INTERIM FINANCIAL STATEMENTS

NGHE TINH PORT JOINT STOCK COMPANY

For the period from 01/01/2026 to 30/06/2026

(Reviewed)

CONTENTS

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Nghe Tinh Port Joint Stock Company ("the Company") presents its report and the Company's Interim Financial Statements for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

Nghe Tinh Port Joint Stock Company was converted from Nghe Tinh Port One Member Limited Liability Company in accordance with Decision No. 749/NQ-HHVN dated 19 March 2014 issued by the Member Council of Vietnam National Shipping Lines. The Company officially operated as a joint stock company under Business Registration Certificate No. 2900325068, initially issued by the Department of Planning and Investment (now the Department of Finance) of Nghe An Province on 31 December 2009, with the seventh amendment registered on 21 May 2026.

The Company's head office is located at: No. 10, Truong Thi Street, Truong Vinh Ward, Nghe An Province.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of The Board of Directors, The Board of Management and the Board of Supervision during the period and to the reporting date are:

Board of Directors:

Mr. Do Tien Duc	Chairman	(Elected as Chairman on 14 April 2026)
Mr. Le Doan Long	Chairman	(Resigned on 14 April 2026)
Mr. Bui Kieu Hung	Member	
Mr. Nguyen Hong Son	Member	
Mr. Nguyen Thac Hoai	Independent Member	
Mr. Nguyen Tuan Anh	Member	(Elected as a BOD member on 14 April 2026)
Mrs. Tran Thi Huong	Member	(Resigned on 14 April 2026)

Board of Management:

Mr. Bui Kieu Hung	General Director
Mr. Tran Nam Hai	Vice General Director
Mr. Nguyen Danh Hai	Vice General Director
Mr. Nguyen Xuan Hung	Vice General Director

Board of Supervision:

Mrs. Phan Thi Nhi Ha	Head of Board	
Mr. Nguyen The Tien	Member	
Mrs. Nguyen Thi Ha Trang	Member	(Elected as a Member of the Board of Supervision on 14 April 2026)
Mrs. Nguyen Ngoc Thuy Dung	Member	(Resigned on 14 April 2026)

LEGAL REPRESENTATIVE

The legal representatives of the Company from 1 January 2026 to 13 April 2026: The first representative is Mr. Bui Kieu Hung - General Director; the second representative is Mr. Le Doan Long - Chairman of the Board of Directors.

The legal representatives of the Company from 14 April 2026 to the date of preparation of these interim financial statements: The first representative is Mr. Bui Kieu Hung - General Director; the second representative is Mr. Do Tien Duc - Chairman of the Board of Directors.

AUDITORS

AASC Auditing Firm Company Limited has reviewed the Company's Interim Financial Statements for the period from 1 January 2026 to 30 June 2026.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM FINANCIAL STATEMENTS

We, the Board of Management, are responsible for the Interim 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 period. In preparing those Interim Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system that the Board of Management and those charged with governance determine is necessary to ensure that the preparation and presentation of the Interim Financial Statements are free from material misstatement, whether due to fraud or error;
- 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 Interim Financial Statements;
- Prepare the Interim Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements;
- Prepare the Interim Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Interim Financial Statements comply with the current State's regulations. 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 Management confirms that the Interim Financial Statements give a true and fair view of the financial position at 30 June 2026, its operating results and cash flows for the period from 01 January 2026 to 30 June 2026 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Financial Statements.

OTHER COMMITMENTS

We confirm that our Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

On behalf of the Board of Management

M.S.D.N: 2900325068 - C.T.C.P.
CÔNG TY
CỔ PHẦN
CẢNG NGHỆ TĨNH
TP. VINH - T. NGHỆ AN

Bui Kieu Hung
Legal Representative
Approved, 11 August 2026

No: 110826.003/BCTC.KT3

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: **The Shareholders, The Board of Directors and The Board of Management**
Nghe Tinh Port Joint Stock Company

We have reviewed the Interim Financial Statements of Nghe Tinh Port Joint Stock Company prepared on 10 August 2026, as set out on pages 06 to 39, including: Interim Statement of Financial Position as at 30 June 2026, Interim Statement of Income, Interim Statement of Cash Flows and Notes to the Interim Financial Statements for the period from 01 January 2026 to 30 June 2026.

Board of Management's responsibility

The Board of Management is responsible for the preparation of Interim 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 Interim Financial Statements and for such internal control as management determines is necessary to enable the preparation of Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on these Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of Interim Financial Information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements do not present fairly, in all material respects, the financial position of Nghe Tinh Port Joint Stock Company as at 30 June 2026, its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements.

Other matter

The interim financial statements for the six-month period ended 30 June 2025 of Nghe Tinh Port Joint Stock Company were reviewed by Auditors and UHY Auditing and Consulting Company Limited; The financial statements for the fiscal year ended 31 December 2025 of the Company were audited by Auditors and UHY Auditing and Consulting Company Limited. The auditors expressed an unmodified review conclusion on the interim financial statements dated 11 August 2025 and an unmodified audit opinion on the annual financial statements dated 11 February 2026.

AASC Auditing Firm Company Limited

M.S.D.N: 0100111105 C.T.T.N.H.H.
CÔNG TY TRÁCH NHIỆM HỮU HẠN HÃNG KIỂM TOÁN AASC
THÀNH PHỐ HÀ NỘI

Vu Xuan Bien
Deputy General Director
Registered Auditor No. 0743-2023-002-1
Hanoi, 11 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	Ending balance VND	Beginning balance VND
A. CURRENT ASSETS	**100**		**65,532,798,783**	**50,497,470,577**
I. Cash and cash equivalents	**110**	**3**	**21,090,677,342**	**18,460,683,643**
1. Cash	111		21,090,677,342	18,460,683,643
II. Short-term investments	**120**	**4**	**-**	**4,023,145,205**
1. Short-term held-to-maturity investments	123		-	4,023,145,205
III. Short-term receivables	**130**		**40,446,192,859**	**23,393,202,339**
1. Short-term trade receivables	131	5	36,481,837,704	23,054,556,156
2. Short-term prepayments to suppliers	132	6	4,579,591,263	929,280,000
3. Other short-term receivables	135	7	787,211,213	888,488,965
4. Allowance for short-term doubtful debts	136		(1,752,477,172)	(1,829,152,633)
5. Shortage of assets awaiting resolution	137	8	350,029,851	350,029,851
IV. Inventories	**140**	**10**	**2,800,340,017**	**2,301,157,731**
1. Inventories	141		2,800,340,017	2,301,157,731
V. Other short-term assets	**160**		**1,195,588,565**	**2,319,281,659**
1. Short-term deferred expenses	161	14	1,195,588,565	2,131,701,080
2. Deductible VAT	162		-	182,294,934
3. Short-term taxes and other receivables from the State budget	163	19	-	5,285,645
B. NON-CURRENT ASSETS	**200**		**246,646,795,378**	**259,928,759,223**
I. Fixed assets	**220**		**224,524,116,326**	**236,630,095,922**
1. Tangible fixed assets	221	12	222,590,100,197	236,350,095,922
- *Historical cost*	*222*		*729,627,685,971*	*725,800,130,415*
- *Accumulated depreciation*	*223*		*(507,037,585,774)*	*(489,450,034,493)*
2. Intangible fixed assets	227	13	1,934,016,129	280,000,000
- *Historical cost*	*228*		*2,625,862,000*	*875,862,000*
- *Accumulated amortization*	*229*		*(691,845,871)*	*(595,862,000)*
II. Long-term assets in progress	**250**	**11**	**1,194,685,185**	**4,960,526,880**
1. Construction in progress	252		1,194,685,185	4,960,526,880
III. Long-term investments	**260**	**4**	**4,860,000,000**	**4,860,000,000**
1. Investments in joint ventures and associates	262		4,860,000,000	4,860,000,000
IV. Other long-term assets	**270**		**16,067,993,867**	**13,478,136,421**
1. Long-term deferred expenses	271	14	16,067,993,867	13,478,136,421
TOTAL ASSETS	**280**		**312,179,594,161**	**310,426,229,800**

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

RESOURCES	Code	Note	Ending balance VND	Beginning balance VND
C. LIABILITIES	**300**		**66,738,045,393**	**57,482,718,066**
I. Current liabilities	**310**		**51,688,045,393**	**39,270,718,066**
1. Short-term trade payables	311	16	3,890,150,543	12,717,681,712
2. Short-term prepayments from customers	312	17	603,884,774	377,663,844
3. Dividend and profit payables	313	18	13,996,288,000	13,713,250
4. Short-term taxes and other payables to State budget	314	19	2,235,192,557	1,089,415,400
5. Payables to employees	315		18,704,181,128	15,261,542,153
6. Short-term accrued expenses	316	20	272,974,627	225,462,250
7. Other short-term payables	320	21	255,624,479	2,419,036,783
8. Short-term borrowings and finance lease liabilities	321	15	6,324,000,000	6,324,000,000
9. Bonus and welfare fund	323		5,405,749,285	842,202,674
II. Non-current liabilities	**330**		**15,050,000,000**	**18,212,000,000**
1. Long-term borrowings and finance lease liabilities	339	15	15,050,000,000	18,212,000,000
D. OWNER'S EQUITY	**400**	**22**	**245,441,548,768**	**252,943,511,734**
1. Contributed capital	411		215,172,000,000	215,172,000,000
- *Ordinary shares with voting rights*	*411a*		*215,172,000,000*	*215,172,000,000*
2. Development and investment funds	418		16,670,815,915	12,206,298,524
3. Retained earnings	420		13,598,732,853	25,565,213,210
- *Retained earnings accumulated to previous year*	*420a*		*907,502,828*	*903,187,969*
- *Retained earnings of the current period*	*420b*		*12,691,230,025*	*24,662,025,241*
TOTAL RESOURCES	**440**		**312,179,594,161**	**310,426,229,800**

M.S.D.N: 2900325068 - C.T.C.P
CÔNG TY CỔ PHẦN CẢNG NGHỆ TĨNH
TP. VINH - T. NGHỆ AN

Tran Lu Giap	**Nguyen Thi Thanh Hong**	**Bui Kieu Hung**
Preparer	Chief Accountant	Legal Representative

Approved, 11 August 2026

INTERIM STATEMENT OF INCOME

For the period from 01 January 2026 to 30 June 2026

ITEMS	Code	Note	This period VND	Previous period VND
1. Revenue from sales of goods and provision of services	**01**	**24**	**135,500,719,669**	**126,241,171,614**
2. Net revenue from sales of goods and provision of services	**10**		**135,500,719,669**	**126,241,171,614**
3. Cost of goods sold and provision of services	**11**	**25**	**104,059,941,040**	**92,448,963,979**
4. Gross profit from sales of goods and provision of services	**20**		**31,440,778,629**	**33,792,207,635**
5. Financial income	22	26	3,286,373,906	3,280,315,320
6. Financial expenses	23	27	931,082,278	962,818,328
In which: Borrowing costs	*24*		*835,624,018*	*905,270,963*
7. General and administrative expenses	26	28	18,434,335,457	17,527,583,553
8. Net profit from operating activities	**30**		**15,361,734,800**	**18,582,121,074**
9. Other income	31	29	576,760,537	10,232,064
10. Other expenses	32	30	693,797,365	228,604,124
11. Other profit	**40**		**(117,036,828)**	**(218,372,060)**
12. Total net profit before tax	**50**		**15,244,697,972**	**18,363,749,014**
13. Current corporate income tax expense	51	31	2,553,467,947	3,189,400,612
14. Profit after corporate income tax	**60**		**12,691,230,025**	**15,174,348,402**
15. Basic earnings per share	**70**	**32**	**590**	**705**

M.S.D.N: 2900325068 - C.T.C.P
CÔNG TY
CỔ PHẦN
CẢNG NGHỆ TĨNH
TP. VINH - T. NGHỆ AN

Tran Lu Giap
Preparer
Approved on 11 August 2026

Nguyen Thi Thanh Hong
Chief Accountant

Bui Kieu Hung
Legal Representative

INTERIM STATEMENT OF CASH FLOWS

For the period from 01 January 2026 to 30 June 2026

(Indirect method)

ITEMS	Code	Note	This period VND	Previous period VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	***01***		***15,244,697,972***	***18,363,749,014***
2. Adjustment for:				
- Depreciation and amortization of fixed assets and investment properties	02		17,683,535,152	16,971,744,689
- Allowances and provisions	03		(76,675,461)	(80,210,859)
- Exchange gains/losses from retranslation of monetary items denominated in foreign currency	04		(6,350,105)	(12,051,298)
- Gains/losses from investment activities, financial activities	05		(3,143,010,157)	(2,927,577,651)
- Borrowing costs	06		835,624,018	905,270,963
3. Operating profit before changes in working capital	***08***		***30,537,821,419***	***33,220,924,858***
- Increase/ decrease in receivables	09		(10,321,957,275)	(4,485,287,305)
- Increase/ decrease in inventories	10		(499,182,286)	(280,771,906)
- Increase/ decrease in payables (excluding interest payable/ corporate income tax payable)	11		(7,224,204,201)	(3,487,462,822)
- Increase or decrease in deferred expenses	12		(1,653,744,931)	(1,411,792,125)
- Borrowing costs paid	14		(842,210,495)	(887,669,714)
- Corporate income tax paid	15		(2,126,381,674)	(1,030,919,152)
- Other payments for operating activities	17		(1,643,466,380)	-
Net cash flow from operating activities	***20***		***6,226,674,177***	***21,637,021,834***
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		(7,603,580,695)	(34,099,200,000)
2. Loans and purchase of debt instruments from other entities	23		-	(83,309,589)
3. Collection of loans and resale of debt instrument of other entities	24		4,023,145,205	-
4. Interest and dividend received	27		3,143,010,157	2,890,166,414
Net cash flow from investing activities	***30***		***(437,425,333)***	***(31,292,343,175)***
III CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		4,335,960,000	36,580,274,500
2. Repayment of principal	34		(7,497,960,000)	(20,702,274,500)
3. Dividends or profits paid to owners	36		(3,605,250)	-
Net cash flow from financing activities	***40***		***(3,165,605,250)***	***15,878,000,000***
Net cash flows in the period	50		**2,623,643,594**	**6,222,678,659**

INTERIM STATEMENT OF CASH FLOWS

For the period from 01 January 2026 to 30 June 2026

(Indirect method)

ITEMS	Code	Note	This period VND	Previous period VND
Cash and cash equivalents at the beginning of the year	**60**		**18,460,683,643**	**12,413,338,128**
Effect of exchange rate fluctuations	61		6,350,105	12,051,298
Cash and cash equivalents at the end of the period	**70**	**3**	**21,090,677,342**	**18,648,068,085**

M.S.D.N: 2900325068 - C.T.C.P. CÔNG TY CỔ PHẦN CẢNG NGHỆ TĨNH TP. VINH - T. NGHỆ AN

Tran Lu Giap
Preparer
Approved on 11 August 2026

Nguyen Thi Thanh Hong
Chief Accountant

Bui Kieu Hung
Legal Representative

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period from 01/01/2026 to 30/06/2026

1. GENERAL INFORMATION

1.1. Form of ownership

Nghe Tinh Port Joint Stock Company was converted from Nghe Tinh Port One Member Limited Liability Company in accordance with Decision No. 749/NQ-HHVN dated 19 March 2014 issued by the Member Council of Vietnam National Shipping Lines. The Company officially operated as a joint stock company under Business Registration Certificate No. 2900325068, initially issued by the Department of Planning and Investment (now the Department of Finance) of Nghe An Province on 31 December 2009, with the seventh amendment registered on 21 May 2026.

The Company's head office is located at: No. 10, Truong Thi Street, Truong Vinh Ward, Nghe An Province.

The registered charter capital of the Company is 215,172,000,000 VND, and its actual contributed charter capital as at 30 June 2026 is VND 215,172,000,000, equivalent to 21,517,200 shares with a par value of VND 10,000 per share.

The number of employees of the Company as at 30 June 2026 is 378 people (as at 01 January 2026: 381 people).

1.2. Business field

The Company's primary business activity is the provision of cargo handling services.

1.3. Business activities

Main business activities of the Company include:

- Cargo handling. Detailed as: Forwarding and preservation of goods;
- Warehousing and storage. Detailed as: Business of warehouses and bonded warehouses;
- Coastal and ocean freight transport. Detailed as: Waterway freight transport;
- Other support services related to transport. Detailed as: Ship pilotage, sea tugboat services, guiding and monitoring vessels operating within port areas; maritime search and rescue services; shipping services and cargo consolidation;
- Real estate activities with own or leased property. Detailed as: Construction and leasing of office spaces.

1.4. Corporate structure

The Company's member entities are as follows:	Address	Main business activities
Cua Lo Cargo Handling Enterprise	Nghe An	Cargo handling and warehouse leasing
Ben Thuy Cargo Handling Enterprise	Nghe An	Cargo handling and warehouse leasing

Information of associates of the Company is provided in Note 4.

2. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1. Accounting period and accounting currency

Annual accounting period commences 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 Enterprise Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System
The Company has applied the Vietnamese Accounting Standards and the related implementation guidance issued by the State. The Financial Statements have been prepared and presented in accordance with the requirements of each applicable standard, the relevant implementation guidance and the prevailing Vietnamese Enterprise Accounting System.

2.3. Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Enterprise Accounting System, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 1 January 2026.

The Company has adopted the applicable requirements of Circular No. 99/2025/TT-BTC effective from 1 January 2026 on a prospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation. Details on the reclassification of comparative information are disclosed in Note 38 of the Financial Statements.

2.4. Basis for preparation of the Interim Financial Statements

The Financial Statements are presented based on historical cost principle.

The Company's interim financial statements are prepared based on the direct aggregation of common data from its two dependent accounting units and the Company's Head Office.

2.5. Accounting estimates

The preparation of Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Financial Statements include:
- Allowance for bad debts
- Allowance for devaluation of inventory
- Estimated allocation of prepaid expenses
- Estimated useful life of fixed assets
- Classification and allowance of financial investments
- Estimated corporate income tax

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by The Board of Management to be reasonable under the circumstances.

2.6. Financial instruments

Initial recognition

Financial assets

Financial assets of the Company include cash and cash equivalents, trade receivables, other receivables and loans receivable. 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 borrowings, 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 are not revalued according to fair value at the end of the period because the prevailing statutory regulations require to present Financial Statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.7. Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnam Dong using the actual rate at the transaction dates (is the Telegraphic Transfer Middle (TTM) of the commercial bank where the Company regularly conducts transactions).

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Interim Financial Statements is determined under the following principles:

- For foreign-currency-denominated monetary items, the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly transacts is applied;
- For demand deposits denominated in foreign currencies, the average transfer buying and selling exchange rate quoted by the bank where the Company maintains the relevant foreign-currency account is applied.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

2.8. Cash

Cash comprises cash on hand, demand deposits.

2.9. Financial investments

Investments in joint ventures or associates are initially recognized at original cost. After initial recognition, the value of these investments is measured at original cost less provision for devaluation of investments.

Allowance for devaluation of investments is made at the end of the period as follows:

- For investments in joint ventures and associates: An allowance for diminution in the value of investments in associates is recognized at the end of the period when the investee incurs losses, based on the financial statements of the associate as at the provision date.

2.10. Receivables

The receivables shall be recorded in detail in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Financial Statements according to their remaining terms at the reporting date.

The allowance 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 allowances 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, missing or has absconded, or based on the estimated loss that may be incurred.

2.11. Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

Net realizable value is estimated based on the selling price of the inventories less the estimated costs of completion and the estimated costs necessary to make the sale.

The cost of inventory is calculated using weighted average method.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

2.12. Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During their useful lives, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If subsequent expenditure increases the future economic benefits expected to be derived from the use of a tangible fixed asset beyond its originally assessed standard level of performance, such expenditure is capitalized as an additional cost of the tangible fixed asset.

Other costs incurred after a fixed asset has been put into operation, such as repairs, maintenance and major overhauls, are recognized in the income statement in the period in which they are incurred.

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

- Buildings, structures	05 - 20 years
- Machinery, equipment	05 - 15 years
- Vehicles, transportation equipment	05 - 20 years
- Office equipment and furniture	03 - 05 years
- Other fixed assets	03 - 10 years
- Management software	05 years

2.13. Construction in progress

Construction in progress includes fixed assets that are being purchased or constructed as at the balance sheet date and is recognized in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.14. Operating lease

An operating lease is a lease under which substantially all risks and rewards incidental to ownership remain with the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.15. Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

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

Types of deferred expenses include:

- Tools and equipment comprise assets held by the Company for use in the ordinary course of business, each with an original cost of less than VND 30 million, and therefore not qualifying for recognition as fixed assets under current regulations. Their costs are allocated on a straight-line basis over 1 to 3 years.
- Other prepaid expenses are recorded at cost and allocated on a straight-line basis over their estimated useful lives of 1 to 5 years.

2.16. Payables

The payables shall be recorded in detail in terms of due date, entities payable and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Financial Statements according to their remaining terms at the reporting date.

2.17. Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the company according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.18. Borrowings

Borrowings shall be recorded in detail in terms of lending entities, loan agreement and terms of borrowings.

2.19. Borrowing costs

Borrowing costs are recognized as operating expenses in the period in which they are incurred, except for those directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 “Borrowing costs”.

2.20. Accrued expenses

Accrued expenses include amounts payable for goods or services received from suppliers or provided to customers during the reporting period but not yet paid, as well as other accrued amounts, such as accrued electricity expenses. These accrued expenses are recognised as expenses in the reporting period.

2.21. Owner’s equity

Owner’s equity is stated at the actual contributed capital of the owners.

Retained earnings are used to present the Company’s operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

2.22. Revenue

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

Revenue from provision of services:

- The stage of completion of the services can be determined as at the reporting date.

Financial income

Financial income includes interest income and other financial gains and is recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

Dividend income shall be recognized when the Company's right to receive dividend is established.

2.23. Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandises have not been determined as sold.

2.24. Financial expenses

Items recorded into financial expenses comprise:

- Borrowing interest expenses and borrowing costs;
- Losses from the sale of foreign currencies; foreign exchange losses, etc.

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

2.25. Selling expenses, General and administration expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.
General and administrative expenses comprise actual costs incurred for the general administration of the Company.

2.26. Corporate income tax

a) Current corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

b) Current corporate income tax rate

For the accounting period ended 30 June 2026, The Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

2.27. Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Company (after adjustment for appropriations to the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of ordinary shares outstanding during the period.

2.28. 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:

- Organizations that directly or indirectly control the Company, are controlled by the Company, or are 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 and close members of the families of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises;
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

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.

2.29. Segment information

As the Company's primary business activity is the provision of cargo handling services within the territory of Vietnam, the Company does not prepare segment reports by business segment and geographical segment.

3. CASH

	Ending balance	Beginning balance
	VND	VND
- Cash on hand	-	5,276,201
- Demand deposits	21,090,677,342	18,455,407,442
	21,090,677,342	**18,460,683,643**

Detailed information on demand deposits as at 30/06/2026 as follows:

	Currency	Term	Annual interest	Amount
				VND
Demand deposits				
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Branch	VND	Demand	0.10%	89,989,666
- Joint Stock Commercial Bank for Foreign Trade of Vietnam – Vinh Branch	VND	Demand	0.10%	3,120,368,477
- Joint Stock Commercial Bank for Foreign Trade of Vietnam – Vinh Branch	USD	Demand	0.00%	17,880,319,199
				21,090,677,342

4. FINANCIAL INVESTMENTS

a) Short-term held-to-maturity investments

	Ending balance			Beginning balance		
	Value	Recoverable value	Allowance	Value	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Term deposits	-	-	-	4,023,145,205	4,023,145,205	-
	-	**-**	**-**	**4,023,145,205**	**4,023,145,205**	**-**

b) Equity investments in other entities

	Ending balance			Beginning balance		
	Original cost	Recoverable value	Allowance	Original cost	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Investments in associates						
- Cua Lo Port Tugboat And Maritime Service Joint Stock Company	4,860,000,000	4,860,000,000	-	4,860,000,000	4,860,000,000	-
	4,860,000,000	**4,860,000,000**	**-**	**4,860,000,000**	**4,860,000,000**	**-**

The Company has not determined the fair value of these financial investments because neither Vietnamese Accounting Standards nor the Vietnamese Enterprise Accounting System provides specific guidance on determining fair value.

Details of investees:

Name of investee	Place of incorporation and operation	Ownership	Voting rights	Principal business activities
Associates				
- Cua Lo Port Tugboat And Maritime Service Joint Stock Company	Nghe An	36.00%	36.00%	Transport and vessel towing services

5. SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Related parties	***31,064,274***	**-**	***29,585,874***	**-**
- Cua Lo Port Tugboat And Maritime Service Joint Stock Company	31,064,274	-	24,221,557	-
- VIMC Container Lines Joint Stock Company	-	-	5,364,317	-
Others	***36,450,773,430***	***(1,402,447,321)***	***23,024,970,282***	***(1,479,122,782)***
- GLS Shipping Joint Stock Company	4,304,199,407	-	2,873,490,318	-
- Cua Lo Port Company Limited	1,628,210,952	-	1,337,654,444	-
- Mekong International Transport Company	9,167,824,935	-	4,239,469,579	-
- Dong Duong Logistics Joint Stock Company	8,745,732,864	-	5,178,075,509	-
- Duc Thanh Trading And Petrol Company Limited	1,033,192,449	-	2,492,169,744	-
- Tan Viet Metal Technology Company Limited	3,157,522,425	-	343,444,779	-
- Others	8,414,090,398	(1,402,447,321)	6,560,665,909	(1,479,122,782)
	36,481,837,704	**(1,402,447,321)**	**23,054,556,156**	**(1,479,122,782)**

6. SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Related parties	***151,200,000***	**-**	***151,200,000***	**-**
- Construction Consultation Joint Stock Company For Maritime	151,200,000	-	151,200,000	-
Others	***4,428,391,263***	**-**	***778,080,000***	**-**
- RSM Vietnam Auditing & Consulting Company Limited – Hanoi Branch	649,080,000	-	649,080,000	-
- Tan Hai Construction and Trading Joint Stock Company	755,275,753	-	-	-
- Nam Mien Trung Construction Works Investment Joint Stock Company	620,865,000	-	-	-
- Binh Minh Vina Construction Joint Stock Company	2,152,570,510	-	-	-
- Others	250,600,000	-	129,000,000	-
	4,579,591,263	**-**	**929,280,000**	**-**

7. SHORT-TERM OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
- Advances	278,724,824	-	-	-
+ Tran Bach Hung	*141,224,824*	-	-	-
+ Others	*137,500,000*	-	-	-
- Non-monetary asset lending	315,906,704	-	311,321,265	-
- Payments made on behalf of other	6,269,100	-	60,228,529	-
- Other receivables	186,310,585	-	516,939,171	-
	787,211,213	**-**	**888,488,965**	**-**

8. SHORTAGE OF ASSETS AWAITING RESOLUTION

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
		VND		VND
- Cash	350,029,851	(350,029,851)	350,029,851	(350,029,851)
	350,029,851	**(350,029,851)**	**350,029,851**	**(350,029,851)**

Detailed information on missing assets pending resolution:

- The shortage of assets awaiting resolution represents cash stolen from the Company's cash fund on 16 February 2022. After determining the compensation responsibilities of the individuals involved, the amount pending resolution is VND 350,029,851.
- According to the Minutes of the Debt Settlement Council No. 273/CNT-HDXLN dated 25 December 2024, the Company assessed that the outstanding amount was unlikely to be recoverable and fully provided for the amount of VND 350,029,851. As at the end of the accounting period, the Company had neither recovered any amount nor made any further decision regarding the settlement of this missing asset.

9. DOUBTFUL DEBTS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables that are overdue for payment or not yet overdue but unlikely to be recoverable:				
- Trade receivables	***1,402,447,321***	**-**	***1,479,122,782***	**-**
+ Mineral Joint Stock Company Namico	*1,022,777,590*	-	*1,022,777,590*	-
+ Bac Son Company Limited	*289,444,738*	-	*289,444,738*	-
+ Others	*90,224,993*	-	*166,900,454*	-
- Other items	***350,029,851***	**-**	***350,029,851***	**-**
+ Shortage of assets awaiting resolution	*350,029,851*	-	*350,029,851*	-
	1,752,477,172	**-**	**1,829,152,633**	**-**

10. INVENTORIES

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
- Raw materials and supplies	2,442,514,725	-	2,130,532,334	-
- Tools and instruments	357,825,292	-	170,625,397	-
	2,800,340,017	**-**	**2,301,157,731**	**-**

11. CONSTRUCTION IN PROGRESS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
- Renovation and refurbishment of Warehouse No. 2 at Cua Lo Stevedoring Enterprise	-	-	4,164,230,584	4,164,230,584
- Software upgrade	400,000,000	400,000,000	750,000,000	750,000,000
- Investment project for Warehouse No. 5 at Cua Lo Stevedoring	277,500,000	277,500,000	-	-
- Investment project for upgrading the internal roads at Berths 1 and 2 of Cua Lo Stevedoring	254,629,630	254,629,630	-	-
- Others	262,555,555	262,555,555	46,296,296	46,296,296
	1,194,685,185	**1,194,685,185**	**4,960,526,880**	**4,960,526,880**

12. TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment and furniture	Other fixed assets	**Total**
	VND	VND	VND	VND	VND	**VND**
Historical cost						
Beginning balance	353,032,472,186	16,237,845,130	336,563,803,496	1,266,427,593	18,699,582,010	725,800,130,415
- Purchase in the period	-	-	3,782,370,371	45,185,185	-	3,827,555,556
Ending balance	**353,032,472,186**	**16,237,845,130**	**340,346,173,867**	**1,311,612,778**	**18,699,582,010**	**729,627,685,971**
Accumulated depreciation						
Beginning balance	284,659,556,328	14,198,843,389	171,720,229,558	970,632,080	17,900,773,138	489,450,034,493
- Depreciation in the period	5,200,258,566	166,716,138	11,879,563,309	41,494,410	299,518,858	17,587,551,281
Ending balance	**289,859,814,894**	**14,365,559,527**	**183,599,792,867**	**1,012,126,490**	**18,200,291,996**	**507,037,585,774**
Net carrying amount						
At the beginning of the year	68,372,915,858	2,039,001,741	164,843,573,938	295,795,513	798,808,872	236,350,095,922
At the end of the period	**63,172,657,292**	**1,872,285,603**	**156,746,381,000**	**299,486,288**	**499,290,014**	**222,590,100,197**

- Details of tangible fixed assets as at the end of the period as follows:

Assets name	Status during the period	Original cost	Carrying amount
		VND	VND
Gottwald Crane	In use	77,153,347,447	43,120,148,632
Others	In use	652,474,338,524	179,469,951,565

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 61,476,363,298.
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 238,030,571,383.

13. INTANGIBLE FIXED ASSETS

	Computer software	Total
	VND	VND
Historical cost		
Beginning balance	875,862,000	875,862,000
- Purchase in the period	1,750,000,000	1,750,000,000
Ending balance	**2,625,862,000**	**2,625,862,000**
Accumulated amortization		
Beginning balance	595,862,000	595,862,000
- Amortization in the period	95,983,871	95,983,871
Ending balance	**691,845,871**	**691,845,871**
Net carrying amount		
At the beginning of the year	280,000,000	280,000,000
At the end of the period	**1,934,016,129**	**1,934,016,129**

The Company's intangible fixed assets as at the end of the period are as follows:

Asset name	Status during the period	Historical cost	Net book value
		VND	VND
Bravo 7 Accounting and Payroll Software	In use	395,862,000	-
Smart-TOS Port Operations	In use	480,000,000	232,000,000
Bravo 10 Software	In use	1,750,000,000	1,702,016,129

- Cost of fully amortized intangible fixed assets that remain in use at the end of the period: VND 395,862,000.

14. DEFERRED EXPENSES

	Ending balance	Beginning balance
	VND	VND
a) Short-term		
- Tools and supplies issued for use	479,398,151	840,083,615
- Periodic repair and maintenance expenses of fixed assets	716,190,414	1,116,425,153
- Other items	-	175,192,312
	1,195,588,565	**2,131,701,080**
b) Long-term		
- Tools and supplies issued for use	566,254,631	5,433,895,860
- Periodic repair and maintenance expenses of fixed assets	15,447,109,560	7,762,845,501
- Other items	54,629,676	281,395,060
	16,067,993,867	**13,478,136,421**

15. BORROWINGS

	Beginning balance	During the period		Ending balance
		Increase	Decrease	
	VND	VND	VND	VND
a) Short-term borrowings				
- Short-term borrowings	-	4,335,960,000	4,335,960,000	-
- Current portion of long-term debts	6,324,000,000	3,162,000,000	3,162,000,000	6,324,000,000
	6,324,000,000	**7,497,960,000**	**7,497,960,000**	**6,324,000,000**
b) Long-term borrowings				
- Long-term borrowings	24,536,000,000	-	3,162,000,000	21,374,000,000
	24,536,000,000	**-**	**3,162,000,000**	**21,374,000,000**
Amount due for settlement within 12 months	(6,324,000,000)			(6,324,000,000)
Amount due for settlement after 12 months	18,212,000,000			15,050,000,000

Detailed information on long-term borrowings:

Loan agreement	Rate	Maturity date	Purpose of borrowing	Guarantee	Ending balance	Beginning balance
					VND	VND
Others					**21,374,000,000**	**24,536,000,000**
Vietnam Joint Stock Commercial Bank for Foreign Trade – Vinh Branch						
+ *Loan agreement for investment project No. 05/2023/ĐADT/NAP-02 dated 04 July 2023*	*8.70%*	*04/07/2028*	*Investment in one 40-ton pedestal crane for production and business activities of Cua Lo Stevedoring Enterprise*	*Collateral*	*3,840,000,000*	*4,700,000,000*

Loan agreement	Rate	Maturity date	Purpose of borrowing	Guarantee	Ending balance VND	Beginning balance VND
+ *Loan agreement for investment project No. 05/2025/ĐADT/NAP-00 dated 13 January 2025*	*6.60%*	*14/01/2030*	*Investment in two pedestal cranes for fixed use in production and business activities at Cua Lo Stevedoring Enterprise*	*Collateral*	*13,214,000,000*	*14,976,000,000*
+ *Loan agreement for investment project No. 05/2025/ĐADT/NAP-00 dated 18 August 2025*	*6.00%*	*19/08/2030*	*Investment in one 45-ton container handler for production and business activities at Cua Lo Stevedoring Enterprise*	*Collateral*	*4,320,000,000*	*4,860,000,000*
					21,374,000,000	**24,536,000,000**
Amount due for settlement within 12 months					(6,324,000,000)	(6,324,000,000)
Amount due for settlement after 12 months					**15,050,000,000**	**18,212,000,000**

Bank loans are secured by mortgage contracts with the lenders and have been fully registered for security transactions.

16. SHORT-TERM TRADE PAYABLES

	Ending balance	Beginning balance
	VND	VND
Other parties	***3,890,150,543***	***12,717,681,712***
- 569 Consulting & Construction Joint Stock Company	-	3,229,048,341
- PICIFA Company Limited	-	1,857,070,190
- Nhat Viet Nghe An Logistics Joint Stock Company	-	968,161,680
- Tan Hai Construction and Trading Joint Stock Company	-	861,473,806
- Bao Phat Transport Company Limited	832,321,666	791,091,803
- Bravo Software Joint Stock Company	700,000,000	-
- Trust Marine Trading and Transport Company Limited	637,719,075	-
- Others	1,720,109,802	5,010,835,892
	3,890,150,543	**12,717,681,712**

17. SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance	Beginning
	VND	VND
Other parties	***603,884,774***	***377,663,844***
- Binh Phat Forestry Products Company Limited	172,442,107	140,000,000
- Khamkeo Import-Export Trading and Transport Company Limited	145,888,232	-
- LAO - CHINA BASE PETROLEUM OIL Company Limited	69,281,864	69,281,864
- Advances from other customers	216,272,571	168,381,980
	603,884,774	**377,663,844**

18. DIVIDEND AND PROFIT PAYABLES

	Ending balance	Beginning
	VND	VND
Dividend and profit payables (*)	13,996,288,000	13,713,250
	13,996,288,000	**13,713,250**

(*) According to the Resolution of the General Meeting of Shareholders No. 01/NQ-DHDCD dated April 14, 2026, the Company announced the 2025 profit distribution, including a cash dividend payment (at a rate of 6.5% of charter capital) corresponding to the amount of VND 13,986,180,000.

On 27 May 2026, Nghe Tinh Port Joint Stock Company approved Board of Directors Resolution No. 14/NQ-HDQT, sent to the Vietnam Securities Depository and Clearing Corporation, regarding the record date to exercise the right to receive the 2025 cash dividend payment as follows:

- Record date: 12 June 2026;
- Ex-rights date: 11 June 2026;
- Form of payment: 2025 cash dividend payment;
- Execution rate: 6.5%/share (1 share receives VND 650);
- Payment date: 14 July 2026.

The remaining dividends and profits committed to be paid that are overdue but have not yet been settled by the enterprise to shareholders and owners amount to VND 10,108,000. The reason for non-payment is that shareholders have not yet come to the Company's premises to receive their dividends.

19. SHORT-TERM TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Opening receivables	Opening payables	Payables in the period	Actual payment in the period	Closing receivables	Closing payables
	VND	VND	VND	VND	VND	VND
Value-added tax	-	-	3,387,656,048	2,669,465,519	-	718,190,529
Corporate income tax	-	1,089,415,400	2,553,467,947	2,126,381,674	-	1,516,501,673
Personal income tax	5,285,645	-	485,429,798	479,643,798	-	500,355
Land tax and land rental	-	-	1,614,264,809	1,614,264,809	-	-
Other taxes	-	-	1,655,718	1,655,718	-	-
	5,285,645	**1,089,415,400**	**8,042,474,320**	**6,891,411,518**	**-**	**2,235,192,557**

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 Interim Financial Statements could be changed at a later date upon final determination by the tax authorities.

20. SHORT-TERM ACCRUED EXPENSES

	Ending balance	Beginning balance
	VND	VND
- Accrued Electricity Expenses	272,974,627	225,462,250
	272,974,627	**225,462,250**

21. OTHER SHORT-TERM PAYABLES

	Ending balance	Beginning balance
	VND	VND
- Trade union fee	-	143,801
- Interest payable	16,098,674	22,685,151
- Payables for labor restructuring	-	1,929,183,000
- Other payables and statutory obligations	239,525,805	467,024,831
	255,624,479	**2,419,036,783**

22. OWNER'S EQUITY

a) Changes in owner's equity

	Owner's invested capital	Investment and development fund	Retained earnings	**Total**
	VND	VND	VND	**VND**
Beginning balance of previous year	**215,172,000,000**	**9,789,366,731**	**17,748,453,608**	**242,709,820,339**
Profit for previous period	-	-	15,174,348,402	15,174,348,402
Profit distribution	-	2,416,931,793	(16,845,265,639)	(14,428,333,846)
Ending balance of previous period	**215,172,000,000**	**12,206,298,524**	**16,077,536,371**	**243,455,834,895**
Beginning balance of current year	**215,172,000,000**	**12,206,298,524**	**25,565,213,210**	**252,943,511,734**
Profit for this period	-	-	12,691,230,025	12,691,230,025
Profit distribution (*)	-	4,464,517,391	(24,657,710,382)	(20,193,192,991)
Ending balance of this period	**215,172,000,000**	**16,670,815,915**	**13,598,732,853**	**245,441,548,768**

(*) According to the Resolution of the General Meeting of Shareholders No. 01/2026/NQ-DHDCD dated 14 April 2026, the Company announced the 2025 profit distribution as follows:

	Rate	Amount
		VND
2025 Net profit after tax		24,662,025,241
2025 Distributed profit after tax	100.00%	24,657,710,382
Development and investment fund	18.11%	4,464,517,391
Appropriation to the bonus and welfare fund	25.17%	6,207,012,991
Dividend payment (Equivalent to VND 650 per share)	56.72%	13,986,180,000

b) Details of contributed capital

	Ending balance	Rate	Beginning balance	Rate
	VND	%	VND	%
Vietnam Maritime Corporation-	109,737,720,000	51.00	109,737,720,000	51.00
Tuan Loc Commodities Company Limitec	45,941,560,000	21.35	45,941,560,000	21.35
Others	59,492,720,000	27.65	59,492,720,000	27.65
	215,172,000,000	**100**	**215,172,000,000**	**100**

c) Capital transactions with owners and distribution of dividends and profits

	Current period	Previous period
	VND	VND
Owner's contributed capital		
- *At the beginning of period*	*215,172,000,000*	*215,172,000,000*
- *At the ending of period*	*215,172,000,000*	*215,172,000,000*
Distributed dividends and profit		
- *Dividend payable at the beginning of the period*	*13,713,250*	*29,982,000*
- *Dividend payable in the period*	*13,986,180,000*	*11,834,460,000*
+ Dividend payable from last period's profit	13,986,180,000	11,834,460,000
- *Dividend paid in cash in the period*	*(3,605,250)*	-
+ Dividend paid from last period's profit	(3,605,250)	-
- *Dividend payable at the end of the period*	*13,996,288,000*	*11,864,442,000*

d) Shares

	Ending balance	Beginning balance
	VND	VND
Quantity of Authorized issuing shares	21,517,200	21,517,200
Quantity of issued shares and full capital contribution	21,517,200	21,517,200
- *Common shares*	*21,517,200*	*21,517,200*
Quantity of outstanding shares in circulation	21,517,200	21,517,200
- *Common shares*	*21,517,200*	*21,517,200*
Par value per share (VND)	10,000	10,000

e) Company's reserves

	Ending balance	Beginning balance
	VND	VND
- Development and investment fund	16,670,815,915	12,206,298,524
	16,670,815,915	**12,206,298,524**

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

a) Operating leased assets

The Company has land lease contracts as follows:

Location of land plot	Purpose of lease	Area (m^2)	Lease term	Rental payment terms
- Cua Lo Ward, Nghe An Province	Commercial and service land	1,711.90	Until 15 October 2043	Annual land rental payment
- Truong Thi Ward, Nghe An Province	Construction of a cargo handling port	39,000.50	40 years (from 09 July 2007 to 09 July 2047)	Annual land rental payment
- Cua Lo Ward, Nghe An Province	Construction of an administrative office	2,510.60	40 years (until 12 May 2054)	Annual land rental payment
- Cua Lo Ward, Nghe An Province	Construction of a warehouse	1,176.70	40 years (until 12 May 2054)	Annual land rental payment
- Cua Lo Ward, Nghe An Province	Construction of a port berth	74,920.50	40 years (until 29 May 2054)	Annual land rental payment
- Cua Lo Ward, Nghe An Province	Construction of a port berth	124,891.70	40 years (until 29 May 2054)	Annual land rental payment
- Truong Vinh Ward, Nghe An Province	Construction of a cargo handling port	59,776.60	58,647 m^2: 40 years (until 29 May 2054); 1,129.6 m^2 until the State reclaims the land	Annual land rental payment
- Truong Vinh Ward, Nghe An Province	Commercial and service land (Construction of a production operations building)	2,313.70	2,305.8 m^2 until 11 March 2044; 7.9 m^2 until the State reclaims the land	Annual land rental payment

b) Foreign currencies

	Ending balance	Beginning balance
- USD	684,912.25	403,440.75

24. REVENUE FROM SALE OF GOODS AND PROVISION OF SERVICES

	Current period	Previous period
	VND	VND
Revenue from rendering services at Cua Lo Stevedoring Enterprise	127,380,868,912	119,923,225,827
Revenue from rendering services at Ben Thuy Stevedoring Enterprise	7,740,495,963	5,981,315,761
Office leasing and service revenue	379,354,794	336,630,026
	135,500,719,669	**126,241,171,614**
In which: Revenue from sales of good and services to related parties	**1,129,713,247**	**2,590,774,077**

(Detailed in Note 37)

25. COST OF GOODS SOLD AND PROVISION OF SERVICES

	Current period VND	Previous period VND
Cost at Cua Lo Stevedoring Enterprise	97,229,462,585	85,680,358,534
Cost at Ben Thuy Stevedoring Enterprise	6,830,478,455	6,768,605,445
	104,059,941,040	**92,448,963,979**

26. FINANCIAL INCOME

	Current period VND	Previous period VND
Interest income	69,498,441	122,954,345
Dividends or profits received in cash	3,078,777,867	2,804,623,306
Gains on exchange difference in the period	131,747,493	340,686,371
Gains on exchange difference at the period-end	6,350,105	12,051,298
	3,286,373,906	**3,280,315,320**
In which: Financial income received from related parties	**3,078,777,867**	**2,804,623,306**

(Detailed in Note 37)

27. FINANCIAL EXPENSES

	Current period VND	Previous period VND
Interest expenses	835,624,018	905,270,963
Loss on exchange difference in the period	95,458,260	57,547,365
	931,082,278	**962,818,328**

28. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period VND	Previous period VND
Raw materials	1,332,665,101	1,416,490,324
Labour expenses	8,733,219,231	8,966,280,182
Depreciation expenses	417,857,142	381,500,946
Tax, Charge, Fee	412,353,202	261,559,917
Expenses of outsourcing services	1,734,456,964	1,387,105,725
Other expenses in cash	5,880,459,278	5,194,857,318
Other decreases in general and administrative expenses	(76,675,461)	(80,210,859)
- *Reversal of provisions*	*(76,675,461)*	*(80,210,859)*
	18,434,335,457	**17,527,583,553**

29. OTHER INCOME

	Current period VND	Previous period VND
Income from sale of scrap	555,822,000	-
Other income	20,938,537	10,232,064
	576,760,537	**10,232,064**

30. OTHER EXPENSES

	Current period VND	Previous period VND
Administrative tax penalties	3,796,978	-
Donations and contributions	690,000,000	227,500,000
Other expenses	387	1,104,124
	693,797,365	**228,604,124**

31. CURRENT CORPORATE INCOME TAX EXPENSES

	Current period VND	Previous period VND
Total profit before tax	15,244,697,972	18,363,749,014
Adjustments increasing taxable income	420,902,911	547,978,442
- *Ineligible expenses*	*420,902,911*	*547,978,442*
Adjustments decreasing taxable income	(3,085,127,972)	(2,804,623,306)
- *Dividends or profits received*	*(3,078,777,867)*	*(2,804,623,306)*
- *Gains from period-end revaluation of foreign currencies*	*(6,350,105)*	-
Taxable income	12,580,472,911	16,107,104,150
Current corporate income tax expense (tax rate 20%)	2,516,094,582	3,221,420,830
Adjustments of corporate income tax from previous years to current corporate income tax expense of the current year	37,373,365	(32,020,218)
Total current corporate income tax expense	**2,553,467,947**	**3,189,400,612**
Corporate income tax payable at the beginning of the year	1,089,415,400	998,898,935
Corporate income tax paid during the period	(2,126,381,674)	(1,030,919,152)
Corporate income tax payable at the period-end	**1,516,501,673**	**3,157,380,395**

32. BASIC EARNINGS PER SHARE

The calculation of basic earnings per share attributable to ordinary shareholders of the Company is based on the following data:

	Current period VND	Previous period VND
Net profit after tax	12,691,230,025	15,174,348,402
Profit distributed to common shares	12,691,230,025	15,174,348,402
Average number of outstanding common shares in circulation in the period	21,517,200	21,517,200
Basic earnings per share	**590**	**705**

The Company has not planned to make any distribution to the Bonus and Welfare Fund and the Executive Board Bonus Fund from the net profit after tax at the date of preparing the Interim Financial Statements.

As at 30 June 2026, the Company does not have shares with dilutive potential for earnings per share.

33. BUSINESS AND PRODUCTION COST BY ITEMS

	Current period	Previous period
	VND	VND
Raw materials	21,303,160,894	16,403,672,984
Labour expenses	49,943,384,130	40,621,953,284
Depreciation expenses	17,683,535,152	16,971,744,689
Expenses of outsourcing services	21,778,207,777	27,740,888,685
Other expenses in cash	11,785,988,544	8,238,287,890
	122,494,276,497	**109,976,547,532**

34. FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the Company may face include: market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company may face with the market risk such as: exchange rates and interest rates.

Exchange rate risk:

The Company bears exchange rate risk when transactions are made in currencies other than VND such as: borrowings, revenues, expenses, imports of supplies, goods, machinery and equipment, etc.

Interest rate risk:

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments).

	Up to 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Cash	21,090,677,342	-	-	21,090,677,342
Trade and other receivables	35,866,601,596	-	-	35,866,601,596
	56,957,278,938	**-**	**-**	**56,957,278,938**

	Up to 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 01/01/2026				
Cash	18,455,407,442	-	-	18,455,407,442
Trade and other receivables	22,463,922,339	-	-	22,463,922,339
Loans	4,023,145,205	-	-	4,023,145,205
	44,942,474,986	**-**	**-**	**44,942,474,986**

Liquidity risk

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Up to 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Borrowings and debts	6,324,000,000	15,050,000,000	-	21,374,000,000
Trade and other payables	18,142,063,022	-	-	18,142,063,022
Accrued expenses	272,974,627	-	-	272,974,627
	24,739,037,649	**15,050,000,000**	**-**	**39,789,037,649**
As at 01/01/2026				
Borrowings and debts	6,324,000,000	18,212,000,000	-	24,536,000,000
Trade and other payables	15,150,431,745	-	-	15,150,431,745
Accrued expenses	225,462,250	-	-	225,462,250
	21,699,893,995	**18,212,000,000**	**-**	**39,911,893,995**

The Company believes that risk level of loan repayment is controllable. The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

35. ADDITIONAL INFORMATION FOR THE ITEMS OF THE INTERIM STATEMENT OF CASH FLOWS

	Current period	Previous period
	VND	VND
a) Proceeds from borrowings during the period		
- Proceeds from ordinary contracts	4,335,960,000	36,580,274,500
b) Actual repayments on principal during the period		
- Repayment on principal from ordinary contracts	7,497,960,000	20,702,274,500

36. SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Interim Financial Statements.

37. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relations between related parties and the Company are as follows:

Related parties	Relationship
Vietnam Maritime Corporation - JSC	Parent company
Tuan Loc Commodities Co., Ltd.	Major shareholder
Cua Lo Port Tugboat and Maritime Services Joint Stock Company	Associate company
Branch of Shipping and International Labor Cooperation Joint Stock Company in Nghe An	Same parent company
VIMC Shipping Company - Branch of Vietnam Maritime Corporation - JSC	Branch of parent company
The members of The Board of Directors, The Board of Management, the Board of Supervision	

In addition to the information with related parties presented in the above Notes, the Company has transactions with related parties as follows:

	Current period VND	Previous period VND
Revenue from sales of goods and provision of services	**1,129,713,247**	**2,590,774,077**
- Branch of Shipping and International Labor Cooperation Joint Stock Company in Nghe An	-	276,382,834
- Cua Lo Port Tugboat and Maritime Services Joint Stock Company	176,354,336	142,815,658
- Vietnam Ocean Shipping Agency Joint Stock Company - Ben Thuy Shipping Agency	953,358,911	2,171,575,585
Distributed profit	**3,078,777,867**	**2,804,623,306**
- Cua Lo Port Tugboat and	3,078,777,867	2,804,623,306

Remuneration of key management persons:

	Position	Current period VND	Previous period VND
Manager's income			
- Mr. Do Tien Duc	Chairman of the Board of Directors (Elected as Chairman on 14 April 2026)	33,366,667	-
- Mr. Le Doan Long	Chairman of the Board of Directors (Resigned on 14 April 2026)	563,202,000	441,773,038
- Mr. Bui Kieu Hung	Member of the Board of Directors/General Director	490,847,000	469,858,038
- Mr. Nguyen Hong Son	Member of the Board of Directors	83,240,000	87,451,658
- Mr. Nguyen Thac Hoai	Independent Member of the Board of Directors	83,240,000	87,451,658
- Mr. Nguyen Tuan Anh	Member of the Board of Directors (Elected as a BOD member on 14 April	16,683,333	-

	Position	Current period VND	Previous period VND
- Mrs. Tran Thi Huong	Member of the Board of Directors (Resigned on 14 April 2026)	66,556,667	47,191,705
- Mr. Tran Nam Hai	Vice General Director	353,666,000	326,369,630
- Mr. Nguyen Danh Hai	Vice General Director	332,868,000	321,190,630
- Mr. Nguyen Xuan Hung	Vice General Director	336,134,000	292,453,772
- Mrs. Phan Thi Nhi Ha	Head of the Board of Supervision	92,240,000	78,986,019
- Mrs. Nguyen Thi Minh Thu	Head of the Board of Supervision (Resigned on 15 April 2024)	-	12,465,640
- Mr. Nguyen The Tien	Member of the Board of Supervision	83,240,000	82,451,658
- Mrs. Nguyen Thi Ha Trang	Member of the Board of Supervision (Elected as a member of the Board of Supervision on 14 April 2026)	16,683,333	-
- Mrs. Nguyen Ngoc Thuy Dung	Member of the Board of Supervision (Resigned on 14 April 2026)	66,556,667	82,451,658
Mrs. Nguyen Thi Thanh Hong	Chief Accountant	306,498,000	189,903,261

In addition to the above related parties' transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

38. COMPARATIVE FIGURES

Comparative information in these Financial Statements is presented in the form of corresponding figures. Under this method, comparative information for the prior period is presented regarding the financial position, business results, and cash flows of the Company for the prior period.

The comparative information presented in the Interim Statement of Financial Position and the corresponding notes is information from the Financial Statements for the financial year ended 31 December 2025, which were audited by UHY Auditing and Consulting Company Limited. The comparative information presented in the Interim Statement of Income, Interim Statement of Cash Flows and the corresponding notes is information from the Interim Financial Statements for the accounting period from 01 January 2025 to 30 June 2025, which were reviewed by UHY Auditing and Consulting Company Limited.

As presented in Note 2.3, the Company has applied the requirements of Circular No. 99/2025/TT-BTC prospectively from 1 January 2026, resulting in changes to certain items in the Financial Statements. Certain figures as of 01 January 2026 and for the accounting period from 01 January 2025 to 30 June 2025 have been reclassified to comply with the Financial statements presentation requirements under Circular No. 99/2025. Details are presented in Appendix No. 01.

M.S.D.N: 2900325068 - C.T.C.P
CÔNG TY CỔ PHẦN CẢNG NGHỆ TĨNH
TP. VINH - T. NGHỆ AN

Tran Lu Giap
Preparer
Approved on 11 August 2026

Nguyen Thi Thanh Hong
Chief Accountant

Bui Kieu Hung
Legal Representative

APPENDIX I - COMPARATIVE FIGURES

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			The comparative figures have been reclassified in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025			
Code	**Items**	**Value VND**	**Code**	**Items**	**Value VND**	**Change**
	A) STATEMENT OF FINANCIAL POSITION			**A) INTERIM STATEMENT OF FINANCIAL POSITION**		
	ASSETS					
120	**Short-term investments**	**4,000,000,000**	**120**	**Short-term investments**	**4,023,145,205**	**Rename; restatement**
123	Held-to-maturity investments	4,000,000,000	123	Short-term held-to-maturity investments	4,023,145,205	Rename; restatement
130	**Short-term receivables**	**23,416,347,544**	**130**	**Short-term receivables**	**23,393,202,339**	**Restatement**
136	Other short-term receivables	911,634,170	135	Other short-term receivables	888,488,965	Code change, restatement
137	Allowance for short-term doubtful debts	(1,829,152,633)	136	Allowance for short-term doubtful debts	(1,829,152,633)	Code change
139	Shortage of assets awaiting resolution	350,029,851	137	Shortage of assets awaiting resolution	350,029,851	Code change
150	**Other short-term assets**	**2,319,281,659**	**160**	**Other short-term assets**	**2,319,281,659**	**Code change**
151	Short-term prepaid expenses	2,131,701,080	161	Deferred expenses	2,131,701,080	Rename; code change
152	Deductible VAT	182,294,934	162	Deductible VAT	182,294,934	Code change
153	Short-term taxes and other receivables from the State budget	5,285,645	163	Short-term taxes and other receivables from the State budget	5,285,645	Code change
240	**Long-term assets in progress**	**4,960,526,880**	**250**	**Long-term assets in progress**	**4,960,526,880**	**Code change**
242	Construction in progress	4,960,526,880	252	Construction in progress	4,960,526,880	Code change
250	**Long-term investments**	**4,860,000,000**	**260**	**Long-term investments**	**4,860,000,000**	**Code change**
252	Investments in joint ventures and associates	4,860,000,000	262	Investments in joint ventures and associates	4,860,000,000	Code change
260	**Other long-term assets**	**13,478,136,421**	**270**	**Other long-term assets**	**13,478,136,421**	**Code change**
261	Long-term prepaid expenses	13,478,136,421	271	Long-term deferred expenses	13,478,136,421	Rename; code change
270	**TOTAL ASSETS**	**310,426,229,800**	**280**	**TOTAL ASSETS**	**310,426,229,800**	**Code change**

APPENDIX I - COMPARATIVE FIGURES

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			The comparative figures have been reclassified in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025			
Code	**Items**	**Value** **VND**	**Code**	**Items**	**Value** **VND**	**Change**
	LIABILITIES					
			313	Dividend and profit payables	13,713,250	Add the item
313	Taxes and other payables to State budget	1,089,415,400	314	Short-term taxes and other payables to State budget	1,089,415,400	Rename; code change
314	Payables to employees	15,261,542,153	315	Payables to employees	15,261,542,153	Code change
315	Short-term accrued expenses	225,462,250	316	Short-term accrued expenses	225,462,250	Code change
319	Other short-term payables	2,432,750,033	320	Other short-term payables	2,419,036,783	Code change; restatement
320	Short-term borrowings and finance lease	6,324,000,000	321	Short-term borrowings and finance lease liabilities	6,324,000,000	Code change
322	Bonus and welfare fund	842,202,674	323	Bonus and welfare fund	842,202,674	Code change
338	Long-term borrowings and finance lease liabilities	18,212,000,000	339	Long-term borrowings and finance lease liabilities	18,212,000,000	Code change
	OWNER'S EQUITY					
410	**Owner's equity**	**252,943,511,734**				**Remove item**
421	Retained earnings	25,565,213,210	420	Retained earnings	25,565,213,210	Code change
421a	*Retained earnings accumulated to previous period*	*903,187,969*	*420a*	*Retained earnings accumulated to previous period*	*903,187,969*	Code change
421b	*Retained earnings of the current period*	*24,662,025,241*	*420b*	*Retained earnings of the current period*	*24,662,025,241*	Code change

APPENDIX I - COMPARATIVE FIGURES

Figures according to the interim financial statements for the accounting period from 01 January 2025 to 30 June 2025

Code	Items	Value VND
	B) STATEMENT OF INCOME	
21	Financial income	3,280,315,320
22	Financial expenses	962,818,328
23	*In which: Interest expenses*	*905,270,963*
	C) STATEMENT OF CASH FLOWS	
05	Gains/losses from investment activities	(2,927,577,651)
06	Interest expenses	905,270,963
12	Increase/decrease in prepaid expenses	(1,411,792,125)
14	Interest paid	(887,669,714)

The comparative figures have been reclassified in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025

Code	Items	Value VND	Change
	B) INTERIM STATEMENT OF INCOME		
22	Financial income	3,280,315,320	Code change
23	Financial expenses	962,818,328	Code change
24	*In which: Borrowing costs*	*905,270,963*	Rename; code change
	C) INTERIM STATEMENT OF CASH FLOWS		
05	Gains/losses from investment activities, financial activities	(2,927,577,651)	Rename
06	Borrowing costs	905,270,963	Rename
12	Increase or decrease in deferred expenses	(1,411,792,125)	Rename
14	Borrowing costs paid	(887,669,714)	Rename