CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG
Digitally signed by CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG
DN: C=VN, L="Cảng Tân Cảng - Cát Lái, Phường Cát Lái, Thành Phố Hồ Chí Minh, Việt Nam", OID.0.9.2342.19200300.100.1.1=MST:0309532497, O=CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG, E=vanntt@saigonnewport.com.vn, CN=CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG
Reason: I am the author of this document
Location: KHKD12345
Date: 2026-10-29 16:39:04
Foxit Reader Version: 9.6.0

Tan Cang Warehousing Joint Stock Company
Business Registration Certificate No.: 0309532497
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City, Vietnam

STATEMENT OF FINANCIAL POSITION

As of 30 September 2026

Unit: VND

ASSETS	Code	Note	Ending balance 30/09/2026	Beginning balance 01/1/2026
1	2	3	4	5
A-CURRENT ASSETS	**100**		**614,743,157,718**	**489,396,786,595**
I.Cash and cash equivalents	**110**	V.1	**19,268,103,974**	**89,777,139,251**
1.Cash	111		19,268,103,974	39,645,700,895
2.Cash equivalents	112			50,131,438,356
II.Short-term financial investments	**120**	V.2a	**269,620,539,726**	**196,459,332,054**
1.Trading securities	121			
2.Provisions for devaluation of trading securities	122			
3.Short-term held-to-maturity investments	123		269,620,539,726	196,459,332,054
4.Provisions for short-term held-to-maturity investments (*)	124			
5.Other short-term financial investments	125			
6.Provisions for devaluation of other short-term financial investments (*)	126			
III.Short-term receivables	**130**		**293,031,606,320**	**185,747,773,640**
1.Short-term trade receivables	131	V.3	287,230,929,168	180,973,225,217
2.Short-term prepayments to suppliers	132	V.4a	1,817,887,107	2,762,013,056
3.Short-term inter-company receivables	133			
4.Receivables according to the progress of construction contracts	134			
5.Other short-term receivables	136	V.5a	4,715,655,704	4,328,182,370
6.Allowance for short-term doubtful debts	137	V.6	(732,865,659)	(2,315,647,003)
7.Deficit assets for treatment	139			
IV.Inventories	**140**	**V.7**	**7,255,555,439**	**7,340,014,631**
1.Inventories	141		7,255,555,439	7,340,014,631
2.Allowance for inventories	149			
V.Short-term biological assets	**150**			
1.Short-term livestock for single-harvest	151			
2.Seasonal or single-harvest short-term crops	152			
3.Provisions for devaluation of short-term biological assets (*)	153			
VI.Other current assets	**160**		**25,567,352,259**	**10,072,527,019**

ASSETS	Code	Note	Ending balance 30/09/2026	Beginning balance 01/1/2026
1.Short-term prepaid expenses	161	V.8a	23,912,504,871	8,599,810,335
2.Deductible VAT	162		1,654,847,388	1,472,716,684
3.Taxes and other receivables from the State	163			
4.Trading Government bonds	164			
5.Other current assets	165			
B-NON-CURRENT ASSETS	**200**		**175,688,716,565**	**178,865,712,706**
I.Long-term receivables	**210**		**15,000,000,000**	**15,000,000,000**
1.Long-term trade receivables	211			
2.Long-term prepayments to suppliers	212	V.4b		
3.Working capital in affiliates	213			
4.Long-term inter-company receivables	214			
5.Other long-term receivables	216	V.5b	15,000,000,000	15,000,000,000
6.Allowance for long-term doubtful debts (*)	219			
II.Fixed assets	**220**		**99,086,791,521**	**114,679,070,703**
1.Tangible fixed assets	**221**	V.9	**92,587,808,823**	**103,470,296,845**
- Historical costs	222		575,311,669,895	569,343,398,715
- Accumulated depreciation (*)	223		(482,723,861,072)	(465,873,101,870)
2.Financial leased assets	**224**			
- Historical costs	225			
- Accumulated depreciation (*)	226			
3.Intangible fixed assets	**227**	V.10	**6,498,982,698**	**11,208,773,858**
- Initial costs	228		38,883,399,285	37,191,667,335
- Accumulated amortization (*)	229		(32,384,416,587)	(25,982,893,477)
III.Long-term biological assets	**230**			
1.Productive livestock	231			
a) Immature productive livestock	232			
b) Mature productive livestock	233			
- Historical costs	234			
- Accumulated amortization (*)	235			
2.Long-term livestock for single-harvest	236			
3.Seasonal or single-harvest long-term crops	237			
4.Provisions for devaluation of long-term biological assets (*)	238			
IV.Investment property	**240**			
- Historical costs	241			
- Accumulated depreciation (*)	242			
V.Long-term assets in process	**250**		**364,864,594**	**264,864,594**
1.Long-term work in process	251			

ASSETS	Code	Note	Ending balance 30/09/2026	Beginning balance 01/1/2026
2.Construction-in-progress	252		364,864,594	264,864,594
VI.Long-term financial investments	**260**		**35,300,000,000**	**33,553,923,189**
1.Investments in subsidiaries	261	V.2b	28,100,000,000	28,100,000,000
2.Investments in joint ventures and associates	262	V.2b	7,200,000,000	7,200,000,000
3.Investments in other entities	263			
4.Provisions for devaluation of long-term financial investments (*)	264		-	(1,746,076,811)
5.Long-term held-to-maturity investments	265			
6.Provisions for long-term held-to-maturity investments (*)	266			
VII.Other non-current assets	**270**		**25,937,060,450**	**15,367,854,220**
1.Long-term prepaid expenses	271	V.8b	13,214,693,480	14,202,908,958
2.Deferred income tax assets	272	V.11	12,722,366,970	1,164,945,262
3.Long-term components and spare parts	273			
4.Other non-current assets	274			
TOTAL ASSETS (280 = 100 + 200)	**280**		**790,431,874,283**	**668,262,499,301**
LIABILITIES AND OWNER'S EQUITY	**Code**	**Note**	**Ending balance 30/09/2026**	**Beginning balance 01/1/2026**
1	**2**	**3**		
A-LIABILITIES	**300**		**394,390,146,840**	**306,909,742,755**
I.Current liabilities	**310**		**389,390,146,840**	**301,909,742,755**
1.Short-term trade payables	311	V.12	142,787,383,501	151,691,870,977
2.Short-term advances from customers	312		135,172,489	24,630,000
3.Dividends and profits payable	313		19,997,228,920	2,677,172,520
4.Short-term taxes and other obligations to the State Budget	314	V.13	26,817,101,835	16,560,822,734
5.Payables to employees	315		112,607,876,203	73,429,585,233
6.Short-term accrued expenses	316	V.14	32,701,840,067	6,688,656,309
7.Short-term inter-company payables	317			
8. Payables according to the progress of construction contracts	318			
9.Short-term unearned revenue	319			
10.Other short-term payables	320	V.15a	8,265,963,839	10,976,415,393
11.Short-term borrowings and financial leases	321	V.16a		
12.Provisions for short-term payables	322			
13.Bonus and welfare funds	323	V.17	46,077,579,986	39,860,589,589
14.Price stabilization fund	324			
15.Trading Government bonds	325			

LIABILITIES AND OWNER'S EQUITY	Code	Note	Ending balance 30/09/2026	Beginning balance 01/1/2026
II.Long-term liabilities	**330**		**5,000,000,000**	**5,000,000,000**
1.Long-term trade payables	331			
2.Long-term advances from customers	332			
3.Long-term taxes and other obligations to the State Budget	333			
4.Long-term accrued expenses	334			
5.Inter-company payables for working capital	335			
6.Long-term inter-company payables	336			
7.Long-term unearned revenue	337			
8.Other long-term payables	338	V.15b	5,000,000,000	5,000,000,000
9.Long-term borrowings and financial leases	339	V.16b		
10.Convertible bonds	340			
11.Preferred shares	341			
12.Deferred income tax liability	342			
13.Provisions for long-term payables	343			
14.Science and technology development fund	344			
B-OWNER'S EQUITY	**400**		**396,041,727,443**	**361,352,756,546**
1.Capital	411		199,910,200,000	199,910,200,000
2.Share premiums	412			
3.Bond conversion options	413			
4.Other sources of capital	414			
5.Treasury stocks (*)	415			
6.Differences on asset revaluation	416			
7.Foreign exchange differences	417			
8.Investment and development fund	418		152,783,585,070	115,463,210,546
9.Other funds	419			
10.Retained earnings	420		43,347,942,373	45,979,346,000
a.Retained earnings accumulated to the end of the previous period	420a			
b.Retained earnings of the current period	420b		43,347,942,373	45,979,346,000
11.Construction investment fund	422			
TOTAL LIABILITIES AND OWNER'S EQUITY (440 = 300 + 400)	**440**		**790,431,874,283**	**668,262,499,301**

Prepared on 28 Oct 2026

Prepared by	Chief Accountant	Director
Nguyễn Cẩm Trang	Nguyễn Thị Hồng Liên	Đỗ Thanh Trường

M.S.D.N: 0309532497 - C.T.C.P - CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG - P. BÌNH LỢI - TP. HỒ CHÍ MINH

Tan Cang Warehousing Joint Stock Company
Business Registration Certificate No.: 0309532497
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward,
Thu Duc City, Ho Chi Minh City, Vietnam

INCOME STATEMENT
Quarter III 2026

Unit: VND

ITEMS	Code	Note	Quarter III		Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year	Current year	Previous year
1	2	3			6	7
1. Sales	01	VI.1	301,452,420,853	243,639,714,501	884,115,096,757	698,157,054,188
2. Sales deductions	02				-	-
3. Net sales	10		301,452,420,853	243,639,714,501	884,115,096,757	698,157,054,188
(10 = 01 - 02)					-	-
4. Costs of sales	11	VI.2	228,111,258,385	187,833,336,871	672,326,302,756	531,856,403,987
5. Gross profit/ (loss)	20		73,341,162,468	55,806,377,630	211,788,794,001	166,300,650,201
(20 = 10 - 11)					-	-
6. Gain/Loss from disposal of investment property	21				-	-
7. Financial income	22	VI.3	1,868,856,994	855,930,698	14,491,211,923	10,624,816,022
8. Financial expenses	23	VI.4	(235,927,193)	235,101,475	(1,624,209,681)	1,246,173,684
In which: Loan interest expenses	24		-	-	-	-
9. Selling expenses	25	VI.5	14,301,931,865	7,308,751,297	36,877,733,022	20,603,269,789
10. General and administration expenses	26	VI.6	12,789,389,973	11,979,410,775	45,995,489,664	44,166,285,813
11. Net operating profit/ (loss)	30		48,354,624,817	37,139,044,781	145,030,992,919	110,909,736,937
{30=20+21+22-(23+25+26)}					-	-
12. Other income	31	VI.7	164,530,336	117,880,744	367,671,123	279,302,351
13. Other expenses	32	VI.8	170,331,712	110,957,636	229,458,991	279,217,029
14. Other profit/ (loss): (40 = 31 - 32)	40		(5,801,376)	6,923,108	138,212,132	85,322
15. Total accounting profit/ (loss) before tax: (50 = 30 +	50		48,348,823,441	37,145,967,889	145,169,205,051	110,909,822,259
16. Current income tax	51		9,669,764,689	6,429,193,578	39,810,705,870	30,362,540,534
17. Deferred income tax	52	VI.9			(11,557,421,708)	(9,736,723,361)
18. Profit/ (loss) after tax: (60 = 50 - 51-52)	60		38,679,058,752	30,716,774,311	116,915,920,889	90,284,005,086

ITEMS	Code	Note	Quarter III		Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year	Current year	Previous year
1	2	3			6	7
19. Basic earnings per share (*)	70	VI.10				
19. Diluted earnings per share (*)	71	VI.10				

Prepared on 28 Oct 2026

Prepared by	Chief Accountant	Director
Nguyen Cam Trang	*Nguyen Thi Hong Lien*	*Do Thanh Truong*

M.S.D.N:0309532497-C.T.C.P * CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG * CÁT LÁI-TP.HỒ CHÍ MINH

Tan Cang Warehousing Joint Stock Company
Business Registration Certificate No.: 0309532497
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City, Vietnam

CASH FLOW STATEMENT
(Indirect method)
For the fiscal year ended 30 September 2026

TT	ITEMS	Code	Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year
I.	**Cash flows from operating activities**			
1.	***Profit/ (loss) before tax***	***01***	***145,169,205,051***	***110,909,822,259***
2.	***Adjustments***			
-	Depreciation of fixed assets and investment properties	02	23,252,282,312	20,598,868,503
-	Provisions and allowances	03	(3,328,858,155)	1,251,110,719
-	Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies	04	7,691,745	(73,093,461)
-	Gain/ loss from investing activities	05	(14,047,339,554)	(10,098,067,897)
-	Interest expenses	06		
3.	***Operating profit/ (loss) before changes of working capital***	***08***	***151,052,981,399***	***122,588,640,123***
-	Increase/ (decrease) of receivables	09	(92,567,157,223)	(77,390,822,976)
-	Increase/ (decrease) of inventories	10	84,459,192	169,757,142
-	Increase/ (decrease) of payables	11	51,107,404,568	40,493,950,903
-	Increase/ (decrease) of prepaid expenses	12	(14,324,479,058)	8,496,261,130
-	Increase/ (decrease) of trading securities	13		
-	Interests paid	14		
-	Corporate income tax paid	15	(28,176,004,166)	(24,078,663,498)
-	Other cash inflows	16	8,000,000	24,000,000
-	Other cash outflows	17	(30,038,613,595)	(33,954,323,140)
	Net cash flows from operating activities	***20***	***37,146,591,117***	***36,348,799,684***
II.	**Cash flows from investing activities**			
1.	Purchases and construction of fixed assets and other non-current assets	21	(14,783,224,870)	(12,234,155,570)
2.	Proceeds from disposals of fixed assets and other non-current assets	22		
3.	Cash outflows for lending, buying debt instruments of other entities	23	(340,900,000,000)	(226,900,000,000)
4.	Cash recovered from lending, selling debt instruments of other entities	24	266,300,000,000	199,500,000,000
5.	Investments into other entities	25		
6.	Withdrawals of investments in other entities	26		
7.	Interests earned, dividends and profits received	27	10,407,570,238	11,425,957,488
	Net cash flows from investing activities	***30***	***(78,975,654,632)***	***(28,208,198,082)***
III.	**Cash flows from financing activities**			
1.	Proceeds from issuing stocks and capital contributions from owners	31		

TT	ITEMS	Code	Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year
2.	Repayment for capital contributions and re-purchases of stocks already issued	32		
3.	Proceeds from borrowings	33		
4.	Repayment for loan principal	34		
5.	Payments for financial leased assets	35		
6.	Dividends and profits paid to the owners	36	(28,659,289,600)	(35,803,362,500)
	Net cash flows from financing activitites	***40***	***(28,659,289,600)***	***(35,803,362,500)***
	Net cash flows during the year	**50**	**(70,488,353,115)**	**(27,662,760,898)**
	Beginning cash and cash equivalents	**60**	**89,777,139,251**	**63,229,643,988**
	Effects of fluctuations in foreign exchange rates	61	(20,682,162)	79,046,443
	Ending cash and cash equivalents	**70**	**19,268,103,974**	**35,645,929,533**

Prepared on 28 Oct 2026

Prepared by	Chief Accountant	Director
Nguyen Cam Trang	*Nguyen Thi Hong Lien*	*Do Thanh Truong*

NOTES TO THE FINANCIAL STATEMENTS

For the first nine months of the fiscal year ending December 31, 2026

I. OPERATING CHARACTERISTICS

1. Form of ownership

Tan Cang Warehousing Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company.

2. Business sectors

The Company operates in the service sector.

3. Business activities

The Company's main business activities include:

- Customs brokerage services, freight forwarding agency services;
- Shipping agency services, packaging services (excluding pesticide packaging);
- Cargo handling, container transportation, and cargo tallying services;
- Warehousing and storage services in refrigerated warehouses, and shipping agency services.

4. Normal business cycle

The Company's normal business cycle does not exceed 12 months.

5. Company structure

Subsidiaries:

Name of Company	Address	Main Business Activities	Equity Contribution Ratio	Ownership Interest	Voting Rights Ratio
Cat Lai Logistics Joint Stock Company	Tan Cang – Cat Lai Terminal, 1295A Nguyen Thi Dinh Street, Cat Lai Ward, Ho Chi Minh City	Freight transportation; warehousing and storage rental; packaging services.	57.50%	57.50%	57.50%
Tan Cang Hiep Luc Joint Stock Company	938A13 Nguyen Thi Dinh Street, Cat Lai Ward, Ho Chi Minh City	Cargo handling; warehousing and storage.	51.00%	51.00%	51.00%

Associates:

Name of Company	Address	Main Business Activities	Equity Contribution Ratio	Ownership Interest	Voting Rights Ratio
Express Newport Joint Stock Company	9B Tu Xuong, Xuan Hoa Ward, Ho Chi Minh City	Loading and unloading of goods; warehousing and storage of goods	36.00%	36.00%	36.00%

Tan Cang Warehousing Depot Joint Stock Company	1295B Nguyen Thi Dinh, Cat Lai Ward, Ho Chi Minh City	Loading and unloading of goods; warehousing and storage of goods	36.00%	36.00%	36.00%

6. Statement on comparability of financial information

The comparative figures from the previous year are comparable with the current year's data.

7. Employees

As of the end of the period, the Company has 458 employees (compared to 455 employees at the beginning of the year).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The Company's fiscal year begins on January 1 and ends on December 31 of each calendar year.

2. Accounting currency

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

III. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

1. Applied Accounting Regulations

The Company applies the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, along with other guiding circulars issued by the Ministry of Finance to prepare and present financial statements.

2. Statement of Compliance with Accounting Standards and Regulations

The Board of Management ensures compliance with the requirements of the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, and other guiding circulars of the Ministry of Finance in preparing and presenting financial statements.

IV. APPLIED ACCOUNTING POLICIES

1. Basis of preparation of financial statements

The financial statements are prepared on an accrual basis (except for cash flow-related information).

2. Foreign currency transactions

Transactions in foreign currencies are converted into VND using the exchange rate at the transaction date. Balances of monetary items denominated in foreign currencies as of the fiscal year-end are revalued using the exchange rate on that date.

Exchange differences arising from foreign currency transactions during the year are recorded in financial income or financial expenses. Exchange differences from the revaluation of foreign currency-denominated monetary items at the fiscal year-end, after offsetting increases and decreases, are recorded in financial income or financial expenses.

The exchange rate used to translate foreign currency transactions is the actual transaction exchange rate at the date of the transaction. The actual transaction exchange rate for foreign currency transactions is determined as follows:

- For receivables: The buying rate of the commercial bank where the Company designates customers to make payments on the transaction date.
- For payables: The selling rate of the commercial bank where the Company intends to transact on the transaction date.
- For transactions involving the purchase of assets or expenses paid immediately in foreign currency (not through accounts payable): the buying exchange rate of the commercial bank where the Company makes the payment.

The exchange rate used for revaluing the balances of foreign currency-denominated monetary items as of the fiscal year-end is determined as follows:

- For foreign currencies deposited at banks: the buying exchange rate of the bank where the Company maintains its foreign currency account.
- For monetary items denominated in foreign currencies classified as other assets: the buying exchange rate of Military Commercial Joint Stock Bank – An Phu Branch (the bank with which the Company regularly conducts transactions).
- For monetary items denominated in foreign currencies classified as liabilities: the selling exchange rate of Military Commercial Joint Stock Bank – An Phu Branch (the bank with which the Company regularly conducts transactions).

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits at banks. Cash equivalents are short-term investments with original maturities of no more than 03 months from the investment date, which are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

4. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. The Company's held-to-maturity investments only include term deposits at banks with original maturities exceeding 03 months. Interest income from these deposits is recognized in the Income Statement on an accrual basis.

Investments in subsidiaries and associates

Subsidiaries

Subsidiaries are entities controlled by the Company. Control exists when the Company has the power to govern the financial and operating policies of the investee to obtain benefits from its activities.

Associates

Associates are entities over which the Company has significant influence but no control over their financial and operating policies. Significant influence is evidenced by the power to participate in the financial and operating policy decisions of the investee but not control over those policies.

Initial recognition

Investments in subsidiaries and associates are initially recognized at cost, which includes the purchase price or capital contributions plus directly attributable costs. For investments made using non-monetary assets, the cost is recorded at the fair value of the non-monetary assets at the transaction date.

Dividends and profits from previous years earned before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits from periods after the acquisition are

recognized as income. Dividends received in the form of shares are only monitored by the increased number of shares and are not recognized as the value of the shares received.

Provision for investment losses

Provision for losses on investments in subsidiaries and associates is made when the subsidiaries incur losses. The provision amount is determined as the difference between the actual investment capital of the parties in the subsidiaries and associates and the actual equity as of the end of the fiscal year, multiplied by the Company's actual ownership percentage in the subsidiaries and associates. If the subsidiaries or associates are subject to consolidated financial statements, the basis for determining the provision for losses is the consolidated financial statements.

Increases or decreases in the provision for losses on investments in subsidiaries and associates, which need to be made as of the fiscal year-end, are recognized in financial expenses.

5. Receivables

Receivables are presented at book value, net of provisions for doubtful debts.

Receivables are classified into trade receivables and other receivables based on the following principles:

- Trade receivables: Reflect commercial receivables arising from transactions of buying and selling between the Company and independent entities.
- Other receivables: Reflect non-commercial receivables unrelated to buying and selling transactions.

Provision for doubtful debts is established for each doubtful debt after offsetting against payables (if any). The provision level is based on the age of the debt overdue or the expected loss level that may occur, specifically as follows:

- For overdue receivables:
  - 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 from 3 years or more.
- For receivables that are not overdue but are unlikely to be recovered: based on the expected loss level to establish the provision.

Increases or decreases in the balance of provisions for doubtful receivables, which need to be made as of the fiscal year-end, are recognized in administrative expenses.

6. Inventories

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

For inventories comprising raw materials and tools and supplies, cost includes purchase cost and other directly attributable costs incurred in bringing the inventories to their present location and condition.

The cost of inventories issued is determined using the weighted average method and accounted for under the perpetual inventory system.

The Company's inventories mainly consist of materials and spare parts held for replacement and repair of machinery, equipment, and transport vehicles. These items are maintained in good condition; therefore, no allowance for inventory write-down is required.

7. Prepaid expenses

Prepaid expenses represent actual costs incurred that relate to the results of business operations over multiple financial years. These prepaid expenses are allocated over the prepayment period or the period during which the corresponding economic benefits are generated from such costs.

The Company's prepaid expenses mainly include:

Tools and instruments:

Tools and instruments put into use are allocated to expenses on a straight-line basis over a period not exceeding three years.

Insurance expenses:

Insurance expenses include life insurance, health insurance, fire insurance, and vehicle insurance costs, which are allocated based on the time indicated on the insurance certificate.

Fixed asset repair expenses:

Major fixed asset repair costs incurred once and of significant value are allocated to expenses on a straight-line basis over a period not exceeding three years.

8. Operating Lease Assets

An asset lease is classified as an operating lease if most of the risks and benefits associated with the ownership of the asset are retained by the lessor. Operating lease expenses are recognized on a straight-line basis over the lease term, regardless of the payment schedule.

9. Tangible Fixed Assets

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses incurred by the Company to acquire the fixed assets up to the point they are ready for use. Subsequent expenditures are added to the cost of fixed assets only if it is certain that such expenditures will increase the future economic benefits derived from the use of the assets. Expenditures that do not meet this condition are recognized as operating expenses in the year they are incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are written off, and any gain or loss arising from the disposal is recognized in income or expenses for the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation periods for various types of tangible fixed assets are as follows:

Type of Fixed Asset	Useful Life (Years)
Buildings and structures	5 - 25
Machinery and equipment	3 - 10
Transportation vehicles	6 - 10
Management tools and devices	3 - 10
Other fixed assets	3 - 10

10. Intangible fixed assets

Intangible fixed assets are presented at cost less accumulated amortization.

The cost of intangible fixed assets includes all expenses incurred by the Company to acquire the assets up to the point they are ready for use. Expenses related to intangible fixed assets incurred after initial recognition are recorded as operating expenses in the year unless such expenses are associated with a specific intangible fixed asset and increase the economic benefits derived from that asset.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortization are written off, and any gain or loss arising from the disposal is recognized in income or expenses for the year.

The Company's intangible fixed assets consist of computer software. Costs related to computer software that are not integral to the associated hardware are capitalized. The cost of computer software includes all expenses incurred by the Company up to the point the software is ready for use. Computer software is amortized using the straight-line method over 3 to 5 years.

11. Construction in progress

Construction in progress costs reflect expenses directly related (including borrowing costs, where applicable, in accordance with the Company's accounting policies) to assets that are under construction, machinery and equipment that are being installed for production, leasing, and management purposes, as well as costs related to ongoing repairs of fixed assets. These assets are recognized at cost and are not depreciated.

12. Payables and accrued expenses

Payables and accrued expenses are recognized as amounts payable in the future for goods and services already received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified into trade payables, accrued expenses, and other payables according to the following principles:

- Trade payables: Reflect amounts payable arising from transactions of purchasing goods, services, and assets from independent entities.
- Accrued expenses: Reflect amounts payable for goods or services received from sellers or provided to buyers but not yet paid due to the absence of invoices or incomplete documentation. They also include amounts payable to employees for leave and production/business expenses accrued.
- Other payables: Reflect non-commercial payables unrelated to the transaction of buying, selling, or providing goods and services.

Payables and accrued expenses are classified as current or non-current on the balance sheet based on their remaining terms as of the fiscal year-end.

13. Owner's equity

Owner's contributed capital

Recorded based on the actual capital contributions of shareholders.

14. Profit distribution

After corporate income tax, profits are distributed to shareholders after making allocations to funds as stipulated in the Company's charter and legal regulations, subject to approval by the General Meeting of Shareholders.

The distribution of profits to shareholders considers non-monetary items within undistributed after-tax profits that may impact cash flow and dividend payment capacity, such as gains from revaluation of contributed assets, revaluation of monetary items, and other non-monetary items.

Dividends are recognized as payables when approved by the General Meeting of Shareholders.

15. Revenue recognition

Service revenue

Recognized when the following conditions are met:

- Revenue is reliably measurable. When the contract stipulates that the buyer has the right to return the service purchased under specific conditions, revenue is recognized only when these conditions no longer exist, and the buyer no longer has the right to return the service provided.
- The Company has or will receive economic benefits from the transaction.
- The portion of work completed at the reporting date can be determined.
- Costs incurred for the transaction and costs to complete the transaction can be measured reliably.

For services rendered over multiple periods, revenue is recognized based on the completed portion of the work as of the fiscal year-end.

Interest income:

Recognized on a time-proportion basis using the actual interest rate for each period.

Dividends received:

Recognized when the Company is entitled to receive dividends. Dividends received in the form of shares are only tracked as an increase in the number of shares, without recognizing the value of the shares received.

16. Borrowing costs

Borrowing costs include interest and other expenses directly attributable to borrowing. Borrowing costs are recognized as expenses when incurred.

17. Expenses

Expenses are reductions in economic benefits and are recognized when incurred or reasonably expected to occur in the future, regardless of whether payment has been made.

Expenses and the revenue they generate must be recognized simultaneously based on the matching principle. In cases where the matching principle conflicts with the prudence principle, expenses are recognized based on the substance of the transaction and accounting standards to ensure a true and fair representation of transactions.

18. Corporate income tax

Corporate income tax expenses include current income tax and deferred income tax.

Current Income Tax

Current income tax is calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income, and loss carryforwards.

Deferred Income Tax

Deferred income tax refers to corporate income tax payable or recoverable due to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only to the extent that it is probable that taxable profit will be available in the future against which these deductible temporary differences can be utilized.

The carrying amount of deferred income tax assets is reviewed at the end of the fiscal year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow for the use of part or all of the deferred income tax assets. Unrecognized deferred income tax assets are also reviewed at the end of the fiscal year and recognized when it becomes probable that sufficient taxable profit will be available to utilize the unrecognized deferred income tax assets.

Deferred income tax assets and liabilities are determined based on the tax rates expected to apply in the year when the assets are realized or the liabilities are settled, based on tax rates enacted or substantively enacted as of the fiscal year-end. Deferred income tax is recognized in the income statement, except for items directly related to equity, where the tax is also recognized directly in equity.

Deferred income tax assets and liabilities are offset when:

- The Company has a legally enforceable right to offset current income tax assets against current income tax liabilities; and
- The deferred income tax assets and liabilities relate to corporate income tax managed by the same tax authority:
  - For the same taxable entity; or
  - The Company intends to settle current income tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously in future periods when significant amounts of deferred income tax liabilities or assets are settled or realized.

19. Related parties

Related parties are considered those where one party has the ability to control or significantly influence the other party in making financial and operating decisions. Parties are also considered related if they are under common control or significant joint influence.

When evaluating relationships between related parties, the substance of the relationship takes precedence over the legal form.

20. Segment reporting

Business segments are identifiable components engaged in producing or providing products and services and have risks and economic benefits different from other business segments.

Geographical segments are identifiable components engaged in producing or providing products and services within a specific economic environment and have risks and economic benefits different from components operating in other economic environments.

Segment information is prepared and presented in line with the accounting policies applied in the preparation and presentation of the Company's financial statements.

The Company only operates in the field of providing loading and unloading services, implemented in the Cat Lai Terminal area, within the territory of Vietnam. Therefore, the Company does not present segment reports by business segments and by geographical segments.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	34,380,289	320,029,033
Demand deposits at banks	19,233,723,685	39,325,671,862
Cash equivalents		50,131,438,356
short-term deposits with original maturities not exceeding 3 months		*50,000,000,000*
Accrued interest on term deposits		*131,438,356*
Total	**19,268,103,974**	**89,777,139,251**

2. Financial investments

2a. Held-to-maturity investments

These include term deposits at banks with maturities of 06 months and interest rates ranging from 7.2% to 8.2% per annum, recorded at cost.

	Ending balance	Beginning balance
Term deposits with banks	268,900,00,000	193,300,000,000
Accrued interest on term deposits	720,539,726	2,159,332,054
Total	**269,620,539,726**	**196,459,332,054**

2b. Investments in subsidiaries and associates

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Investments in subsidiaries	***28,100,000,000***	-	***28,100,000,000***	-
Cat Lai Logistics Joint Stock Company	23,000,000,000	-	23,000,000,000	-
Tan Cang Hiep Luc Joint Stock Company	5,100,000,000	-	5,100,000,000	-
Investments in associates	***7,200,000,000***		***7,200,000,000***	***(1,746,076,811)***
Express Newport Joint Stock Company	3,600,000,000	-	3,600,000,000	-
Tan Cang Warehousing Depot Joint Stock Company	3,600,000,000		3,600,000,000	(1,746,076,811)
Total	**35,300,000,000**		**35,300,000,000**	**(1,746,076,811)**

The number of shares held and the ownership percentage of the Company in the following entities are as follows:

Company's Name	Ending balance		Beginning balance	
	Number of Shares	Ownership Percentage	Number of Shares	Ownership Percentage
Cat Lai Logistics Joint Stock Company	2,300,000	57,50%	2,300,000	57,50%
Tan Cang Hiep Luc Joint Stock Company	510,000	51,00%	510,000	51,00%
Express Newport Joint Stock Company	360,000	36,00%	360,000	36,00%
Tan Cang Warehousing Depot Joint Stock Company	360,000	36,00%	360,000	36,00%

Fair value

The Company has not determined the fair value of the investments because there are no specific instructions on determining fair value.

Operating situation of subsidiaries and associates

The subsidiaries are operating normally, with no major changes compared to the previous year.

Provision for investments in other entities

The movement in provision for investments in other entities is as follows:

	Current year	Previous year
Beginning balance	1,746,076,811	972,852,823
Additional provision recognized	-	999,851,148
Provision reversed	(1,746,076,811)	
Ending balance		**1,972,703,971**

Transactions between the Company and its subsidiaries and associates

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

	Current year	Previous year
Cat Lai Logistics Joint Stock Company		
Providing services to the subsidiary	10,148,083,264	3,298,954,500
Using services of the subsidiary	75,269,757,522	61,819,461,367
Dividends received from subsidiaries	3,680,000,000	3,680,000,000
Tan Cang Hiep Luc Joint Stock Company		
Providing services to the subsidiary	638,276,177	672,144,533
Leasing land to the subsidiary	5,539,796,100	6,038,118,000
Using services of the subsidiary	343,543,185	394,078,000
Purchasing fuel from the subsidiary	-	1,750,570,581
Dividends received from subsidiaries	1,530,000,000	1,530,000,000
Express Newport Joint Stock Company		
Providing services to the associate company	394,667,030	348,237,622
Using services from the associate company	37,090,892,483	13,224,084,898
Dividends received	360,000,000	
Tan Cang Warehousing Depot Joint Stock Company		
Providing services to the associate company	4,946,889,646	2,203,264,953
Using services from the associate company	494,574,000	793,456,000

3. Short-term trade receivables

	Ending balance	Beginning balance
Receivables from related parties	***231,719,081,284***	***134,027,273,006***
Saigon Newport One Member Limited Liability Corporation	210,606,933,463	116,879,904,914
Cat Lai Logistics Joint Stock Company	5,397,264,247	6,003,133,865
Tan Cang Hiep Luc Joint Stock Company	5,621,520,956	4,427,953,200
Tan Cang Warehousing Depot Joint Stock Company	1,357,04,200	1,867,153,250
Express Newport Joint Stock Company	171,513,553	39,738,051
Tan Cang Overland Transport Joint Stock Company	292,682,400	348,315,860
Phu Huu – Newport Corporation	25,413,060	10,528,270
Tan Cang Logistics and Stevedoring Joint Stock Company	25,828,200	155,567,930
Tan Cang – Cai Mep International Terminal Company Limited	8,311,896,000	4,290,840,000
Tan Cang Container Services Joint Stock Company	8,027,660	4,137,666

	Ending balance	Beginning balance
Receivables from other customers	***55,511,847,884***	***46,945,952,211***
Total	**287,230,929,168**	**180,973,225,217**

4. Advances to suppliers

	Ending balance	Beginning balance
Advances to related parties		***1,180,249,976***
Tan Cang Information Technology Solutions Joint Stock Company		1,180,249,976
Advances to other suppliers	***1,817,887,107***	***1,581,763,080***
A LONG STEEL STRUCTURE ONE MEMBER CO., LTD		541,550,077
GIA HUNG TIEN COMPANY LIMITED		656,981,280
EURO STORAGES CO.,LTD	286,740,000	
Other suppliers	1,531,147,107	383,231,723
Total	**1,817,887,107**	**2,762,013,056**

5. Other receivables

5a. Short-term other receivables

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Receivables from related parties	***861,038,299***	-	***543,892,761***	-
Saigon Newport One Member Limited Liability Corporation- Collections and payments on behalf	827,743,484	-	194,893,977	-
Cat Lai Logistics Joint Stock Company	33,294,815	-	348,998,784	-
- Collections and payments on behalf	*33,294,815*			
- Dividends receivable				
Tan Cang Hiep Luc Joint Stock Company – Dividends receivable				
Receivables from organizations and individuals	***3,854,617,405***	-	***3,784,289,609***	-
Advances	1,091,767,909	-	966,709,985	-
Deposits, escrows, and bets	205,000,000	-	245,000,000	-
Payments made on behalf of others	2,423,761,032	-	2,411,004,441	-
Other receivables	134,088,464	-	161,575,183	-
Total	**4,715,655,704**	-	**4,328,182,370**	-

5b. Long-term other receivables

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Hiep Luc Co,, Ltd – Security deposit for land lease	15,000,000,000	-	15,000,000,000	-

6. Provision for Short-term Doubtful Debts

Ending balance			Beginning balance		
Overdue Time	Original Price	Provision	Overdue Time	Original Price	Provision

HL CO,, LTD	Over 3 years	441,997,000	(441,997,000)	Over 3 years	441,997,000	(441,997,000)
INNOPACK VIET NAM COMPANY LIMITED	Over 3 years	-	-	Over 3 years	1,565,679,417	(1,565,679,417)
Other custommers	1-3 years	315,151,427	(290,868,659)	Over 3 years	355,151,427	(307,970,586)
Total		**757,148,427**	**(732,865,659)**		**2,362,827,844**	**(2,315,647,003)**

The movement in provision for doubtful debts is as follows:

	This period	Previous period
Beginning balance	2,315,647,003	2,286,652,421
Additional provision	22,898,073	72,134,284
Reversal of provision	(40,000,000)	(20,000,000)
Debt write-off	(1,565,679,417)	
Ending balance	**732,865,659**	**2,338,786,705**

7. Inventories

	Ending balance	Beginning balance
Raw materials	6,783,637,791	7,205,123,931
Tools and supplies	471,917,648	134,890,700
Total	**7,255,555,439**	**7,340,014,631**

8. Prepaid Expenses

8a. Short-term Prepaid Expenses

	Ending balance	Beginning balance
Expenses for tools and supplies	1,072,483,212	994,265,833
Insurance expenses	6,592,888,738	5,028,485,105
Repair expenses	2,364,528,259	2,413,960,211
Other expenses	13,882,604,662	163,099,186
Total	**23,912,504,871**	**8,599,810,335**

8b. Long-term Prepaid Expenses

	Ending balance	Beginning balance
Expenses for tools and supplies	1,255,420,158	1,932,931,530
Repair expenses	11,161,872,259	10,943,895,684
Other expenses	797,401,063	1,326,081,744
Total	**13,214,693,480**	**14,202,908,958**

10. Intangible Fixed Assets

This includes computer software,

	Original Cost	Accumulated Depreciation	Net Value
Beginning balance	37,191,667,335	(25,982,893,477)	11,208,773,858
Purchased during the period	1,691,731,950		1,691,731,950
Depreciation during the period		(6,401,523,110)	(6,401,523,110)
Ending balance	**38,883,399,285**	**(32,384,416,587)**	**6,498,982,698**

Additionally, some intangible assets that have been fully amortized but are still in use have an original cost of VND 9,843,555,930.

11. Deferred income tax assets

11a. Deferred income tax assets recognized

Deferred income tax assets related to deductible temporary differences are expenses without invoices or documents, Details arising during the year are as follows:

	Current year	Previous year
Beginning balance	1,164,945,262	975,155,136
Incurred during the year	12,722,366,970	10,711,878,497
Reversed during the year	(1,164,945,262)	(975,55,136)
Ending balance	**12,722,366,970**	**10,711,878,497**

The corporate income tax rate used to determine the value of deferred income tax assets is 20%.

11b. Unrecognized Deferred Income Tax Assets

The company has not recognized deferred income tax assets for temporary differences that can be deducted, such as exchange rate differences arising from the revaluation of foreign currency-denominated monetary items due to their small amounts.

12. Short-Term Accounts Payable to Suppliers

	Ending balance	Beginning balance
Payable to related parties	***116,039,193,826***	***112,816,840,629***
Saigon Newport One Member Limited Liability Corporation	65,262,019,356	60,214,199,736
Tan Cang Hiep Luc Joint Stock Company	55,362,080	63,901,440
Cat Lai Logistics Joint Stock Company	27,123,571,393	25,580,227,121
Express Newport Joint Stock Company	10,738,707,521	6,413,513,091
Tan Cang Warehousing Depot Joint Stock Company	123,621,120	14,396,400
Tan Cang Technical Services Joint Stock Company	5,068,922,608	4,126,022,427
Tan Cang Information Technology Solutions Joint Stock Company	5,150,429,965	12,640,880,995
Tan Cang – STC Human Resource Development Limited Company	199,548,400	468,900,000
Tan Cang Waterway Transport Joint Stock Company	14,724,720	5,599,800
Tan Cang Overland Transport Joint Stock Company	1,238,261,040	841,568,724
Tan Cang Logistics and Stevedoring Joint Stock Company	536,733,400	531,081,457
Phu Huu – Newport Corporation	256,033,440	351,893,160
Tan Cang Container Services Joint Stock Company	205,258,783	231,674,378
Tan Cang Mien Trung Joint Stock Company		1,819,800
Tan Cang-Cai Mep Thi Vai One Member Limited Liability Company	66,000,000	
Muoi Lam Thang Ba Joint Stock Company		1,331,162,100
Payable to other suppliers	***26,748,189,675***	***38,875,030,348***

9. Tangible Fixed Assets

	House, Structures	Machinery & Equipment	Transport, Transmission	Management Equipment	Other Fixed Assets	Total
Original Cost						
Beginning of period	171,403,054,122	196,108,096,916	122,063,044,260	8,605,802,577	71,163,400,840	569,343,398,715
Purchased during the period		1,061,080,000	1,404,259,680	47,600,000	3,455,331,500	5,968,271,180
Disposal						
End of period	**171,403,054,122**	**197,169,176,916**	**123,467,303,940**	**8,653,402,577**	**74,618,732,340**	**575,311,669,895**
Includes:						
Fully depreciated but still in use	48,872,682,845	160,841,127,549	107,132,604,526	2,178,587,052	52,502,020,077	371,527,022,049
Awaiting disposal	-	-	-	-	-	-
Depreciation value						
Beginning balance	115,190,563,171	177,177,963,787	111,407,743,796	4,848,571,775	57,248,259,341	465,873,101,870
Depreciation for the year	6,212,707,259	4,428,224,834	1,800,292,226	1,179,083,141	3,230,451,742	16,850,759,202
Disposal						
Ending balance	**121,403,270,430**	**181,606,188,621**	**113,208,036,022**	**6,027,654,916**	**60,478,711,083**	**482,723,861,072**
Remaining value						
Beginning balance	56,212,490,951	18,930,133,129	10,655,300,464	3,757,230,802	13,915,141,499	103,470,296,845
Ending balance	**49,999,783,692**	**15,562,988,295**	**10,259,267,918**	**2,625,747,661**	**1,4140,021,257**	**92,587,808,823**
Includes:						
Temporarily unused	-	-	-	-	-	-
Awaiting disposal	-	-	-	-	-	-

	Ending balance	Beginning balance
Two Two Twelve Joint Stock Company	7,538,544,405	11,001,538,867
Other suppliers	19,209,645,270	27,873,491,481
Total	**142,787,383,501**	**151,691,870,977**

The Company has no overdue accounts payable to suppliers.

13. Dividends and profit payable

Represents dividends from prior years payable to shareholders.

14. Taxes and Other Payables to the State

	Beginning balance	Tax Payable During Period	Taxes Paid During Period	Ending balance
VAT on Domestic Sales	-	33,061,637,079	(33,061,637,079)	
Corporate Income Tax	13,654,531,439	39,810,705,870	(28,176,004,166)	25,289,233,143
Personal Income Tax	2,906,291,295	8,706,998,737	(10,085,421,340)	1,527,868,692
Foreign Contractor Tax	-	118,419,323	(118,419,323)	
Business License Fee	-	88,890,737	(88,890,737)	
Total	**16,560,822,734**	**81,786,651,746**	**(71,530,372,645)**	**26,817,101,835**

Value Added Tax (VAT)

The company applies the VAT deduction method, The VAT rates are as follows:

- Warehousing services, equipment leasing, and associated services: 8%, 10%;
- Office rental and land use rights: 10%

Corporate Income Tax

The company is required to pay corporate income tax on taxable income at a rate of 20% (same rate as last year).

The determination of the Company's corporate income tax payable is based on the prevailing tax regulations. However, these regulations change from time to time, and the interpretation of tax laws applicable to various types of transactions may differ. Therefore, the amount of tax presented in the Financial Statements may be subject to change upon inspection by the tax authorities.

Other Taxes

The Company declares and pays taxes in accordance with the regulations.

15. Short-Term Accrued Expenses

	Ending balance	Beginning balance
	12,895,334,075	*2,227,040,500*
Payables to related parties		
Saigon Newport One Member Limited Liability Corporation	3,378,784,352	481,121,200
Tan Cang Hiep Luc Joint Stock Company	31,332,000	6,072,000
Cat Lai Logistics Joint Stock Company	6,382,164,008	817,862,569
Tan Cang Logistics and Stevedoring Joint Stock Company	412,105,648	30,446,926
Tan Cang Waterway Transport Joint Stock Company	13,404,000	1,233,000
Phu Huu – Newport Corporation	120,806,000	15,238,000
Express Newport Joint Stock Company		561,289,347
Tan Cang Overland Transport Joint Stock Company	201,893,000	-
Tan Cang Container Joint Stock Company	203,588,067	79,512,458
Tan Cang Warehousing Depot Joint Stock Company	72,240,000	
Tan Cang Mien Trung Joint Stock Company	4,568,000	
Tan Cang – Cai Mep Joint Stock Company		

	Ending balance	Beginning balance
Muoi Lam Thang Ba Joint Stock Company	1,537,475,000	234,265,000
Payables to other organizations and individuals	***19,806,505,992***	***4,461,615,809***
Stevedoring, lifting, and transportation costs	13,604,613,445	2,485,623,115
Commission expenses	3,056,675,750	369,524,240
Employees expenses	2,882,413,200	209,011,180
Other short-term accrued expenses	262,803,597	1,397,457,274
Total	**32,701,840,067**	**6,688,656,309**

16. Other Payables

16a. Other Short-Term Payables

	Ending balance	Beginning balance
Payable to related parties	***82,277,590***	***339,702,467***
Cat Lai Logistics Joint Stock Company	48,000,000	321,265,000
Cat Lai Logistics Joint Stock Company	34,277,590	18,437,467
Payables to other organizations and individuals	***8,183,686,249***	***10,636,712,926***
Trade union funds	1,700,755,862	1,655,617,121
Social insurance, health insurance, unemployment insurance	1,884,492,726	2,185,754,635
Short-term deposits and wagers	1,240,676,050	1,308,001,633
Other short-term payables	3,357,761,611	5,487,339,537
Total	**8,265,963,839**	**10,976,415,393**

16b. Other Long-Term Payables

	Ending balance	Beginning balance
Payables to related parties	***5,000,000,000***	***5,000,000,000***
Tan Cang Hiep Luc Joint Stock Company - Land lease deposit	5,000,000,000	5,000,000,000

The company does not have any overdue long-term payables.

17. Loans

The company has no bank loans.

18. Bonus and Welfare Funds

	Bonus Funds	Welfare Funds	Total
Beginning balance	21,784,136,534	18,076,453,055	39,860,589,589
Increase from profit appropriation	34,545,758,772	3,969,771,496	38,515,530,268
Other increases	8,000,000		8,000,000
Fund utilization during the period	(29,081,000,000)	(957,613,595)	(30,038,613,595)
Reversal of funds appropriated in prior years (see Note V.19d)	(2,034,333,649)	(233,592,627)	(2,267,926,276)
Ending balance	**25,222,561,657**	**20,855,018,329**	**46,077,579,986**

19. Shareholders' Equity

19a. Statement of Changes in Shareholders' Equity

	Owner's Investment Capital	Development Investment Fund	Undistributed Post-Tax Profit	Total
Previous period				

	Owner's Investment Capital	Development Investment Fund	Undistributed Post-Tax Profit	Total
Beginning balance	199,910,200,000	84,334,234,140	43,980,244,000	328,224,678,140
Profit for the period			90,284,005,086	90,284,005,086
Interim appropriations to funds from profit for the period		20,730,007,895	(45,955,858,262)	(25,225,850,367)
Appropriations to funds from profit for the last year		6,326,204,908	1,999,102,000	8,325,306,908
Dividends distributed from last year profits			(45,979,346,000)	(45,979,346,000)
Closing balance	**199,910,200,000**	**111,390,446,943**	**44,328,146,824**	**355,628,793,767**
This period				
Beginning balance	199,910,200,000	115,463,210,546	45,979,346,000	361,352,756,546
Profit for the period			116,915,920,889	116,915,920,889
Interim appropriations to funds from profit for the period		35,052,448,248	(73,567,978,516)	(38,515,530,268)
Additional appropriations to funds from 2025 profits		2,267,926,276	(2,335,926,276)	(68,000,000)
Reversal of provisionally appropriated amounts in excess of the approved amounts for the 2025 Bonus and Welfare Funds			2,335,926,276	2,335,926,276
Dividend distribution from last year profits			(45,979,346,000)	(45,979,346,000)
Closing balance	**199,910,200,000**	**152,783,585,070**	**43,347,942,373**	**396,041,727,443**

19b. Details of Shareholders' Capital Contributions

	Ending balance	Beginning balance
Saigon Newport One Member Limited Liability Corporation	117,970,500,000	117,970,500,000
Other Shareholders	81,939,700,000	81,939,700,000
Total	**199,910,200,000**	**199,910,200,000**

19c. Shares

	Ending balance	Beginning balance
Number of Registered Ordinary Shares	19,991,020	19,991,020
Number of Issued Ordinary Shares	19,991,020	19,991,020
Number of Outstanding Ordinary Shares	19,991,020	19,991,020

Outstanding share price: 10,000 VND,

19d. Profit Distribution

During the period, the Company distributed its profits in accordance with Resolution No. 01/2026/NQ-ĐHĐCĐ dated 21 May 2026 of the 2026 Annual General Meeting of Shareholders, as follows:

Provisional distribution of after-tax profit for 2026 is as follows:

	VND
Distribution from undistributed after-tax profits of prior years	
• Dividends distributed to shareholders	*45,979,346,000*

• Additional appropriation to the Development Investment Fund		*2,267,926,276*
• Adjustment to reduce the Bonus Fund		*(2,034,333,649)*
• Adjustment to reduce the Welfare Fund		*(233,592,627)*
Provisional allocation of current-year profits		
• Allocation to the Development Investment Fund	:	*35,052,448,248*
• Allocation to the Bonus Fund	:	*34,545,758,772*
• Allocation to the Welfare Fund	:	*3,969,771,496*

20. Items Outside the Balance Sheet

Foreign Currencies

At the end of the reporting period, cash included $137,972.6 (beginning balance $409,701.54).

VI. Additional Information for Items Presented in the Income Statement

1. Revenue from Sale of Goods and Provision of Services

1a. Total revenue

	Cumulative from the beginning of the year to the end of this period	
	Current year	**Previous year**
Revenue from service provision	884,115,096,757	698,157,054,188

1b. Revenue from sales of goods and provision of services to related parties

In addition to sales and service transactions with subsidiaries and associates as disclosed in Note V.2, the Company also entered into service provision transactions with related parties other than subsidiaries and associates, as follows:

	Cumulative from the beginning of the year to the end of the current period	
	Current Year	**Năm trước**
Saigon Newport One Member Limited Liability Corporation	381,055,750,652	324,612,210,820
Tan Cang Overland Transport Joint Stock Company	1,059,412,390	981,290,225
Tan Cang Logistics and Stevedoring Joint Stock Company	339,086,343	336,983,230
Tan Cang – Cai Mep Joint Stock Company	23,585,200,000	1,976,350,000
Phu Huu – Newport Corporation	65,673,035	94,605,297
Tan Cang Container Joint Stock Company	31,965,300	30,472,796

2. Cost of Goods Sold

	Cumulative from the beginning of the year to the end of this period	
	Current year	**Previous year**
Cost of Service Provision	672,326,302,756	531,856,403,987

3. Financial Income

	Cumulative from the beginning of the year to the end of this period	
	Current year	**Previous year**
Interest from Deposits	8,837,339,554	4,888,067,897
Exchange Rate Gains	5,570,000,000	5,210,000,000
Exchange rate difference gain	83,872,369	414,069,936
Gain on foreign currency sales	-	112,678,189
Total	**14,491,211,923**	**10,624,816,022**

4. Financial Expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	**Previous year**
Foreign Exchange Losses	113,129,055	47,197,249
Foreign exchange losses from revaluation of foreign currency-denominated monetary items	8,738,075	
Provisions/Reversals of Investments	(1,746,076,811)	1,198,976,435
Total	**(1,624,209,681)**	**1,246,173,684**

5. Selling Expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	**Previous year**
Commission Expenses	25,974,565,390	13,730,947,556
Other Expenses	10,903,167,632	6,872,322,233
Total	**36,877,733,022**	**20,603,269,789**

6. Administrative Expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	**Previous year**
Employee Costs	7,835,714,736	11,234,602,268
Material Costs	1,139,149,525	974,075,037
Office Supplies	2,586,538,987	2,565,264,886
Depreciation of Fixed Assets	1,012,825,884	866,989,340
Taxes, Fees, and Levies	95,279,602	39,206,469
Provision for Doubtful Debts	(17,101,927)	52,134,284
Outsourced Services	5,490,938,779	3,395,729,895
Other Expenses	27,852,144,078	25,038,283,633
Total	**45,995,489,664**	**44,166,285,813**

7. Other Income

	Cumulative from the beginning of the year to the end of this period	
	Current year	**Previous year**
Fuel Penalties from Motorized Fleet	367,028,732	258,080,569
Other Income	642,391	21,221,263
Total	**367,671,123**	**279,302,351**

8. Other Expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Fuel economy bonus compared to the norm	382,064,373	279,216,421
Compensation for losses	(523,756,414)	-
Administrative Penalty	225,307,990	-
Other Expenses	145,843,042	608
Total	**229,458,991**	**279,217,029**

9. Deferred Income Tax Expenses

No transactions incurred during the period.

10. Earnings per Share

Information on earnings per share is presented in the Consolidated Financial Statements.

11. Operating Costs by Factor

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Raw Materials and Supplies	39,824,267,859	28,919,322,173
Labor Costs	217,592,040,612	174,955,341,104
Depreciation of Fixed Assets	23,252,282,312	20,598,868,503
Outsourced Services	401,385,082,000	319,337,330,106
Other Costs	73,145,852,659	52,815,097,703
Total	**755,199,525,442**	**596,625,959,589**

VII. Other Information

1. Transactions and Balances with Related Parties

Related parties to the Company include key management members, individuals related to key management members, and other related entities.

1a. Transactions and Balances with Key Management Members and Their Related Individuals

Key management members include members of the Board of Directors, the Supervisory Board, and the Board of Managements (Director, Chief Accountant). Individuals related to key management members are close family members of the key management members.

Transactions and liabilities with key management members and individuals related to key management members

Transactions and liabilities with key management members and their related individuals: The Company has not recorded any transactions or outstanding liabilities with key management members or their related individuals.

Income of Key Management Members

	Position	Salary	Bonus	Management Bonus	Remuneration	Total Income
Current period						
Board of Directors						
Mr Ngo Van Ngu	Chairman	608,043,222	275,994,678	165,729,730		1,049,767,630
Mr Trinh Van Muoi	Member			94,702,703	45,000,000	139,702,703
Mr Doan Phi	Member	463,905,890	149,591,005	126,270,270	45,000,000	784,767,165

	Position	Salary	Bonus	Management Bonus	Remuneration	Total Income
Mr Do Thanh Truong	Member	618,108,402	190,553,485	157,837,838	45,000,000	1,011,499,725
Mr Tran Quang Thao	Member			94,702,703	45,000,000	139,702,703
Board of Supervisors						
Ms Nguyen Thi Thuy Nga	Head of the Board			94,702,703	45,000,000	139,702,703
Ms, Do Phuong Thao	Member			74,972,973	27,000,000	101,972,973
Ms, Dang Thuy Trang	Member			74,972,973	27,000,000	101,972,973
Board of Managements						
Mr Bui Van Bang	Deputy Director	473,679,985	152,143,067	94,702,703		720,525,755
Mr Nguyen Van Hao	Deputy Director	384,985,292	126,953,524	94,702,703		606,641,519
Ms Nguyen Thi Hong Lien	Chief Accountant	303,832,542	99,618,125	94,702,703	22,500,000	520,653,368
Total		**2,852,555,333**	**994,853,884**	**1,168,000,000**	**301,500,000**	**5,316,909,217**
Previous period						
Board of Directors						
Mr Ngo Van Ngu	Chairman	522,949,418	154,469,376	98,437,500	-	775,856,294
Mr Trinh Van Muoi	Member	-	-	70,312,500	45,000,000	115,312,500
Mr Doan Phi	Member	415,482,780	125,022,166	75,000,000	45,000,000	660,504,946
Mr Do Thanh Truong	Member/ Director	554,942,774	136,883,848	60,937,500	45,000,000	797,764,122
Mr Tra Quang Thao	Member	-	20,101,587	60,937,500	45,000,000	126,039,087
Board of Supervisors						
Ms Nguyen Thi Thuy Nga	Head of the Board	-	-	56,250,000	45,000,000	101,250,000
Ms, Do Phuong Thao	Member	-	-		12,000,000	12,000,000
Ms, Dang Thuy Trang	Member	-	-		12,000,000	12,000,000
Ms Nguyen Thi Huyen	Member (to 29/5/2025)	-	-	28,125,000	15,000,000	43,125,000
Ms Nguyen Thi Hong Van	Member (to 29/5/2025)	-	-	28,125,000	15,000,000	43,125,000
Board of Managements						
Mr Bui Van Bang	Deputy Director	415,343,309	125,022,166	60,937,500	-	601,302,975
Mr Nguyen Van Hao	Deputy Director	340,355,786	106,185,123		-	446,540,909
Ms Nguyen Thi Hong Lien	Chief Accountant	267,305,354	92,315,734	56,250,000	22,500,000	438,371,088
Total		**2,516,379,421**	**760,000,000**	**595,312,500**	**301,500,000**	**4,173,191,921**

1b. Transactions and Balances with Other Related Parties

The Company has transactions with and balances with the following related parties:

Related Party	Relationship
Saigon Newport One Member Limited Liability Corporation	Parent Company
Cat Lai Logistics Joint Stock Company	Subsidiary
Tan Cang Hiep Luc Joint Stock Company	Subsidiary
Tan Cang Warehousing Depot Joint Stock Company	Affiliate
Express Newport Joint Stock Company	Affiliate

Related Party	Relationship
Muoi Lam Thang Ba Joint Stock Company	Related party of a member of the Board of Directors
Tan Cang Song Than ICD Joint Stock Company	Group Company
Tan Cang Construction Joint Stock Company	Group Company
Tan Cang Logistics and Stevedoring Joint Stcok Company	Group Company
Tan Cang Technical Services Joint Stock Company	Group Company
Tan Cang – Cai Mep Joint Stock Company	Group Company
Tan Cang Infrastruction Development Investment Joint Stock Company	Group Company
Tan Cang Overland Transport Joint Stock Company	Group Company
Tan Cang Waterway Transport Joint Stock Company	Group Company
Tan Cang Mien Trung Joint Stock Company	Group Company
Tan Cang – Long Binh Joint Stock Company	Group Company
Tan Cang Hiep Phuoc Logistics Joint Stock Company	Group Company
Tan Cang Information Technology Solutions Joint Stock Company	Group Company
Tan Cang Maritime Services Joint Stock Company	Group Company
Tan Cang – Cai Mep International Terminal Company Limited	Group Company
Tan Cang – STC Human Resource Development Limited Company	Group Company
Cat Lai Port Joint Stock Company	Group Company
Tan Cang Offshore Joint Stock Company	Group Company
Tan Cang Shipping Joint Stock Company	Group Company
Phu Huu – Newport Corporation	Group Company
Tan Cang – Tay Ninh Joint Stock Company	Group Company
SITC Newport Logistics Company Limited	Group Company
Tan Cang HMM Logistics Company Limited	Group Company
Tan Cang Offshore Travel and Flight Services Joint Stock Company	Group Company
Tan Cang Container Services Joint Stock Company	Group Company
Tan Cang – Vung Tau Logistics Joint Stock Company	Group Company
Tan Cang Thanh Phuoc Joint Stock Company	Group Company

Transactions with Other Related Parties

In addition to transactions with subsidiaries and associates disclosed in Note V.2b, as well as sales and service transactions with other related parties that are not subsidiaries disclosed in Note VI.1b, the Company also entered into other significant transactions with related parties, as follows:

	Current Period	Previous Period
Saigon Newport One Member Limited Liability Corporation		
Services provided by the parent company	26,340,341,559	9,784,632,571
Infrastructure leased by the parent company	40,849,393,500	37,378,530,000

	Current Period	Previous Period
Dividends distributed to the parent company	27,133,215,000	27,133,215,000
Tan Cang Technical Services Joint Stock Company		
Oil purchase expenses	21,027,787,351	11,656,398,312
Services provided	8,239,451,468	10,019,377,626
Tan Cang Information Technology Solutions Joint Stock Company		
Services provided	8,366,491,085	7,510,693,094
Purchase of fixed assets	6,037,143,450	7,273,650,600
Use of services provided by other entities within the Corporation:		
Tan Cang Waterway Transport Joint Stock Company	118,912,000	103,364,000
Tan Cang Overland Transport Joint Stock Company	2,053,002,550	1,683,540,300
Tan Cang Logistics And Stevedoring Joint Stock Company	2,444,819,277	2,433,701,394
Tan Cang – STC Human Resource Development Limited Company		426,210,851
Phu Huu – Newport Corporation	1,040,581,000	842,281,000
Tan Cang Mien Trung Joint Stock Company	28,052,000	12,685,000
Tan Cang – Vung Tau Logistics Joint Stock Company		174,900,000
Tan Cang Hiep Phuoc Logistics Joint Stock Company		19,936,000
Tan Cang Container Services Joint Stock Company	16,130,741,461	2,209,097,066
Tan Cang-Cai Mep Thi Vai One Member Limited Liability Company	890,240,741	16,703,704
Muoi Lam Thang Ba Joint Stock Company	13,108,842,000	12,073,207,500

Receivable with Other Related Parties

Receivable with other related parties are disclosed in Notes V.3, V.4, V.5a, V.12, V.14 and V.15.

Receivables from other related parties are unsecured and will be settled in cash. No provision for doubtful debts has been made in respect of receivables from other related parties.

2. Events After the Reporting Period

No significant events occurred after the end of the financial period that required adjustments to the financial statements or additional disclosure in the financial report.

Prepared on October 28, 2026

Prepared by	Chief Accountant	Director
Nguyen Cam Trang	Nguyen Thi Hong Lien	Do Thanh Truong