DINHVU PORT INVESTMNET & DEVELOPMENT JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence-Freedom-Happiness

Haiphong, February 13th, 2026

PERIODIC INFORMATION DISCLOSURE

To:

- State Securities Commission;
- Hochiminh Stock Exchange.

Listed organization: DinhVu Port Investment & Development JSC

Stock code : DVP

Address : Dinh Vu Port, Dong Hai ward, Hai Phong city

Telephone : 0225 3769 993 Fax: 0225 3769 993

Email : Taichinh@dinhvuport.com.vn

Contents:

- Information disclosure of Financial Statements – Year 2025.
- This information is published on the Company's website on February 13th, 2026 at the link https://cangdinhvu.vn

We hereby commit that the information published is true and take full legal responsibility for the contents of published information.

Recipients:

- As above;
- Posted on Company's website;
- File: Information disclosure - DVP.

LEGAL REPRESENTATIVE

M.S.D.N: 0200511481 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN CẢNG ĐÌNH VŨ
P. ĐÔNG HẢI T.P HẢI PHÒNG

TỔNG GIÁM ĐỐC
Cao Văn Tĩnh

FINANCIAL STATEMENTS

DINHVU PORT INVESTMENT & DEVELOPMENT JOINT STOCK COMPANY

for the fiscal year ended as at 31/12/2025
(audited)

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REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Dinhvu Port Investment & Development Joint Stock Company ("the Company") presents its report and the Company's Financial statements for the fiscal year ended as at December 31, 2025.

THE COMPANY

Dinhvu Port Investment & Development Joint Stock Company was established under Decision No. 990/QD/TGD dated November 11, 2002 of the General Director of Vietnam Maritime Corporation on approving the investment and exploitation plan for Dinh Vu Port. The Business registration certificate No. 0200511481 issued by the Department of Planning and Investment of Hai Phong city for the first time on January 14, 2003 and amended for the nineth time on December 13, 2025.

The Company's head office is located at: Dinh Vu Port, Dong Hai ward, Hai Phong city, Vietnam.

BOARD OF MANAGEMENT, BOARD OF GENERAL DIRECTORS AND BOARD OF SUPERVISION

The members of the Board of Management during the year and to the reporting date are:

Mr.	Vu Tuan Duong	Chairman	
Mr.	Nguyen Tien Dung	Vice Chairman	
Mr.	Cao Van Tinh	Member	
Mr.	Le Minh Hai	Member	Appointed on July 09, 2025
Mr.	Nguyen Viet Hai	Member	
Mr.	Chu Minh Hoang	Member	Dismissed on July 09, 2025

The members of the Board of General Directors during the year and to the reporting date are:

Mr.	Cao Van Tinh	General Director
Mr.	Trieu The Thuan	Deputy General Director

The members of the Board of Supervision are:

Mrs.	Tran Thi Thanh Hai	Head of the Board
Mr.	Vu Hoang Lam	Member
Mr.	Cao Xuan Hop	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and up to the date of this Financial statements is Mr. Cao Van Tinh - General Director.

AUDITORS

The auditors of the AASC Auditing Firm Company Limited have taken the audit of the Financial statements for the Company.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The Board of General Directors is responsible for preparing the Financial statements which give a true and fair view of the financial position of the Company; its operating results and its cash flows for the year. In preparing those Financial statements, The Board of General Directors is required to:

- Establish and maintain an internal control system which is determined necessary by The Board of General Directors and Board of Management to ensure the preparation and presentation of Financial statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial statements;
- Prepare and present the Financial statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of financial statements;
- Prepare the Financial statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of General Directors is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at anytime and to ensure that the Financial statements comply with the current regulations of the State. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of General Directors commit that the Financial statements give a true and fair view of the financial position on December 31, 2025 of the Company, its operation results and cash flows for the year then ended, in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of financial statements.

Other commitments

The Board of General Directors commits that the Company complies with Decree 155/2020/ND-CP dated December 31, 2020 of the Government on detailed regulations guiding the implementation of a number of articles of the Securities Law and that the Company does not violate the obligation to disclose information according to the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market and Circular No. 68/2024/TT-BTC dated September 18, 2024 of the Ministry of Finance amending and supplementing a number of articles of circulars regulating securities transactions on the securities trading system; clearing and settlement of securities transactions; activities of securities companies and information disclosure on the securities market.

On behalf of The Board of General Directors

M.S.D.N: 0200511481-CTCP
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN CẢNG ĐÌNH VŨ
P. ĐÔNG HẢI 1, P. HẢI PHÒNG

Cao Van Tinh
General Director

Hai Phong, February 03, 2026

No.: 110226.006/BCTC.KT2

INDEPENDENT AUDITOR'S REPORT

To: **Shareholders, The Board of Management and The Board of General Directors**
Dinhvu Port Investment & Development Joint Stock Company

We have audited the accompanying Financial statements of Dinhvu Port Investment & Development Joint Stock Company prepared on February 11, 2026, from pages 06 to 35, including: Balance sheet as at December 31, 2025, Statement of income, Statement of cashflows for the year then ended and Notes to the Financial Statements.

The Board of General Directors' responsibility

The Board of General Directors of the Company is responsible for the preparation and presentation of the Financial statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of financial statements and for such internal control as The Board of General Directors determines necessary to enable the preparation and presentation of the Financial statements that are free from material misstatement, whether due to fraud or error or not.

Auditor's responsibility

Our responsibility is to express an opinion on these Financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with standards, ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and notes in the Financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and presentation of Financial statements that give a true and fair view in order to design audit procedures that are appropriate in the real circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by The Board of General Directors as well as evaluating the overall presentation of the Financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's opinion

In our opinion, the Financial statements give a true and fair view, in all material respects, of the financial position of Dinhvu Port Investment & Development Joint Stock Company as at December 31, 2025 as well as the operating results and cash flows for the year then ended, in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of financial statements.

AASC Auditing Firm Company Limited

Vu Xuan Bien	**Do Hoang Hai**
Deputy General Director	Auditor
Certificate of registration to practice auditing	Certificate of registration to practice auditing
No.: 0743-2023-002-1	No.: 5220-2025-002-1

Hanoi, February 11, 2026

BALANCE SHEET

As at December 31, 2025

Code	ASSETS	Note	31/12/2025 VND	01/01/2025 VND
100	**A. SHORT-TERM ASSETS**		**1,248,707,354,479**	**1,291,745,252,469**
110	**I. Cash and cash equivalents**	3	**24,676,854,109**	**27,281,383,279**
111	1. Cash		24,676,854,109	27,281,383,279
120	**II. Short-term investments**	4	**1,122,000,000,000**	**1,147,000,000,000**
123	1. Held to maturity investments		1,122,000,000,000	1,147,000,000,000
130	**III. Short-term receivables**		**86,438,657,119**	**102,356,067,384**
131	1. Short-term trade receivables	5	40,393,922,216	49,999,954,245
132	2. Short-term prepayments to suppliers	6	2,474,713,450	1,037,427,243
136	3. Other short-term receivables	7	43,570,021,453	51,318,685,896
140	**IV. Inventories**	8	**12,074,822,776**	**13,121,452,967**
141	1. Inventories		12,074,822,776	13,121,452,967
150	**V. Other short-term assets**		**3,517,020,475**	**1,986,348,839**
151	1. Short-term prepaid expenses	12	1,326,839,775	1,986,348,839
153	2. Taxes and other receivables from State budget	14	2,190,180,700	-
200	**B. LONG-TERM ASSETS**		**314,217,377,724**	**347,404,124,817**
210	**I. Long-term receivables**		**51,986,000**	**92,986,000**
216	1. Other long-term receivables	7	51,986,000	92,986,000
220	**II. Fixed assets**		**185,758,791,863**	**218,212,559,233**
221	1. Tangible fixed assets	10	184,663,130,569	217,477,397,938
222	- *Historical costs*		*1,349,544,155,764*	*1,354,486,939,050*
223	- *Accumulated depreciation*		*(1,164,881,025,195)*	*(1,137,009,541,112)*
227	2. Intangible fixed assets	11	1,095,661,294	735,161,295
228	- *Historical costs*		*7,801,104,700*	*7,095,104,700*
229	- *Accumulated amortization*		*(6,705,443,406)*	*(6,359,943,405)*
240	**III. Long-term unfinished asset**		**1,189,844,445**	**1,141,754,630**
242	1. Construction in progress	9	1,189,844,445	1,141,754,630
250	**IV. Long-term investments**	4	**103,027,411,229**	**103,027,411,229**
252	1. Investments in joint ventures and associates		103,027,411,229	103,027,411,229
260	**V. Other long-term assets**		**24,189,344,187**	**24,929,413,725**
261	1. Long-term prepaid expenses	12	24,189,344,187	24,929,413,725
270	**TOTAL ASSETS**		**1,562,924,732,203**	**1,639,149,377,286**

BALANCE SHEET

As at December 31, 2025
(continued)

Code	CAPITAL	Note	31/12/2025 VND	01/01/2025 VND
300	**C. LIABILITIES**		**97,302,325,439**	**150,211,677,373**
310	**I. Short-term liabilities**		**97,302,325,439**	**150,211,677,373**
311	1. Short-term trade payables	13	12,677,786,657	14,423,577,198
312	2. Short-term prepayments from customers		401,394,405	765,166,793
313	3. Taxes and other payables to State budget	14	21,726,360,336	18,116,711,423
314	4. Payables to employees		47,354,815,769	54,018,345,595
315	5. Short-term accrued expenses	15	254,222,557	232,970,956
319	6. Other short-term payments	16	3,858,312,489	7,081,385,298
321	7. Provisions for short-term payables	17	-	48,201,000,000
322	8. Bonus and welfare fund		11,029,433,226	7,372,520,110
400	**D. OWNER'S EQUITY**		**1,465,622,406,764**	**1,488,937,699,913**
410	**I. Owner's equity**	**18**	**1,465,622,406,764**	**1,488,937,699,913**
411	1. Contributed capital		400,000,000,000	400,000,000,000
411a	*Ordinary shares with voting rights*		*400,000,000,000*	*400,000,000,000*
414	2. Other capital		103,027,411,229	103,027,411,229
418	3. Development investment funds		526,245,533,286	526,245,533,286
421	4. Undistributed after tax profit		436,349,462,249	459,664,755,398
421a	*Undistributed after tax profit accumulated till the end of the previous year*		*98,176,755,398*	*123,439,933,388*
421b	*Undistributed after tax profit of the current year*		*338,172,706,851*	*336,224,822,010*
440	**TOTAL CAPITAL**		**1,562,924,732,203**	**1,639,149,377,286**

Le Thi Hai Thanh	Doan Minh Trung	Cao Van Tinh
Preparer	Chief Accountant	General Director

Hai Phong, February 11, 2026

STATEMENT OF INCOME

Year 2025

Code	ITEM	Note	Year 2025 VND	Year 2024 VND
01	**1. Revenue from sales of goods and rendering of services**	**20**	**587,227,158,118**	**694,341,855,567**
10	**3. Net revenue from sales of goods and rendering of services**		**587,227,158,118**	**694,341,855,567**
11	**4. Cost of goods sold**	**21**	**253,364,851,398**	**367,428,859,624**
20	**5. Gross profit from sales of goods and rendering of services**		**333,862,306,720**	**326,912,995,943**
21	6. Financial income	22	128,410,072,699	127,974,696,654
22	7. Financial expense	23	152,688,019	31,747,734
25	8. Selling expenses	24	461,552,000	-
26	9. General and administrative expense	25	59,270,852,961	77,687,518,910
30	**10. Net profit from operating activities**		**402,387,286,439**	**377,168,425,953**
31	11. Other income	26	2,981,646,273	26,141,833,804
32	12. Other expense		-	275,909,546
40	**13. Other profit**		**2,981,646,273**	**25,865,924,258**
50	**14. Total accounting profit before tax**		**405,368,932,712**	**403,034,350,211**
51	15. Current corporate income tax expenses	27	67,196,225,861	66,809,528,201
60	**17. Profit after corporate income tax**		**338,172,706,851**	**336,224,822,010**
70	**18. Basic earnings per share**	**28**	**8,454**	**8,406**

M.S.D.N: 0200511481-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN CẢNG ĐÌNH VŨ
P. ĐÔNG HẢI T.P HẢI PHÒNG

Le Thi Hai Thanh	**Doan Minh Trung**	**Cao Van Tinh**
Preparer	Chief Accountant	General Director

Hai Phong, February 11, 2026

STATEMENT OF CASHFLOWS

Year 2025

(Indirect method)

Code	ITEM	Note	Year 2025 VND	Year 2024 VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	*1. Profit before tax*		*405,368,932,712*	*403,034,350,211*
	2. Adjustments for:			
02	- Depreciation and amortization of fixed assets and investment properties		50,442,082,728	58,486,299,295
03	- Provisions		(48,201,000,000)	24,800,000
04	- Exchange gains, losses from revaluation of monetary items denominated in foreign currency		63,881,045	(287,912,664)
05	- Gains, losses from investment activities		(127,858,099,516)	(148,917,675,987)
08	*3. Profit from operating activities before changes in working capital*		*279,815,796,969*	*312,339,860,855*
09	- Increase, decrease in receivables		5,889,751,938	3,539,301,799
10	- Increase, decrease in inventories		1,046,630,191	(4,128,450,014)
11	- Increase, decrease in payables (excluding interest payable, corporate income tax payable)		(12,769,633,980)	(11,225,292,518)
12	- Increase, decrease in prepaid expenses		1,399,578,602	(103,235,777)
15	- Corporate income tax paid		(62,055,017,938)	(62,478,615,888)
16	- Other receipts from operating activities		276,540,000	139,500,000
17	- Other payments on operating activities		(37,877,655,548)	(46,509,935,250)
20	*Net cash flows from operating activities*		*175,725,990,234*	*191,573,133,207*
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(18,299,237,159)	(38,614,222,429)
22	2. Proceeds from disposals of fixed assets and other long-term assets		2,568,888,889	24,770,787,889
23	3. Loans and purchase of debt instruments from other entities		(2,129,000,000,000)	(2,156,000,000,000)
24	4. Collection of loans and resale of debt instrument of other entities		2,154,000,000,000	2,154,000,000,000
26	5. Cash receipts from equity investment in other entities		-	24,798,900,000
27	6. Cash receipts from loans interest, dividends and profit distributions.		132,286,167,510	91,967,620,953
30	*Net cash flows from investing activities*		*141,555,819,240*	*100,923,086,413*
	III CASH FLOWS FROM FINANCING ACTIVITIES			
36	1. Dividends and profits paid to owners		(319,906,246,400)	(279,954,070,000)
40	*Net cash flows from financing activities*		*(319,906,246,400)*	*(279,954,070,000)*
50	**Net cash flows in the year**		**(2,624,436,926)**	**12,542,149,620**

STATEMENT OF CASHFLOWS

Year 2025

(Indirect method)

Code	ITEM	Note	Year 2025 VND	Year 2024 VND
60	**Cash and cash equivalents at the beginning of the year**		**27,281,383,279**	**14,626,432,968**
61	Effect of changes in foreign exchange rates		19,907,756	112,800,691
70	**Cash and cash equivalents at the end of the year**	**3**	**24,676,854,109**	**27,281,383,279**

Le Thi Hai Thanh	**Doan Minh Trung**	**Cao Van Tinh**
Preparer	Chief Accountant	General Director

Hai Phong, February 11, 2026

NOTES TO THE FINANCIAL STATEMENTS

Year 2025

1 . CHARACTERISTICS OF BUSINESS OPERATIONS

Form of ownership

Dinhvu Port Investment & Development Joint Stock Company was established under Decision No. 990/QD/TGD dated November 11, 2002 of the General Director of Vietnam Maritime Corporation on approving the investment and exploitation plan for Dinh Vu Port. The Business registration certificate No. 0200511481 issued by the Department of Planning and Investment of Hai Phong city for the first time on January 14, 2003 and amended for the nineth time on December 13, 2025.

The Company's head office is located at: Dinh Vu Port, Dong Hai ward, Hai Phong city, Vietnam.

The registered charter capital of the Company is VND 400,000,000,000, the actual contributed charter capital as of December 31, 2025 is VND 400,000,000,000, equivalent to 40,000,000 shares, par value of one share is VND 10,000.

The total number of employees of the Company as of December 31, 2025 is: 400 people (as of January 01, 2025 there were: 414 people).

Business field

Maritime and seaport services.

Business activities

Main business activities of the Company include:

- Goods loading and unloading services; Warehousing business;
- Multimodal goods transportation; Maritime services;
- Logistics services, bonded warehousing and goods transshipment and transit services;
- Construction of industrial, transport, irrigation, commercial and civil works;
- Hotel service business; Full catering service business;
- Transportation of passengers, goods, ready-mix concrete for roads by car;
- Stevedoring; Logistics services.

Information about the Company's associates is provided in Note No. 4.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period, accounting currency

Annual accounting period of the Company is from 01 January and ends as at 31 December.

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

2.2 . Standards and Applicable Accounting Policies

Applicable accounting policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

Declaration of compliance with Accounting standards and Accounting system

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

2.3 . Accounting estimates

The preparation of the Financial statements in compliance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and legal regulations related to the preparation and presentation of financial statements requires The Board of General Directors to make estimates and assumptions that affect the amounts of liabilities and assets and the presentation of contingent liabilities and assets at the end of the fiscal year as well as the amounts of revenue and expenses throughout the fiscal year.

Estimates and assumptions that have a material impact on the Financial statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Provision for payables;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated corporate income tax.

2.4 . Financial instruments

Initial recognition

Financial assets

Financial assets of the Company include cash, trade receivables and other receivables, lending loans. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities that have not been evaluated at fair value at the end of the fiscal year are guided by Circular No. 210/2009/TT-BTC of November 6, 2009 guiding the application of international accounting standards on presentation of financial statements and disclosure of information for financial instruments and current regulations require the presentation of financial statements and disclosure of information for financial instruments but does not provide equivalent guidance for measuring and recognizing the fair value of financial assets and financial liabilities.

2.5 . Foreign currency transactions

Transactions in foreign currencies during the fiscal year are converted into Vietnamese Dong at the actual exchange rate at the transaction date.

The actual exchange rate when revaluating monetary items denominated in foreign currencies at the time of preparing the Financial statements is determined on the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For foreign currency deposited in bank, applying the bid rate of the bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All actual exchange rate differences arising during the year and the difference due to revaluation of balances of monetary items denominated in foreign currencies at the time of preparation of the Financial statements are recognized in the income statement of the fiscal year.

2.6 . Cash

Cash comprises cash on hand and demand deposits.

2.7 . Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically.

Investment in associates is initially recorded in the accounting books at cost. After initial recognition, the value of these investments is determined at original cost minus provisions for investment devaluation.

Provision for devaluation of investments is made at the end of the year as followings:

- For investment in associates: Provisions for investment impairment are established when the investee incurs losses, based on the Financial statements of the associate at the time of provision establishment.
- For investments held to maturity: based on recoverability to set up provisions for doubtful receivables in accordance with the law.

2.8 . Receivables

Receivables are recorded in detail by receivable term, receivable object, receivable currency, and other factors according to the Company's management needs. Receivables are classified as short-term and long-term on the Financial statements based on the remaining term of the receivables on the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.9 . Inventories

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

The cost of inventory is calculated using first in first out.

Inventory is recorded by perpetual method.

Provision for devaluation of inventories made at the end of the year is based on the excess of original cost of inventory over their net realizable value.

2.10 . Fixed assets

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

Subsequent measurement after initial recognition

If these costs have resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond the standard operating level as initially assessed, these costs are capitalized as an additional historical cost of tangible fixed assets.

Other costs incurred after fixed assets have been put into operation, such as repair, maintenance and overhaul costs, are recorded in the Statement of income in the year in which the costs are incurred.

Fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 25	years
- Machine, equipment	07 - 15	years
- Vehicles, transportation equipment	06 - 20	years
- Office equipment and furniture	03 - 06	years
- Management software	03 - 05	years

2.11 . Construction in progress

Construction in progress includes fixed assets under procurement and construction that have not been completed at the end of the fiscal year and are recorded at cost. This cost includes costs of construction, installation of machinery and equipment and other direct costs.

2.12 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

2.13 . Prepaid expenses

The expenses incurred but related to operating results of several fiscal years are recorded as prepaid expenses and are allocated to the operating results in the following fiscal years.

The calculation and allocation of long-term prepaid expenses to operating expenses in each fiscal year should be based on the nature of those expenses to select a reasonable allocation method and criteria.

The Company's prepaid expenses include:

- Prepaid land expenses include prepaid land rent, including amounts related to leased land for which the Company has received a land use right certificate but which do not qualify for recognition as 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 expenses incurred to ensure the use of leased land. These expenses are recorded in the Separate Statement of income using the straight-line method based on the term of the land lease contract.

- Tools and equipment include assets held by the Company for use in the normal course of business operations, with the original cost of each asset being less than VND 30 million and therefore not eligible for recognition as fixed assets under current regulations. The historical cost of tools and equipment is allocated using the straight-line method over a period of 01 to 03 years.

- Other prepaid expenses are recognized at historical cost and allocated using the straight-line method over their useful life from 01 to 03 years.

2.14 . Payables

Payables are recorded by payment term, payable object, payable currency and other factors according to the Company's management needs. Payables are classified as short-term and long-term on the Financial statements based on the remaining term of the payables on the reporting date.

2.15 . Accrued expenses

Accounts payable for goods and services received from sellers or provided to buyers during the reporting year but not yet paid are recorded as production and business expenses for the reporting year.

The recording of payable expenses into production and business expenses during the year is carried out 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 provision and the actual expenses will be reversed.

2.16 . Provision for payables

Provisions for liabilities are recognized only when the following conditions are met:

- The Company has a current liability (legal or joint liability) resulting from an event that has occurred;
- A decrease in economic benefits may occur that would necessitate payment of the liability;
- Debt obligation can be estimated reliably.

Value recorded of a provision payable is the most reasonably estimated the amount which will be paid for current debt obligation at the end of the fiscal year.

Only expenses related to the provision for payable set up initially shall be offset by that provision for payable.

Provisions for liabilities are recognized as operating expenses for the fiscal year. The difference between the unused provisions for liabilities established in the previous fiscal year and the provisions for liabilities established in the reporting year is reversed and recorded as a reduction in operating expenses for the year.

2.17 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Other capital under Owner's Equity reflects the business capital formed by supplementing from business results or by being donated, presented, sponsored, or revaluation of assets (if allowed to increase or decrease Owner's equity).

Undistributed after-tax profit reflects the business results (profit, loss) after corporate income tax and the situation regarding profit distribution or loss handling of the Company.

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

2.18 . Revenues

Revenue is recognized when it is probable that the economic benefits will flow to the Company, which can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received after deducting trade discounts, sales discounts, sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from rendering of services

- Determine the portion of work completed as of the Balance sheet date.

Financial income

Revenue arising from interest, distributed profits and other financial income is recognized when all of the following two (2) conditions are satisfied simultaneously:

- There is potential to obtain economic benefits from that transaction;
- The revenue is determined with reasonable certainty.

Divided profits are recorded when the Company is entitled to receive profits from capital contributions.

2.19 . Cost of services provided

Cost of services provided is the total cost incurred for services provided to customers during the year, recorded in accordance with revenue generated during the year and ensuring compliance with the prudence principle. Cases of material and goods losses exceeding the standard, provisions for inventory devaluation, and inventory losses after deducting the responsibility of relevant individuals and groups... are fully and promptly recorded in the cost of services provided during the year, even if the services have not yet been determined as provided.

2.20 . Financial expenses

Items recorded into financial expenses comprise losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the year without offsetting against financial income.

2.21 . Corporate income tax

a) Current corporate income tax expenses

Current corporate income tax expense is determined based on taxable income for the year and the corporate income tax rate for the current fiscal year.

b) Current corporate income tax rate

In the fiscal year ended as at December 31, 2025, the Company is entitled to the corporate income tax rate of 20% for production and business activities with taxable income.

2.22 . Earnings per share

Basic earnings per share are calculated by dividing the after-tax profit or loss allocated to shareholders who own common shares of the Company (after adjusting for the appropriation of the Bonus, Welfare and Executive Board reward fund) for the weighted average number of common shares outstanding during the year.

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

2.24 . Segment information

Because the Company's main production and business activities are loading and unloading goods, warehousing business and only take place in the territory of Vietnam, the Company does not prepare segment reports according to business fields and geographical areas.

3 . CASH

	31/12/2025	01/01/2025
	VND	VND
Cash on hand	156,180,401	153,883,880
Demand deposits	24,520,673,708	27,127,499,399
	24,676,854,109	**27,281,383,279**

4 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	31/12/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short-term investments	**1,122,000,000,000**	**-**	**1,147,000,000,000**	**-**
- Term deposits	1,122,000,000,000	-	1,147,000,000,000	-
	1,122,000,000,000	**-**	**1,147,000,000,000**	**-**

As at December 31, 2025, investments held to maturity are six-month term deposits with a total value of VND 1,122,000,000,000 held at commercial banks at interest rates ranging from 4.8%/year to 7.5%/year.

b) Investments in equity of other entities

	31/12/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Investments in associates	**103,027,411,229**	-	**103,027,411,229**	-
- SITC - Dinh Vu Logistics Company Limited (1)	103,027,411,229	-	103,027,411,229	-
	103,027,411,229	-	**103,027,411,229**	-

The Company has not determined the fair value of these financial investments since Vietnam Accounting Standards and Vietnam Corporate Accounting System has not had any detailed guidance on the determination of the fair value.

(1) According to the joint venture contract between the Company and SITC Shipping Asia Pte. Ltd (SITC) signed in July 2010, the two parties agreed to contribute capital to establish the jointly controlled joint venture company which is SITC - Dinh Vu Logistics Company Limited with a charter capital of 145,852,000,000 VND, of which the Company contributes 74,384,520,000 VND (equivalent to 3,570,000 USD), accounting for 51% of the charter capital. (voting rate is 50%). According to Resolution No.11/SITC/NQ-HDTV dated August 1, 2013 of the Board of Members of SITC - Dinh Vu Logistics Company Limited on increasing charter capital to invest in expanding production with increased capital contribution is 5,000,000 USD, of which the Company contributes 51% (equivalent to 2,500,000 USD). The Company's total capital contribution is 128,672,013,800 VND (equivalent to 6,120,000 USD), accounting for 51% of charter capital and 50% of voting rights. On September 4, 2020, the Company transferred 2% of capital contribution at SITC - Dinh Vu Logistics Company Limited according to Resolution No.05/NQ-HĐQT dated March 1, 2018 of the Board of Management.

Pursuant to Resolution No. 01/2024/SITC/NQ-HĐTV dated April 17, 2024, SITC - Dinh Vu Logistics Company Limited has reduced a portion of the owner's capital contribution with an amount of USD 2,000,000 to refund to capital contributors in proportion to their capital contribution in the charter capital of this company. After the above transactions, as of December 31, 2025, the Company owns 49% of the charter capital of SITC - Dinh Vu Logistics Company Limited with an amount of USD 4,900,000 (equivalent to VND 103,027,411,229). The main activities of SITC - Dinh Vu Logistics Company Limited are warehousing, storing, loading, unloading and transporting goods.

5 . SHORT-TERM TRADE RECEIVABLES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	***508,629,506***	-	***517,917,878***	-
SITC - Dinh Vu Logistics Company Limited	204,957,000	-	109,059,480	-
Orient Maritime Services (ORIMAS) - Branch of Vietnam Ocean Shipping Agency Joint Stock Company	-	-	198,779	-
Port of Haiphong Joint Stock Company	303,672,506	-	62,404,041	-
Hoang Dieu Chua Ve Port One Member Limited	-	-	346,255,578	-
Other parties	***39,885,292,710***	-	***49,482,036,367***	-
SITC Container Lines Company Limited	31,175,891,730	-	38,657,905,546	-
Other trade receivables	8,709,400,980	-	10,824,130,821	-
	40,393,922,216	-	**49,999,954,245**	-

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	***343,955,000***	-	-	-
Construction Consultation for Maritime Building Joint Stock Company - Hai	343,955,000	-	-	-
Other parties	***2,130,758,450***	-	***1,037,427,243***	-
Thanh Dat Automation Technologies and trading Company Limited	-	-	163,020,000	-
Phu An Fire Fighting Company	-	-	669,207,243	-
Techne Kirow GmbH	1,694,677,950	-	-	-
Prepayments to other suppliers	436,080,500	-	205,200,000	-
	2,474,713,450	-	**1,037,427,243**	-

7 . OTHER RECEIVABLES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
a.1) Details by content				
Receivable from profit shared	28,625,019,254	-	34,463,651,480	-
Receivables from interest of deposit	14,183,224,658	-	15,341,549,315	-
Receivables from employees	-	-	1,388,459,975	-
Receivables from social insurance	-	-	120,556,609	-
Receivables from health insurance	-	-	1,055,414	-
Advances	2,881,687	-	3,413,103	-
Receivables from insurance compensation	447,570,556	-	-	-
Other receivables	311,325,298	-	-	-
	43,570,021,453	**-**	**51,318,685,896**	**-**
a.2) Details by subject				
Asia Commercial Joint Stock Bank - Hai Phong Branch	5,242,093,151	-	7,299,856,164	-
Saigon - Hanoi Commercial Joint Stock Bank - Hai Phong Branch	2,733,802,740	-	1,988,602,740	-
SITC Dinh Vu Logistics Company Limited	28,625,019,254	-	34,463,651,480	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hai Phong Branch	4,472,863,014	-	3,301,024,658	-
Other objects	2,496,243,294	-	4,265,550,854	-
	43,570,021,453	**-**	**51,318,685,896**	**-**
b) Long-term				
b.1) Details by content				
Receivables from employees for indemnity for losses	51,986,000	-	92,986,000	-
	51,986,000	**-**	**92,986,000**	**-**
b.2) Details by subject				
Pham Ngoc Tien	51,986,000	-	71,486,000	-
Hoang Truong	-	-	21,500,000	-
	51,986,000	**-**	**92,986,000**	**-**

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
c) In which: Other receivables are related parties				
SITC Dinh Vu Logistics Company Limited	28,625,019,254	-	34,463,651,480	-
	28,625,019,254	**-**	**34,463,651,480**	**-**

8 . INVENTORIES

	31/12/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw material	665,994,087	-	735,134,801	-
Tools, supplies	11,408,828,689	-	12,386,318,166	-
	12,074,822,776	**-**	**13,121,452,967**	**-**

9 . CONSTRUCTION IN PROGRESS

	31/12/2025	01/01/2025
	VND	VND
Construction in progress	**1,189,844,445**	**647,554,630**
- Automatic fire protection system for warehouse No. 1	-	137,592,593
- Warehouse project in Lach Huyen - Cat Hai area	327,222,222	327,222,222
- Renovation of pier No. 1 and investment in 2 STS container handling gantry cranes.	862,622,223	182,739,815
Purchasing of fixed assets	**-**	**494,200,000**
- Human resource and salary management software	-	494,200,000
	1,189,844,445	**1,141,754,630**

10 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	472,246,305,964	726,283,229,748	135,785,463,571	20,171,939,767	1,354,486,939,050
- Purchase in the year	-	206,181,818	-	10,491,741,963	10,697,923,781
- Completed construction investment	3,572,268,824	3,242,094,089	-	-	6,814,362,913
- Liquidation, disposal	-	-	(22,455,069,980)	-	(22,455,069,980)
Ending balance	**475,818,574,788**	**729,731,505,655**	**113,330,393,591**	**30,663,681,730**	**1,349,544,155,764**
Accumulated depreciation					
Beginning balance	436,360,239,195	577,899,149,347	103,553,979,425	19,196,173,145	1,137,009,541,112
- Depreciation for the year	5,595,979,656	37,099,852,917	6,624,772,283	1,005,949,207	50,326,554,063
- Liquidation, disposal	-	-	(22,455,069,980)	-	(22,455,069,980)
Ending balance	**441,956,218,851**	**614,999,002,264**	**87,723,681,728**	**20,202,122,352**	**1,164,881,025,195**
Net carrying amount					
As at the opening of the year	35,886,066,769	148,384,080,401	32,231,484,146	975,766,622	217,477,397,938
As at the closing of the year	**33,862,355,937**	**114,732,503,391**	**25,606,711,863**	**10,461,559,378**	**184,663,130,569**

In which:

- Historical cost at the end of the year of fully depreciated tangible fixed assets but still in use: VND 1,052,974,429,464.

11 . INTANGIBLE FIXED ASSETS

	Computer software
	VND
Historical cost	
Beginning balance	7,095,104,700
- Purchase in the year	706,000,000
Ending balance of the year	**7,801,104,700**
Accumulated amortization	
Beginning balance	6,359,943,405
- Amortization for the year	345,500,001
Ending balance of the year	**6,705,443,406**
Net carrying amount	
Beginning balance	735,161,295
Ending balance	**1,095,661,294**

In which:

- Historical cost at the end of the year of fully depreciated intangible fixed assets but still in use: VND 6,235,104,700.

12 . PREPAID EXPENSES

		31/12/2025	01/01/2025
		VND	VND
a)	**Short-term**		
	Insurance expenses	845,112,670	1,077,868,467
	Fixed asset repair expenses	-	268,168,802
	Tools and equipment in use	43,933,635	-
	Others short-term prepaid expenses	437,793,470	640,311,570
		1,326,839,775	**1,986,348,839**
b)	**Long-term**		
	Land rental expenses in MP Dinh Vu industrial park (*)	24,126,890,908	24,890,803,024
	Others long-term prepaid expenses	62,453,279	38,610,701
		24,189,344,187	**24,929,413,725**

(*) The Company has paid the rent in full for the entire lease term and gradually allocated it to expenses over the lease term. Details are presented in Note No. 19a.

13 . SHORT-TERM TRADE PAYABLES

	31/12/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
Related parties	***822,635,749***	***822,635,749***	***2,124,700,756***	***2,124,700,756***
Port of Hai Phong Joint Stock Company	515,639,749	515,639,749	1,895,368,676	1,895,368,676
Hai Phong Port Tugboat and Transport Joint Stock Company	101,196,000	101,196,000	101,196,000	101,196,000
Hai Phong Port Training and Technical Services Joint Stock Company	60,000,000	60,000,000	91,550,000	91,550,000
Orient Maritime Services (ORIMAS) - Branch of Vietnam Ocean Shipping Agency Joint Stock Company	16,200,000	16,200,000	36,586,080	36,586,080
Hoang Dieu Chua Ve Port One Member Limited Company	129,600,000	129,600,000	-	-
Other parties	***11,855,150,908***	***11,855,150,908***	***12,298,876,442***	***12,298,876,442***
Chan Nam Construction Company Limited	-	-	3,519,239,600	3,519,239,600
Van Xuan Joint Stock Company	664,972,200	664,972,200	963,493,920	963,493,920
Ha Linh Business Investment and Development Joint Stock Company	1,619,706,240	1,619,706,240	1,832,239,440	1,832,239,440
Dinh Vu Ship Services Joint Stock Company	913,680,000	913,680,000	1,202,688,000	1,202,688,000
Hung Dung Construction and dredging trading Joint Stock Company	4,117,708,370	4,117,708,370	-	-
Payables to other supplier	4,539,084,098	4,539,084,098	4,781,215,482	4,781,215,482
	12,677,786,657	**12,677,786,657**	**14,423,577,198**	**14,423,577,198**

14 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Amount receivable at the beginning of the year	Amount payable at the beginning of the year	Amount payable during the year	Amount actually paid during the year	Amount receivable at the end of the year	Amount payable at the end of the year
	VND	VND	VND	VND	VND	VND
Value added tax	-	681,742,955	14,242,998,119	14,022,746,715	-	901,994,359
Corporate income tax	-	15,648,415,669	67,196,225,861	62,055,017,938	-	20,789,623,592
Personal income tax	-	1,786,551,799	19,946,882,450	21,698,691,864	-	34,742,385
Land tax and land rental	-	1,000	5,110,438,200	7,300,619,900	2,190,180,700	-
Other taxes	-	-	186,081,551	186,081,551	-	-
	-	**18,116,711,423**	**106,682,626,181**	**105,263,157,968**	**2,190,180,700**	**21,726,360,336**

(*) The amount of value-added tax payable during the year is the amount after clearing with the amount of value-added tax deducted during the year of VND 12,919,970,596.

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Financial statements could be changed at a later date upon final determination by the tax authorities.

15 . SHORT-TERM ACCRUED EXPENSES

	31/12/2025	01/01/2025
	VND	VND
- Telecommunications service charges	28,353,987	27,037,262
- Electricity expenses	153,650,852	159,554,284
- Other accrued expenses	72,217,718	46,379,410
	254,222,557	**232,970,956**

16 . OTHER SHORT-TERM PAYABLES

	31/12/2025	01/01/2025
	VND	VND
- Trade union fund	723,772,694	262,914,518
- Unemployment insurance	12,905,158	12,905,158
- Dividend payables	1,904,622,950	1,810,869,350
- Others payables	1,217,011,687	4,994,696,272
	3,858,312,489	**7,081,385,298**

17 . SHORT-TERM PROVISION FOR PAYABLES

	31/12/2025	01/01/2025
	VND	VND
- Provision for repairing fixed assets expenses	-	21,702,000,000
+ Provision for repairing expenses of STS01 crane	-	*4,064,500,000*
+ Provision for repairing expenses of other fixed assets	-	*17,637,500,000*
- Provision for dredging costs in front of the wharf	-	8,399,000,000
- Provision for salary fund	-	18,100,000,000
	-	**48,201,000,000**

18 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Other owner's capital	Investment and development funds	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of the previous year	**400,000,000,000**	**123,627,173,950**	**505,645,770,565**	**346,739,933,388**	**1,376,012,877,903**
Profit for previous year	-	-	-	336,224,822,010	336,224,822,010
Profit distribution	-	-	-	(223,300,000,000)	(223,300,000,000)
Other adjustment	-	(20,599,762,721)	20,599,762,721	-	-
Ending balance of the previous year	**400,000,000,000**	**103,027,411,229**	**526,245,533,286**	**459,664,755,398**	**1,488,937,699,913**
Beginning balance of the current year	**400,000,000,000**	**103,027,411,229**	**526,245,533,286**	**459,664,755,398**	**1,488,937,699,913**
Profit for current year	-	-	-	338,172,706,851	338,172,706,851
Profit distribution	-	-	-	(361,488,000,000)	(361,488,000,000)
Ending balance of the current year	**400,000,000,000**	**103,027,411,229**	**526,245,533,286**	**436,349,462,249**	**1,465,622,406,764**

According to Resolution No.09/NQ-ĐHĐCĐ dated April 18, 2025 of the 2025 Annual General Meeting of Shareholders, the Company announces the profit distribution for 2024 as follows:

	Rate	Amount
	%	VND
Net profit after corporate income tax	100.00	459,664,755,398
Bonus and welfare fund	9.03	41,488,000,000
Dividend payment (equal to 80% of charter capital)	69.62	320,000,000,000
Undistributed profits	21.36	98,176,755,398

b) Details of owner's invested capital

	Rate (%)	End of the year VND	Rate (%)	Beginning of the year VND
Port of Hai Phong Joint Stock Company	51.00	204,000,000,000	51.00	204,000,000,000
Agricultural Products and Materials Joint Stock Company	18.70	74,800,000,000	18.70	74,800,000,000
America Limited Liability Company	8.53	34,123,100,000	8.03	32,116,100,000
Other shareholders	21.77	87,076,900,000	22.27	89,083,900,000
	100	**400,000,000,000**	**100**	**400,000,000,000**

c) Capital transactions with owners and distribution of dividends

	Year 2025 VND	Year 2024 VND
Owner's contributed capital		
- *Contributed capital at the beginning of the year*	*400,000,000,000*	*400,000,000,000*
- *Contributed capital at the end of the year*	*400,000,000,000*	*400,000,000,000*
Dividends:		
- *Dividend payable at the beginning of the year*	*1,810,869,350*	*101,764,939,350*
- *Dividend payable in the year*	*320,000,000,000*	*180,000,000,000*
+ Dividend payable from last year's profit	320,000,000,000	180,000,000,000
- *Dividend paid in cash*	*(319,906,246,400)*	*(279,954,070,000)*
+ Dividend paid from last year's profit	(319,906,246,400)	(279,954,070,000)
- *Dividend payable at the end of the year*	*1,904,622,950*	*1,810,869,350*

d) Share

	31/12/2025	01/01/2025
Number of shares registered to issue	40,000,000	40,000,000
Number of shares issued and fully contributed capital	40,000,000	40,000,000
- *Common shares*	*40,000,000*	*40,000,000*
Quantity of outstanding shares in circulation	40,000,000	40,000,000
- *Common shares*	*40,000,000*	*40,000,000*
Par value of outstanding shares (VND)	10,000	10,000

e) Company's funds

	31/12/2025 VND	01/01/2025 VND
Investment and development fund	526,245,533,286	526,245,533,286
	526,245,533,286	**526,245,533,286**

19 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating leased commitment

According to contract No. 03/HDTD dated January 9, 2006, the People's Committee of Haiphong City leased land to the Company in Dong Hai ward, Haiphong City with an area of 221,415 m^2 with a lease term of 40 years (from August 19, 2002 to August 19, 2042). Pursuant to Decision No. 4120/QD - CT of Haiphong City Tax Department dated December 3, 2014, the Company is exempt from land rent for the above land lot for 15 years (from March 2005 to the end of February 2020). After the land rent exemption period, the Company pays land rent according to the annual notice.

According to the land lease contract No. 27/2015/HDTĐ - MP signed on June 12, 2015 between the Company and Minh Phuong Real Estate Investment Joint Stock Company, the Company leased 44,417 m^2 in MP Dinh Vu Industrial Park with the lease term is 43 years from the date of signing the contract to June 30, 2057. The total rental value for the entire lease period is VND 35,292,100,000 (including 10% VAT). The Company has paid this entire amount as information presented in Note No.12b.

b) **Foreign currencies**

	31/12/2025	01/01/2025
- USD	94,792.35	94,792.35
- EUR	5.14	5.14

c) **Bad debts written off**

	31/12/2025	01/01/2025
	VND	VND
Debts are handled according to financial regulations	1,786,179,934	1,786,179,934

20 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Year 2025	Year 2024
	VND	VND
Revenue from rendering of services	587,227,158,118	694,341,855,567
	587,227,158,118	**694,341,855,567**
In which: Revenue from related parties	**21,094,309,663**	**23,083,960,650**
(Details as in Notes No.32)		

21 . COSTS OF GOODS SOLD

	Year 2025	Year 2024
	VND	VND
Costs of services rendered	253,364,851,398	367,428,859,624
	253,364,851,398	**367,428,859,624**
In which: Purchasing goods from related parties		
(Details as in Notes No.32)		
Total purchase value:	**15,767,218,934**	**50,665,929,226**

22 . FINANCIAL INCOME

	Year 2025	Year 2024
	VND	VND
Interest income	53,726,662,492	49,599,277,117
Interest earned from associates due to capital repayment	-	4,199,137,279
Profits earned	71,562,548,135	70,390,451,480
Exchange rate difference gain arises during the year	3,120,862,072	3,497,810,741
Exchange rate difference gain due to reassessment of year-end balance	-	287,912,664
Others financial income	-	107,373
	128,410,072,699	**127,974,696,654**
In which: Financial income from related parties	**71,562,548,135**	**74,589,588,759**
(Details as in Notes No.32)		

23 . FINANCIAL EXPENSES

	Year 2025	Year 2024
	VND	VND
Exchange rate difference losses arise during the year	88,806,974	31,747,734
Exchange rate losses due to revaluation of year-end balances	63,881,045	-
	152,688,019	**31,747,734**

24 . SELLING EXPENSES

	Year 2025	Year 2024
	VND	VND
Other expenses by cash	461,552,000	-
	461,552,000	**-**

25 . GENERAL ADMINISTRATIVE EXPENSES

	Year 2025	Year 2024
	VND	VND
Raw materials expenses	162,550,861	19,483,733
Labor expenses	37,215,366,863	52,716,380,793
Fixed asset depreciation expense	3,079,882,695	2,524,114,141
Other expenses by cash	18,813,052,542	22,427,540,243
	59,270,852,961	**77,687,518,910**

26 . OTHER INCOME

	Year 2025	Year 2024
	VND	VND
Gain from liquidation of fixed assets	2,568,888,889	24,770,787,889
Collected fines	93,319,265	-
Income from liabilities that is not obligatory to be paid	245,635,172	-
Others	73,802,947	1,371,045,915
	2,981,646,273	**26,141,833,804**

27 . CURRENT CORPORATE INCOME TAX EXPENSES

	Year 2025	Year 2024
	VND	VND
Total accounting profit before tax	405,368,932,712	403,034,350,211
Increase	2,174,744,729	1,691,654,939
- *Ineligible expenses*	*1,454,395,152*	*1,691,654,939*
- *Losses from year-end foreign currency revaluation*	*720,349,577*	-
Decrease	(71,562,548,135)	(70,678,364,144)
- *Dividend payment*	*(71,562,548,135)*	*(70,390,451,480)*
- *Gains from year-end foreign currency revaluation*	-	*(287,912,664)*
Income subject to corporate income tax	335,981,129,306	334,047,641,006
Current corporate income tax expense (tax rate 20%)	**67,196,225,861**	**66,809,528,201**
Corporate income tax payable at the beginning of year	15,648,415,669	11,317,503,356
Corporate income tax paid during the year	(62,055,017,938)	(62,478,615,888)
Corporate income tax payable at the end of the year	**20,789,623,592**	**15,648,415,669**

28 . BASIC EARNINGS PER SHARE

The calculation of basic earnings per share distributable to shareholders owning common shares of the Company is carried out based on the following data:

	Year 2025	Year 2024
	VND	VND
Net profit after tax	338,172,706,851	336,224,822,010
Profit distributed for common shares	338,172,706,851	336,224,822,010
Average number of outstanding common shares in circulation in the year	40,000,000	40,000,000
Basic earnings per share	**8,454**	**8,406**

The Company has not planned to deduct the Bonus and Welfare Fund and the Executive Board Bonus Fund from profit after tax at the time of preparing the Financial statements.

As at December 31, 2025, the Company does not have shares with potential dilutive earnings per share.

29 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	Year 2025	Year 2024
	VND	VND
Raw materials expenses	12,415,094,677	20,950,065,531
Labour expenses	137,203,848,254	191,278,668,481
Fixed asset depreciation expense	50,442,082,728	58,486,299,295
Expenses from external services	70,147,795,889	102,973,253,470
Other expenses by cash	42,888,434,811	71,428,091,757
	313,097,256,359	**445,116,378,534**

30 . FINANCIAL INSTRUMENTS

Financial risk management

Types of financial risks the Company may encounter include market risks, credit 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 General Directors is responsible for monitoring the risk management process to ensure an appropriate balance between risk and risk control.

Market risk

The Company may encounter market risks such as exchange rates and interest rates.

Exchange rate risk:

The Company is exposed to exchange rate risk when conducting transactions in currencies other than the Vietnamese Dong, such as loans, revenue, expenses, imports of materials, goods, machinery and equipment, etc.

Interest rate risk:

The Company is exposed to interest rate risk because the fair value of future cash flows of a financial instrument will fluctuate with changes in market interest rates when the Company incurs deposits with or without term, loans and debt bear floating interest rates. The Company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates that are beneficial for the Company's purposes.

Credit risk

Credit risk is the risk that a party participating in a financial instrument or contract is unable to fulfill its obligations, leading to financial loss for the Company. The Company has credit risks from production and business activities (mainly for customer receivables) and financial activities (including bank deposits, loans and other financial instruments).

	1 year and under	Over 1 year to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/12/2025				
Cash	24,520,673,708	-	-	24,520,673,708
Trade receivables, other receivables	83,963,943,669	-	-	83,963,943,669
Loans	1,122,000,000,000	-	-	1,122,000,000,000
	1,230,484,617,377	**-**	**-**	**1,230,484,617,377**
As at 01/01/2025				
Cash	27,127,499,399	-	-	27,127,499,399
Trade receivables, other receivables	101,318,640,141	92,986,000	-	101,411,626,141
Loans	1,147,000,000,000	-	-	1,147,000,000,000
	1,275,446,139,540	**92,986,000**	**-**	**1,275,539,125,540**

Liquidity risk

Liquidity risk is the risk that the Company will have difficulty in fulfilling its due 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 contractual payments (on the basis of principal cash flows) is as follows:

	1 year and under	Over 1 year to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/12/2025				
Trade payables, other payables	16,536,099,146	-	-	16,536,099,146
Accrued expenses	254,222,557	-	-	254,222,557
	16,790,321,703	**-**	**-**	**16,790,321,703**
As at 01/01/2025				
Trade payables, other payables	21,504,962,496	-	-	21,504,962,496
Accrued expenses	232,970,956	-	-	232,970,956
	21,737,933,452	**-**	**-**	**21,737,933,452**

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.

31 . EVENTS OCCURRING AFTER BALANCE SHEET DATE

There are no material events occurring after the end of the fiscal year that require adjustment or disclosure in these Financial statements.

32 . TRANSACTION AND BALANCES WITH RELATED PARTIES

The list and relationships between related parties and the Company are as follows:

Related parties	Relationship
Vietnam Maritime Corporation - Joint Stock Company	Ultimate parent company
Port of Hai Phong Joint Stock Company	Direct parent company
SITC - Dinh Vu Logistics Company Limited	Associates
VIMC Logistics Joint Stock Company	Subsidiary company of the same group
VIMC Dinh Vu Port Joint Stock Company	Subsidiary company of the same group
Maritime Development Joint Stock Company	Subsidiary company of the same group
Vietnam Ocean Shipping Agency Joint Stock Company	Subsidiary company of the same group
Construction Consultation for Maritime Building Joint Stock Company	Subsidiary company of the same group
High -Tech Freight Transport Company Limited	Subsidiary company of the same group
Bien Dong Shipping One Member Company Limited	Subsidiary company of the same group
Vinabridge Company Limited	Subsidiary company of the same group
Hai Phong Port Tugboat and Transport Joint Stock Company	Subsidiary company of the same group
Hai Phong Port Training and Technical Services Joint Stock Company	Subsidiary company of the same group
Hai Phong Port Medical Center One Member Company Limited	Subsidiary company of the same group
Hoang Dieu Chua Ve Port One Member Limited Company	Subsidiary company of the same group
Dongdo Marine Joint Stock Company	Associates of ultimate parent company
VOSCO Agency and Logistics Joint Stock Company	Associates of ultimate parent company
VOSCO Trading and Services Joint Stock Company	Associates of ultimate parent company
Transport and Trading Services Joint Stock Company	Associates of ultimate parent company
HPH Logistics Joint Stock Company	Associates of direct parent company
Hai Phong Port Til International Terminal Company Limited	Associates of direct parent company
Vietnam - Japan International Transport Company Limited	Associates of ultimate parent company
Agricultural Products and Materials Joint Stock Company	Mr. Nguyen Tien Dung - Vice Chairman of the Board of Management of the Company is also Chairman of the Board of Management of this company
Chi Linh Golf Course Investment and Development Joint Stock Company	Mr. Nguyen Tien Dung - Vice Chairman of the Board of Management of the Company is also Chairman of the Board of Management of this company
Lao Cai Superphosphate Apromaco One Member Company Limited	Mr. Nguyen Tien Dung - Vice Chairman of the Board of Management of the Company is also Chairman of the Board of Member of this company
Apromaco Minerals Company Limited	Mr. Cao Xuan Hop - Member of the Board of Supervision is also a member of the Board of Members of this company
Hai Phong Maritime Investment and Trading Joint Stock Company	Mr. Chu Minh Hoang - Member of the Board of Management of the Company (until July 9, 2025) is also Chairman of the Board of Management of this company
Hai Phong Port Technical Services Joint Stock Company	Mr. Nguyen Viet Hai is the member of the Board of Management of both companies

Related parties	Relationship
Dongdo - Hai Phong Port Container Lines Joint Stock Company	Ms. Tran Thi Thanh Hai is the Head of the Board of Supervision of both companies
Members of the Board of Management, Board of General Directors, Board of Supervision, other managers of the Company and related persons of these individuals	

In addition to the information with related parties presented in the above notes, the Company also had transactions arising during the year with related parties as follows:

	Year 2025	Year 2024
	VND	VND
Revenue	**21,094,309,663**	**23,083,960,650**
Port of Haiphong Joint Stock Company	2,898,386,171	4,231,080,469
SITC - Dinh Vu Logistics Company Limited	2,086,858,778	1,333,495,088
Maritime Development Joint Stock Company	175,960,000	1,719,875,000
Vietnam Ocean Shipping Agency Joint Stock Company	12,764,465,930	14,472,212,816
VIMC Logistics Joint Stock Company	591,095,000	680,340,000
Vietnam Maritime Corporation - Joint Stock Company	-	118,490,058
High-Tech Freight Transport Company Limited	29,475,000	95,320,000
Vinabridge Company Limited	3,315,000	1,190,000
Bien Dong Shipping One Member Company Limited	-	1,700,000
HPH Logistics Joint Stock Company	7,540,000	7,395,000
Dongdo Marine Joint Stock Company	2,407,405	1,090,000
VOSCO Agency and Logistics Joint Stock Company	-	12,640,000
Transport and Trading Services Joint Stock Company	-	1,110,000
Vietnam - Japan International Transport Company Limited	42,455,000	62,295,202
Agricultural Products and Materials Joint Stock Company	-	23,600,000
VIMC Dinh Vu Port Joint Stock Company	-	1,520,000
Hoang Dieu Chua Ve Port One Member Limited Company	2,492,351,379	320,607,017
Purchasing services	**15,767,218,934**	**50,665,929,226**
Port of Hai Phong Joint Stock Company	12,960,814,267	47,199,626,893
Hai Phong Port Tugboat and Transport Joint Stock Company	1,029,700,000	1,567,700,000
Hai Phong Port Training and Technical Services Joint Stock Company	217,500,000	278,050,000
Hai Phong Port Medical Center One Member Company Limited	455,493,000	461,381,000
Vietnam Ocean Shipping Agency Joint Stock Company	272,360,000	281,804,000
VOSCO Trading and Services Joint Stock Company	-	447,534,000
Construction Consultation for Maritime Building Joint Stock Company	628,491,667	429,833,333
Hai Phong Port Til International Terminal Company Limited	2,860,000	-
Hoang Dieu Chua Ve Port One Member Limited Company	200,000,000	-
Profits earned	**71,562,548,135**	**70,390,451,480**
SITC - Dinh Vu Logistics Company Limited	71,562,548,135	70,390,451,480
Interest earned from associates due to capital repayment	**-**	**4,199,137,279**
SITC - Dinh Vu Logistics Company Limited	-	4,199,137,279
Receive back loaned materials	**-**	**1,975,800,000**
Port of Hai phong Joint Stock Company	-	1,975,800,000

	Year 2025	Year 2024
	VND	VND
Income, remuneration of members of the Board of Management, Board of General Directors and other managers of the Company:	**8,369,989,001**	**7,379,315,552**
Mr. Vu Tuan Duong - Chairman of the Board of Management	2,337,800,438	1,994,175,682
Mr. Nguyen Tien Dung - Vice Chairman of the Board of Management	320,000,000	320,000,000
Mr. Chu Minh Hoang - Member of the Board of Management	242,419,000	300,000,000
Mr. Cao Van Tinh - Member of the Board of Management, General Director	2,652,992,025	2,295,762,809
Mr. Le Minh Hai - Member of the Board of Management	57,581,000	-
Mr. Nguyen Viet Hai - Member of the Board of Management	300,000,000	300,000,000
Other managers and executives	2,459,196,538	2,169,377,061
Remuneration of members of the Board of Supervision	**620,000,000**	**620,000,000**

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

33 . COMPARATIVE FIGURES

The comparative figures in the Balance sheet, Statement of income and corresponding notes are from the Financial statements for the fiscal year ended as at December 31, 2024, audited by AASC Auditing Firm Company Limited. The comparative figures in the Statement of cashflows are those prepared by the Company and have not been audited since the fiscal year ended as at December 31, 2025 is the first fiscal year in which the Company has prepared a Statement of cashflows using the indirect method.

Le Thi Hai Thanh	**Doan Minh Trung**	**Cao Van Tinh**
Preparer	Chief Accountant	General Director

Hai Phong, February 11, 2026