DINH VU PORT INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAMNAM
Independence – Freedom – Happiness

Hai Phong , April 01st , 2026

REPORT OF THE SUPERVISORY BOARD SUBMITTED TO THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Based on the Charter of Organization and Operation of Dinh Vu Port Investment and Development Joint Stock Company;

Based on the Regulations on the operation of the Supervisory Board of Dinh Vu Port Investment and Development Joint Stock Company;

Based on the data collected during the year, along with the data in the Company's audited financial statements, the Supervisory Board reports to the 2026 Annual General Meeting of Shareholders on the results of its supervision in 2025 as follows:

A. STATUS OF OPERATION OF THE SUPERVISORY BOARD

I. Characteristics of the situation

- The Supervisory Board was elected by the Annual General Meeting of Shareholders in 2023 with 3 members, all of whom hold concurrent positions. One member is the Head of the Supervisory Board of Hai Phong Port Joint Stock Company from April 15th, 2024 ; one member is the Deputy General Director of Agricultural Materials Joint Stock Company; and one member is the Deputy Head of the Business Planning Department of Dinh Vu Port Investment and Development Joint Stock Company.

- With the above characteristics, the Committee has many advantages in carrying out its inspection and supervision functions and tasks, but also faces some limitations, specifically:

+ Advantages: Due to extensive experience in port management and operation, they are able to observe, understand, analyze, and evaluate events promptly.

+ Regarding difficulties: Because the members hold multiple positions, the implementation of programs and tasks often requires changes to the work schedule compared to the plan set for the year.

II. Status of the Committee's Activities

1. Immediately after the 2025 Annual General Meeting, the Supervisory Board met and agreed on the Board's activity plan for the year.

2. Develop a plan, organize the implementation of the plan, and evaluate the results of the committee's activities before the annual general meeting of shareholders.

3. Evaluation of performance: The Supervisory Board's inspection and supervision work has been increasingly strengthened, and especially thanks to the attention and support of the Board of Directors, the Supervisory Board has properly exercised its powers, responsibilities, and duties, as evidenced by the results below:

a. To participate in and contribute opinions to the Board's resolutions and the company's management and operational regulations.

Supervise the shareholder record closing dates to ensure shareholders are entitled to receive dividends, attend the General Meeting of Shareholders, etc., in accordance with the resolutions of the General Meeting of Shareholders or the resolutions of the Company's Board of Directors.

b. Receiving complete and timely economic information: Financial reports, quarterly business performance reports, resolutions issued by the Board of Directors and the Company.

c. Testing function:

- Receiving and verifying information from shareholders, analyzing financial data in business performance reports, and proposing feedback to the Board of Directors regarding the protection of shareholder interests based on business performance results.

- In addition to overseeing the company's business operations, the Supervisory Board also conducts quarterly periodic inspections according to its planned schedule.

d. Monitoring function:

Overseeing the implementation of the Shareholders' General Meeting Resolution and the management of the Company's business operations in 2025 by the Board of Directors and the Management Board of the Company.

B. RESULTS OF IMPLEMENTING THE RESOLUTION AND MANAGING BUSINESS OPERATIONS BY THE BOARD OF DIRECTORS.

I. Results of the implementation of the Shareholders' General Meeting Resolution by the Board of Directors in 2025

In 2025, the unstable global situation , influenced by wars and conflicts in various regions, impacted the global economy and created difficulties for the shipping market. The company 's business operations were affected by tense trade policies between major countries , the US President's tariff policies , and significant fluctuations in the flow of goods and transportation services . Furthermore, the volatile regional market presented increasing competitive pressure, with shipping lines shifting cargo to the Lach Huyen and Nam Dinh Vu deep-water ports, where new ports with modern equipment meet the operational efficiency requirements of shipping lines. Stormy weather also significantly impacted port operations . With changes in some regulations on port management by the State management agency, the limited depth of the channel has made it difficult to receive and operate large-tonnage vessels. The company has coordinated with Hai Phong Port Joint Stock Company in implementing a project to upgrade and dredge the channel down to (-8.5m) from the upstream area of Nam Dinh Vu Port to the upstream area of Dinh Vu Port and expand the turning basin . As of December 31st, 2025, the entire route will not be fully opened due to various objective factors (the original plan projected completion by June 30th, 2025). Therefore, the company is not yet able to receive SITC vessels that have been diverted to Nam Dinh Vu Port .

Under the close guidance of the Board of Directors and the concerted efforts of the entire leadership team and all employees, the Company has closely followed the

business plan targets. Although it did not meet the expectations for production volume, revenue, and profit as set out in the Annual General Meeting Resolution, the pre-tax profit target for 2025 still exceeded that of 2024 by 0.58%.

1. Managing production and business operations

The company has closely monitored market fluctuations, implemented a reasonable pricing policy, and diversified its services to increase revenue and meet customer needs. We must improve customer service and strengthen relationships with our traditional partners and customers to maintain stability. Marketing efforts are carried out regularly and are supported by the shipping company.

In 2025, the company successfully marketed two service routes for operation at the port (CVM2 and half of route VTX7) and brought one service route of SITC shipping company back into operation at the port. However, due to the incomplete dredging of the Bach Dang channel, the customer only operated one trip. Directly connect with a number of high-volume customers through the Port to support shipping lines, thereby strengthening the relationship between the Port - Shipping Lines - Customers shipping goods on board.

The incomplete repair of the STS01 gantry crane, damaged by Typhoon No. 3 – Yagi, which hit Hai Phong on September 7th, 2024, is also causing difficulties in arranging berths, receiving and operating ships.

The target for cargo throughput at the port only reached 79.07% of the plan according to the 2025 General Shareholders' Meeting Resolution. This is due to the limited depth of the Bach Dang channel leading to the port. The company has coordinated with Hai Phong Port Joint Stock Company in implementing a dredging project to reduce the channel depth (-8.5m) from the upstream area of Nam Hai Dinh Vu Port to the upstream area of Dinh Vu Port and expand the existing turning basin; however, the project has not yet been completed. The company has strengthened effective cost management, and financial revenue from shared profits from the joint venture company was VND 71.5 billion (VND 70.4 billion in 2024). Furthermore, during the year, the company liquidated some equipment that had reached the end of its depreciation period and was no longer needed, generating VND 2.57 billion.

At the same time, the company has achieved many impressive accomplishments, creating particularly impressive confidence among shareholders, specifically:

The company has met and exceeded the dividend payout targets for shareholders as stipulated in the Shareholders' General Meeting Resolution.

Resolution No. 33/NQ-HĐQT of the Board of Directors dated December 5th, 2024, regarding the Company's interim dividend payment for 2024 in cash at a rate of 30% of charter capital, with the record date for shareholders entitled to the dividend and the payment date in first quarter of 2025. Notice No. 10/CV-CĐV dated January 10th, 2025, regarding the record date for the interim dividend payment as February 10th, 2025, with the dividend to be paid on February 27th, 2025.

Resolution No. 09/NQ-ĐHĐCĐ of the General Meeting of Shareholders dated April 18th, 2025, on the Resolution of the Annual General Meeting of Shareholders 2025, regarding the payment of dividends for 2024 in cash at a rate of 80% of charter capital.

Of which: Interim dividend payment 1 of 30% of charter capital (already paid on February 27th, 2025); The second dividend payment is 40% (Notice No. 127/CV-CĐV dated May 5th, 2025, regarding the record date for the second dividend payment is June 2, 2025, and the dividend will be paid on June 27th, 2025); The third dividend payment is 10% (Notice No. 248/CV-CĐV dated August 26th, 2025, regarding the record date for the third dividend payment is September 12th, 2025, and the dividend will be paid on September 30th, 2025).

In 2025, the Company held an extraordinary general meeting of shareholders on July 9th, 2025, to dismiss one member of the Board of Directors and elect one additional member. Board member for the term 2023 - 2028 .

Awards and accolades that Dinh Vu Port will achieve in 2025.

In 2025, the company received many accolades and achievements such as:

- Certificate of commendation for outstanding performance in tax work in 2024 According to Decision No. 2588 /QD- HPH dated October 6, 2025 , of the Hai Phong City Tax Department.

- Top 500 Most Profitable Businesses in Vietnam in 2025 (PROFIT500) – Ranked 281st according to Certificate No. 255 / PROFIT- 2025 dated 28/10/2025 of Vietnam Report Joint Stock Company .

- Top 50 Vietnamese Businesses with Excellent Profitability in 2025 according to Certificate No. 25525 /PROFIT-2025 dated 28/10/2025 of Vietnam Report Joint Stock Company .

- Certificate of merit for outstanding achievements and positive contributions to the socio-economic development of Hai Phong city in 2025 . According to Decision No. 4099 /QD- UBND dated October 16, 2025, of the Chairman of the People's Committee of Hai Phong City.

2. Regarding investment: Following a planned investment schedule, seizing opportunities and timing appropriate to the company's growing scale and size, the company invested in 2025:

In 2025, the company will continue to complete projects carried over from 2024 and implement several key investment projects to promptly meet production requirements. The results of investment activities in 2025 are as follows:

Unit of measurement: Million VND.

Investment project	Unit	Plan for 2025	To be implemented in 2025	Comparison of TH/KH (%)
- Investing in infrastructure	Tr.dong	7,110	6,303	88.65%
- Investing in equipment purchases	Tr.dong	160,300	1,121	0.70%
- Information technology	Tr.dong	16,672	11,510	69.04%

Total		**184,082**	**18,934**	**10.29%**

Specific projects include the Board of Directors' report at the General Meeting.

** Performance evaluation:*

- The implementation process of investment projects and works complies with legal regulations.

- Due to unforeseen circumstances, some projects not implemented in 2025 will continue to be implemented in 2026, including: Investment in one backup automated gantry crane frame for RTG gantry cranes (for RTG cranes: 01, 02, 03, 04); and an automated gate receiving system (Smart Gate).

Regarding the warehouse investment project in the Lach Huyen area: The company proposes to halt this project as it is no longer compatible with the financial capacity of Dinh Vu Port.

The volume of investment projects implemented by the Company in 2025 is VND 18.93 billion, reaching 10.29 % of the 2025 plan (VND 184.08 billion), and the total disbursement is VND 18.93 billion.

The investment implementation value in 2025 only reached 10.29 % of the annual plan for the following reasons: The investment package for 2 STS gantry cranes, under the Equipment Procurement Investment group, was planned for implementation in 2025 at VND 152.3 billion, accounting for 95% of the total plan for 2025. However, the investment package for 2 STS gantry cranes, implemented through centralized procurement with Hai Phong Port, did not select a contractor in 2025 as planned, so the disbursement had to be carried over to 2026, thus the implementation/plan ratio did not meet expectations .

- Investing in infrastructure and information technology equipment to support production and business activities:

The investment in an automatic fire extinguishing system for the warehouse was completed and put into operation in August 2025 at an original cost of VND 2,445,000,000 .

Complete the investment in human resource and payroll management software, integrated with the container handling management software at the port, and commissioning it in September 2025 at an original cost of VND 706,000,000 .

Completed investment in upgrading the IT infrastructure of the server room. At Dinh Vu Port , acceptance testing and commissioning are scheduled for October 2025 with an original cost of 11,298,000,000 VND.

The renovation of the workers' waiting area into a port operations control center will be completed and put into operation in November 2025 at the original cost of VND 3,858,000 .

- Contributing capital to joint ventures and partnerships: Capital contribution to SITC - Dinh Vu Logistics Company Limited: The capital contribution ratio of Dinh Vu

Port Investment and Development Joint Stock Company as of December 31, 2025 is 49% of the charter capital of SITC - Dinh Vu Logistics Company Limited, equivalent to a contribution of VND 103,027,411,229.

In 2025 , SITC Logistics Company Limited - Dinh Vu operates its business well, preserves capital, and develops stably, specifically :

- Total revenue : 704.65 billion VND .
- Profit before tax : VND 185.74 billion .
- Net profit after tax: VND 159.13 billion .

3. Regarding salary organization:

3.1 **.** The company ensures an organizational management model and stable production and business operations.

The company has implemented organizational restructuring according to a new organizational management model, establishing an Operations Control Center by merging the Operations Scheduling Department and the Warehouse and Delivery Team , merging the Repair Team into the Technical Department, and establishing a Loading and Unloading Team by merging the Mechanized Team and the Cargo Handling Team . The Operations Control Center model has now become operational and stable, contributing to improved operational efficiency and loading and unloading productivity .

The company has initiated procedures to recruit one Deputy General Director in charge of the exploitation sector, issuing recruitment notice No. 29/TB-CĐV dated February 5, 2026. The recruitment information has been widely disseminated through the internal system, the Hai Phong Port system , and professional recruitment websites to recruit personnel to meet the needs of management, operation, and enhance competitiveness and exploitation efficiency. All procedures are carried out in compliance with the law and the company's charter.

3.2. Although the global and Asian regional economies are experiencing complex developments and have not yet recovered steadily, trade tensions between major countries , the US President's tariff policies , and the fluctuating flow of goods and transportation services due to the prolonged conflicts in some countries , the situation is characterized by fierce competition for market share in the region. However, the company consistently prioritizes training, organizing professional development courses for its employees, ensuring stable and growing salaries and income for all staff.

3.3 . Remuneration for the Board of Directors and Supervisory Board in 2025.

According to the resolution of the 2025 Annual General Meeting of Shareholders, the remuneration for the Board of Directors and the Supervisory Board was 2 billion VND . The Company has complied with the resolution of the General Meeting of Shareholders.

4. Complete the implementation of the Company's legal and regulatory framework:

In 2025, the Company completed the implementation of regulations and procedures, including signing an internal audit contract with UHY Audit and Consulting

Co., Ltd., and the audit firm issued the Internal Audit Report for the 2025 fiscal year. The Company is requested to finalize the report based on the recommendations of the internal audit firm.

II. Results of monitoring operational performance.

1. Results of capital management and utilization as of December 31, 2025 (Audited data):

Unit of measurement: VND

TT	ITEMS	AMOUNT (VND)
I	**Total capital as of December 31, 2025**	**1,465,622,406,764**
1	Registered capital	400,000,000,000
2	Other owner's equity	103,027,411,229
3	Development Investment Fund	526,245,533,286
4	Undistributed profits	436,349,462,249
II	**Total capital used in business operations as of December 31, 2025**	**1,465,622,406,764**
1	**Financial investment:**	**1,225,027,411,229**
	** Short-term investment (Deposit in a bank for more than 3 months)*	*1. 122,000,000,000*
	** Long-term investment (Associates, joint ventures)*	*103,027,411,229*
2	**Accounts receivable:**	**86,490,643,119**
2.1	**Short-term receivables:**	**86,438,657,119**
	** Prepayment to the seller*	*2,474,713,450*
	** Accounts receivable from customers*	*40,393,922,216*
	** Other receivables*	*43,570,021,453*
2.2	**Long-term receivables**	**51,986,000**
3	**Investment in fixed assets and tools:**	**199,023,459,084**
	** Fixed assets (Tangible, intangible, leased, construction in progress)*	*186,948,636,308*
	** Inventory*	*12,074,822,776*
4	**Other long-term assets**	**24,189,344,187**
5	**Cash capital**	**24,676,854,109**
6	**Other current assets**	**3,517,020,475**
7	**Liabilities:**	**(97,302,325,439)**
	** Short term*	*(97,302,325,439)*

	** Long term*	*But*

2. Results of managing and utilizing the registered capital:

- Total investment capital from the owner (*Charter capital*): 400,000,000,000 VND

- Total book value as of December 31, 2025 : 1,465,622,406,764 VND

Comparing the above figures, we see that the total book capital of the Company as of December 31, 2025 , had increased 3.66 times compared to the owner's initial investment. Thus, the Company has managed and utilized capital very effectively, preserving and growing it over time.

3. Implement accounting and financial reporting procedures.

- The financial statements for 2025 were prepared based on the selection of appropriate accounting policies and their consistent application, reasonable and prudent assessments and estimates, and compliance with Vietnamese accounting regulations, standards, and accounting rules.

- The financial reports present complete and clear information, ensuring transparency regarding events during the fiscal year. The reports have been audited and contain no exceptions from the auditors.

4. Results of monitoring of Board members, General Director, and management staff.

- Through the monitoring of the management and operational activities of the Board of Directors, the General Director, and the management staff of the Company in 2025, the Supervisory Board found nothing unusual in the management and operational activities of the Board of Directors, the General Director, and the management staff.

- The Board of Directors has regularly organized and maintained quarterly meetings. In addition, to ensure timely approval of decisions and guidance on production and business activities, the Board of Directors regularly solicits opinions from its members in writing. In the Board of Directors' meetings in particular, and in its activities in general, the members fully participate and work with a high sense of responsibility to produce timely resolutions and decisions to guide and direct production and business activities in accordance with the resolutions of the General Meeting of Shareholders and the provisions of the law.

- The Company's Board of Directors has made great efforts to implement the production, revenue, and profit targets according to the Shareholders ' General Meeting Resolution, but the results were not as expected ; however, the profit target increased compared to the same period last year .

- The Company's Executive Board has organized and implemented the Board of Directors' resolutions in accordance with the law and the Company's charter.

4. Evaluate the coordination of activities between the Supervisory Board, the Board of Directors, the General Director, management staff, and shareholders.

In 2025, the working relationship will be based on close cooperation and coordination, prioritizing the interests of the Company and its shareholders, and adhering to the provisions of the law, the Company's charter, and internal regulations.

The above is the full text of the Supervisory Board's report on its activities in 2025. At the Annual General Meeting of Shareholders in 2026, the Supervisory Board respectfully submits this report to the General Meeting of Shareholders for approval.

We sincerely thank our shareholders.

We wish the company continued stable and sustainable growth. We wish our shareholders good health and a successful Annual General Meeting.

Recipient :
- Annual General Meeting of Shareholders 2026;
- Board of Directors;
- Save: License Plate

TM. BOARD OF SUPERVISORS
PREFECT

Tran Thi Thanh Hai