

**TAN CANG - PHU HUU JOINT STOCK
COMPANY**

Tax code: 0309444635

**Address: Group 4, Phu Huu Ward, Thu Duc, Ho Chi Minh,
Vietnam**

**FINANCIAL
STATEMENTS**

**For the first quarter of the
year 2024**

PHU HUU - NEWPORT CORPORATION

Address: Quarter 4, Ward Phu Huu, Thu Duc City, Ho Chi Minh City, Vietnam
 Tax code: 0 3 0 9 4 4 4 6 3 5

Form No. B 01 - DN

(Issued under Circular No. 200/2014/TT-BTC
 Date December 22, 2014 of the Ministry of Finance)

BALANCE SHEET

Quarter 01 of 2025

Unit: VND

INDICATORS	Code	Note	Closing balance	Opening balance
A - CURRENT ASSETS	100		184.046.769.092	196.320.663.753
I. Cash and cash equivalents	110		123.174.148.123	75.535.409.791
1. Cash	111		22.914.148.123	5.275.409.791
2. Cash equivalents	112		100.260.000.000	70.260.000.000
II. Held to maturity investments	120		-	-
1. Trading securities	121		-	-
2. Provision for trading securities devaluation	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term Receivables	130		59.050.971.405	118.758.059.417
1. Account receivable from customers	131		33.918.873.433	117.648.893.576
2. Advances to suppliers	132		386.000.000	535.455.780
3. Short-term Internal Receivables	133		-	-
4. Payables from construction contract	134		-	-
5. Short-term Loan Receivables	135		-	-
6. Other short-term receivables	136		24.886.897.222	714.509.311
7. Provision for doubtful short-term receivables (*)	137		(140.799.250)	(140.799.250)
8. Asset pending disposal	139		-	-
IV. Inventory	140		988.552.000	1.138.019.000
1. Inventory	141		988.552.000	1.138.019.000
2. Provision for Inventory Devaluation (*)	149		-	-
V. Other current assets	150		833.097.564	889.175.545
1. Short-term prepaid expenses	151		416.327.256	889.175.545
2. Value added tax deductibles	152		416.770.308	-
3. Taxes and amounts payables to the State budget	153		-	-
4. Trading government Bonds	154		-	-
5. Other current assets	155		-	-
B - NON-CURRENT ASSETS	200		138.421.008.503	146.195.146.173
I. Long-term Receivables	210		-	-
1. Long-term trade receivables	211		-	-
2. Long-term advance to suppliers	212		-	-
3. Working capital from subunits	213		-	-
4. Long-term receivables from related parties	214		-	-
5. Long-term loan receivables	215		-	-
6. Long-term other receivables	216		-	-

7. Provision for doubtful short-term receivables (*)	219		-	-
II. Fixed assets	220		135.104.990.711	142.645.642.578
1. Tangible fixed assets	221		135.104.990.711	142.645.642.578
- Original cost/Historical cost/Acquisition cost	222		382.034.791.493	381.533.052.435
- Accumulated depreciation (*)	223		(246.929.800.782)	(238.887.409.857)
2. Finance lease fixed assets	224		-	-
- Original cost/Historical cost/Acquisition cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible assets	227		-	-
- Original cost/Historical cost/Acquisition cost	228		-	-
- Accumulated depreciation (*)	229		-	-
III. Investment properties	230		-	-
- Original cost/Historical cost/Acquisition cost	231		-	-
- Accumulated depreciation (*)	232		-	-
IV. Long-term assets in progress	240		1.467.469.651	1.467.469.651
1. Long-term work in progress	241		-	-
2. Long-term construction in progress	242		1.467.469.651	1.467.469.651
V. Long-term Financial Investments	250		-	-
1. Investment in company's subsidiaries	251		-	-
2. Investment in associates and joint ventures	252		-	-
3. Equity Investments in Other Entities	253		-	-
4. Provision for Long-term Financial Investments (*)	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other long-term assets	260		1.848.548.141	2.082.033.944
1. Long-term prepaid expenses	261		1.848.548.141	2.082.033.944
2. Deferred income tax assets	262		-	-
3. Long-term Equipment, Supplies, and Spare Parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS	270		322.467.777.595	342.515.809.926
INDICATORS	Code	Note	Closing balance	Opening balance
C - LIABILITIES	300		85.913.936.609	112.478.031.526
I. Current liabilities	310		47.565.964.462	70.519.448.379
1. Short-term Trade payables	311		18.728.943.779	36.140.962.844
2. Short-term Advances from customers	312		113.245.000	3.370.000
3. Taxes and amounts payable to the State	313		2.560.913.755	4.981.544.840
4. Payables to employees	314		3.799.881.372	11.237.593.466
5. Accrued expenses	315		5.473.407.739	52.569.000
6. Payables to related parties	316		-	-

7. Payables from construction contract	317	-	-
8. Short-term unearned revenue	318	-	-
9. Other short-term payables	319	458.197.538	477.052.137
10. Short-term loan and payable for finance leasing	320	14.442.619.103	14.442.619.103
11. Provision for Short-term payable	321	-	-
12. Reward and welfare funds	322	1.988.756.176	3.183.736.989
13. Price stabilization fund	323	-	-
14. Repurchase and sale of government bonds	324	-	-
II. Long-term liabilities	330	38.347.972.147	41.958.583.147
1. Long-term Payables to Suppliers	331	-	-
2. Long-term Advances from Customers	332	-	-
3. Long-term Accrued Expenses	333	-	-
4. Payables to internal business capital	334	-	-
5. Long-term receivables from related parties	335	-	-
6. Long-term unearned revenue	336	-	-
7. Other long-term payables	337	-	-
8. Long-term loans and obligations under finance leases	338	38.347.972.147	41.958.583.147
9. Convertible bonds	339	-	-
10. Preference shares	340	-	-
11. Deferred income tax liabilities	341	-	-
12. Long-term Provision	342	-	-
13. Science and Technology Development Fund	343	-	-
D - OWNERS' EQUITY	400	236.553.840.986	230.037.778.400
I. Owners' Equity	410	236.553.840.986	230.037.778.400
1. Owners' contributed capital	411	161.000.000.000	161.000.000.000
- Common shares with voting rights	411a	161.000.000.000	161.000.000.000
- Preference shares	411b	-	-
2. Share premium	412	-	-
3. Bond conversion options	413	-	-
4. Other equity of owner	414	-	-
5. Treasury shares (*)	415	-	-
6. Difference from asset revaluation	416	-	-
7. Exchange rate differences	417	-	-
8. Investment and development fund	418	42.239.177.102	42.239.177.102
9. Fund for enterprise restructuring support	419	-	-
10. Other funds belonging to equity	420	-	-
11. Undistributed post-tax profit	421	33.314.663.884	26.798.601.298
- Retained earnings accumulated to the prior year end	421a	26.497.138.711	26.798.601.298
- Undistributed post-tax profit of this period	421b	6.817.525.173	-
12. Capital for basic construction investment	422	-	-

II. Funds and other sources	430		-	-
1. Funding source	431		-	-
2. Funding source for fixed assets formed	432		-	-
TOTAL LIABILITIES	440		322.467.777.595	342.515.809.926

Ho Chi Minh City, April 16, 2025

Preparer

Nguyễn Thị Tuyết Nga

Chief Accountant

Trần Thị Việt Hà

Director



Nguyễn Văn Thuy

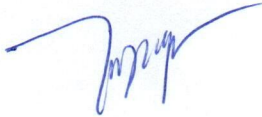
STATEMENT OF PROFIT OR LOSS
 Quarter 01 of 2025

Unit: VND

Indicator	Code	Note	This quarter This year	This quarter Previous year	Cumulative from the beginning of the	Cumulative from the beginning of the year
1. Revenue from sales and service provision	01		80.364.940.608	91.369.389.267	80.364.940.608	91.369.389.267
2. Deductions from revenue	02		-	-	-	-
3. Net revenue from sales and service provision	10		80.364.940.608	91.369.389.267	80.364.940.608	91.369.389.267
4. Cost of goods sold	11		60.949.781.493	73.598.480.309	60.949.781.493	73.502.175.309
5. Gross profit from sales and service provision	20		19.415.159.115	17.770.908.958	19.415.159.115	17.867.213.958
6. Financial Income	21		701.134.260	331.313.924	701.134.260	331.313.924
7. Financial expenses	22		1.219.005.473	1.670.318.757	1.219.005.473	1.670.318.757
Including: Loan interest expenses	23		1.219.005.473	1.670.318.757	1.219.005.473	1.670.318.757
8. Selling expenses	25		-	-	-	-
9. Enterprise management expenses	26		6.375.045.191	5.265.218.712	6.375.045.191	5.264.318.712
10. Net profit from business activities	30		12.522.242.711	11.166.685.413	12.522.242.711	11.263.890.413
11. Other income	31		29.710	19.898.973.852	29.710	19.898.973.852
12. Other expenses	32		365.955	16.295.198.869	365.955	16.295.198.869
13. Other profit	40		(336.245)	3.603.774.983	(336.245)	3.603.774.983
14. Total accounting profit before tax	50		12.521.906.466	14.770.460.396	12.521.906.466	14.867.665.396
15. Current Corporate Income Tax Expense	51		2.504.381.293	2.954.092.079	2.504.381.293	2.973.533.079
16. Deferred Corporate Income Tax Expense	52		-	-	-	-
17. Profit after corporate income tax	60		10.017.525.173	11.816.368.317	10.017.525.173	11.894.132.317
18. Basic Earnings Per Share	70		-	-	-	-
19. Diluted Earnings per Share	71		-	-	-	-

Ho Chi Minh City, April 16, 2025

Preparer



Nguyễn Thị Tuyết Nga

Chief Accountant



Trần Thị Việt Hà

Director



Nguyễn Văn Thuy

STATEMENT OF CASH FLOWS
 (Direct method)
 Quarter 01 of 2025

Unit: VND

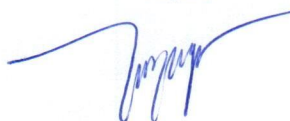
INDICATOR	Code	Note	Cumulative from the beginning of the year to the end of this quarter	
			This year	Previous year
I. Cash flow from operating activities				
1. Cash received from sales, services and other revenues	01		140.903.279.364	80.840.459.941
2. Cash paid to suppliers of goods and services	02		(62.093.291.959)	(58.763.229.898)
3. Cash paid to employees	03		(17.177.823.673)	(15.663.653.399)
4. Interest paid	04		(1.219.005.473)	(1.670.318.757)
5. Corporate income tax paid	05		(4.542.393.218)	(2.322.300.256)
6. Other cash inflows from operating activities	06		5.337.932.042	5.068.475.663
7. Other cash outflows for operating activities	07		(9.959.347.751)	(9.739.450.103)
Net cash flow from operating activities	20		51.249.349.332	(2.250.016.809)
II. Cash flow from investing activities				
1. Cash paid for the purchase, construction of fixed assets and other long-term assets	21		-	-
2. Cash received from disposal, transfer of fixed assets and other long-term assets	22		-	-
3. Cash disbursed for lending, purchasing debt instruments of other entities	23		-	-
4. Cash recovered from lending, resale of debt instruments of other entities	24		15.000.000.000	75.000.000.000
5. Cash disbursed for equity investment in other entities	25		(45.000.000.000)	(45.000.000.000)
6. Cash recovered from equity investment in other entities	26		-	-
7. Cash received from lending interest, dividends and distributed profits	27		-	-
Net cash flow from investing activities	30		(30.000.000.000)	30.000.000.000
III. Cash flow from financing activities				
1. Cash received from issuing shares, receiving capital contributions from owners	31		-	-
2. Cash paid to return capital contributions to owners, repurchase shares issued by the enter	32		-	-
3. Cash received from borrowing	33		-	-
4. Cash paid for principal repayment of borrowings	34		(3.610.611.000)	(3.610.611.000)
5. Cash paid for principal repayment of financial leases	35		-	-
6. Dividends, profits paid to owners	36		-	(8.515.040)
Net cash flow from financing activities	40		(3.610.611.000)	(3.619.126.040)
Net cash flow during the period	50		17.638.738.332	24.130.857.151
Cash and cash equivalents at the beginning of the period	60		5.275.409.791	10.044.243.243
Effects of exchange rate differences on foreign currency translation	61		-	-
Cash and cash equivalents at the end of the period	70		22.914.148.123	34.175.100.394

Ho Chi Minh City, April 16, 2025

Preparer

Chief Accountant

Director


 Nguyễn Thị Tuyết Nga


 Trần Thị Việt Hà




 Nguyễn Văn Thuy

NOTES TO THE INTERIM FINANCIAL STATEMENTS
Quarter 1 of 2025

I- Characteristics of the enterprise's operations

1. Form of capital ownership: Cổ Phần capital contribution
2. Business field: service
3. Business lines: Leasing infrastructure; loading, unloading, packing, unloading, lifting and lowering goods and other support services related to seaports.
4. Normal production and business cycle: no more than 12 months
5. Characteristics of the enterprise's operations during the financial year that affect the Báo cáo tài chính:
Date April 25, 2019, the Hà Nội Sở Giao dịch Chứng khoán issued Decision No. 226/QĐ-SGNHN
6. Enterprise structure
 - List of Company's subsidiaries: none
 - List of joint ventures and associates
 - List of dependent cost accounting units without legal status.
7. Statement on the comparability of information on the Báo cáo tài chính (whether it is comparable or not; if it is not comparable, the lý do must be clearly stated, such as due to changes in ownership form, division, merger, stating the length of the comparison period...)

II- Accounting period, monetary unit used in accounting

- 1- The fiscal year starts on ngày 01/01 and ends on ngày 31/12

2. Monetary unit used in accounting. In case of any change in the accounting monetary unit compared to the previous year, clearly explain the lý do and impact of the change VND

III- Applied accounting standards and regulations

1. Applied accounting system: The Company applies the Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance.)
2. Statement on compliance with Accounting Standards and Accounting System: The Company has applied the Vietnamese Accounting Standards and the Standard guidance documents issued by the State. The Báo cáo tài chính are prepared and presented in accordance with all regulations of each standard, circular guiding the implementation of standards and current Accounting System.

IV- Accounting policies applied in case the enterprise operates continuously

1. Principles for converting Báo cáo tài chính prepared in foreign currencies into Vietnamese Dong (In case the currency for bookkeeping is different from Vietnamese Dong): Impact (If any) due to the conversion of Báo cáo tài chính from foreign currency to Vietnamese Dong.

2. Types of exchange rates applied in accounting: arising economic transactions are converted into VND according to the actual exchange rate of the transaction bank at the time of the transaction. The recognition, evaluation, and handling of exchange rate differences in enterprises are applied according to Circular 200/2014/TT-BTC.
3. Principles for determining the actual interest rate (effective interest rate) used to discount cash flows.

4. Principles for recognizing tiền và các khoản tương đương tiền: Tiền includes cash and demand deposits. Cash equivalents are short-term investments with a maturity of no more than 03 months from the date of investment, which are easily convertible into a specific amount of money and have no risk in converting into money at the time of reporting.

5. Accounting principles for financial investments

- a) Trading securities;
 - b) Investments held to maturity;
 - c) Loans;
 - d) Investments in Company's subsidiaries; joint ventures, associates;
 - e) Investments in equity instruments of other entities;
 - e) Accounting methods for other transactions related to financial investments.
6. Accounting principles for receivables: Receivables are presented at book value less Provision for Doubtful Debts.

The classification of receivables as trade receivables and other receivables is based on the following principles:

- Customer receivables reflect trade receivables arising from purchase and sale transactions between the Company and buyers who are independent of the Company, including receivables for entrusted export sales to other entities.
- Other receivables reflect non-trade receivables unrelated to purchase and sale transactions.

Provision for Doubtful Debts is made for each doubtful debt based on the overdue age of the debts after offsetting against accounts payable (If any) or the expected level of loss that may occur, specifically as follows:

- For receivables past the payment deadline:
 - 30% of the value for receivables overdue from over 06 months to under 01 year.
 - 50% of the value for receivables overdue from 01 year to under 02 years.
 - 70% of the value for receivables overdue from 02 years to under 03 years.
 - 100% of the value for receivables overdue from 03 years or more.
 - For receivables not yet past the payment deadline but unlikely to be recovered: based on the expected level of loss to make a provision.
- Increases or decreases in the Provision for Doubtful Debts that need to be made at the end of the financial year are recognized in business administration expenses.

7. Principles for recognizing inventories:

- Principles for recognizing inventories: Inventories are recognized at the lower of cost and net realizable value
- Method of calculating inventory value: The cost of inventories is determined as follows:

- Method of making Provision for Inventory Devaluation: Provision for Inventory Devaluation is made for each inventory item with a cost greater than its net realizable value.
- Increases or decreases in the Provision for Inventory Devaluation that need to be made at ngày the end of the financial year are recognized in cost of goods sold.

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8. Principles for recognizing and depreciating fixed assets, finance lease fixed assets; bất động sản đầu tư:

Tangible fixed assets are depreciated using the straight-line method based on the estimated useful life. The number of years of depreciation for types of tangible fixed assets is as follows:

Type of fixed asset Number of years
Houses and structures 06 – 15
Machinery and equipment 10 – 15
Means of transport, transmission 10
Other Tangible fixed assets 05

9. Accounting principles for business cooperation contracts.

10. Accounting principles for deferred corporate income tax.

11. Accounting principles for prepaid expenses: Prepaid expenses include actual expenses incurred but related to the business operation results of many financial years. The Company's prepaid expenses include công cụ, dụng cụ and repair costs. These prepaid expenses are allocated over the prepayment period or the period in which the corresponding economic benefits are generated from these expenses.

12. Accounting principles for payables: are recognized for the amount payable in the future related to goods and services received. The classification of payables as trade payables, accrued expenses, and other payables is based on the following principles:

- Trade payables reflect trade payables arising from the purchase of goods, services, and assets, and the seller is an independent entity from the Company, including payables for import through the trustee.
- Accrued expenses reflect payables for goods and services received from the seller or provided to the buyer but not yet paid due to the lack of invoices or sufficient accounting records and payables to employees for vacation pay, and accrued production and business expenses.
- Other payables reflect payables that are non-commercial and not related to the purchase, sale, or provision of goods or services.

13. Principles for recognizing loans and financial lease liabilities

14. Principles for recognizing and capitalizing borrowing costs:

Borrowing costs are recognized as expenses when incurred. In the case where borrowing costs are directly related to the investment in the construction or production of qualifying assets that necessarily take a substantial period of time (over 12 months) to get them ready for their intended use or sale, these borrowing costs are included in the value of that asset. For separate loans serving the construction of Tangible fixed assets, bất động sản đầu tư, interest expenses are capitalized even if the construction period is less than 12 months.

Income arising from the temporary investment of loans is recorded as a reduction of the original cost of the related asset.

For general borrowings in which there is use for the purpose of investment in construction or production of qualifying assets, the capitalized borrowing cost is determined by the Percentage of capitalization for the weighted average cumulative expenditure arising for the investment in capital construction or production of that asset. The Percentage of capitalization is calculated according to the weighted average interest tỷ lệ of outstanding loans during the year, excluding separate loans serving the purpose of forming a specific asset.

15. Principles for recognizing accrued expenses.

16. Principles and methods for recognizing provisions payable.

17. Principles for recognizing unearned revenue.

18. Principles for recognizing convertible bonds.

19. Principles for recognizing owner's equity:

- Principles for recognizing contributed capital of owners, share premium, convertible bond options, other capital of owners: contributed capital of owners is recognized according to the actual contributed capital of the shareholders.

- Principles for recognizing asset revaluation differences:

- Principles for recognizing exchange rate differences:

- Principles for recognizing undistributed profits:

20. Principles and methods for revenue recognition:

- Revenue from sales:

- Revenue from service provision: revenue is determined relatively reliably. When the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer does not have the right to return the provided service.

- Financial Income:

- Revenue from construction contracts:

- Other income

21. Principles of accounting for revenue deductions

22. Principles of accounting for cost of goods sold.

23. Principles of financial cost accounting:

24. Principles of accounting for selling expenses and enterprise management expenses.

25. Principles and Methods for Recognizing Current Corporate Income Tax Expenses and Deferred Corporate Income Tax Expenses:

Current corporate income tax is calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting regulations, non-deductible expenses, non-taxable income, and carried forward tax losses.

Deferred corporate income tax is the amount of income tax payable or refundable in future periods, arising from temporary differences between the carrying amounts of assets and liabilities in the financial statements and their corresponding tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each financial year and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of the deferred tax asset to be utilized. Previously unrecognized deferred tax assets are re-assessed at the end of each financial year and recognized when it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and deferred tax liabilities are measured at the tax rates that are expected to apply in the period in which the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted by the end of the financial year. Deferred corporate income tax is recognized in the income statement, except when it relates to items that are recognized directly in equity, in which case the deferred tax is also recognized directly in equity.

26. Other accounting principles and methods.

V. Applied accounting policies (in case the enterprise does not meet the going concern assumption)

1. Is there a reclassification of tài sản dài hạn and long-term liabilities to short-term?

2. Principles for determining the value of each type of tài sản and liabilities (based on net realizable value, recoverable value, fair value, present value, current value...)

3. Principles of financial treatment for:

- Provisions;

- Differences in asset revaluation and exchange rate differences (still reflected on the Balance Sheet – If any).

- Reward and welfare funds	1.952.785.023	3.117.285.023
- Bonus fund for the Board of Directors, Board of Management, Board of Supervisors	35.971.153	66.451.966
- Other funds under owner's equity		
26. Revaluation difference of assets	End of quarter	Beginning of year
Revaluation difference of assets		
27. Exchange rate difference	End of quarter	Beginning of year
- Exchange rate difference due to conversion of financial statements prepared in foreign currency to VND		
- Exchange rate difference arising from other causes		

28. Funding source: no phát sinh

29. Off-balance sheet items: no phát sinh

30. Other information that the enterprise self-explains and interprets

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF PROFIT OR LOSS	Cumulative from the beginning of the year to this month of this year	Cumulative from the beginning of the year to this month of the previous year
1. Total revenue from sales and service provision	80.364.940.608	91.369.389.267
a) Revenue	33.934.657.306	45.164.522.445
- Revenue from sales		
- Revenue from service provision	33.934.657.306	45.164.522.445
Plus	33.934.657.306	45.164.522.445
b) Revenue from related parties	46.430.283.302	46.204.866.822
Saigon Newport One Member Limited Liability Corporation	46.430.283.302	46.204.866.822
2. Deductions from revenue		
Including:		
- Trade discounts		
- Sales returns		
- Goods sold returned		
Plus		
3. Cost of goods sold	60.949.781.493	73.502.175.309
4. Financial Income	701.134.260	331.313.924
- Interest on deposits, loans	701.134.260	331.313.924
- Other Financial Income		
Plus	701.134.260	331.313.924
5. Financial expenses	1.219.005.473	1.670.318.757
- Loan interest;	1.219.005.473	1.670.318.757
- Other Financial expenses.		
6. Other income	29.710	19.898.973.852
- Liquidation, transfer of fixed assets		
- Other items		
7. Other expenses	365.955	16.295.198.869
- Residual value of fixed assets and expenses for liquidation, transfer of fixed assets		
- Other items		
8. Selling expenses and enterprise management expenses		
a) Enterprise management expenses incurred during the period	6.375.045.191	5.264.318.712
- Other enterprise management expenses		
a) Selling expenses incurred during the period		
- Other selling expenses		
c) Reductions in selling expenses and enterprise management expenses		
- Other reductions		
9. Production and business expenses by element	68.544.198.112	96.732.011.647
- Raw material costs; materials;	1.650.900.964	1.395.575.219
- Labor costs;	10.576.776.411	9.222.921.975
+ <i>Employee salaries</i>	9.633.317.211	8.610.993.975
+ <i>Management salaries</i>	668.736.000	611.928.000

A	1	2	3	4	5	6
Balance at the beginning of the previous year	161.000.000.000					
- Profit in the previous year						
- Decrease in capital in the previous year						
- Other decrease						
Balance at the beginning of this year	161.000.000.000					
- Profit this year						
- Decrease in capital this year						
- Loss this year						
- Other decrease						
Ending balance	161.000.000.000					
	Development investment fund	Treasury shares	Other funds under owner's equity	Undistributed after-tax profit	Capital source for investment and construction	Total
A	7	8	9	10	11	12
Beginning balance of previous year						
- Increase in capital in the previous year						
- Profit in the previous year						
- Other increase						
- Decrease in capital in the previous year						
- Other decrease						
Beginning balance	42.239.177.102			26.798.601.298		
- Increase in capital during the period						
- Profit during the period				10.017.525.173		
- Other increase	-					
- Profit distribution				-		
- Fund distribution				3.501.462.587		
+ <i>Development investment fund</i>				-		
+ <i>Reward fund</i>				1.500.000.000		
+ <i>Welfare fund</i>				1.700.000.000		
+ <i>Bonus fund for the company's Board of Management</i>				301.462.587		
- Other decrease						
Ending balance	42.239.177.102			33.314.663.884		
b) Details of capital contribution of owners					End of quarter	Beginning of year
- Budget contributed capital						
- Common shares with voting rights					161.000.000.000	161.000.000.000
- Preference shares						
Plus						
c) Capital transactions with owners and distribution of dividends and profits					End of quarter	Beginning of year
- Owners' investment capital					161.000.000.000	161.000.000.000
+ Capital contribution at the beginning of the year						
+ Increased capital contribution during the year						
+ Decreased capital contribution during the year						
+ Capital contribution at the ending balance						
- Dividends, distributed profits						
d) Shares						
- Number of shares registered for issuance						
- Number of shares sold to the public					16.100.000	16.100.000
+ Common shares					16.100.000	16.100.000
+ Preference shares						
- Number of shares outstanding						
* Par value of shares outstanding						
e) Enterprise funds:					End of quarter	Beginning of year
- Development investment fund					42.239.177.102	42.239.177.102



17. Taxes and amounts payable to the State	Beginning of Year	Amount payable from the beginning of the year to the end of the quarter	Amount actually paid from year to end of quarter	End of Quarter		
Total	4.981.544.840	4.582.520.886	7.419.922.279	2.144.143.447		
- VAT	358.513.405	1.557.325.432	2.332.609.145	(416.770.308)		
- Personal income tax	80.638.217	520.814.161	544.919.916	56.532.462		
- Corporate income tax	4.542.393.218	2.504.381.293	4.542.393.218	2.504.381.293		
- Property tax and land rental fees						
- Fees, charges and other payables	-	3.000.000	3.000.000			
b) Receivables						
- VAT						
- Personal income tax						
- Corporate income tax						
- Property tax and land rental fees						
- Fees, charges and other payables						
18. Accrued expenses			End of Quarter	Beginning of Year		
a) Short-term						
- Payables to employees			3.799.881.372	11.237.593.466		
- Other accrued amounts			5.473.407.739	52.569.000		
b) Long-term						
- Loan interest						
19. Other payables			End of Quarter	Beginning of Year		
a) Short-term			458.197.538	477.052.137		
- Surplus assets awaiting resolution;						
- Trade union funds, union dues			156.590.909	150.268.407		
- Social insurance;			33.970.728	115.883.638		
- Health insurance;			-	-		
- Unemployment insurance;			-	-		
- Dividends, profits payable;			103.346.214	103.346.214		
- Other payables.			164.289.687	107.553.878		
b) Long-term						
- Received long-term deposits, pledges						
- Other payables						
c) Overdue debts not yet paid						
20. Unearned revenue						
a) Short-term						
- Revenue received in advance;						
- Other unearned revenue.						
b) Long-term						
- Revenue received in advance;						
- Other unearned revenue.						
c) Inability to perform the contract with the customer						
21. Bonds issued: none						
22. Preferred shares: none						
23. Provisions payable:			End of Quarter	Beginning of Year		
a) Short-term						
b) Long-term						
24. Deferred income tax assets and deferred income tax liabilities						
a. Deferred income tax assets						
b. Deferred income tax liabilities						
25. Equity						
a) Statement of changes in equity	Owner's invested capital	Share premium	Convertible bond options	Other capital of owners	Revaluation differences of assets	Exchange rate differences

Original cost/Historical cost/Acquisition cost									
- Land use rights									
- House									
- House and land use rights									
- Infrastructure									
Loss due to impairment									
- Land use rights									
- House									
- House and land use rights									
- Infrastructure									
Net book value									
- Land use rights									
- House									
- House and land use rights									
- Infrastructure									
- Remaining value at the end of the period of investment properties used for mortgages, pledges to secure loans									
- Original cost/Historical cost/Acquisition cost of investment properties that have been fully depreciated but are still leased or held for price appreciation									
13. Prepaid expenses						End of quarter	Beginning of the year		
a) Short term									
- Prepaid expenses for operating lease of fixed assets;									
- Tools and supplies issued for use;									
- Borrowing costs;									
- Other items									
b) Long term									
- Business establishment expenses									
- Insurance purchase expenses;									
- Other items									
Total (a+b)									
14. Other assets									
a. Short term									
b. Long term									
Total									
15. Loans and finance lease liabilities				End of quarter		Amount borrowed during the year		Beginning of the year	
Loan				Value	Debt repayment capacity	Value	Debt repayment capacity	Value	Debt repayment capacity
- Long-term loan from Military Bank (MB)				18.597.972.147				19.958.583.147	
- Long-term loan from Bank for Foreign Trade (VCB)				19.750.000.000				22.000.000.000	
From 1 year to 5 years									
Over 5 years									
Total				38.347.972.147				41.958.583.147	
16. Payables to suppliers								End of Quarter	Beginning of Year
a) Payables to Suppliers								17.985.550.239	17.401.250.051
- Payables to other parties								17.985.550.239	17.401.250.051
b) Overdue debts not yet paid									
- Other parties									
c) Payables to related party suppliers								743.393.540	18.739.712.793
- Saigon Newport One Member Limited Liability Corporation								743.393.540	864.712.793
- Ben Nghe Port Company Limited								-	17.875.000.000
Total								18.728.943.779	36.140.962.844

- Other decreases								
Net book value								
- At the beginning of the year								
- At the end of the year								
- Remaining value at the end of the period of intangible fixed assets used for mortgage, pledge to secure loans;								
- Original cost/Historical cost/Acquisition cost of intangible fixed assets at the end of the period that have been fully depreciated but are still in use;								

11. Increase, decrease of fixed assets held for lease

Item	Buildings and structures	Machinery and equipment	Vehicles and transportation	Equipment and management tools	Other tangible fixed assets	Other tangible fixed assets	Total
Original cost/Historical cost/Acquisition cost							
Beginning balance							
- Financial lease from the beginning of the year							
- Other increases							
- Repurchase of leased assets							
- Return of leased assets							
- Other decreases							
Ending balance							
Accumulated depreciation							
Beginning balance							
- Depreciation from the beginning of the year							
- Other increases							
- Acquisition of Leased Fixed Assets							
- Return of Leased Fixed Assets							
- Other decreases							
Ending balance							
Net book value							
- At the beginning of the year							
- At the end of the period							

12. Increase, decrease of Investment properties:

Item	Beginning of the year	Increase in Accumulated Depreciation from the beginning of the year	Decrease in Accumulated Depreciation from the beginning of the year	End of quarter
a) Investment properties for lease				
Original cost/Historical cost/Acquisition cost				
- Land use rights				
- House				
- House and land use rights				
- Infrastructure				
Accumulated depreciation				
- Land use rights				
- House				
- House and land use rights				
- Infrastructure				
Net book value				
- Land use rights				
- House				
- House and land use rights				
- Infrastructure				
b) Investment properties held for price appreciation				

- Receivables from employees;				
- Deposits, collateral				
- Lending;				
- Payments on behalf;				
- Other receivables;				
Total				
Total (a+b)				

5. Missing assets pending resolution	End of quarter		Beginning of year	
a) Cash;	Quantity	Value	Quantity	Value
b) Inventory;				
c) Fixed assets;				
d) Other assets.				
Total				

6. Bad debts	End of period	End of quarter			Beginning of year		
- Total value of overdue receivables and loans or not yet overdue but unlikely to be recovered		Original cost	Recoverable value	Debtor	Original cost	Recoverable value	Debtor
- Bad debts		140.799.250	-		140.799.250		Nguyen Duy Co., Ltd.
Total		140.799.250			140.799.250		

- Information on fines, receivables on late payment interest...arising from overdue debts but not recognized as revenue
 - Overdue receivables recovery capability:

7. Inventory	End of quarter		Beginning of year	
- Goods in transit;				
- Raw materials, materials;				
- Tools and instruments;	988.552.000		1.138.019.000	
- Finished goods;				
- Goods;				
- Goods sent for sale;				
- Goods in bonded warehouse.				

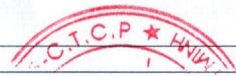
- Value of slow-moving, poor quality, mât inventory that cannot be sold at the end of the period; Reasons and handling instructions for slow-moving, poor quality, mât inventory.
 - Value of inventory used as collateral, mortgage to secure payables at the end of the period
 - Reasons for additional provisioning or reversal of inventory price reduction provisions.

8. Long-term assets in progress	End of quarter	Beginning of year
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IV. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

		End of Quarter		Beginning of Year					
1. Cash									
Cash		114.993.000		97.321.000					
Non-term bank deposits		22.799.155.123		5.178.088.791					
Cash in transit		-		-					
Total		22.914.148.123		5.275.409.791					
2. Financial investments		End of Quarter			Beginning of Year				
a) Trading securities		Original cost	Fair value	Provision	Original cost	Fair value	Provision		
- Total value of shares									
- Total value of bonds									
- Other investments									
- Reasons for changes in each investment/type of stock or bond									
		End of Quarter		Beginning of Year					
		Value	Quantity	Value	Quantity				
b) Held-to-maturity investments		End of Quarter		Beginning of Year					
		Original cost	Fair value	Original cost	Fair value				
b1) Short term		100.260.000.000		70.260.000.000					
- Term deposits		100.260.000.000		70.260.000.000					
- Bonds									
- Other investments									
b2) Long term									
- Term deposits									
- Bonds									
- Other investments									
c) Equity Investments in Other Entities (Details of investments by percentage of capital held and the ratio of voting rights)		Percentage of capital contribution	Percentage of voting rights	End of Quarter			Beginning of Year		
				Original cost	Provision	Fair value	Original cost	Provision	Fair value
- Investment in subsidiaries									
- Investments in joint ventures and associates;									
- Investment in other entities									
- Summary of the business performance of the Company's subsidiaries, joint ventures, and associates during the period									
- Material transactions between the enterprise and subsidiaries, joint ventures, and associates during the period									
- If fair value cannot be determined, explain the reasons									
3. Trade receivables				End of Quarter		Beginning of Year			
3.1 Short-term trade receivables				33.918.873.433		117.648.893.576			
- Receivables from related party customers				27.328.676.399		110.501.088.351			
+ Tan Cang Sai Gon Corporation Limited				27.328.676.399		110.501.088.351			
- Receivables from other customers				6.590.197.034		7.147.805.225			
3.2 Other short-term trade receivables (prepayments to suppliers)				386.000.000		535.455.780			
- Phu Thanh Joint Stock Company				350.000.000		350.000.000			
- Long-term Receivables from customers									
- Other Long-term Receivables from customers									
4. Other receivables		End of quarter			Beginning of year				
a) Short-term		Value		Provision		Value		Provision	
- Must be collected from equitization;									
- Receivables regarding dividends and profit to be distributed;									
- Receivables from employees (advances);		16.000.000				88.500.000			
- Lending;									
- Other receivables: Social insurance, health insurance, unemployment insurance, occupational accident and disease insurance									
- Other receivables		24.870.897.222				626.009.311			
Total		24.886.897.222				714.509.311			
b) Long-term									
- Must be collected from equitization;									
- Receivables regarding dividends and profit to be distributed;									



+ Remuneration for Board of Directors, Member of the Board of Supervisors	274.723.200	
- Mid-shift meals, hazardous allowances	481.905.550	433.042.050
- Labor protection, uniforms	28.237.000	
- Training, medical	28.200.000	
- Social insurance, health insurance, trade union fee expenses	1.127.019.155	1.125.708.505
- Fixed asset depreciation expenses;	8.042.390.925	8.999.735.755
- Fixed asset repair costs	286.070.303	264.787.499
- Outsourced service costs	44.390.205.956	55.471.567.854
- Loan interest expense	1.219.005.473	1.670.318.757
- Other expenses in cash	713.486.375	1.950.360.164
Plus	68.544.198.112	80.534.017.778
10. Current Corporate Income Tax Expense	2.504.381.293	2.973.533.079
- Corporate income tax expense calculated on taxable income for the current year	2.504.381.293	2.973.533.079
11. Deferred Corporate Income Tax Expense		
VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS	Accumulated from the beginning of the year to this month of the current year	Accumulated from the beginning of the year to this month of the previous year

1. Non-cash transactions affecting the statement of cash flows in the future

- Purchase of assets by accepting directly related debts or through financial lease transactions		
- Purchase of business through share issuance		
- Conversion of debt into equity		
- Other non-monetary transactions		

2. Cash held by the enterprise but not used: 0

3. Amount of actual loan proceeds during the period:

- Proceeds from borrowing under normal agreements;
- Proceeds from issuing regular bonds;
- Proceeds from issuing convertible bonds;
- Proceeds from issuing preferred shares classified as liabilities;
- Proceeds from repurchase transactions of government bonds and securities REPO;
- Proceeds from borrowings in other forms.

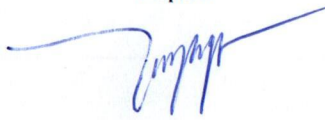
4. The amount of principal repaid during the period:

- Principal repayment for loans under normal agreements;
- Principal repayment for regular bonds;
- Principal repayment for convertible bonds;
- Principal repayment for preferred shares classified as liabilities;
- Payments for repurchase transactions of Government bonds and securities REPO;
- Loan repayment in other forms

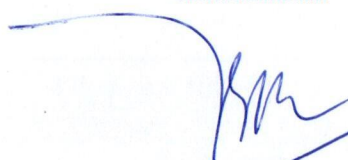
IX- Other information

- 1- Contingent liabilities, commitments and other financial information:
- 2 - Events arising after ngày the end of the annual accounting period:
- 3 - Information about related parties:
- 4 - Presentation of assets, revenue, business results by segment (by business line or geographical area) in accordance with accounting standard No. 28 "Segment Reporting":
- 5 - Comparative information (changes in information in the financial statements of previous accounting periods):
- 6 - Information about going concern:
- 7 - Other information:

Preparer



Nguyễn Thị Tuyết Nga

Chief Accountant


Trần Thị Việt Hà

April 14, 2025
Director




Nguyễn Văn Thụy