



CAILANPORT INVESTMENT JOINT STOCK COMPANY
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BALANCE SHEET
As at December 31, 2024

Unit: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		11.216.326.227	10.265.906.380
110	1. Cash and cash equivalents		981.905.694	683.611.616
111	1. Cash		981.905.694	683.611.616
112	2. Cash equivalents			
130	II. Current accounts receivable		8.613.742.132	8.182.109.468
131	1. Short-term trade receivables	6	7.834.791.743	8.015.124.689
132	2. Short-term advances to suppliers		54.315.440	66.445.849
136	3. Other short-term receivables	7	2.929.174.707	2.255.302.167
137	4. Provision for doubtful short-term receivables	8	(2.204.539.758)	(2.154.763.237)
140	III. Inventories		1.375.104.637	1.072.436.464
141	1. Inventories		1.375.104.637	1.072.436.464
150	IV. Other current assets		245.573.764	327.748.832
151	1. Short-term prepaid expenses	9	104.998.901	207.486.790
152	2. Value-added tax deductible	13	50.786.962	120.262.042
153	3. Tax and other receivables from the State	13	89.787.901	
200	B. NON-CURRENT ASSETS		31.994.792.130	33.154.028.318
210	1. Long-term trade receivables	7	3.682.400.000	3.680.400.000
216	1. Other long-term receivables		3.682.400.000	3.680.400.000
220	II. Fixed assets		1.797.391.116	2.198.696.436
221	1. Tangible fixed assets	10	1.669.247.472	2.045.750.784
222	- Cost		11.984.045.111	14.847.479.703
223	- Accumulated depreciation		(10.314.797.639)	(12.801.728.919)
227	2. Intangible fixed assets		128.143.644	152.945.652
228	- Cost		269.996.000	269.996.000
229	- Accumulated depreciation		(141.852.356)	(117.050.348)
230	III. Investment real estate	11	26.354.294.715	27.129.421.023
231	- Cost		36.430.936.788	36.430.936.788
232	- Accumulated depreciation		(10.076.642.073)	(9.301.515.765)
250	IV. Long-term investments	5		
252	1. Investment in associates, joint ventures		473.212.674.000	473.212.674.000
254	2. Provision for Long-term investment		(473.212.674.000)	(473.212.674.000)
260	V. Other long-term assets		160.706.299	145.510.859
261	1. Long-term prepaid expenses		160.706.299	145.510.859
270	TOTAL ASSETS		43.211.118.357	43.419.934.698

BALANCE SHEET (Continued)

As at December 31, 2024

Unit: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		66.375.202.593	68.823.577.650
310	I. Current liabilities		14.784.809.587	15.394.499.204
311	1. Short-term trade payables	12	11.040.646.099	11.739.595.484
312	2. Short-term advances from Customers		84.531.170	84.531.170
313	3. Tax and other payables to the State		2.041.270	9.482.041
314	4. Payable to employees		699.332.164	619.702.607
315	5. Short-term accrued expenses	15	848.011.467	809.564.076
316	6. Short-term unearned revenue	16	1.660.948.836	1.660.948.836
318	7. Other short-term payables		537.577.289	468.953.698
322	8. Bonus and welfare funds		1.721.292	1.721.292
330	II. Long-term liabilities		51.749.093.006	53.429.078.446
333	1. Long-term accrued expenses		13.882.563.322	14.310.819.982
336	2. Long-term unearned revenue		34.811.309.684	36.472.258.464
337	3. Other long-term payables	14	3.055.220.000	2.646.000.000
400	D. OWNERS' EQUITY		(23.412.784.236)	(25.403.642.952)
410	I. Capital and reserves		(23.412.784.236)	(25.403.642.952)
411	1. Owners' capital	17	365.050.000.000	365.050.000.000
411a	- Ordinary shares with voting rights		365.050.000.000	365.050.000.000
414	2. Owners' other capital		11.500.000.000	11.500.000.000
418	3. Investment and development funds		2.340.736.096	2.340.736.096
420	4. Other funds		163.000.000	163.000.000
421	5. Undistributed earnings		(402.466.520.332)	(404.457.379.048)
421a	- Previous years		(404.457.379.048)	(402.772.919.052)
421b	- This year		1.990.858.716	(1.684.459.996)
440	TOTAL RESOURCES		43.211.118.357	43.419.934.698



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Do Vu Linh
Manager of Finance – Accounting
Department



Doan Ngoc Tu
General Director

Quang Ninh, Vietnam, Dated January 17 2025

INCOME STATEMENT
 For the fiscal year ended December 31, 2024

Unit: VND

Code	ITEMS	Notes	Quarter 4		Accumulate	
			Current year	Previous year	Current year	Previous year
01	1. Revenue from rendering of services	18	8.661.994.323	7.715.863.241	37.098.976.163	30.888.288.785
10	3. Net revenue from rendering of services		8.661.994.323	7.715.863.241	37.098.976.163	30.888.288.785
11	4. Cost of services rendered	19	7.330.377.979	6.946.046.087	32.679.271.582	28.292.441.658
20	5. Gross profit from rendering of services		1.331.616.344	769.817.154	4.419.704.581	2.595.847.127
21	6. Finance income	19	475.845	445.907	9.101.794	97.350.588
22	7. Finance expenses	20			4.850.0000	2.730.000
23	- In which: Interest expenses					
26	8. General and administrative expenses	21	902.689.050	1.363.673.355	3.413.535.657	5.053.415.474
30	9. Operating gain/loss		429.403.139	(593.410.294)	1.010.420.718	(2.362.947.759)
31	10. Other income	22	334.846.156	1.079.667.985	1.620.795.878	1.599.827.328
32	11. Other expenses	23	5.000.004	455.914.008	463.193.386	744.175.071
40	12. Other profit		329.846.152	623.753.977	1.157.602.492	855.652.257
50	13. Accounting loss before tax		759.249.291	30.343.683	2.168.023.210	(1.507.295.502)
51	14. Current corporate income tax expense	24	44.291.125	44.291.125	177.164.494	177.164.494
60	15. Net loss after tax		714.958.166	(13.947.442)	1.990.858.716	(1.684.459.996)
60	16. Earnings per share		20	(0)	55	(46)

Pham Thi Van
Preparer

Do Vu Linh
Manager of Finance – Accounting
Department



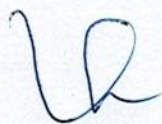
Doan Ngoc Tu
General Director

Quang Ninh, Vietnam, Dated January 17 2025

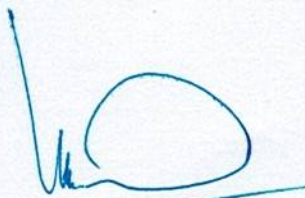
CASH FLOW STATEMENTS
For the fiscal year ended December 31, 2024
(By indirect method)

Unit: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Loss before tax		2.168.023.210	(1.507.295.502)
	2. Adjustments for:			
02	- Depreciation of tangible fixed assets and amortisation of intangible fixed assets		1.176.431.628	1.262.123.789
03	- (Reversal of provision)/provisions		(1.766.463.160)	(127.000.000)
04	- Foreign exchange loss arising from revaluation of monetary accounts			(117.000)
05	- Profit from investing activities		(8.625.949)	(1.410.583.588)
08	3. Operating profit before changes in working capital		1.569.365.729	(1.782.872.301)
09	- Decrease/(increase) in receivables		257.517.675	(2.510.609.831)
10	- Increase in inventories		(302.668.173)	180.755.902
11	- Increase/(decrease) in payables (Exclude interest, CIT payables)		(2.199.675.056)	(1.248.872.523)
12	- (Increase)/decrease in prepaid expenses		87.292.449	376.661.086
15	- Corporate income tax paid		(177.164.495)	(329.977.822)
20	Net cash flows from operating activities		(765.331.871)	5.314.915.489)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase and construction of fixed assets and other long-term assets			(848.205.441)
22	2. Proceeds from disposals of fixed assets and other long-term assets		1.055.000.000	1.313.350.000
27	3. Interest received, dividends and profits distributed		8.625.949	97.233.588
30	Net cash flows from investing activities		1.063.625.949	562.378.147
50	Net increase in cash for the year		298.294.078	(4.752.537.342)
60	Cash and cash equivalents at beginning of year		683.611.616	5.436.148.958
61	Impact of exchange rate fluctuation			
70	Cash and cash equivalents at end of year		981.905.694	683.611.616



Pham Thi Van
Preparer



Do Vu Linh
Manager of Finance – Accounting
Department




Doan Ngoc Tu
General Director

Quang Ninh, Vietnam, Dated January 17 2025

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended December 31, 2024

1. CORPORATE INFORMATION

Cailan Port Investment Joint Stock Company (the "Company") was incorporated and operates under Business Registration Certificate No. 5700688013, initially granted by the Department of Planning and Investment of Quang Ninh Province on November 02, 2007. The Company's business registration certificate was last amended on April 07 2024.

The Company's head office is located at: Lot No. 34, LK2 Block, Cailan Port Logistics Service Area - Bai Chay Ward - Ha Long City - Quang Ninh Province.

The Company's charter capital is VND 365,050,000,000 (Three hundred sixty-five billion, one hundred fifty million Vietnamese Dong), divided into 36,505,000 shares with a par value of VND 10,000 per share.

Business lines:

- Road freight transportation;
- Wholesale trade;
- Coastal and ocean freight transportation;
- Warehousing and storage;
- Support services directly related to rail and road transport;
- Cargo handling;
- Other support services related to transportation;
- Real estate business, land use rights owned, used, and leased;
- Support services directly related to water transport.

2. APPLIED ACCOUNTING POLICIES AND REGIMES AT COMPANY

2.1. Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal system.

2.2. Fiscal year

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

2.3. Accounting currency

The financial statements are prepared in VND which is also the Company's accounting currency.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2. Investments

Investments in associated companies and joint ventures are accounted for using the cost method. Net income received from associated companies and joint ventures arising after the initial investment date is recognized in the Statement of Profit or Loss. Other amounts received (other than net income) are considered as a recovery of the investment and are recognized as a reduction in the carrying amount of the investment.

Impairment loss provision for investments is recognized at the end of the year as follows:

Impairment loss provision for investments is recognized at the end of the financial year in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019, and Circular No. 24/2022/TT-BTC dated April 07, 2022 of the Ministry of Finance on Guidance on the establishment and use of provisions at Enterprises.

3.3. Receivables

Receivables are presented in the financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts. The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the income statement.

3.4. Inventories

Inventories are measured at their historical costs. The cost of inventories comprise costs of purchase and other directly related cost incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Tools and supplies - cost of purchase on a weighted average basis.

3.5. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the income statement.

3.6. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the income statement.

3.7. Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

- Machinery and equipment:	05 – 12 years
- Means of transportation:	04 – 08 years
- Office equipment:	03 years
- Other assets:	04 years
- Computer software:	03 – 05 years

3.8. Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

3.10. Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.11. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Rendering of services

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion. Stage of completion is measured by reference to the quantity of goods loaded as of the balance sheet date as a percentage of total quantity of goods stated in each contract.

Interest

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

3.12. Taxation

Current income tax

Cailan Port Invest JSC

Address: Lot No. 34, LK2 Block, Cai Lan Port Logistics
Service Area, Bai Chay Ward, Ha Long City, Quang Ninh Province

Finance statements
For the fourth quarter of 2024

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

3.13. Related parties

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close family members of such individual.

4. CASH AND CASH EQUIVALENTS

	Ending balance	Beginning balance
1. Cash on hand	30.000.000	126.249.003
2. Cash at banks	951.905.694	557.362.613
TOTAL	981.905.694	683.611.616

Unit: VND

5. LONG-TERM INVESTMENTS

	Ending balance			Beginning balance		
	Cost	Provision	Voting ratio	Cost	Provision	Voting ratio
Investment in associates and joint ventures						
CAI LAN INTERNATIONAL CONTAINER TERMINAL LIMITED LIABILITY COMPANY	473.212.674.000	(473.212.674.000)	51%	473.212.674.000	(473.212.674.000)	51%
TOTAL	473.212.674.000	(473.212.674.000)	51%	473.212.674.000	(473.212.674.000)	51%

Unit: VND

6. SHORT-TERM TRADE RECEIVABLES

a) Detailed customer receivables according to customers with large balances	Ending balance	Provision	Beginning balance	Provision

Unit: VND

6. SHORT-TERM TRADE RECEIVABLES

	Ending balance	Provision	Beginning balance	Unit: VND Provision
a) Detailed customer receivables according to customers with large balances				
1. Cai Lan International Container Terminal Company Limited	2.392.696.049		1.949.475.000	
2. An Viet Phat company deposit fund to rent warehouse	1.802.461.941		3.729.005.586	
3. Ha Long QN Lime Company Limited	714.717.651		517.370.001	
4. Dương Linh company deposit fund to rent warehouse	1.037.192.069			
5. Other objects	1.887.724.033	(438.076.679)	1.819.274.102	(338.523.637)
TOTAL	7.834.791.743	(438.076.679)	8.015.124.689	(338.523.637)

7. OTHER RECEIVABLES

	Ending balance	Provision	Beginning balance	Unit: VND Provision
a. Shor-term	2.929.174.707		2.255.302.167	(1.816.239.600)
1. Employee receivables	703.717.530		358.228.246	
2. Deposit	23.000.000		3.000.000	
3. Other receivables	2.202.457.177	(1.816.239.600)	1.894.073.921	(1.816.239.600)
b. Long-term	3.682.400.000		3.680.400.000	
1. Deposit	3.682.400.000		3.680.400.000	
TOTAL	4.795.335.026	(1.816.239.600)	5.935.702.167	(1.816.239.600)

8. BAD DEBTS

			<i>Unit: VND</i>	
	Ending balance	Provision	Beginning balance	Provision
1. Hoang Lam Ha Long Company Limited	70.408.444	(70.408.444)	70.408.444	(70.408.444)
2. Soc Son Steel Rolling Joint Stock Company	74.163.817	(74.163.817)	74.163.817	(74.163.817)
3. TMT Wood Chip Production Trading Joint Stock Company	170.810.966	(170.810.966)	170.810.966	(170.810.966)
4. VINA Wood Chip Processing Company Limited	23.140.329	(23.140.329)	23.140.329	(23.140.329)
5. Ha Long Port Trading Joint Stock Company	49.776.521	(49.776.521)		
6. Cai Lan International Container Terminal Company Limited	1.816.239.600	(1.816.239.600)	1.816.239.600	(1.816.239.600)
TOTAL	2.254.316.279	(2.204.539.758)	2.154.763.237	(2.154.763.237)

9. PREPAID EXPENSES

	<i>Unit: VND</i>	
	Ending balance	Beginning balance
a. Short-term	104.998.901	207.486.790
1. Transportation prepaid expenses	32.684.729	187.075.779
2. Office prepaid expenses	72.314.172	20.411.011
3. Other Prepaid expenses		
b. Long-term	160.706.299	145.510.859
1. Transportation prepaid expenses	35.073.460	
2. Office prepaid expenses	125.632.839	145.510.859
TOTAL	265.705.200	352.997.649

10. TANGIBLE FIXED ASSETS

	Machinery and equipment	Means of transportation	Office equipment	Other tangible assets	Unit: VND Total
Cost					
Beginning balance	608.800.000	12.971.679.703	212.276.000	1.054.724.000	14.847.479.703
- New purchase					
- Liquidation, selling		(2.863.434.592)			(2.863.434.592)
Ending balance	608.800.000	10.108.245.111	212.276.000	1.054.724.000	11.984.045.111
Accumulated depreciation					
Beginning balance	484.575.378	11.325.827.261	212.276.000	779.050.280	12.801.728.919
- Depreciation for the year	35.492.760	240.765.528		100.245.024	376.503.312
- Liquidation, selling		(2.863.434.592)			(2.863.434.592)
Ending balance	520.068.138	8.703.158.197	212.276.000	879.295.304	10.314.797.639
Net carrying amount					
Beginning balance	124.224.622	1.645.852.442		275.673.720	2045.750.784
Ending balance	88.731.862	1.405.086.914		175.428.696	1.669.247.472

11. REAL ESTATE INVESTMENTS

	Land use rights	Infrastructure	Total
Cost			
Beginning balance	33.623.389.808	2.807.546.980	36.430.936.788
Ending balance	33.623.389.808	2.807.546.980	36.430.936.788
Accumulated depreciation			
Beginning balance	8.584.695.265	716.820.500	9.301.515.765
- Depreciation for the year	715.391.268	59.735.040	775.126.308
Ending balance	9.300.086.533	776.555.540	10.076.642.073
Net carrying amount			
Beginning balance	25.038.694.543	2.090.726.480	27.129.421.023
Ending balance	24.323.303.275	2.030.991.440	26.354.294.715

12. SHORT-TERM TRADE PAYABLES

a) Payable to vendors in detail according to suppliers with large balances	Ending balance	Solvency	Beginning balance	Unit: VND
				olvency
1.Maritime Project Management Board 2	4.000.000.000	4.000.000.000	4.000.000.000	4.000.000.000
2.Vietnam Maritime Corporation	823.841.637	823.841.637	823.841.637	823.841.637
3.Tham Gia Tourism and Trading Construction Joint Stock Company	1.526.355.592	1.526.355.592	3.342400.000	3.342400.000
4.High-tech cargo transportation company limited	1.616.239.600	1.616.239.600	1.616.239.600	1.616.239.600
5.Other objects				
TOTAL	11.040.646.099	11.040.646.099	11.739.595.484	11.739.595.484

13. STATUTORY OBLIGATIONS

	Beginning taxes payables	Taxes payables in year	Paid taxes in year	Đơn vị tính/ Unit: VND	
				Ended taxes receivables	Ended taxes payables
1. Value Added Tax		428.524.375	428.524.375		
2. Corporate Income Tax	2.041.271	177.164.494	177.164.495		2.041.270
3. Personal Income Tax	7.440.770	56.301.760	153.530.431	89.787.901	
4. Real Estate Tax and Land Rent		107.333.340	107.333.340		
5. Other Taxes		3.000.000	3.000.000		
6. Other Fees, Charges and Other Payables		1.047.023	1.047.023		
TOTAL	9.482.041	773.370.992	870.599.664	89.787.901	2.041.270

Cailan Port Invest JSC

Address: Lot No. 34, LK2 Block, Cai Lan Port Logistics
 Service Area, Bai Chay Ward, Ha Long City, Quang Ninh Province

Finance statements
 For the fourth quarter of 2024

14. OTHER SHORT-TERM PAYABLES

	Ending balance	Beginning balance
		<i>Unit: VND</i>
a. Short-term	537.577.289	468.953.698
- Other payables	535.755.289	468.953.698
b. Long-term	3.055.220.000	2.646.000.000
- An Viet Phat company deposit fund to rent warehouse	2.646.000.000	2.646.000.000
- Dương Linh company deposit fund to rent warehouse	409.220.000	
TOTAL	3.592.797.289	3.114.953.698

15. ACCRUED EXPENSES

	Ending balance	Beginning balance
		<i>Unit: VND</i>
a. Short-term		
- Other accrued expenses	419.754.807	381.307.416
- Land rent tax payable	428.256.660	428.256.660
b. Long-term		
- Land rent tax payable	13.882.563.322	14.310.819.982
TOTAL	14.730.574.789	15.120.384.058

16. UNREALED REVENUE

	Ending balance	Beginning balance
		<i>Unit: VND</i>
a. Short-term		
- 2,3 ha land lease	1.660.948.836	1.660.948.836
b. Long-term		
- 2,3 ha land lease	34.811.309.684	36.472.258.464
TOTAL	36.472.258.520	38.133.207.300

17. LONG-TERM INVESTMENTS

17.1 Increase and decrease in owners' equity

Unit: VND

	Contributed charter capital	Other contributed	Investment and Development Fund	Other Fund	Accumulated Earnings	Total
Pervious year:						
-Beginning balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(42.772.919.052)	(23.719.182.956)
- gain (loss)					(1.684.459.996)	(1.684.459.996)
- Ending balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(404.457.379.048)	(25.403.642.952)
Current year:						
- Beginning balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(404.457.379.048)	(25.403.642.952)
- gain (loss)					1.990.858.716	
- Ending balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(402.466.520.332)	(23.412.784.236)

17.2 Contributed charter capital

Unit: VND

	Ending balance	Ratio	Beginning balance	Ratio
1. Vietnam Maritime Corporation	206.550.000.000	56,58%	206.550.000.000	56,58%
	29.709.990.000	8,14%	29.709.990.000	8,14%
2. Quang Ninh Port Joint Stock Company				
3. Hanoi General Import-Export Joint Stock Company	18.000.000.000	4,93%	18.000.000.000	4,93%
4. Other shareholders	110.790.010.000	30,35%	110.790.010.000	30,35%
TOTAL	365.050.000.000	100%	365.050.000.000	100%

17.3 Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares sold to the Public	36.505.000	36.505.000
- Common shares	36.505.000	36.505.000
Number of shares outstanding	36.505.000	36.505.000
- Common shares	36.505.000	36.505.000

18. REVENUE

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
1. Providing services revenue	8.246.757.125	7.300.626.043	35.438.026.383	29.227.340.005
2. Real estate business revenue	415.237.198	415.237.198	1.660.949.780	1.660.949.780
TOTAL	8.661.994.323	7.715.863.241	37.098.976.163	30.888.288.785

19. COST OF GOODS SOLD

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
1. Cost of services	7.136.596.402	6.752.264.510	31.904.145.274	27.517.315.350
2. Cost of real estate business	193.781.577	193.781.577	775.126.308	775.126.308
TOTAL	7.330.377.979	6.946.046.087	32.679.271.582	28.292.441.658

20. FINANCIAL INCOME

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
1. Bank interest	475.845	328.907	1.281.794	97.233.588
2. Exchange gain/loss for the year			7.820.000	
3. Exchange gain/loss ended the year		117.000		117.000
TOTAL	475.845	445.907	9.101.794	97.350.588

21. FINANCIAL EXPENSESE

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
1. Exchange gain/loss for the year			74.250	2.730.000
2. Exchange gain/loss ended the year			4.775.750	
TOTAL			4.850.000	2.730.000

22. GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
1. Raw marterial costs	17.019.165	30.674.279	97.153.236	125.572.687
2. Labor costs	451.757.744	772.146.323	1.596.252.987	2.612.815.185
3. Fixed asset depreciation costs	32.798.868	54.004.005	131.195.472	165.625.318
4. Taxes, fees and charges			3.000.000	3.000.000
5. Cost/refunds of bad debt provisions	49.776.521		49.776.521	(127.000.000)
6. Outsourced service costs	215.817.623	219.937.905	828.131.616	960.415.810
7. Other costs	135.519.099	286.910.843	708.025.825	1.312.986.474
TOTAL	902.689.050	1.363.673.355	3.413.535.657	5.053.415.474

23. OTHER INCOME

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
1. Proceeds from disposal of assets		1.079.667.865	941.157.473	1.241.329.058
2. Difference from pay non-agricultral land tax	334.846.020		334.846.020	334.846.020
3. Productivity incentive bonus			344.791.250	
4. Others	136	120	1.135	23.652.250
TOTAL	334.846.156	1.079.667.985	1.620.795.878	1.599.827.328

24. OTHER EXPENSES

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
1. Costs from disposal of assets				
2. Emuneration costs for the Board of Directors, Supervisory Board, and Secretary	5.000.000	81.500.00	20.000.000	332.000.000
3. Productivity incentive bonus			251.418.750	
4. Others	4	374.414.008	191.774.636	412.175.071
TOTAL	5.000.004	455.914.008	463.193.386	744.175.071

25. CORPORATE INCOME TAX

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
a. CIT from business				
1. Gain (Loss) before Tax	537.793.670	(191.111.938)	1.282.200.738	(621.473.030)
2. Adjustments:	5.000.008	481.822.133	51.631.278	571.612.788
- Non-deductable cost				
3. Loss carry forward	(542.793.678)		(1.333.832.016)	

Cailan Port Invest JSC

Address: Lot No. 34, LK2 Block, Cai Lan Port Logistics
 Service Area, Bai Chay Ward, Ha Long City, Quang Ninh Province

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25. CORPORATE INCOME TAX (continued)

5. rates	20%	290.710.195	20%	1.333.832.016	(49.860.242)
6. CIT payable					
b. CIT from real estate business					
1. Gain (loss) before tax		221.455.621		885.822.472	885.822.472
2. Taxable income		221.455.621		885.822.472	885.822.472
3. Rates	20%		20%		
4. CIT payable		44.291.125		177.164.494	177.164.494
TOTAL		44.291.125		177.164.494	177.164.494

26. OPERATING COSTS

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
1. Raw marterial costs	229.357.737	425.709.092	2.488.395.726	2.915.728.095
2. Labor costs	1317.633.716	1.456.123.599	5.058.094.369	7.132.044.984
3. Fixed asset depreciation costs	294.107.907	330.637.570	1.176.431.628	1.262.123.789
4. Taxes, fees and charges			3.000.000	3.000.000
5. Cost/refunds of bad debt provisions	49.776.521		49.776.521	(127.000.000)
6. Outsourced service costs	5.210.702.720	8.151.760.379	25.756.587.673	20.664.826.412
7. Other costs	1.098.659.560	313.242.494	1.792.120.116	1.323.395.004
TOTAL	8.200.268.161	10.677.473.134	36.324.406.033	33.174.118.284

Cailan Port Invest JSC

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27. TRANSACTIONS WITH RELATED PARTIES**27.1 Related parties**

Enterprise	Relationship
Vietnam Maritime Corporation	Parent Company
Cai Lan International Container Terminal Company Limited	Joint venture company
High-tech Transport Company Limited	Same Parent Company
Hai Phong Port Joint Stock Company	Same Parent Company
Vosa Quang Ninh	Same Parent Company
Quang Ninh Port Joint Stock Company	Mr. Nguyen Van Manh - Member of the Board of Directors of the Company is the Deputy General Director of this Company
Tham Gia Tourism Construction and Trade Investment Joint Stock Company	Mr. Tham Hong Son - Member of the Board of Directors of the Company is the Director of this Company

27.2 Transactions

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	<i>Unit: VND</i>			
a. Buy-in service				
1. Cai Lan International Container Terminal Company Limited	85.176.000	406.327.350	244.304.400	815.369.670
2. Quang Ninh Port Joint Stock Company	519.274.888	832.826.950	4.459.588.558	2.204.217.730
3. Tham Gia Tourism Construction and Trade Investment Joint Stock Company	4.729.671.844	4.832.000.000	9.709.141.844	9.772.000.000
4. Vietnam Maritime Corporation				766.946.943
Total	5.334.122.732	6.071.154.300	14.413.034.802	13.558.534.343

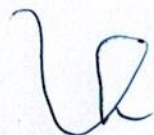
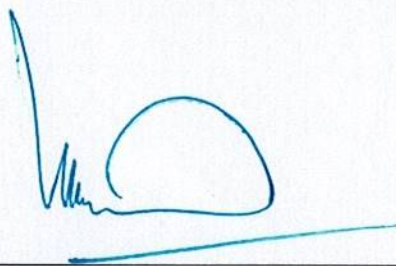
27.2 Transactions (continued)**b. Providing services**

1. Cai Lan International Container Terminal Company Limited	1.673.317.175	176.788.035	2.415.998.205	3.163.780.285
2. Quang Ninh Port Joint Stock Company	24.000.000		99.269.100	
3. Tham Gia Tourism Construction and Trade Investment Joint Stock Company			30.494.200	
4. Hai Phong Port Joint Stock Company		30.100.000	698.720.000	30.100.000
Total	1.697.317.175	206.888.035	3.244.481.505	3.193.880.285

	Ending balance	Beginning balance
a. Receivable from customers	2.392.696.049	1.949.475.000
1. Cai Lan International Container Terminal Company Limited	2.392.696.049	1.949.475.000
b. Other receivables	5.510.387.681	5.496.639.681
1. Cai Lan International Container Terminal Company Limited	1.829.987.681	1.816.239.681
2. Tham Gia Tourism Construction and Trade Investment Joint Stock Company	3.680.400.000	3.680.400.000
c. Must pay the seller	4.622.262.538	6.679.629.161
1. Quang Ninh Port Joint Stock Company	563.825.629	621.461.106
2. High-tech Transport Company Limited	1.616.239.600	1.616.239.600
3. Vietnam Maritime Corporation		
4. Tham Gia Tourism Construction and Trade Investment Joint Stock Company	1.526.355.592	3.342.400.000
5. Cai Lan International Container Terminal Company Limited	91.990.080	275.686.818
d. Other payables	18.250.000	
1. Tham Gia Tourism Construction and Trade Investment Joint Stock Company	18.250.000	

27.3 Income of the BOD, BOS, BOM and other managers of the Company

	Quarter 4		Accumulated	
	Current year	Previous year	Current year	Previous year
	Unit: VND			
1. Mr. Do Duc An - Chairman of the BOD		9.000.000		18.000.000
2. Mr. Doan Ngoc Tu - Member of the BOD, General Director	85.600.000		146.736.364	
3. Mr. Nguyen Van Manh - Member of the BOD		9.000.000	3.000.000	36.000.000
4. Ms. Tran Thi Kieu Oanh - Member of the BOD				
5. Mr. Tham Hong Son - Member of the BOD		9.000.000	3.000.000	36.000.000
6. Mr. Pham Van Toan - Member of the BOD, General Director (Resigned on June 1, 2024)		108.430.0000		352.180.000
7. Mr. Nguyen Ba Son - Deputy General Director	58.275.000	82.817.045	238.51.591	400.110.681
8. Mr. Do Tuan Hien - Deputy General Director	94.000.000	74.096.360	251.112.582	240.820.454
9. Income of members of BOS		25.500.000	9.000.000	102.000.000
TOTAL	237.875.000	317.843.405	650.900.536	1.185.111.135


Pham Thi Van
Preparer

Do Vu Linh
Manager of Finance – Accounting Department

Doan Ngoc Tu
General Director

Quang Ninh, Vietnam, Dated January 17 2025