January 1st and ending on December 31st each year.

2. Currency used in accounting

The currency used in accounting records is Vietnam Dong (VND).

The currency presented in the financial statements as at September 30, 2026 is Vietnam Dong (VND).

III. APPLIED ACCOUNTING STANDARDS AND SYSTEMS**1. Accounting regime applied**

The Company applies the enterprise accounting regime in accordance with the provisions of Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on October 27, 2025, effective from January 1, 2026. The application of this Circular aims to ensure compliance with current legal regulations and to enhance transparency and accuracy in the Company's accounting practices and financial reporting.

2. Declaration of compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and standard guidance documents issued by the State. Financial reports are prepared and presented in accordance with all provisions of each standard and circular guiding the implementation of currently applicable corporate accounting standards and regimes.

3. Applied accounting system

Applied accounting system: General Journal, managed on CADS Accounting Software

IV. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES, AND RELEVANT LEGAL REGULATIONS**1. Principles of converting financial statements prepared in foreign currency into Vietnam Dong (VND). Effects of the translation of financial**

- Principles of translation of financial statements prepared in foreign currency into Vietnam Dong: The financial statements are presented in Vietnam Dong (VND), which is the Company's functional currency. The Company does not prepare financial statements in foreign currencies that require translation into Vietnam Dong.

- Impact of translating financial statements from foreign currency into Vietnam Dong: None.

2. Applicable exchange rates

- Actual exchange rate on the transaction date is the average buying and selling transfer rate of the commercial bank where the Company regularly conducts transactions.

- The book exchange rate is the weighted average book exchange rate.

- The exchange rate used to revalue The balances of monetary items denominated in foreign currency is The average buying and selling rate of The commercial bank where The Company regularly conducts transactions at The end of The accounting period. exchange rate differences resulting from The revaluation of monetary items denominated in foreign currency at The end of The period are reflected in Financial Income (if a profit) or Financial Expenses (if a loss) to determine The business results for The period.

- Revaluation of foreign currency monetary items at the end of quarterly/annual accounting periods: Monetary items denominated in foreign currencies are revalued at the transfer buying/selling exchange rates at the end of the reporting quarter/year quoted by the commercial bank where the Company regularly conducts transactions.

3. Cash and cash equivalents

- Cash includes cash on hand, demand deposits at banks, and cash in transit.

- Cash equivalents are short-term investments with a recovery period of no more than 3 months from the date of investment, which are easily convertible into a defined amount of cash and have no risk in converting to cash at the end of the accounting period.

4. Financial investments

a) *Trading securities* are initially recognized at the fair value of the payments at the time the transaction occurs. Any costs incurred in purchasing trading securities (if any), such as brokerage fees, transaction fees, information provision fees, taxes, bank fees, etc., are accounted for as financial expenses in the period. When trading securities are liquidated, sold, or exchanged (calculated for each type of security), the cost basis is determined using the weighted average method. At the end of the accounting period, if the market value of trading securities falls below the original cost, the enterprise must make a provision for losses on trading securities.

b) *Investments held to maturity include:* time deposits at banks, securities (including promissory notes, bills of exchange, certificates of deposit), bonds, preferred stocks classified as liabilities, and loans held to maturity for the purpose of collecting periodic interest. At the end of the accounting period, if there is any indication or evidence that the enterprise's investments held to maturity may be loss-making, the enterprise must create a provision for losses on investments held to maturity.

c) Investments in subsidiaries, joint ventures, and associates

The cost of investments is reflected at cost, including the purchase price plus any costs directly related to the investment (if any), such as: transaction fees, brokerage fees, consulting fees, auditing fees, fees, taxes, and bank fees... In the case of a business borrowing capital to invest in another entity, interest expense is recognized as a financial expense and is not capitalized. In the case of investments in non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary asset at the time of the transaction.

The cost of financial investments when liquidated or sold is determined using the weighted average method. When liquidating, selling, or recovering capital contributions to subsidiaries, joint ventures, or associates, the business reduces the book value of the investment based on the value of the recovered assets. The difference between the fair value of the recovered asset and the book value of the investment is recognized as financial operating revenue (if a profit) or financial expense (if a loss).

d) *Investments in other entities:* Investments in other entities are recognized at cost. Allowance for impairment of investments is made in accordance with current regulations.

Financial Statements

Accounting period from January 1, 2026 to September 30, 2026

e) *Accounting methods for other transactions related to financial investments:* Transactions related to financial investments are recognized and accounted for in accordance with current accounting regulations.

5. Accounts Receivable

Accounts receivable are categorized by payment term, debtor, currency, and other factors to suit the company's business operations and management requirements.

The classification of accounts receivable into customer receivables, intercompany receivables, and other receivables is carried out according to the following principles:

a) Customer receivables include commercial receivables arising from transactions of a buying and selling nature, such as: receivables from the sale of goods and services; receivables from the liquidation or sale of assets (fixed assets, investment properties, financial investments) between the enterprise and the buyer (an independent entity separate from the seller and not a subsidiary of the company).

b) Other receivables include non-commercial receivables not related to buying and selling transactions, such as: receivables from dividends and profits distributed in cash, amounts paid on behalf of third parties, amounts paid on behalf of the consignor by the import/export consignee, non-monetary asset loans, fines, compensation, assets awaiting processing, etc.

c) Recognition and valuation principles of receivables: Receivables are recognized at carrying amount. At the end of the accounting period, the Company assesses the recoverability of each receivable to determine its estimated recoverable value and makes allowances for receivables showing signs of impairment/doubtful collection in accordance with regulations.

d) Principles of making provision for doubtful debts: Provision for doubtful debts is made for overdue debts or debts that are not yet due but show evidence of potential uncollectibility. The determination of the overdue period for provision calculation is based on the original payment schedule of principal under the initial purchase/sales contract or commitment, excluding any debt extensions agreed between the parties.

The provision rate for overdue receivables is determined in accordance with Circular No. 48/2019/TT-BTC dated August 8, 2019, issued by the Ministry of Finance, specifically:

Provision for doubtful receivables

- **For overdue receivables, the provision rate is as follows:**

+ 30% of the value for receivables overdue from 6 months to less than 1 year.

+ 50% of the value for receivables overdue from 1 year to less than 2 years.

+ 70% of the value for receivables overdue from 2 years to less than 3 years.

+ 100% of the value for receivables overdue for 3 years or more.

- For receivables not yet due but where the enterprise has evidence that the economic entity has gone bankrupt, initiated bankruptcy proceedings, or has absconded from its business location; or other reasons, the enterprise shall estimate the amount of unrecoverable loss (maximum equal to the value of the debt currently tracked in the accounting books) to make a provision for doubtful receivables.

6. Inventories

- Inventory is initially recognized at its historical cost, which includes the purchase cost, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition at the time of initial recognition. After initial recognition, at the time of preparing the financial statements, if the net realizable value of the inventory is lower than its historical cost, the inventory is recognized at its net realizable value.

- The cost of inventory is calculated using weighted average method.

- Inventory is regularly and systematically monitored and reflected in the accounting records, so the quantity and value of inventory in the accounting books can be determined at any point during the accounting period. At the end of the accounting period, the business uses the actual inventory count data to compare and reconcile with the inventory data in the accounting books.

- The provision for inventory devaluation, established at the end of the year, is the difference between the original cost of inventory and its net realizable value.

- Allocation criteria for raw materials, tools, and supplies: Raw materials, tools, and supplies are allocated based on their value and actual duration of use, consistent with the usage purpose and operational characteristics of the Company.

- Accounting policy for inventories related to onerous contracts: The Company assesses onerous contracts and recognizes provisions for expected obligations in accordance with current regulations.

- Inventory count: At the end of the accounting period, the Company conducts a physical inventory count and reconciles the results with the accounting records to identify and process any variances (if any).

- The net realizable value of inventory is the estimated selling price of the inventory in the normal course of business less the estimated costs to complete the product and the estimated costs necessary for selling it.

7. Fixed assets, Finance lease fixed assets

- Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

- Finance lease fixed assets are initially recognized at the lower of their fair value and the present value of the minimum lease payments (or at the present value of the minimum lease payments if the fair value exceeds such present value), plus any initial direct costs attributable to the finance lease transaction (excluding value-added tax (VAT)). During the lease term, finance lease fixed assets are carried at cost, accumulated depreciation, and net book value. Depreciation of finance lease fixed assets is calculated over the lease term in accordance with the lease agreement and recognized as production and business operating expenses, ensuring full recovery of the asset's cost.

- Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

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Fixed assets	Depreciation period
- Buildings, structures	05 - 50 years
- Machinery, equipment	03 - 10 years
- Vehicles, Transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 05 years
- Other fixed assets	03 - 07 years
- Land use rights	in accordance with the granted term
- Software	03 - 05 years

8. Construction in progress

Construction in progress includes investment, procurement, and construction costs of fixed assets that remain uncompleted at the end of the accounting period, recognized at cost.

The value of construction in progress comprises construction, installation, and machinery procurement costs, as well as other costs directly attributable to the investment process. Upon completion, acceptance, and eligibility for operational use, the accumulated investment costs are transferred to fixed assets or relevant asset accounts in accordance with regulations.

9. Prepaid expenses

Expenses incurred related to production and business results of many fiscal years are accounted into prepaid expenses to gradually allocate to business results in the following fiscal years.

The calculation and allocation of long-term prepaid expenses into production and business costs of each fiscal year is based on the nature and level of each type of cost to choose a reasonable method and allocation criteria.

The Company's prepaid expenses include:

Prepaid land costs include prepaid land rent, including amounts related to leased land for which the Company has received a land use right certificate but are not eligible to record intangible fixed assets according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013 guiding the management, use and depreciation of fixed assets and other costs incurred related to ensuring protect history leased land. These costs are recorded in the income statement using the straight-line method based on the term of the land lease contract.

Tools and supplies include assets that the Company holds for use in the normal course of business operations, with the historical cost of each asset being less than VND 30 million and therefore not eligible for recognition. is a fixed asset according to current regulations. The cost of tools and equipment is amortized using the straight-line method over a period of 1 to 3 years.

- Other prepaid expenses are recorded at cost and amortized using the straight-line method over a useful period of 1 to 3 years.

10. Payable

Liabilities are required to be accounted for in detail by individual debtor/creditor, settlement period, foreign currency type, and other elements as deemed necessary for management purposes.

Liabilities are classified into short-term liabilities and long-term liabilities on the financial statements based on their remaining maturity as at the end of the accounting period.

Liabilities denominated in foreign currencies are converted and revalued in accordance with current regulations on accounting for foreign currency transactions.

11. Dividends and profits payable

Dividends and profit payables reflect the amount of dividends and profits payable to shareholders and the payment status of dividends and profits payable in cash. The Company recognizes dividends and profit payables when an obligation arises and the Company no longer has the right to refuse the payment obligation in accordance with regulations.

For dividends payable to shareholders, the Company recognizes the liability on the financial statements from the date when an authorized body issues a resolution specifying the dividend payout rate, payment form, and payment schedule, and upon finalizing the list of entitled shareholders in accordance with securities regulations.

Dividends payable to shareholders are recognized as a payable on the Company's Balance Sheet after the Company's Board of Directors announces the dividend distribution and the Vietnam Securities Depository Corporation announces the record date for receiving dividends.

12. Accrued Expenses

Amounts payable for goods and services received from suppliers or provided to customers during the reporting period but not yet paid due to insufficient accounting documents, as well as amounts payable to employees, such as accrued annual leave pay, and production and business expenses of the reporting period that are required to be accrued and recognized as expenses of the reporting period.

The recording of payable expenses into production and business expenses during the year is done according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the pre-deducted amount and the actual cost is refunded.

13. Deferred Revenue

Unearned revenue includes advance receipts such as amounts paid in advance by customers for one or multiple accounting periods under business cooperation contracts; service/repair fees, and other unearned income such as the difference between the deferred or installment selling price and the cash selling price, as well as revenue corresponding to the value of goods or services or amounts subject to discounts or rebates granted to customers.

Unearned revenue is recognized as revenue from sales and services in amounts allocated appropriately to each accounting period.

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14. Owners' Equity

Owner's contributed capital is recorded based on the actual contributed capital of shareholders.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

The option to convert bonds into shares (the equity component of convertible bonds) arises when the Company issues bonds that can be converted into a predetermined number of shares as specified in the issuance plan. The value of the equity component of convertible bonds is determined as the difference between the total proceeds from the issuance of the convertible bonds and the value of the liability component of those bonds.

Treasury shares are shares issued and bought-back by the issuing company itself. Treasury shares are uncanceled and shall be re-issued within the period as regulated by the law on securities. Treasury shares shall be recorded at the actual buyback price and presented on the Statement of Financial position as a decrease in owner's equity. Cost of Treasury shares when being re-issued or used to pay dividend, bonus, etc. shall be calculated using the weighted average method.

Undistributed earnings after tax represent the Company's business results (profit or loss) after corporate income tax and the appropriation of profits or the settlement of losses. Undistributed earnings after tax may be distributed to investors in proportion to their capital contribution ratios upon approval by the General Meeting of Shareholders and after appropriations to the funds in accordance with the Company's Charter and the applicable laws and regulations of Vietnam.

The Company's retained earnings is distributed to other funds according to recommendation of the Board of Management and approval of shareholders at annual General Meeting of Shareholders:

- Development and investment fund is appropriated from undistributed earnings after tax and is used to finance the expansion of the Company's production and business activities or investments for the modernization and improvement of its operations.

15. Revenue*Sale of good*

Revenue from the sale of goods shall be recognised when all of the following conditions have been satisfied:

- Significant risks and rewards associated with the ownership of the goods have been transferred to the buyer;
The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The cost incurred or to be incurred in respect of the transaction can be measured reliably.

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.

The stage of the completion of the transaction may be determined by evaluating the volume of work performed.

Financial income

Revenue arising from the use by the others of the Company's assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Company's right to receive dividend is established.

Bonus shares or stock dividends shall not be recognized as income when the right to receive bonus shares or stock dividend is established. Instead, the number of bonus shares or stock dividends will be presented on the related Note to Financial Statements.

16. Cost of good sold

Cost of goods sold reflects the cost of services rendered during the year. Cost of goods sold is recognized in matching with revenue. To ensure prudence, cost of goods sold also includes direct materials consumed in excess of normal levels, labor costs, unallocated fixed overheads not allocated to inventory cost even if products/goods remain unsold, inventory shortages and losses, and allowances for inventory devaluation.

Cost of goods sold during the period is recognized in matching with revenue generated in the period and in compliance with the prudence principle. Material and inventory shortages in excess of normal limits, abnormal costs, and inventory losses—after deducting the liability of relevant collectives and individuals—are fully and timely recognized in cost of goods sold during the period.

17. Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;

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- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses from sale of foreign
The above amounts are recorded according to the total amount incurred during the year, not offset against financial income.

18. Corporate income tax

a) Deferred tax assets and deferred tax liabilities.

Deferred tax assets are determined based on the total deductible temporary differences and the amounts of tax losses and unused tax incentives carried forward to subsequent years. Deferred tax liabilities are determined based on taxable temporary differences.

Deferred corporate income tax assets and deferred corporate income tax liabilities are determined using the current corporate income tax rate (or the tax rate expected to apply in future periods when the deferred corporate income tax assets are realized or the deferred corporate income tax liabilities are settled), based on the tax rates and tax laws effective as at the end of the financial year.

Deferred income tax assets are recognized only to the extent that it is probable that sufficient taxable profits will be available in the future against which the deductible temporary differences can be utilized. Deferred income tax assets are reduced to the extent that it is no longer probable that the related tax benefits will be realized.

Deferred tax assets and deferred tax liabilities are offset in the statement of financial position.

b) Current corporate income tax expenses and Deferred corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income during the year and current corporate income tax rate.

Deferred corporate income tax expense is determined based on deductible temporary differences, taxable temporary differences, and the applicable corporate income tax rate.

Current corporate income tax expense is not offset against deferred corporate income tax expense.

c) Current corporate income tax rate

The company is subject to a corporate income tax rate of 20% for business activities with income subject to corporate income tax for 2026.

19. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering each relationship of related parties to serve the preparation and presentation of financial statements, the Company pays attention to the nature of the relationship rather than the legal form of those relationships.

20. Segment information

Segment information is presented based on the management and operational structure of the Company. A segment is a distinguishable component of the Company that is engaged in providing products or services by business sector or in operating within a specific economic environment by geographical area, and that is subject to risks and returns that are different from those of other segments.

The Company identifies and presents segment information based on two criteria: business segments and geographical segments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation of the Company's financial statements, with the aim of providing users with information necessary to assess the nature of business activities, operating results, financial position, risks and economic benefits of each segment and the Company as a whole.

Revenue, expenses, assets and liabilities of each segment are determined and recognised consistently with the Company's accounting policies. Inter-segment transactions are eliminated in the preparation of the financial statements.

Segment information is prepared and presented in accordance with the Company's accounting policies, with the aim of helping users of the financial statements understand and comprehensively assess the Company's operating performance.

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V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE FINANCIAL STATEMENT

Currency unit: VND

1. CASH AND CASH EQUIVALENTS

Cash and cash equivalents held by the Company that are unrestricted for use	September 30, 2026	January 1, 2026
- Cash on hand	643.370.111	561.175.974
- Demand deposits (VND)	33.978.900.765	17.480.529.970
+ Demand deposits (Head office)	17.827.520.491	3.078.762.106
Vietnam Maritime Commercial Joint Stock Bank – Hai Phong Branch	6.524.495.812	966.037.774
Vietnam Prosperity Joint Stock Commercial Bank – Hai Phong Branch	8.335.895.025	724.988.403
Bank for Investment and Development of Vietnam JSC – Dong Hai Phong Branch	135.346.508	9.260.812
Saigon – Hanoi Commercial Joint Stock Bank	6.150.184	6.739.873
Fortune Vietnam Joint Stock Commercial Bank - Hai Phong Branch	8.920.254	8.939.921
An Binh Commercial Joint Stock Bank – Hai Phong Branch	510.954.451	6.746.782
Bank for Investment and Development of Vietnam JSC – Ha Long Branch	2.305.758.257	1.356.048.541
+ Demand deposits (Hanoi branch)	2.282.486.830	1.135.293.877
Vietnam Maritime Commercial Joint Stock Bank – Ha Noi Branch	2.281.023.959	1.130.005.986
Bac A Commercial Joint Stock Bank -- Kim Lien Branch	1.462.871	5.287.891
+ Demand deposits (Hochiminh branch)	6.857.607.755	7.951.230.037
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch	4.984.254.605	4.903.143.617
Saigon – Hanoi Commercial Joint Stock Bank – Phu Nhuan Branch	81.350.692	109.365.597
Viet Nam Thuong Tin Commercial Joint Stock Bank – Huynh Tan Phat Branch (Company)	98.391.784	636.623.391
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch (Depot)	1.019.600.491	1.967.475.694
Viet Nam Thuong Tin Commercial Joint Stock Bank – Huynh Tan Phat Branch (Project)	218.674.542	43.359.905
Saigon – Hanoi Commercial Joint Stock Bank – Phu Nhuan Branch (Project)	455.335.641	291.261.833
+ Demand deposits (Ba Ria - Vung Tau branch)	4.623.538.216	3.318.279.881
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch	4.613.545.666	3.311.492.408
Saigon – Hanoi Commercial Joint Stock Bank – Phu Nhuan Branch	9.992.550	6.787.473
+ Demand deposits (USD)	2.387.747.473	1.996.964.069
Vietnam Maritime Commercial Joint Stock Bank – Hai Phong Branch (HP)	1.390.675.272	1.344.159.249
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch (HCM)	997.072.201	652.629.100
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch (BRVT)	-	175.720
- Cash in transit	-	-
- Cash equivalents (**)	10.500.000.000	53.760.000.000
Bac A Commercial Joint Stock Bank – Kim Lien Branch	-	460.000.000
Bank for Investment and Development of Vietnam JSC – Ha Long Branch	5.000.000.000	22.000.000.000
Bank for Investment and Development of Vietnam JSC – Dong Hai Phong Branch	1.000.000.000	10.000.000.000
An Binh Commercial Joint Stock Bank – Hai Phong Branch	-	8.000.000.000
Viet Nam Thuong Tin Commercial Joint Stock Bank – Huynh Tan Phat Branch	1.000.000.000	6.600.000.000
Saigon – Hanoi Commercial Joint Stock Bank – Phu Nhuan Branch	3.500.000.000	6.700.000.000
Total	45.122.270.876	71.801.705.944

(*) Details of deposits at banks (USD)

	September 30, 2026	January 1, 2026
- Vietnam Maritime Commercial Joint Stock Bank – Hai Phong Branch	52.616,28	51.480,63
- Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch (HCM)	35.470,63	24.995,37
- Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch (BRVT)	-	6,73
Total	88.086,91	76.482,73

(**) As of September 30, 2026, the Company's cash equivalents consist of bank deposits at the following banks:

- Viet Nam Thuong Tin Commercial Joint Stock Bank - Term deposit with a 1-month maturity at an interest rate of 4.75%/year.
- Saigon - Hanoi Commercial Joint Stock Bank - Term deposit with a maturity of 1 month to 3 months at an interest rate of 4.75%/year.
- Bank for Investment and Development of Vietnam JSC - Term deposit with a maturity of 1 month to 3 months at an interest rate of 4.75%/year.

2. FINANCIAL INVESTMENTS

a) Held to maturity investment

Items	September 30, 2026		January 1, 2026	
	Original price	Provision	Original price	Provision
- Term deposits (*)	41.471.000.000	-	21.510.000.000	-
+ Bac A Commercial Joint Stock Bank – Kim Lien Branch	5.471.000.000	-	4.510.000.000	-
+ An Binh Commercial Joint Stock Bank – Hai Phong Branch	24.000.000.000	-	5.000.000.000	-
+ Viet Nam Thuong Tin Commercial Joint Stock Bank – Huynh Tan Phat Branch	6.600.000.000	-	6.600.000.000	-
+ Saigon – Hanoi Commercial Joint Stock Bank – Phu Nhuan Branch	5.400.000.000	-	5.400.000.000	-
- Accrued interest receivable on deposits	881.973.391	-	235.594.246	-
+ Bac A Commercial Joint Stock Bank – Kim Lien Branch	123.273.392	-	91.930.687	-
+ Vietnam Prosperity Joint Stock Commercial Bank – Hai Phong Branch	-	-	-	-
+ Bank for Investment and Development of Vietnam JSC	32.013.698	-	101.116.438	-
+ An Binh Commercial Joint Stock Bank – Hai Phong Branch	698.706.847	-	4.041.095	-
+ Viet Nam Thuong Tin Commercial Joint Stock Bank – Huynh Tan Phat Branch	3.123.288	-	24.213.698	-
+ Saigon – Hanoi Commercial Joint Stock Bank – Phu Nhuan Branch	24.856.166	-	14.292.328	-
Total	42.352.973.391	-	21.745.594.246	-

(*) As at September 30, 2026, the Company has short-term investments consisting of term deposits and certificates of deposit with maturities ranging from over 3 months to under 12 months deposited at the following commercial banks:

- Bac A Commercial Joint Stock Bank - Term deposit with a maturity of 6 months or more, with interest rates ranging from 7.75%/year to 8.35%/year.
- An Binh Commercial Joint Stock Bank - Term deposit with a 6-month maturity, with interest rates ranging from 8.8%/year to 9.3%/year.
- Viet Nam Thuong Tin Commercial Joint Stock Bank - Term deposit with a 6-month maturity, with interest rates ranging from 8.9%/year to 9.0%/year.
- Saigon - Hanoi Commercial Joint Stock Bank - Term deposit with a 6-month maturity, with interest rates ranging from 8.0% to 8.4%/year.

b) Equity investment in other entities

	September 30, 2026		January 1, 2026	
	Original price	Provision	Original price	Provision
	VND	VND	VND	VND
- QTM Internatinonal Port Joint Stock Company (formerly Vinalines Ship Repair Company Limited)	33.594.000.000	(21.880.635.615)	33.594.000.000	(21.880.635.615)
Total	33.594.000.000	(21.880.635.615)	33.594.000.000	(21.880.635.615)

c) Details about joint ventures, associates, and investments in other entities of the Company as of 30 September 2026 are as follows:

Name of investment	Place of establishment and operation	Benifit to ratio	Voting rights ratio	Business operatinons
QTM Internatinonal Port Joint Stock Company (formerly Vinalines Ship Repair Company Limited)	Ho Chi Minh City	2,24%	2,24%	Manufacturing, repairing and supplying ships; transporting oil

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3. SHORT-TERM TRADE RECEIVABLES

Items	September 30, 2026		January 1, 2026	
	Value	Provision	Value	Provision
a) Accounts receivable from related parties:	27.078.195.374	(2.451.443.495)	24.201.724.497	(2.451.443.495)
- VIMC Logistics JSC	-	-	769.769.860	-
- Branch Of VIMC Logistics JSC In Ho Chi Minh City	182.710.000	-	539.340.000	-
- VIMC Container Lines JSC	10.441.091.292	-	9.823.486.878	-
- Vietnam Container Operation Limited Company	1.050.563.733	(790.390.426)	1.058.908.990	(790.390.426)
- Dong Do - Hai Phong Port Container Lines JSC	1.661.053.069	(1.661.053.069)	1.661.053.069	(1.661.053.069)
- VOSCO Agency And Logistics One Member Limited Company	-	-	1.339.200	-
- Hoang Dieu Chua Ve Port One Member Limited Company	6.167.720.500	-	3.247.061.050	-
- Sai Gon Port JSC	947.630.940	-	579.765.450	-
- SP-SSA International Container Services Joint Venture Company	4.511.600.000	-	4.137.400.000	-
- Sai Gon Port Maritime Service And Transport JSC	27.230.000	-	38.200.000	-
- Quy Nhon Port Logistics Service Company Limited	33.715.840	-	-	-
- Cai Mep International Terminal Co.,Ltd	2.054.880.000	-	2.345.400.000	-
b) Other accounts Receivables	36.918.289.814	(7.137.868.173)	34.408.720.508	(7.477.756.532)
- Phuoc Long Port Company Limited	8.459.016.000	-	10.605.456.000	-
- Maersk Logistics & Services Vietnam Company Limited	4.641.105.431	-	498.536.200	-
- VSICO Shipping JSC	1.592.080.834	-	2.043.207.387	-
- Hoa Binh Investment, Trade, And Construction Development Limited Liability Company	2.053.606.176	(2.053.606.176)	2.053.606.176	(2.053.606.176)
- Binh Duong Multimodal Transport JSC	2.654.080.000	-	-	-
- Nguyen Quyet Co.,Ltd	996.750.280	-	646.147.700	-
- Nam Thai Investment Group Company Limited	1.035.860.000	(1.035.860.000)	1.195.860.000	(1.195.860.000)
- Other Customers	15.485.791.093	(4.048.401.997)	17.365.907.045	(4.228.290.356)
Total	63.996.485.188	(9.589.311.668)	58.610.445.005	(9.929.200.027)

4. PREPAYMENTS

Items	September 30, 2026		January 1, 2026	
	Value	Provision	Value	Provision
a) Short-term	VND	VND	VND	VND
- Long Duc trade investment and construction services Limited Company	234.600.000	(234.600.000)	234.600.000	(234.600.000)
- Mrs Nguyen Thi Hang	250.000.000	(250.000.000)	250.000.000	(250.000.000)
- Long Binh trade and investment service Limited Company	2.307.284.640	(2.307.284.640)	2.347.284.640	(2.347.284.640)
- Prepayments to other suppliers	581.491.798	(225.900.000)	1.052.102.527	(225.900.000)
Total	3.373.376.438	(3.017.784.640)	3.883.987.167	(3.057.784.640)
b) Long-term				
- Real Estate 10 Joint Stock Company (*)	24.653.398.581	-	24.653.398.581	-
- Prepayments to other suppliers	-	-	-	-
Total	24.653.398.581	-	24.653.398.581	-

(*) According to Contract No. 03/HĐKT dated 08 March 2001, and Contract No. 11/HĐKT dated 27 May 2002, between District 10 Construction and Real Estate Services Company (now known as Real Estate 10 Joint Stock Company) and Maritime Development Corporation (now known as Vietnam Maritime Development Joint Stock Company), Real Estate 10 JSC recognized Vietnam Maritime Development JSC as the secondary investor participating in the land exploitation project in Bac Rach Chiec Project. The company has implemented two projects as follows:

(1) Bac Rach Chiec - Phuoc Binh Project

- Area of about 44,800 m2 (Phuoc Binh Project).

- Purpose: to build housing for employees.

- Capital source: individual employees of the Maritime Development Company and some partners (individuals).

(2) Bac Rach Chiec - Phuoc Long A project

- Area: 49,452 m2.

- Purpose: Construction of an apartment complex including offices, commerce, housing, elementary schools and sports areas.

- Capital source: Maritime Development Joint Stock Company.

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According to the agreement with Real Estate 10 Joint Stock Company, Maritime Development Company must pay the contribution costs including: compensation costs, clearance and investment in construction of main axis technical infrastructure, other basic construction costs, and project management costs.

At 30 September 2026, the Company's advances to Real Estate 10 Joint Stock Company including:

- Main Axis Infrastructure Contribution Cost of North Rach Chiec - Phuoc Binh Project: 7,690,607,782 VND

- Cost of contributing to the main infrastructure of the North Rach Chiec - Phuoc Long A Project: 16,962,790,799 VND.

However, according to the conclusion of the Inspectorate of Ho Chi Minh City, the signing of contracts between Real Estate 10 JSC and the secondary investor as above was not within the authorized jurisdiction and the case has been transferred to the police for investigation of violations. So far, there has been no official conclusion from the investigative authority.

For information on these projects, see Note No. V.08. For information on capital contributions to the projects, see Note No. V.16.

5. OTHER RECEIVABLES

	Items	September 30, 2026		January 1, 2026	
		Value	Provision	Value	Provision
a) Short-term					
-	Receivables from employees	407.491.813	(341.356.145)	508.379.127	(341.356.145)
-	Amounts collected and paid on behalf of others	131.468.309	(40.473.782)	111.570.360	(40.473.782)
-	Advances	2.447.095.678	-	1.207.011.542	-
-	Deposits and security deposits	167.500.000	-	87.500.000	-
-	Revenue realized	1.177.954.955	-	-	-
-	Other receivables	1.511.304.448	(1.244.640.000)	1.358.445.000	(1.244.640.000)
	Total	5.842.815.203	(1.626.469.927)	3.272.906.029	(1.626.469.927)
b) Long-term					
-	Deposits and collateral deposits	-	-	93.480.753	-
	Total	-	-	93.480.753	-
c) In which: Other receivables from related parties					
	Items	September 30, 2026		January 1, 2026	
		Value	Provision	Value	Provision
-	Vietnam Maritime Corporation	100.000	-	93.480.753	-
-	VIMC Container Lines JSC	1.123.200	-	729.000	-
	Total	1.223.200	-	94.209.753	-

6. DOUBTFUL DEBTS

Total value of receivables and loans overdue or not yet overdue but doubtfully recoverable are as follows:

	Items	September 30, 2026		January 1, 2026	
		Value	Recoverable amount	Value	Recoverable amount
a) Related parties		2.711.616.802	260.173.307	2.719.962.059	268.518.564
-	Dong Do - Hai Phong Port Container Lines JSC	1.661.053.069	-	1.661.053.069	-
-	Vietnam Container Operation Limited Company	1.050.563.733	260.173.307	1.058.908.990	268.518.564
b) Others		12.397.251.180	615.128.440	12.768.794.282	606.783.183
+	Southern Railway Joint Stock Company	965.489.991	-	965.489.991	-
+	Phu Nhat Viet One Member Co., Ltd	675.980.625	-	681.980.625	-
+	Nam Thai Group Investment Joint Stock Company	1.035.860.000	-	1.195.860.000	-
+	Nam Sao Logistics and Services Joint Stock Company	809.261.279	-	809.261.279	-
+	Hoa Binh Investment, Trade and Construction Development Co., Ltd.	2.053.606.176	-	2.053.606.176	-
+	Long Binh Investment Service Trading Co., Ltd.	3.551.924.640	-	3.591.924.640	-
+	Others	3.305.128.469	615.128.440	3.470.671.571	606.783.183
	Total	15.108.867.982	875.301.747	15.488.756.341	875.301.747

7. INVENTORIES

	Items	September 30, 2026		January 1, 2026	
		Value	Provision	Value	Provision
-	Raw materials, supplies	1.003.720.234	-	835.488.997	-
-	Goods	932.334.730	-	499.873.927	-
-	Goods in transit	2.442.960.000	-	632.500.000	-
-	Real estate goods (*)	11.352.702	-	11.352.702	-
	Total	4.390.367.666	-	1.979.215.626	-

(*) Real estate goods are additionally presented and explained in detail in Note. VII.04.

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8. CONSTRUCTION IN PROGRESS

Items	September 30, 2026		January 1, 2026	
	Value	Recoverable amount	Value	Recoverable amount
Construction in progress				
- Depot Nam Hoa 5	-	-	271.388.889	271.388.889
- Bac Rach Chiec - Phuoc Binh project	36.421.015.277	36.421.015.277	36.091.817.168	36.091.817.168
- Bac Rach Chiec - Phuoc Long A project	12.939.085.528	12.939.085.528	12.837.438.943	12.837.438.943
- ICD Phuoc Long project	673.678.568	673.678.568	646.953.568	646.953.568
- Acquisition of fixed assets	-	-	1.626.363.636	1.626.363.636
Total	50.033.779.373	50.033.779.373	51.473.962.204	51.473.962.204

Explanation detail project:**(1): ICD Phuoc Long Project**

- Project Name: Office Headquarters and Product Showroom.
- Investor: Maritime Development Joint Stock Company (referred to as Vimadeco).
- Construction Location: Km 7, Ha Noi Highway, Phuoc Long A Ward, Thu Duc City, Ho Chi Minh City (currently Km 7, Ha Noi Highway, Phuoc Long Ward, Ho Chi Minh City).
- Scale: 25,903 m2 comprising the Office Headquarters and Product Showroom.
- Investment Form: new Construction investment.
- Estimated total investment: approximately VND 1,463.739 billion.
- Current status:
 - + In November 2017, the Company prepared the Report on the Relocation and Rearrangement Plan for Phuoc Long ICD (Report No. 183/BC-PTTH dated 20 November 2017 and Official Letter No. 142/PTTH-TH dated 24 October 2018) submitted to the People's Committee of Ho Chi Minh City and the Department of Natural Resources and Environment. However, the Company has not yet received written instructions and directions from the competent authorities of Ho Chi Minh City;
 - + On 07 June 2019, the Company's Board of Directors issued a Resolution approving the policy on business cooperation with the Consortium of Ngoc Viet Import-Export Investment Company Limited and An Phu Joint Stock Company to invest in and develop the Office Headquarters and Product Showroom project at the Phuoc Long ICD land lot, Phuoc Long A Ward, District 9, Ho Chi Minh City. Accordingly, Vimadeco shall execute the required legal procedures as mandated by State regulatory authorities to obtain approval for land use purpose conversion and act as the developer of the aforementioned project in compliance with applicable laws, safeguarding the enterprise's land management and usage rights while ensuring maximum benefits for Vimadeco. The proposed business cooperation and profit-sharing ratio between Vimadeco and the Consortium was set at 51% and 49%, respectively;
 - + On 14 October 2023, Vimadeco and the Consortium signed the Minutes of Termination of In-Principle Agreement No. 14-10/2023/BB, thereby officially terminating the investment cooperation between the two parties;
 - + On 10 October 2024, Vimadeco and City Garden Joint Stock Company signed a Memorandum of Understanding (MOU) regarding the joint development of this project. Currently, City Garden Joint Stock Company is preparing a Cooperation Proposal for mutual alignment with Vimadeco, aiming towards the execution of framework agreements for project cooperation.
- As of 30 September 2026, the expenses incurred for the ICD Phuoc Long Project mainly consist of consulting, survey, and design costs.

(2): Bac Rach Chiec - Phuoc Binh Project

- Project name: Phuoc Binh Residential Area.
- Investor: Vietnam Maritime Development Joint Stock Company (based on the Power of Attorney contract granted by the employees of Vietnam Maritime Development Joint Stock Company to Mr. Bui Dinh Khanh - Chairman of the Trade Union of Vietnam Maritime Development Joint Stock Company's Branch in Ho Chi Minh City; Investment Authorization Contract No. 01/UTĐT dated 08 September 2016 between Vietnam Maritime Development Joint Stock Company and the Trade Union of Vietnam Maritime Development Joint Stock Company's Branch in Ho Chi Minh City).
- Construction location: Part of the Bac Rach Chiec Residential Area Project, Phuoc Binh Ward, District 9, Ho Chi Minh City.
- Scale: 44,850 m2 including two 12-story apartment blocks, villas, townhouses, road system, and parks.
- Investment form: New construction investment
- Estimated total investment: approximately VND 1,391.233 billion
- Investment capital sources:
 - + According to document No. 876/CV-HDQT dated 27 July 2006 of Vietnam Maritime Corporation (Vimadeco) directing the capital representative: The Corporation agreed with the proposal of Vietnam Maritime Development Joint Stock Company to invest in building the Employees' Housing Area in Phuoc Binh Ward, with the investor being Vietnam Maritime Development Joint Stock Company, mobilized capital from employees and other partners, and form: Executive Board of Trade Union organizing project management.
 - + According to Resolution No. 862/NQ-HHVN dated 18 April 2012 of the Board of Members of Vietnam Maritime Development Joint Stock Company approving the investment policy of the River Land Project (Phuoc Binh Project): The capital representative reported to the Corporation to organize voting at the Board of Directors' meeting on approving the cooperation between Vimadeco and the Consortium to establish a new legal entity to implement the Phuoc Binh Residential Area Project, District 9, Ho Chi Minh City, the capital contribution/stock according to the ratio of contributions of Vimadeco and the Consortium when establishing a new legal entity to implement the project are respectively 26%/74%;
 - + On 07 June 2019, the Board of Directors of the Company passed a resolution on the Phuoc Binh Residential Area Project: The investment capital for the project since 2000 is from employees and some partners (natural people), not from the Company.
 - + According to the meeting minutes and resolutions dated 07 July 2016, the possibility of continuing capital contribution of the employees is very limited and they have a desire to divest from the Phuoc Binh Project. Project participants have signed power of attorney contracts to authorize the Chairman of the company's Trade Union at the Ho Chi Minh City branch with certification from Notary Public Office No. 5, Ho Chi Minh City.

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+ On 08 September 2016, the Chairman of the branch's Trade Union signed Authorization Contract No. 01/UTĐT to authorize the Company's General Director to continue implementing the project. In which, it is determined that the Trade Union of the Ho Chi Minh City Branch of Vietnam Maritime Development Joint Sock Company (abbreviated as the Trade Union) authorizes Vietnam Maritime Development Joint Sock Company to implement the project based on the entire contribution capital being the mobilized capital of Trade Union members and some other individuals. This contract is signed based on the principle that Vietnam Maritime Development Joint Sock Company does not charge interest but only charges authorization fees, so Vietnam Maritime Development Joint Sock Company will not be responsible when it cannot continue to execute the contract due to unforeseen difficulties.

+ Capital sources received from employees and partners: VND 43,977,775,000. (Note No. V.16 - Other payables)

- Project status:

+ According to Decision No. 282/QĐ-TTg dated 15 March 2001 of the Prime Minister on land allocation for the construction of technical infrastructure of the Bac Rach Chiec Residential Area's main axis in Phuoc Long A Ward and Phuoc Binh Ward, District 9, Ho Chi Minh City, the Phuoc Binh Residential Area Project is a component project of the Bac Rach Chiec Residential Area Project.

+ Vietnam Maritime Development Joint Stock Company has signed an economic contract No. 03/HĐKT on 08 March 2001 with District 10 Construction and Real Estate Services Company regarding investment participation in the project.

+ The project has been approved by the Chief Architect of Ho Chi Minh City with the 1/500 planning by document No. 1954/KTST-ĐB2 dated 25 June 2001.

+ The Bac Rach Chiec Residential Area Project has been approved for adjustment and expansion of detailed planning at a 1/2000 scale by the People's Committee of Ho Chi Minh City with Decision No. 3061/QĐ-UBND dated 15 June 2011.

- As of September 30, 2026, the total accumulated costs — comprising contributions toward compensation and main infrastructure development, land clearance compensation, ground leveling, and expenses for surveying, consultancy, and design.

(3): Bac Rach Chiec - Phuoc Long A Project

- Project Name: Phuoc Long A Mixed-Use Apartment Complex.

- Investor Name: Vietnam Maritime Development Joint Stock Company.

- Scale: 49,452 m2 including office buildings, commercial areas, apartments, elementary school, road system, parks, and sports area.

- Investment Form: New construction investment.

- Parties involved in the investment:

+ On 07 June 2019, the Board of Directors of the Company passed a resolution to cooperate in establishing a new legal entity with the Consortium of Ngoc Viet - An Phu to invest in developing the Project.

+ Vimadeco is responsible for all invested costs.

+ the Consortium of Ngoc Viet - An Phu is not responsible for incurred costs due to the absence of a signed cooperation investment agreement.

+ The capital contribution/shareholding ratio of Vimadeco and the Consortium when establishing the new legal entity to carry out the project is 51%/49% respectively.

+ Vimadeco and the Consortium have not signed a cooperation investment agreement as they have not reached a consensus on the business cooperation ratio and profit sharing.

+ On 14 October 2023, Vimadeco and the Consortium have signed a Termination Minutes of Principle Agreement No. 14-10/2023/BB dated 14 October 2023, terminating the cooperation investment activities between the two parties.

+ On 10 October 2024, Vimadeco and City Garden Joint Stock Company signed a Memorandum of Understanding on cooperation in developing this project. Currently, City Garden Joint Stock Company is developing a Cooperation Plan to agree with Vimadeco, moving towards signing Framework Contracts on cooperation for the project.

- As of 30 September 2026, the expenses incurred for the ICD Phuoc Long Project mainly consist of consulting, surveying, and design costs.

Difficulties and obstacles of both projects (2) and (3):

- Vietnam Maritime Development Joint Stock Company has not been recognized as the secondary investor although the Phuoc Long A Apartment Complex Project has compensated for 100% of the land area.

- The project has not been approved for adjusted 1/500 planning according to Decision No. 3061/QĐ-UBND dated 15 June 2011 of the People's Committee of Ho Chi Minh City.

- The company has not been allocated land nor has obtained a Land Use Right Certificate.

- Since 2008, there have been disputes over land on a portion of the land area belonging to the Bac Rach Chiec - Phuoc Long A project. Therefore, after resolving the disputes, the project may lose an area of 1,653.4 square meters, leaving only 47,798.6 square meters (Detailed in Note. VII.04).

- The North Rach Chiec - Phuoc Binh and North Rach Chiec - Phuoc Long A projects are being inspected by State management agencies regarding the implementation of compensation, support and resettlement for the area within the main infrastructure of these projects. Specifically, Official Dispatch No. 3979/UBND-DT dated 15 October 2020 of the Ho Chi Minh City People's Committee has the content "Assigning Real Estate 10 Joint Stock Company to coordinate with the People's Committee of District 9 (now Thu Duc City) to maintain the current status of the project until the investigation results of the Investigation Police Agency - City Police are available".

- According to Official Dispatch No. 441/UBND-DT dated 20 January 2025, the People's Committee of Ho Chi Minh City decided to cancel the content of Official Dispatch No. 3979/UBND-DT dated 15 October 2020 on local adjustment of the detailed planning at a scale of 1/500 for the Bac Rach Chiec Residential Area, Phuoc Long A Ward, Thu Duc City, invested by Real Estate 10 Joint Stock Company.

- This Official Dispatch requests consideration and handling of local adjustments to the detailed planning scale of 1/500 and continuing to carry out related procedures in accordance with legal regulations. At the same time, the City People's Committee assigned the City Inspectorate to coordinate with relevant units to urgently review and report the implementation status of the Inspection Conclusion No. 29/KL-TTTP-P4 dated 7 September 2017.

- In addition, the City People's Committee also requested relevant units to promptly guide the Investor to complete legal procedures in accordance with applicable laws and regulations to proceed with project implementation.

Due to the reasons set out above, implementation of both projects is currently on hold. The Board of Management has performed a conservative For detailed information about prepayments to sellers, payables to officials and employees contributing capital to the project and payable project implementation deposits related to these two projects, see more information in Note No. V.04 and V.16.

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9. TANGIBLE FIXED ASSETS

Items	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Office equipment and furniture	Others	Total
Historical cost						
Beginning balance	79.166.725.193	20.988.667.531	15.145.731.820	271.513.823	1.534.625.895	117.107.264.262
Fixed assets accounting for 10% or	31.012.366.840	-	-	-	-	31.012.366.840
Dong Hai yard infrastructure	18.088.357.434	-	-	-	-	18.088.357.434
Phuoc Long CFS yard	12.924.009.406	-	-	-	-	12.924.009.406
Purchase during period	42.299.585	-	12.188.961.455	109.912.393	-	12.341.173.433
- Completed construction investment	42.299.585	-	12.188.961.455	109.912.393	-	12.341.173.433
- Other increase	-	-	-	-	-	-
Liquidation, disposal	-	-	-	-	-	-
Closing balance at 30/09/2026	79.209.024.778	20.988.667.531	27.334.693.275	381.426.216	1.534.625.895	129.448.437.695
Accumulated depreciation						
Beginning balance	70.082.113.978	20.916.997.675	14.461.320.345	271.513.823	1.534.625.895	107.266.571.716
Fixed assets accounting for 10% or	31.012.366.840	-	-	-	-	31.012.366.840
Dong Hai yard infrastructure	18.088.357.434	-	-	-	-	18.088.357.434
Phuoc Long CFS yard	12.924.009.406	-	-	-	-	12.924.009.406
Depreciation for the period	568.401.145	16.875.000	1.006.497.893	9.865.934	-	1.601.639.972
Liquidation, disposal	-	-	-	-	-	-
Closing balance at 30/09/2026	70.650.515.123	20.933.872.675	15.467.818.238	281.379.757	1.534.625.895	108.868.211.688
Fixed assets accounting for 10% or	31.012.366.840	-	-	-	-	31.012.366.840
Dong Hai yard infrastructure	18.088.357.434	-	-	-	-	18.088.357.434
Phuoc Long CFS yard	12.924.009.406	-	-	-	-	12.924.009.406
Remaining value						
As at 01/01/2026	9.084.611.215	71.669.856	684.411.475	-	-	9.840.692.546
As at 30/09/2026	8.558.509.655	54.794.856	11.866.875.037	100.046.459	-	20.580.226.007

In which:

- The original cost of fixed assets at the end of the period that have been fully depreciated but are still in use:

99.233.875.065 VND

- The original cost of fixed assets at the beginning of the period, which have been fully depreciated but are still in use:

99.104.875.065 VND

10. INTANGIBLE FIXED ASSETS

Items	Value of land use rights	Total
Original		
Opening balance	3.200.000.000	3.200.000.000
- Purchase during period	-	-
- Liquidation, sell	-	-
Closing balance at 30/09/2026	3.200.000.000	3.200.000.000
Accumulated depreciation		
Opening balance	947.916.697	947.916.697
- Depreciation	93.750.003	93.750.003
- Liquidation, sell	-	-
Closing balance at 30/09/2026	1.041.666.700	1.041.666.700
Remaining value		
As at 01/01/2026	2.252.083.303	2.252.083.303
As at 30/09/2026	2.158.333.300	2.158.333.300

(*) Land use rights for a 2,000 m2 plot in Chau Duc District, Ba Ria - Vung Tau Province (currently Hiep Thanh Hamlet, Binh Gia Commune, Ho Chi Minh City), designated for use as a maritime petrol station. The land use rights have a term of 25.6 years, extending until 2043.

11. PREPAY EXPENSE

Items	September 30, 2026	January 1, 2026
a) Short-term prepay expense		
- Consumable tools and supplies issued for use	138.643.221	261.968.429
- Insurance expenses	43.359.140	58.146.384
- Repair expense	182.510.596	108.179.009
- Other prepay expense (*)	3.828.822.634	665.015.536
Total	4.193.335.591	1.093.309.358
b) Long-term prepay expense		
- Tools	152.790.224	200.441.819
- Major repair expense	389.354.125	730.546.965
- Value of land use rights (**)	3.584.569.246	3.653.209.933
- Other long term prepay expenses	178.415.515	329.476.873
Total	4.305.129.110	4.913.675.590

(*) Other expenses include land rental and annual land tax, which are accrued or paid in accordance with notifications issued by the tax authority and allocated to operating results on a monthly basis.

(**) The value of land use rights represents the lump-sum rent for the land located at 11 Vo Thi Sau, Ngo Quyen Ward, Hai Phong City, with a total leased area of 376.7 square meters for a duration of 50 years, in accordance with Decision No. 2109/QĐ-UBND dated 11 May 2015 issued by the People's Committee of Hai Phong City. Intended use: Company headquarters. Lump-sum rent: VND 4,576,046,000.

12. SHORT-TERM PAYABLE TO SELLER

	Items	September 30, 2026		January 1, 2026	
		Value	Number capable of repaying debt	Value	Number capable of repaying debt
	a) Short-term trade payables to related parties	439.921.800	439.921.800	439.921.800	754.399.152
-	Vietnam Container Operation Limited Company	46.386.000	46.386.000	46.386.000	-
-	VIMC Container Lines JSC	-	-	-	49.510.000
-	Vietnam - Japan International Transport Co.,Ltd	370.305.000	370.305.000	370.305.000	704.889.152
-	Northern Freight International Agency Company Limited	23.230.800	23.230.800	23.230.800	-
	b) Short-term trade payables to others	14.886.383.378	14.886.383.378	16.172.346.884	16.172.346.884
-	SLG Trading And Forwarding Company Limited	2.526.316.620	2.526.316.620	383.508.000	383.508.000
-	Vuong Dat Shipping And Trading Company Limited	402.537.600	402.537.600	549.236.750	549.236.750
-	Thai Son Development Trade Transport Company Limited	1.304.704.160	1.304.704.160	530.817.200	530.817.200
-	Flat World Logistics Services Trading Company Limited	843.847.200	843.847.200	51.948.000	51.948.000
-	Textainer Equipment Management Limited	1.364.467.124	1.364.467.124	-	-
-	Seaco Global Limited	-	-	1.373.118.202	1.373.118.202
-	Touax Container Leasing Pte Ltd	1.026.723.938	1.026.723.938	1.145.087.672	1.145.087.672
-	Dong Hai Trading And Transport JSC	443.477.160	443.477.160	839.786.400	839.786.400
-	Dang Cong Phuoc Company Limited	746.841.600	746.841.600	-	-
-	Van Cuong Construction United Co., Ltd	290.250.000	290.250.000	829.560.000	829.560.000
-	Hung Thinh Transport And Logistics JSC	450.023.202	450.023.202	1.131.341.370	1.131.341.370
-	Vietnam International Maritime Transport JSC	-	-	1.363.906.115	1.363.906.115
-	T&C JSC	-	-	1.298.257.200	1.298.257.200
-	Thaco Auto Hai Phong Co., Ltd	4.107.672	4.107.672	1.610.100.000	1.610.100.000
-	Other payables	5.483.087.102	5.483.087.102	5.065.679.975	5.065.679.975
	Total	15.326.305.178	15.326.305.178	16.926.746.036	16.926.746.036

13. DIVIDENDS AND PROFITS PAYABLE

	Items	September 30, 2026	January 1, 2026
-	Dividends payable	263.894.186	160.120.875
	Total	263.894.186	160.120.875

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14. TAX AND PAYABLES FROM STATE BUDGET

a) Taxes and payables	Tax receivable at the beginning of period	Tax payable at the beginning of period	Tax payable in the period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
Value-added tax	-	448.344.415	3.607.382.484	3.202.369.843	-	853.357.056
Corporate income tax	-	5.213.408.663	3.605.215.226	5.213.408.663	-	3.605.215.226
Personal income tax	2.563.768	130.965.731	744.053.180	737.790.010	-	134.665.133
Land tax and land rental	-	20.000.000	9.615.307.581	3.141.408.556	-	6.493.899.025
License tax	-	-	255.097.600	255.097.600	-	-
Foreign Contractor Tax	-	156.748.237	1.268.738.890	1.287.415.307	-	138.071.820
Fees, charges and other payables	-	-	223.080.000	223.080.000	-	-
Total	2.563.768	5.969.467.046	19.318.874.961	14.060.569.979	-	11.225.208.260

The Company's tax settlement will be subject to inspection by tax authorities. Because the application of tax laws and regulations to many different types of transactions is subject to different interpretations, the tax amounts presented in the Financial Statements are subject to change at the discretion of the competent authority. tax customs.

15. ACCRUED EXPENSES

	Items	September 30, 2026	January 1, 2026
a) Short-term accrued expenses			
-	Accrual the cost of goods and services provided.	1.684.749.491	1.185.418.547
-	Accrual the salaries, meal allowances, etc., payable to employees.	174.896.509	193.374.531
-	Other short-term accrued expenses	308.154.320	1.422.463.849
	Total	2.167.800.320	2.801.256.927

b) Of which: Accrued expenses payable to related parties

(*) Accrued expenses for cost of sales and goods/services provided to related parties are as follows:

	Items	September 30, 2026	January 1, 2026
-	Sai Gon Port JSC	22.788.720	22.998.960
-	SP-SSA International Container Services Joint Venture Company	155.600.000	144.040.000
-	Cai Mep International Terminal Co.,Ltd	43.333.333	91.500.000
	Total	221.722.053	258.538.960

16. OTHER PAYABLE

a) Short-term		September 30, 2026	January 1, 2026
-	Trade union	165.491.281	183.806.165
-	Social insurance	-	-
-	Accept short-term margin deposits	291.600.000	399.085.950
-	Other payables	2.064.823.628	881.206.946
	Total	2.521.914.909	1.464.099.061
b) Long-term			
-	Receive long-term margin deposits	7.647.157.800	7.608.481.810
-	Other payables	57.708.819.668	57.053.323.958
+	Employees contribute capital to Bac Rach Chiec - Phuoc Binh project (1)	43.977.775.000	43.977.775.000
+	Deposit interest of Bac Rach Chiec - Phuoc Binh project (2)	13.731.044.668	13.075.548.958
	Total	65.355.977.468	64.661.805.768

(1) The amount contributed by the Company's employees to invest in the Bac Rach Chiec – Phuoc Binh Project.

(2) The amount contributed by the Company's employees to invest in the Bac Rach Chiec – Phuoc Binh Project, which has not yet been utilized, has been deposited in term savings accounts, generating corresponding interest income.

Details of the project and related advances to suppliers are presented in Note No. V.04 and No. V.08.

17. UNREALIZED REVENUE

	Items	September 30, 2026	January 1, 2026
a) Short-term			
-	Container repair revenue	146.821.997	553.195.915
-	Revenue from warehouse business cooperation	5.637.500.000	2.050.000.000
	Total	5.784.321.997	2.603.195.915

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18. OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Conversion options on convertible bonds	Development and investment funds	Retained earnings	Total
	VND	VND	VND	VND	VND	VND
Beginning balance of previous period	90.000.000.000	20.000.000.000	(20.000)	26.272.308.883	15.374.533.980	151.646.822.863,0
Profit/(loss) for previous year	-	-	-	-	13.648.791.109	13.648.791.109
Profit distribution	-	-	-	4.612.000.000	(15.348.998.400)	(10.736.998.400)
+ <i>Appropriation to development investment fund</i>	-	-	-	4.612.000.000	(4.612.000.000)	-
+ <i>Deduction to bonus and welfare fund</i>	-	-	-	-	(3.537.000.000)	(3.537.000.000)
+ <i>Dividend distribution</i>	-	-	-	-	(7.199.998.400)	(7.199.998.400,0)
Ending balance of previous period	90.000.000.000	20.000.000.000	(20.000)	30.884.308.883	13.674.326.689	154.558.615.572
Beginning balance of current period	90.000.000.000	20.000.000.000	(20.000)	30.884.308.883	13.674.326.689	154.558.615.572
Profit/(loss) for previous year	-	-	-	-	13.946.853.486	13.946.853.486
Profit distribution (*)	-	-	-	4.102.298.007	(13.674.326.689)	(9.572.028.682)
+ <i>Appropriation to development investment fund</i>	-	-	-	4.102.298.007	(4.102.298.007)	-
+ <i>Deduction to bonus and welfare fund</i>	-	-	-	-	(3.722.029.982)	(3.722.029.982)
+ <i>Dividend distribution</i>	-	-	-	-	(5.849.998.700)	(5.849.998.700)
Ending balance of this period	90.000.000.000	20.000.000.000	(20.000)	34.986.606.890	13.946.853.486	158.933.440.376

(*) According to Resolution No. 29/NQ-DHĐCĐ of the General Meeting of Shareholders dated April 10, 2026, the Company announces the distribution of profits for the year 2025 as follows:

	Percentage (%)	Amount (VND)
Undistributed after-tax profit as of December 31, 2025	100%	13.674.326.689
Allocated for the Development and Investment Fund	30%	4.102.298.007
Allocated for the Management bonus fund	5%	682.440.000
Allocated for the Bonus and welfare fund	22%	3.039.589.982
Dividend payment (equal to 6,5% of charter capital)	43%	5.849.998.700
Remaining profit after tax	0%	-

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Accounting period from January 1, 2026 to September 30, 2026

18. OWNERS' EQUITY (CONTINUED)

b) Detailed of owner's contributed capital

	Items	Equity	Amount (VND)	Percentage (%)
-	VIMC Container Lines Joint Stock Company	4.590.000	45.900.000.000	51,00%
-	TM Investment Company Limited	1.443.200	14.432.000.000	16,04%
-	Sao A D.C Investment Corporation	364.100	3.641.000.000	4,05%
-	Trade Union of Maritime Development Joint Stock Company	169.725	1.697.250.000	1,89%
-	Bui Thi Phuong Thao	400.900	4.009.000.000	4,45%
-	Hoang Thuy Duong	449.300	4.493.000.000	4,99%
-	Nguyen Thi Hang Nga	208.000	2.080.000.000	2,31%
-	Dao Hong Chuong	499.300	4.993.000.000	5,55%
-	Others	875.473	8.754.730.000	9,73%
-	Treasury shares	2	20.000	0,00%
	Total	9.000.000	90.000.000.000	100%

c) Transactions in equity with owners and distributions of dividends and profits

	Items	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
Owner's equity investment			
-	Capital contribution at the beginning of the period	90.000.000.000	90.000.000.000
-	Capital contribution at the end of the period	90.000.000.000	90.000.000.000
Dividends, distributed profits			
-	Dividends, profit payable at the beginning of the period	-	-
-	Dividends, profit payable during the period	5.849.998.700	7.199.998.400

d) Share

	Items	September 30, 2026	January 1, 2026
Number of share to be issued		9.000.000	9.000.000
Number of share offered to the public		9.000.000	9.000.000
-	Ordinary shares	9.000.000	9.000.000
Number of shares repurchased (Treasury shares)		2	2
-	Common shares	2	2
Quantity of outstanding shares in circulation		8.999.998	8.999.998
-	Common shares	8.999.998	8.999.998
-	Preferred shares (classified as equity)	-	-

Par/value (VND/share)

10.000

10.000

e) Funds

	Items	September 30, 2026	January 1, 2026
-	Share premium	20.000.000.000	20.000.000.000
-	Investment and Development fund	34.986.606.890	30.884.308.883
-	Treasury shares	(20.000)	(20.000)
-	Other funds belong to equity	-	-
	Total	54.986.586.890	50.884.288.883

19. OFF-BALANCE SHEET ITEMS AND COMMITMENTS

- On 26 January 2026, Maritime Development Joint Stock Company signed Contract No. 02/2026/HTKD/VANCUONG-VMD with Van Cuong Construction Joint Venture Co., Ltd. to lease a yard located at Km 18, Hanoi Highway, Dong Hoa Ward, Ho Chi Minh City.

+ Leased yard area: 17,700 square meters

+ Office building area: 200 square meters

+ Purpose of use: storage of containers and related container services

+ Payment method: annually

+ Rental price: VND 290,200,000 per month (inclusive of VAT)

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- On 30 November 2015, Maritime Development Joint Stock Company signed Contract No. 31/2015/HĐMB with Hai Phong Housing Management and Business One Member Co., Ltd. to purchase State-owned assets of house and land at No. 11 Vo Thi Sau Street, Ngo Quyen Ward, Hai Phong City (formerly No. 11 Vo Thi Sau Street, May To Ward, Ngo Quyen District, Hai Phong City).

+ Total leased area: 376.7 square meters

+ Lease term: 50 years

+ Purpose of use: Company's head office

+ Land rent paid once: VND 4,576,046,000

- The Company received Decision No. 48/KH-TC dated January 11, 2001 on the capital transfer from the Maritime Materials Import Export Company. The transferred assets include a land area of 4,344.08 square meters as stated in the Land Use Right Certificate No. 00286QSDĐ/Q02 issued on April 6, 1998, under Contract No. 19 HĐ/TĐ dated June 10, 1998 signed with the Department of Land Administration of Hai Phong City for the lease of land located in Van My Ward, Ngo Quyen District, Hai Phong City. The leased land location was identified based on an extract from the cadastral map at a 1/500 scale, appraised by the Department of Land Administration.

+ Lease term: 30 years from April 6, 1998

+ Payment method: Annual land rent payment

+ Annual land rent payable: 758.256.000 VND per year.

- On 07 September 2017, Maritime Development Joint Stock Company signed Contract No. 9150/HĐ-STMNT-QLĐ with the People's Committee of Ho Chi Minh City to lease land at Km 7, Hanoi Highway, Phuoc Long Ward, Ho Chi Minh City (formerly Km 7, Hanoi Highway, Phuoc Long A Ward, District 9, Ho Chi Minh City).

+ Total leased area: 18,581.1 square meters

+ Lease term: annual short-term lease

+ Payment method: annual land rental

+ Purpose of use: container transit yard

+ Annual land rental payable in 2026: VND 8,435,819,400

- On 12 September 2014, Maritime Development Joint Stock Company signed Contract No. 539/HĐTĐ with the People's Committee of Hanoi City to lease land at No. 41 Nguyen Van Linh Street, Phuc Loi Ward, Hanoi City (formerly No. 41 Nguyen Van Linh Street, Phuc Dong Ward, Long Bien District, Hanoi City). The location, area, and boundaries of the land were determined by points 1 to 9, 9', and 10 to 18 on Current Map No. 04.329/HT, scale 1/500, prepared by Hanoi Land Survey Company on 20 May 2004 and certified by the Director of the Department of Natural Resources and Environment on 23 February 2009.

+ Total leased area: 8,852.5 square meter

+ Lease term: annual land rental

+ Payment method: annual land rental

+ Purpose of use: container hub yard

+ Annual land rental payable in 2026: VND 856,665,278

- On 30 June 2014, Maritime Development Joint Stock Company signed Contract No. 124/HĐTĐ with the People's Committee of Hai Phong City to lease land in Dong Hai Ward, Hai Phong City (formerly Dong Hai 1 Ward, Hai An District, Hai Phong City). The location and boundaries of the land were determined according to cadastral map (survey extract) scale 1/500 prepared by Hai Phong Construction Design Consulting JSC, verified by the Department of Natural Resources and Environment on 08 January 2006.

+ Total leased area: 53,808.6 square meters

+ Lease term: from 15 September 1998 to 15 September 2048

+ Payment method: annually

+ Purpose of use: investment project for container logistics, storage, and repair centre

+ Annual land rental payable in 2026: VND 3,101,009,000

- On 09 July 2004, Maritime Development Joint Stock Company signed Contract No. 104/HĐ-TĐ with the Department of Natural Resources and Environment of Hai Phong City to lease land in Ngo Quyen Ward, Hai Phong City (formerly Van My Ward, Ngo Quyen District, Hai Phong City). The leased land location was determined according to cadastral map extract scale 1/500 appraised by the Department of Land.

+ Total leased area: 20,215.92 square meters

+ Lease term: 30 years from 14 May 1998

+ Payment method: annually

+ Purpose of use: container exploitation, management and transportation

+ Annual land rental payable in 2026: VND 274,615,400

- On 11 January 2001, the Company received Decision No. 48/KH-TC on capital transfer from the Marine Materials Import-Export Company, including land area of 4,344.08 m² under Land Use Right Certificate No. 00286QSDĐ/Q2 issued on 06 April 1998; pursuant to Contract No. 19 HĐ/TĐ dated 10 June 1998 with the Department of Land of Hai Phong City to lease land in Ngo Quyen Ward, Hai Phong City (formerly Van My Ward, Ngo Quyen District, Hai Phong City). The leased land location was determined according to cadastral map extract scale 1/500 appraised by the Department of Land.

+ Total leased area: 4,344.08 square meters

+ Lease term: 30 years from 06 April 1998

+ Payment method: annually

+ Purpose of use: container exploitation, management and transportation

+ Annual land rental payable in 2026: VND 497,587,000

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

Currency unit: VND

1. TOTAL REVENUE FROM SALES AND SERVICES PROVISION

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Revenue from sales of goods	54.675.455.854	44.696.475.239	145.763.783.194	120.471.097.885
-	Revenue from transportation services	5.184.719.473	7.839.209.718	14.368.135.874	16.117.876.934
-	Revenue from storage and yard services	16.602.272.167	18.835.131.983	51.164.800.856	52.060.196.406
-	Revenue from logistics services	22.404.018.452	12.575.515.407	68.534.152.957	33.419.980.651
-	Others	20.904.630	103.721.000	42.687.630	103.721.000
	Total	98.887.370.576	84.050.053.347	279.873.560.511	222.172.872.876

Revenue from related parties

(Refer to Note No. VII.3 for further details)

101.595.760.777 65.888.434.425

2. REVENUE DEDUCTIONS

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Trade discount	-	-	-	-
-	Sale discounts	10.045.022	-	421.228.960	-
-	Goods sold were returned	8.573.826	1.302.565.519	16.479.826	1.387.110.974
	Total	18.618.848	1.302.565.519	437.708.786	1.387.110.974

3. COST OF GOOD SOLD

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Cost of goods sold	52.136.097.617	42.195.750.659	142.579.195.310	109.043.095.538
-	Cost of transportation services	4.143.989.556	6.992.012.423	13.739.568.303	11.987.504.099
-	Cost of storage and yard services	9.883.351.256	17.085.844.429	29.439.388.477	42.262.690.615
-	Cost of logistics services	22.039.070.587	5.711.352.846	66.313.103.542	29.245.308.044
-	Others	-	-	-	-
	Total	88.202.509.016	71.984.960.357	252.071.255.632	192.538.598.296

Purchases from related parties

(Refer to Note No. VII.3 for further details)

6.653.756.089 6.967.447.769

4. FINANCIAL ACTIVITIES REVENUE

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Deposit interest, loan interest	1.036.522.284	747.257.856	2.743.777.666	2.260.133.794
-	Exchange rate differences arise during the year	70.104.374	46.309.576	172.544.735	155.777.909
-	Other financial income	-	-	-	-
	Total	1.106.626.658	793.567.432	2.916.322.401	2.415.911.703

5. FINANCIAL EXPENSES

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Exchange rate differences arise during the year	30.122.137	8.322.751	45.106.241	33.457.195
-	Payment Discount	212.329.850	241.804.500	523.137.600	489.079.200
-	Provision for devaluation of investment losses	-	-	-	-
	Total	242.451.987	250.127.251	568.243.841	522.536.395

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6. SELLING EXPENSES

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Other expenses in money	396.714.355	277.846.233	609.506.867	711.024.551
	Total	396.714.355	277.846.233	609.506.867	711.024.551

7. GENERAL AND ADMINISTRATIVE EXPENSES

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Employee expenses and remuneration	3.766.139.869	3.628.355.714	10.693.634.732	9.583.685.439
-	Purchased services expenses	444.932.888	298.932.490	996.059.540	887.812.884
-	Depreciation expenses of fixed assets	108.021.795	77.825.088	297.018.249	233.475.364
-	Tools, supplies and office expenses	84.486.799	113.410.990	298.068.195	286.529.455
-	Management materials expenses	95.218.541	79.115.652	237.367.255	220.212.238
-	Taxes, fees, charges	3.254.365	11.876.607	55.663.989	46.920.151
-	Provision expenses	(219.888.359)	165.278.000	(379.888.359)	148.278.000
-	Other expenses in money	482.021.371	735.463.524	2.131.276.954	2.732.058.666
	Total	4.764.187.269	5.110.258.065	14.329.200.555	14.138.972.197

Administrative expenses incurred from transactions with related parties

(Refer to Note No. VII.3 for further details)

281.612.003	278.813.031
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8. OTHER INCOME

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Land rent is reduced	-	1.766.884.904	3.532.687.320	1.766.884.904
-	Income from liquidation of fixed assets	-	-	-	-
-	Other income	1.814.741	990.000	41.096.875	104.204.833
	Total	1.814.741	1.767.874.904	3.573.784.195	1.871.089.737

9. OTHER EXPENSES

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Asset liquidation costs	-	-	-	-
-	Penalties and tax exclusions	9.329.558	17.906.126	474.007.419	18.621.504
-	Other expenses	32.587.000	3.715.520	321.675.295	14.207.695
	Total	41.916.558	21.621.646	795.682.714	32.829.199

10. CURRENT CORPORATE INCOME TAX EXPENSES

Corporate income tax from business activities		From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Total accounting profit before corporate income tax	17.552.068.712	17.122.610.704
-	Adjustments increased	474.007.419	-
-	Reduced adjustments	-	8.263.382
-	Income subject to corporate income tax	18.026.076.131	17.114.347.322
Tax rate		20%	20%
Current corporate income tax expenses		3.605.215.226	3.422.869.464
-	Corporate income tax be paid at the beginning of the year	5.213.408.663	2.284.638.263
-	Corporate income tax paid in the year	(5.213.408.663)	(2.284.638.263)
Corporate income tax payable		3.605.215.226	3.422.869.464

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11. BASIC EARNINGS PER SHARE

	Items	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Profit after tax	13.946.853.486	13.694.364.262
-	Adjustments (*)	-	-
-	Profits allocated to common shares	13.946.853.486	13.694.364.262
-	Average common shares outstanding during the year	8.999.998	8.999.998
-	Basic earnings per share (**)	1.550	1.522

(*) As of the issuance date of the report, the Company does not have sufficient figures to make appropriations to the bonus and welfare fund for 2026. The appropriation figures will be based on the Resolution of the 2027 Annual General Meeting of Shareholders.

(**) Basic earnings per share for 2026 will be adjusted once the Company completes the appropriation to the bonus and welfare fund in accordance with the Resolution of the 2027 Annual General Meeting of Shareholders.

12. PRODUCTION AND BUSINESS COSTS BY FACTORS

	Items	Quarter 3 of 2026	Quarter 3 of 2025	From Jan 1, 2026 to Sept 30, 2026	From Jan 1, 2025 to Sept 30, 2025
-	Raw materials expenses	2.900.446.625	1.970.600.090	8.223.255.618	5.277.930.964
-	Labor expenses	9.739.023.634	8.026.357.773	28.013.483.058	23.263.003.666
-	Tools, instruments and supplies expenses	84.486.799	298.905.279	298.068.195	832.645.870
-	Depreciation expenses of fixed assets	627.983.154	425.429.724	1.695.389.975	1.467.024.314
-	Taxes, fees, charges and state land rental	3.722.909.127	2.955.932.885	3.875.902.018	9.958.299.812
-	Provision expenses	(219.888.359)	165.278.000	(379.888.359)	148.278.000
-	Purchased services expenses	22.897.516.275	20.491.133.475	83.293.487.757	55.072.213.620
-	Other expenses in money	7.361.068.306	1.866.557.256	11.017.854.181	5.880.768.547
	Total	47.113.545.561	36.200.194.482	136.037.552.443	101.900.164.793

VII. OTHER INFORMATION**1. OTHER FINANCIAL INFORMATION**

The Company's financial instruments include:	September 30, 2026		January 1, 2026	
	Original price	Provision	Original price	Provision
Financial assets				
Cash and cash equivalents	45.122.270.876	-	71.801.705.944	-
Receivables from customers, other receivables	69.839.300.391	(11.215.781.595)	61.976.831.787	(11.555.669.954)
Short-term investment	42.352.973.391	-	21.745.594.246	-
Long-term investment	33.594.000.000	(21.880.635.615)	33.594.000.000	(21.880.635.615)
Total	190.908.544.658	(33.096.417.210)	189.118.131.977	(33.436.305.569)
Financial liabilities				
Payable Supplier, other payable	83.204.197.555		83.052.650.865	
Expenses must be paid	2.167.800.320		2.801.256.927	
Total	85.371.997.875		85.853.907.792	

Financial assets and financial liabilities have not been evaluated at fair value at the end of the accounting period due to Circular 99/2025/TT-BTC and current regulations requiring presentation of financial statements, and disclosures for financial instruments but does not provide equivalent guidance for measuring and recognizing the fair value of financial assets and financial liabilities, other than provisions for Bad debt prevention and reduced provisions Prices of securities investments have been detailed in the relevant Notes

Financial risk management

The Company's financial risks include market risks and liquidity risks. The company has built a control system to ensure a reasonable balance between risk costs and risk management costs. The Company's Board of Directors is responsible for monitoring the risk management process to ensure a reasonable balance between risk and risk control

Market Risks

The Company's business activities will mainly be exposed to risks when there are changes in prices, exchange rates and interest rates

Exchange rate risk:

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The Company is exposed to price risk of equity instruments arising from short-term and long-term equity investments due to uncertainty about the future price of the invested shares. Long-term stock investments are held for long-term strategic purposes. At the end of the fiscal year, the Company has no plans to sell these investments.

Exchange rate risk:

The Company is exposed to foreign exchange risk arising from fluctuations in the fair value of future cash flows of a financial instrument due to changes in foreign exchange rates, as the Company's loans, revenues, and expenses are denominated in currencies other than the Vietnamese Dong.

Foreign currency accounts

Items	September 30, 2026		January 1, 2026	
	USD	VND	USD	VND
- Cash and cash equivalents	88.086,91	2.387.747.473	76.482,73	1.996.964.069
- Short-term receivables	47.568,57	1.108.076.386	91.806,93	2.336.278.346
- Short-term payables	98.310,02	2.576.735.616	109.901,02	2.898.859.254
Total	233.965,50	6.072.559.475	278.190,68	7.232.101.669

Payment risk

Liquidity risk is the risk that the Company will have difficulty fulfilling its financial obligations due to lack of capital. The Company's liquidity risk mainly arises from the fact that financial assets and financial liabilities have different maturity dates.

The payment term of financial liabilities based on expected payments under the contract (on the basis of cash flow of principals) is as follows:

Cash and Receivable	From 1 year or less	From over year to 5 year	Over 5 year	Total
As at September 30, 2026	VND	VND	VND	VND
Cash and cash equivalents	45.122.270.876	-	-	45.122.270.876
Receivable customers, other receivable	50.903.016.903	3.299.164.275	4.421.337.618	58.623.518.796
Loans	42.352.973.391	-	-	42.352.973.391
Total	138.378.261.170	3.299.164.275	4.421.337.618	146.098.763.063
As at January 1, 2026				
Cash and cash equivalents	71.801.705.944	-	-	71.801.705.944
Receivable customers, other receivable	42.700.659.940	3.299.164.275	4.421.337.618	50.421.161.833
Loans	21.745.594.246	-	-	21.745.594.246
Total	136.247.960.130	3.299.164.275	4.421.337.618	143.968.462.023

Debt payable	From 1 year or less	From over year to 5 year	Over 5 year	Total
As at September 30, 2026	VND	VND	VND	VND
Payable the seller, other payable	17.848.220.087	65.355.977.468	-	83.204.197.555
Expenses must be paid	2.167.800.320	-	-	2.167.800.320
Total	20.016.020.407	65.355.977.468	-	85.371.997.875
As at January 1, 2026				
Payable the seller, other payable	18.390.845.097	64.661.805.768	-	83.052.650.865
Expenses must be paid	2.801.256.927	-	-	2.801.256.927
Total	21.192.102.024	64.661.805.768	-	85.853.907.792

The company believes that the risk concentration for debt repayment is low. The company has the ability to pay due debts from cash flow from business activities and proceeds from maturing financial assets.

2. EVENT THAT ARISE AFTER THE END OF THE ACCOUNTING REPORT

There have been no unusual events occurring after the end of the accounting period that would affect the financial position and operations of the Company which require adjustments or disclosures in the financial statements for the accounting period from 1 January 2026 to 30 September 2026.

3. INFORMATION ABOUT RELATED PARTIES

a) Related parties

List of parties involved in the organization	Relationship
- Vietnam Maritime Corporation	Parent Company of VIMC Container Lines Joint Stock Company
- VIMC Container lines Joint Stock Company	Parent company of Maritime Development JSC
- VIMC Dinh Vu Port Joint Stock Company	Subsidiary of VIMC Container Lines Joint Stock Company
- Hai Phong Port Medical Center One Member Limited Company	Subsidiary of Vietnam Maritime Corporation
- Vietnam Hi-Tech Transportation Company Limited	Subsidiary of Vietnam Maritime Corporation
- Hoang Dieu – Chua Ve Port One Member Limited Liability Company	Subsidiary of Vietnam Maritime Corporation
- Cai Lan Port Investment Joint Stock Company	Subsidiary of Vietnam Maritime Corporation
- Northern International Transport Agency Company Limited	Subsidiary of Vietnam Maritime Corporation
- Da Nang Port Logistics Joint Stock Company	Subsidiary of Vietnam Maritime Corporation
- Dinh Vu Port Investment & Development JSC	Subsidiary of Vietnam Maritime Corporation
- Quy Nhon Port Logistics One Member Limited Liability Company	Subsidiary of Vietnam Maritime Corporation
- Hai Phong Port Joint Stock Company	Subsidiary of Vietnam Maritime Corporation
- Saigon Port Transport and Maritime Services JSC	Subsidiary of Vietnam Maritime Corporation
- Saigon Port Joint Stock Company	Subsidiary of Vietnam Maritime Corporation
- Saigon Gateway Port Joint Stock Company	Subsidiary of Vietnam Maritime Corporation
- VIMC Logistics Joint Stock Company	Subsidiary of Vietnam Maritime Corporation
- Vietnam Container Operation Limited Company	Subsidiary of Vietnam Maritime Corporation
- Tan Cang – Cai Mep International Terminal Co., Ltd	Associated Companies of Vietnam Maritime Corporation
- Haiphong Port TIL International Terminal Company Limited	Associated Companies of Vietnam Maritime Corporation
- SP-SSA International Container Services Joint Venture Company	Associated Companies of Vietnam Maritime Corporation
- SITC Dinh Vu Logistics Company Limited	Associated Companies of Vietnam Maritime Corporation
- Vietnam – Japan International Transport Company Limited	Associated Companies of Vietnam Maritime Corporation
- Vosco Ship Agency and Logistics Joint Stock Company	Associated Companies of Vietnam Maritime Corporation

List of parties related to the individual	Relationship
During the period from January 1, 2026 to September 30, 2026, members of the Board of Directors, Board of General Directors, Supervisory Board, Internal Audit; Chief Accountant (Head of Finance and Accounting Department), the person in charge of information disclosure and close family members of key officials are identified as related parties of the Company.	

Board of Directors

- Mr. Le Duy Duong	Chairman of Board Director
- Mr. Vu Viet Thang	Member of Board Director
- Mr. Nguyen Chi Kien	Member of Board Director
- Mr. Vu Chau Thanh	Member of Board Director
- Mr. Dao Hong Chuong	Member of Board Director

Board of General Director

- Mr. Pham Thanh Nhan	General Director
- Mr. Nguyen Minh Thang	Deputy General Director
- Mr. Tran Thanh Tung	Deputy General Director

Control Board

- Ms. Nguyen Thi Hong Dung	Head of Control Board
- Ms. Nguyen Quynh Trang	Member of Control Board
- Mr. Pham Quoc Hung	Member of Control Board

Chef Accountant

- Ms. Nguyen Thuy Van	Head of Finance and Accounting Dept
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Information publisher

- Mr. Chu Hong Linh	Secretary of the Board of Directors/Company Administrator
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Accounting period from January 1, 2026 to September 30, 2026

b) Transactions with related parties

Items	From January 1, 2026, to September	From January 1, 2025, to September
Revenue from goods and services	101.595.760.777	65.888.434.425
- VOSCO Agency And Logistics One Member Limited Company	12.740.153	217.034.352
- VIMC Logistics JSC	160.658.333	5.831.389.601
- Hoang Dieu Chua Ve Port One Member Limited Company	23.952.823.851	3.479.165.371
- Sai Gon Port JSC	7.918.074.068	9.038.988.813
- Vietnam Container Operation Limited Company	122.798.316	105.685.190
- Cai Lan Port Investment JSC	52.000.000	39.795.000
- VIMC Container Lines JSC	38.310.049.166	8.901.893.719
- SP-SSA International Container Services Joint Venture Company	17.741.214.816	12.755.932.658
- Cai Mep International Terminal Co.,Ltd	12.655.953.333	17.100.154.545
- Sai Gon Port Maritime Service And Transport JSC	196.193.149	232.248.821
- VIMC Shipping Company	100.000.000	122.937.344
- Sai Gon Gateway Terminal JSC	284.351.852	400.298.989
- Quy Nhon Port Logistics Service Company Limited	88.903.740	2.175.925
- Northern Freight International Agency Company Limited	-	1.200.000
- Port Of Hai Phong JSC	-	7.659.534.097
Other Income	-	21.426.037
- VIMC Container Transport Joint Stock Company	-	17.970.000
- Saigon Port Joint Stock Company	-	3.456.037
Purchase of goods and services	6.653.756.089	6.967.447.769
- VIMC Logistics JSC	211.488.000	185.700.000
- Port Of Hai Phong JSC	64.320.000	268.560.000
- Hoang Dieu Chua Ve Port One Member Limited Company	19.381.000	-
- Dinh Vu Port Investment & Development JSC	81.245.000	150.775.000
- Sai Gon Port JSC	64.976.000	29.004.160
- Vietnam Container Operation Limited Company	144.035.188	3.860.741
- VIMC Dinh Vu Port JSC	27.653.000	33.956.000
- VIMC Container Lines JSC	4.112.680.772	3.670.736.145
- SITC-Dinh Vu Logistics Company Limited	128.100.740	435.390.000
- Cai Mep International Terminal Co.,Ltd	383.500.000	470.166.667
- Branch Of Vietnam Maritime Corporation In Hai Phong	1.851.852	-
- Da Nang Port Logistics JSC	65.904.537	7.500.000
- Vietnam - Japan International Transport Co.,Ltd	1.253.275.000	1.548.018.500
- Quy Nhon Port Logistics Service Company Limited	1.940.000	-
- Hai Phong Port Medical Center One Member Limited Company	-	9.200.000
- Vietnam Hi-Tech Transportation Company Limited	-	154.580.556
- Haiphong Port TIL International Terminal Company Limited	37.345.000	-
- Northern Freight International Agency Company Limited	56.060.000	-
Other administrative expenses	281.612.003	278.813.031
- Vietnam Maritime Corporation	89.992.003	278.813.031
- VIMC Container Lines JSC	191.620.000	-
Other expenses	-	72.157
- Sai Gon Port JSC	-	72.157
Payment of dividends	2.983.500.000	3.672.000.000
- VIMC Container Lines JSC	2.983.500.000	3.672.000.000

Financial Statements

Accounting period from January 1, 2026 to September 30, 2026

Income and remuneration of the Board of Directors, Supervisory Board, Board of Management, and Head of Finance and Accounting Dept:

	<u>Full name</u>	<u>Title</u>	From January 1, 2026, to September 30, 2026	From January 1, 2025, to September 30, 2025
-	Mr. Le Duy Duong	Chairman of Board Director	239.875.890	115.922.890
-	Mr. Vu Viet Thang	Member of Board Director	177.500.710	77.422.480
-	Mr. Nguyen Chi Kien	Member of Board Director	176.500.710	113.336.290
-	Mr. Vu Chau Thanh	Member of Board Director	169.000.710	112.836.290
-	Mr. Dao Hong Chuong	Member of Board Director	177.000.710	112.836.290
-	Mr. Pham Thanh Nhan	General Director	900.230.690	526.107.490
-	Mr. Nguyen Minh Thang	Deputy General Director	419.054.258	-
-	Mr. Tran Thanh Tung	Deputy General Director	500.870.855	-
-	Ms. Nguyen Thi Hong Dung	Head of the Board of Supervisors	178.500.710	78.422.480
-	Ms. Do Thi Lan Huong	Member of the Board of Supervisors	12.488.130	72.305.410
-	Ms. Nguyen Quynh Trang	Member of the Board of Supervisors	92.363.320	15.000.000
-	Mr. Pham Quoc Hung	Member of the Board of Supervisors/ Container terminal operators manager	331.313.896	337.734.494
-	Ms. Nguyen Thuy Van	Head of Finance and Accounting Dept	353.924.518	387.373.063
-	Mr. Chu Hong Linh	Administrator cum Company's secretary	346.734.800	360.755.548
Total income and remuneration of the Board of Directors, Supervisory Board, Board of Management, and Head of Finance and Accounting Dept:			4.075.359.907	2.310.052.725

In addition to the transactions with related parties mentioned above, other related parties had no transactions during the period and had no balance at the end of the accounting period with the Company.

4. OTHER INFORMATION

1. Land exchange with SACA Joint Stock Company (referred to as SACA) and land transfer to Vinh Loc Company Limited (referred to as

On 15 December 2003, under contract 69/VMD – SACA between Vietnam Maritime Development Joint Stock Company and SACA Company, the Company agreed to exchange 18,137 square meters of agricultural land for SACA in return for 2,943.27 square meters of land with infrastructure belonging to the component project - Bac Rach Chiec Residential Area project, which had been approved the 1/500 planning by SACA. According to the agreement between the two parties, the Company will receive compensation money in lieu of receiving land. As at reporting date, the Company has received compensation from SACA equivalent to 2,511.05 square meters of land; with an outstanding compensation area of 432.22 square meters.

On the other hand, the Company has transferred 14,533 square meters of land to SACA, but there remains 3,604 square meters yet to be transferred as per the signed contract, due to this area being under dispute with Vinh Loc Company Limited.

If assessed based on the conversion ratio of the area conducted in Contract 69/VMD-SACA, the Company is obligated to transfer land or make a monetary payment equivalent to 547.54 square meters of land with infrastructure. This is less than the area of land still owed to SACA, which amounts to 115.32 square meters.

If assessed based on the average compensation price per square meter that the Company previously received from SACA for compensation of 2,511.05 square meters of land, the minimum average compensation price is VND 12,855,000/square meter (rounded), the minimum estimated amount to be paid to SACA is approximately VND 1,482,438,600 (115.32 square meters x VND 12,855,000/square meter). The parties will consider resolving these issues after the competent state agency makes a decision regarding the area in dispute with Vinh Loc Company Limited.

2. The disputed land area of 6.748 m2 must be transferred to Vinh Loc Company Limited as follows:

- Vinh Loc Company Limited has the right to use 6,748 square meters of disputed land with Vietnam Maritime Development Joint Stock Company in Phuoc Long A ward, District 9, Ho Chi Minh City according to the following documents:

+ Decision No. 432/QD-BTNMT dated 07 February 2018 by the Ministry of Natural Resources and Environment on resolving land disputes between Vimadeco and Vinh Loc;

+ Document No. 1409/UBND-NCPC dated 17 April 2019 by the People's Committee of Ho Chi Minh City on resolving complaints and petitions of Vinh Loc Company Limited in District 9, Ho Chi Minh City;

+ Land handover minutes dated 13 June 2019 of the Inspectorate of Ho Chi Minh City on the implementation of Decision No. 432/QD-BTNMT dated 07 February 2018 of the Ministry of Natural Resources and Environment;

Therefore, the Company must transfer 6,748 square meters of land back to Vinh Loc (the current actual area is 6,833.3 square meters).

- Due to the discrepancy between the area stated in Decision No. 432/QD-BTNMT and that stated in document No. 1409/UBND-NCPC, the Company has requested clarification from the Ministry of Natural Resources and Environment for opinions. However, the Ministry's response did not specify the exact area that must be transferred.

- Therefore, the Company will proceed with the transfer after receiving official guidance or transfer decisions from the relevant authorities.

5. SEGMENT REPORTING

Under business fields	Commerce	Service	Total from all segments	Elimination	Grant total
Profit from business activities	145.117.000.537	145.763.783.194	290.880.783.731	(11.007.223.220)	279.873.560.511
Net revenue from sales to external customers	138.779.761.615	141.093.798.896	279.873.560.511	-	279.873.560.511
Net revenue from transactions with other segments	6.337.238.922	4.669.984.298	11.007.223.220	(11.007.223.220)	-
Operating gross profit	2.962.804.451	24.401.791.642	27.364.596.093	-	27.364.596.093
The total cost of acquisition of fixed assets	-	42.299.585	42.299.585	-	42.299.585
Segment assets	33.029.428.151	141.036.939.119	174.066.367.270	(77.550.987.682)	96.515.379.588
Unallocated assets	-	-	175.032.877.501	-	175.032.877.501
Total assets	33.029.428.151	141.079.238.704	349.141.544.356	(77.550.987.682)	271.548.257.089
Segment liabilities	31.096.008.138	121.313.709.319	152.409.717.457	(77.550.987.682)	74.858.729.775
Unallocated liabilities	-	-	37.756.086.938	-	37.756.086.938
Total liabilities	31.096.008.138	121.313.709.319	190.165.804.395	(77.550.987.682)	112.614.816.713

By geographic area	Hai Phong	Ha Noi	Ho Chi Minh	Vung Tau	Total from all segments	Elimination	Grant total
Net revenue from sales to external customers	107.544.898.051	8.660.000.227	59.634.898.495	115.040.986.958	290.880.783.731	(11.007.223.220)	279.873.560.511
Cost of goods sold	103.862.276.145	6.482.692.657	40.664.482.123	112.069.027.927	263.078.478.852	(11.007.223.220)	252.071.255.632
Financial income	-	-	-	-	-	-	-
Other income	1.012.355.524	105.060	2.561.323.411	200	3.573.784.195	-	3.573.784.195
Selling expenses	269.550.337	-	-	339.956.530	609.506.867	-	609.506.867
General and administrative expense	9.393.820.138	1.024.578.321	3.255.544.079	655.258.017	14.329.200.555	-	14.329.200.555
Total net profit before tax	(4.104.581.101)	1.423.230.548	18.299.999.252	1.933.420.013	17.552.068.712	-	17.552.068.712
Assets							
Current assets	153.543.254.916	9.875.862.415	39.222.958.366	30.254.745.399	232.896.821.096	(77.550.987.682)	155.345.833.414
Long-term assets	21.489.622.585	-	91.938.118.338	2.774.682.752	116.202.423.675	-	116.202.423.675
Segment assets	175.032.877.501	9.875.862.415	131.161.076.704	33.029.428.151	349.099.244.771	(77.550.987.682)	271.548.257.089
Capital							
Current liabilities	31.781.086.938	8.094.958.067	53.837.773.784	31.096.008.138	124.809.826.927	(77.550.987.682)	47.258.839.245
Long-term liabilities	5.975.000.000	357.673.800	59.023.303.668	-	65.355.977.468	-	65.355.977.468
Equity	137.276.790.563	1.423.230.548	18.299.999.252	1.933.420.013	158.933.440.376	-	158.933.440.376
Partial liabilities	175.032.877.501	9.875.862.415	131.161.076.704	33.029.428.151	349.099.244.771	(77.550.987.682)	271.548.257.089

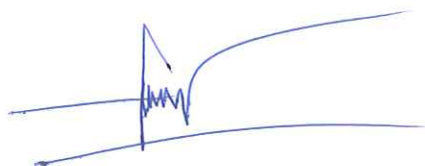
6. COMPARISON DATA

The comparative figures presented in the Statement of Financial Position are those of the Company as of December 31, 2025, which have been audited; the comparative figures presented in the Statement of Income and the Statement of Cash Flows are those for the 9-month period ended September 30, 2025 of the Company.

VIII. AMENDMENTS AND SUPPLEMENTS TO FORMS, NAMES AND CONTENTS OF FINANCIAL STATEMENT ITEMS COMPARED TO FINANCIAL STATEMENT FORMS PRESCRIBED BY THE MINISTRY OF FINANCE (IF ANY)

The Company has re-presented and reclassified the comparative figures to conform with the new presentation requirements under Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on October 27, 2025 (effective from January 01, 2026) for certain line items in the Statement of Financial Position, with details of the reclassified comparative figures as follows:

	Items	Code	Before-adjustment figures	Adjusted figures	Difference
	Statement of Financial Position				
1	Held-to-maturity investments	123	21.510.000.000	21.745.594.246	235.594.246
2	Other short-term receivables	135	3.508.500.275	3.272.906.029	(235.594.246)
3	Dividends and profits payable	313	-	160.120.875	160.120.875
4	Other short-term payables	319	1.624.219.936	1.464.099.061	(160.120.875)

PREPARER


Nguyen Son Tung

CHIEF ACCOUNTANT


Nguyen Thuy Van

Approved, October 15, 2026

GENERAL DIRECTOR


Phạm Thanh Nhan

