# CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE FIRST 6 MONTHS OF THE FISCAL YEAR
ENDING 31 DECEMBER 2026

# CAMRANH PORT JOINT STOCK COMPANY

Digitally signed by CÔNG TY CỔ PHẦN CẢNG CAM RANH
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# GENERAL INFORMATION

**Corporate information**

Cam Ranh Port Joint Stock Company (hereinafter referred to as "the Company") is an enterprise that was equitized from Cam Ranh Port One Member Limited Liability Company - an member company with independently accounting records under management of Vietnam Maritime Corporation - under Decision No. 38/QĐ-HHVN dated 28 January 2015 issued by Vietnam Maritime Corporation. The Company operates under Business Registration Certificate No. 4200272350, initially registered on 01 April 2009 and the the 7th amended on 03 August 2025 issued by the Department of Finance of Khanh Hoa Province.

The Company's principal business activities are: cargo handling, warehousing, freight transport services and maritime services.

Head office

- Address : 29 Nguyen Trong Ky Street, Da Bac Residential Area, Cam Linh Ward, Khanh Hoa Province, Vietnam
- Telephone : 0258 3 854 307
- Fax : 0258 3 854 536

**Board of Directors**

The members of the Board of Directors during the period and up to the date of this statement are as follows:

| Full name | Position | |
|---|---|---|
| Mr. Do Hung Duong | Chairman | Appointed on 12 June 2025 |
| Mr. Nguyen Van Thang | Member | Appointed on 12 June 2025 |
| Mr. Nguyen Van Tai | Member | Re-appointed on 12 June 2025 |
| Ms. Nguyen Thi Yen | Member | Re-appointed on 12 June 2025 |
| Mr. Nguyen Van Dung | Member | Appointed on 12 June 2025 |

**Supervisory Board**

The members of the Supervisory Board during the period and up to the date of this statement are as follows:

| Full name | Position | |
|---|---|---|
| Mr. Hoang Viet | Head of the Board | Appointed on 12 June 2025 |
| Ms. Bui Thi Ngoc Luong | Member | Appointed on 12 June 2025 |
| Mr. Tran Minh Duc | Member | Appointed on 22 April 2026 |
| Ms. Tran Thi Thanh Thuy | Member | Dismissed on 22 April 2026 |

**Executive Board**

The members of the Executive Board during the period and up to the date of this statement are as follows:

| Full name | Position | |
|---|---|---|
| Mr. Nguyen Van Thang | General Director | Appointed on 01 September 2022 |
| Mr. Trinh Thanh Tung | Deputy General Director | Appointed on 21 February 2024 |
| Mr. Nghiem Manh Ha | Deputy General Director | Appointed on 13 April 2026 |
| Ms. Ho Nguyen Tu Anh | Head of Finance and Accounting Dept. - Accountant in charge | Appointed on 18 April 2025 |

**Legal Representative**
The legal representatives of the Company during the period and up to the date of this statement are as follows:

| Full name | Position | Date of appointment |
|---|---|---|
| Mr. Do Hung Duong | Chairman of the Board of Directors | Appointed on 12 June 2025 |
| Mr. Nguyen Van Thang | General Director | Appointed on 01 September 2022 |

**Auditor**
A&C Auditing and Consulting Co., Ltd. has been appointed as the Company's independent auditor.

# STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Cam Ranh Port Joint Stock Company (hereinafter referred to as the "Company") presents this statement together with the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026 comprising the Interim Financial Statements of the Company and its subsidiaries (collectively referred to as "the Group").

**Responsibility of the Board of Management**
The Board of Management is responsible for preparing the Consolidated Interim Financial Statements that give a true and fair view of the Group's financial position, financial performance and cash flows during the period. In order to prepare these Consolidated Interim Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state whether applicable accounting standards have been followed or not, and all the differences subject to any material departures are disclosed and explained in the Consolidated Interim Financial Statements;
- prepare the Consolidated Interim Financial Statements on a going-concern basis unless it is inappropriate to presume that the Group will continue in business;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Consolidated Interim Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Group have been fully recorded that disclose with reasonable accuracy at any time the financial position of the Group, and that all the accounting books have been prepared in accordance with the applicable Accounting System. The Board of Management is also responsible for safeguarding the Group's assets and consequently has taken appropriate measures to prevent and detect fraud and other irregularities.

The Board of Management hereby confirms that the Group has complied with the aforementioned requirements in preparation of the Consolidated Interim Financial Statements.

**Statement of the Board of Management**
In the opinion of the Board of Management, the Consolidated Interim Financial Statements give a true and fair view of the financial position of the Group as at 30 June 2026, and of its financial performance and cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements.

For and on behalf of the Board of Management

M.S.D.N: 4200272350 - CÔNG TY CỔ PHẦN CẢNG CAM RANH - P. CAM LINH - KHÁNH HÒA

**Nguyen Van Thang**
**General Director**

Date: 18 August 2026

# A&C AUDITING AND CONSULTING CO., LTD.

bakertilly A&C

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No. 3.0195/26/TC-AC

# REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

**To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT CAMRANH PORT JOINT STOCK COMPANY**

We have reviewed the accompanying Consolidated Interim Financial Statements of Cam Ranh Port Joint Stock Company (hereinafter referred to as "the Company") and subsidiaries (hereinafter collectively referred to as "the Group"), which were prepared on 18 August 2026 from 7 to page 48 comprising the Consolidated Interim Statement of Financial Position as of 30 June 2026, the Consolidated Interim Income Statement, the Consolidated Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2026 and the Notes to the Consolidated Interim Financial Statements.

**Responsibility of the Board of Management**

The Group's Board of Management is responsible for the preparation, true and fair presentation of the Consolidated Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements; and responsible for such internal control as the Group's Board of Management determines necessary to enable the preparation and presentation of the Consolidated Interim Financial Statements to be free from material misstatement due to fraud or error.

**Responsibility of Auditors**

Our responsibility is to express a conclusion on the Consolidated Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements 2410 - Review of Interim Financial Information performed by the Independent Auditor of the Group.

A review of interim financial information involves performing inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical procedures 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.

**Conclusion of auditors**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Consolidated Interim Financial Statements do not give a true and fair view, in all material respect, of the financial position of the Group as of 30 June 2026, and of its financial performance and cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements.

**Other Matter**

The Consolidated Interim Financial Statements of the Company for the first 6 months of the fiscal year ending 31 December 2025 and the Consolidated Financial Statements for the fiscal year ended 31 December 2025 were reviewed and audited, respectively, by another audit firm. The auditor of that audit firm expressed an unmodified conclusion for Report on Review of Interim Financial Information issued on 14 August 2025, and an unmodified opinion for the Financial Statements for the fiscal year ended 31 December 2025 issued 24 February 2026.

For and on behalf of

**A&C Auditing and Consulting Co., Ltd**
**Central Branch**

**Hang Quynh Hanh**
**Partner**
*Audit Practice Registration Certificate No. 0963-2023-008-1*
Authorized Signatory

Khanh Hoa, 18 August 2026

# CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

**(Full form)**
**As of 30 June 2026**

Unit: VND

| | ITEMS | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|---|
| **A -** | **CURRENT ASSETS** | **100** | | **126,023,604,297** | **86,072,018,718** |
| **I.** | **Cash and cash equivalents** | **110** | **V.1** | **80,816,851,810** | **63,159,444,911** |
| 1. | Cash | 111 | | 38,816,851,810 | 26,159,444,911 |
| 2. | Cash equivalents | 112 | | 42,000,000,000 | 37,000,000,000 |
| **II.** | **investments** | **120** | | **20,267,761,645** | **1,000,000,000** |
| 1. | Trading securities | 121 | | - | - |
| 2. | Provisions for devaluation of trading securities | 122 | | - | - |
| 3. | Short-term held-to-maturity investments | 123 | V.2a | 20,267,761,645 | 1,000,000,000 |
| 4. | Provisions for impairment of short-term held-to-maturity investments | 124 | | - | - |
| 5. | Other short-term investments | 125 | | - | - |
| 6. | Provisions for impairment of other short-term investments | 126 | | - | - |
| **III.** | **Short-term receivables** | **130** | | **22,577,024,489** | **17,294,265,913** |
| 1. | Short-term trade receivables | 131 | V.3 | 21,292,543,970 | 15,370,277,988 |
| 2. | Short-term advances to suppliers | 132 | V.4 | 1,979,309,488 | 1,797,820,000 |
| 3. | Short-term intra-company receivables | 133 | | - | - |
| 4. | Receivables from construction contracts under percentage of completion method | 134 | | - | - |
| 5. | Other short-term receivables | 135 | V.5a | 730,010,347 | 1,551,007,241 |
| 6. | Allowance for short-term doubtful debts | 136 | V.6 | (1,424,839,316) | (1,424,839,316) |
| 7. | Shortage of assets awaiting resolution | 137 | | - | - |
| **IV.** | **Inventories** | **140** | | **1,792,514,814** | **1,428,817,395** |
| 1. | Inventories | 141 | V.7 | 1,792,514,814 | 1,428,817,395 |
| 2. | Allowance for devaluation of inventories | 142 | | - | - |
| **V.** | **Current biological assets** | **150** | | - | - |
| 1. | Short-term livestock intended for a one-time harvest | 151 | | - | - |
| 2. | Short-term seasonal or one-time harvest crops | 152 | | - | - |
| 3. | Provision for impairment of current biological assets | 153 | | - | - |
| **VI.** | **Other current assets** | **160** | | **569,451,539** | **3,189,490,499** |
| 1. | Short-term deferred expenses | 161 | V.8a | 569,451,539 | 766,906,668 |
| 2. | Deductible Value Added Tax | 162 | | - | 258,551,318 |
| 3. | Taxes and other receivables from the State | 163 | V.15 | - | 2,164,032,513 |
| 4. | Trading Government bonds | 164 | | - | - |
| 5. | Other current assets | 165 | | - | - |

*This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements*

**Consolidated Interim Statement of Financial Position (cont.)**

| | ITEMS | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|---|
| **B -** | **NON-CURRENT ASSETS** | **200** | | **263,808,894,257** | **267,188,244,029** |
| **I.** | **Long-term receivables** | **210** | | **105,000,000** | **100,000,000** |
| 1. | Long-term trade receivables | 211 | | - | - |
| 2. | Long-term advances to suppliers | 212 | | - | - |
| 3. | Working capital in affiliates | 213 | | - | - |
| 4. | Long-term intra-company receivables | 214 | | - | - |
| 5. | Other long-term receivable | 215 | V.5b | 105,000,000 | 100,000,000 |
| 6. | Allowance for long-term doubtful debts | 216 | | - | - |
| **II.** | **Fixed assets** | **220** | | **256,556,265,058** | **249,037,881,693** |
| 1. | Tangible fixed assets | 221 | V.9 | 255,845,884,389 | 248,575,963,462 |
| - | *Historical cost* | *222* | | *599,342,348,326* | *580,940,131,736* |
| - | *Accumulated depreciation* | *223* | | *(343,496,463,937)* | *(332,364,168,274)* |
| 2. | Financial leased assets | 224 | | - | - |
| - | *Historical cost* | *225* | | - | |
| - | *Accumulated depreciation* | *226* | | - | |
| 3. | Intangible fixed assets | 227 | V.10 | 710,380,669 | 461,918,231 |
| - | *Initial cost* | *228* | | *1,285,375,660* | *955,375,660* |
| - | *Accumulated amortization* | *229* | | *(574,994,991)* | *(493,457,429)* |
| **III.** | **Non-current biological assets** | **230** | | - | - |
| 1. | Bearer animals | 231 | | - | - |
| a) | Immature bearer animals | 232 | | - | - |
| b) | Mature bearer animals | 233 | | - | - |
| - | *Historical costs* | *234* | | - | - |
| - | *Accumulated depreciation* | *235* | | - | - |
| 2. | Long-term livestock intended for one-time harvest | 236 | | - | - |
| 3. | Long-term seasonal or one-time harvest crops | 237 | | - | - |
| 4. | Provisions for impairment of non-current biological assets | 238 | | - | - |
| **IV.** | **Investment property** | **240** | | - | - |
| - | Historical costs | 241 | | - | - |
| - | Accumulated depreciation | 242 | | - | - |
| **V.** | **Non-current assets in process** | **250** | | **2,695,413,906** | **11,879,808,180** |
| 1. | Long-term work-in-process | 251 | | - | - |
| 2. | Construction-in-progress | 252 | V.11 | 2,695,413,906 | 11,879,808,180 |
| **VI.** | **Long-term financial investments** | **260** | **V.2b** | **1,170,000,000** | **1,170,000,000** |
| 1. | Investments in subsidiaries | 261 | | - | - |
| 2. | Investments in joint ventures and associates | 262 | | - | - |
| 3. | Equity investments in other entities | 263 | V.2b | 1,170,000,000 | 1,170,000,000 |
| 4. | Provision for impairment of long-term investments in other entities | 264 | | - | - |
| 5 | Long-term held-to-maturity investments | 265 | | - | - |
| 6. | Provisions for impairment of long-term held-to-maturity investments | 266 | | - | - |
| **VII.** | **Other non-current assets** | **270** | | **3,282,215,293** | **5,000,554,156** |
| 1. | Long-term prepaid expenses | 271 | V.8b | 3,282,215,293 | 5,000,554,156 |
| 2. | Deferred income tax assets | 272 | | - | - |
| 3. | Long-term components and spare parts | 273 | | - | - |
| 4. | Other non-current assets | 274 | | - | - |
| 5 | Good will | 279 | | - | - |
| | **TOTAL ASSETS** | **280** | | **389,832,498,554** | **353,260,262,747** |

*This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements*

**Consolidated Interim Statement of Financial Position (cont.)**

| ITEMS | | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|---|
| **C -** | **LIABILITIES** | **300** | | **97,830,137,517** | **60,718,644,078** |
| **I.** | **Current liabilities** | **310** | | **92,239,137,517** | **54,971,644,078** |
| 1. | Short-term trade payables | 311 | V.12 | 9,174,277,398 | 16,034,664,048 |
| 2. | Short-term advances from customers | 312 | V.13 | 1,004,754,265 | 322,958,735 |
| 3. | Payables for dividends and profit distributions | 313 | V.14 | 17,117,532,000 | - |
| 4. | Short-term taxes and amounts payable to the State budget | 314 | V.15 | 5,132,070,397 | 3,374,758,711 |
| 5. | Payables to employees | 315 | V.16 | 36,933,563,436 | 27,723,046,425 |
| 6. | Short-term accrued expenses | 316 | V.17 | 11,426,698,508 | 310,431,401 |
| 7. | Short-term intra-company payables | 317 | | - | - |
| 8. | Short-term payables relating to construction contracts under percentage of completion method | 318 | | - | - |
| 9. | Short-term deferred revenue | 319 | V.18a,c | 3,387,200,000 | 1,362,200,000 |
| 10. | Other short-term payables | 320 | V.19 | 2,330,697,861 | 3,596,890,293 |
| 11. | Short-term borrowings and financial lease liabilities | 321 | V.20a,c | 1,620,000,000 | 1,620,000,000 |
| 12. | Provisions for short-term payables | 322 | | - | - |
| 13. | Bonus and welfare fund | 323 | V.21 | 4,112,343,652 | 626,694,465 |
| 14. | Price stabilization fund | 324 | | - | - |
| 15. | Trading Government bonds | 325 | | - | - |
| **II.** | **Non-current liabilities** | **330** | | **5,591,000,000** | **5,747,000,000** |
| 1. | Long-term trade payables | 331 | | - | - |
| 2. | Long-term advances from customers | 332 | | - | - |
| 3. | Long-term taxes and amounts payable to the State budget | 333 | | - | - |
| 4. | Long-term accrued expenses | 334 | | - | - |
| 5. | Intra-company payables for working capital received | 335 | | - | - |
| 6. | Long-term intra-company payables | 336 | | - | - |
| 7. | Long-term deferred revenue | 337 | V.18b,c | 654,000,000 | - |
| 8. | Other long-term payables | 338 | | - | - |
| 9. | Long-term borrowings and financial lease liabilities | 339 | V.20b,c | 4,937,000,000 | 5,747,000,000 |
| 10. | Convertible bonds | 340 | | - | - |
| 11. | Preferred shares | 341 | | - | - |
| 12. | Deferred income tax liability | 342 | | - | - |
| 13. | Provisions for long-term payables | 343 | | - | - |
| 14. | Science and technology development fund | 344 | | - | - |

| | ITEMS | Code | Note | Ending balance | Beginning balance |
|---|---|---|---|---|---|
| **D -** | **OWNER'S EQUITY** | **400** | **V.22** | **292,002,361,037** | **292,541,618,669** |
| 1. | Owner's capital | 411 | V.22 | 245,018,170,000 | 245,018,170,000 |
| - | *Ordinary shares carrying voting right* | *411a* | | *245,018,170,000* | *245,018,170,000* |
| - | *Preferred shares* | *411b* | | - | - |
| 2. | Share premiums | 412 | | - | - |
| 3. | Bond conversion options | 413 | | - | - |
| 4. | Other owner's capital | 414 | V.22 | 275,419,340 | 275,419,340 |
| 5. | Share repurchases | 415 | V.22 | (482,000,000) | (482,000,000) |
| 6. | Differences upon asset revaluation | 416 | | - | - |
| 7. | Foreign exchange differences | 417 | | - | - |
| 8. | Investment and development fund | 418 | V.22 | 18,777,597,721 | 14,520,231,962 |
| 9. | Other equity funds | 419 | | - | - |
| 10. | Retained profit | 420 | V.22 | 24,077,969,210 | 28,739,633,193 |
| - | *Retained profit to the end of the previous period* | *420a* | | *357,209,012* | *28,739,633,193* |
| - | *Retained profit for the current period* | *420b* | | *23,720,760,198* | - |
| 11 | Non-controlling interests | 429 | V.22 | 4,335,204,766 | 4,470,164,174 |
| | **TOTAL LIABILITIES AND OWNER'S EQUITY** | **440** | | **389,832,498,554** | **353,260,262,747** |

Approved, 18 August 2026

M.S.D.N: 4200272350 C.T.C.P. CÔNG TY CỔ PHẦN CẢNG CAM RANH P. CAM LINH - T. KHÁNH HÒA

| **Nguyen Thi Ngoc Hoa** | **Ho Nguyen Tu Anh** | **Nguyen Van Thang** |
|---|---|---|
| **Preparer** | **Head of Finance and Accounting Dept.** | **General Director** |
| | **Accountant in charge** | **Legal Representative** |

*This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements*

# CONSOLIDATED INTERIM INCOME STATEMENT
**(Full form)**
**For the first 6 months of the fiscal year ending 31 December 2026**

Unit: VND

| ITEMS | Code | Note | Current year | Previous year |
|---|---|---|---|---|
| 1. Revenue from sales of goods and provisions of services | 01 | VI.1 | 207,915,878,625 | 106,406,338,678 |
| 2. Revenue deductions | 02 | | - | - |
| 3. Net revenue from sales of goods and provisions of services | 10 | | 207,915,878,625 | 106,406,338,678 |
| 4. Cost of sales | 11 | VI.2 | 152,152,044,800 | 74,520,223,903 |
| 5. Gross profit from sales of goods and provisions of services | 20 | | 55,763,833,825 | 31,886,114,775 |
| 6. Gain/loss on disposal, liquidation of investment properties | 21 | | - | - |
| 7. Financial income | 22 | VI.3 | 2,182,721,097 | 1,646,978,369 |
| 8. Financial expenses | 23 | VI.4 | 260,124,808 | 330,652,097 |
| In which: Interest expenses | 24 | | 260,124,808 | 330,652,097 |
| 9. Gain/(loss) in joint vetures and associates | 25 | VI.5 | 190,997,086 | 136,959,826 |
| 10. Selling expenses | 26 | VI.6 | 27,539,919,448 | 15,903,626,862 |
| 11. General and administrative expenses | 27 | | - | - |
| 12. Net operating profit | 30 | | 29,955,513,580 | 17,161,854,359 |
| 13. Other income | 31 | VI.7 | 9,043,091 | 29,181,000 |
| 14. Other expenses | 32 | VI.8 | 40,418,183 | 3,579,853,071 |
| 15. Other profit | 40 | | (31,375,092) | (3,550,672,071) |
| 16. Total accounting profit before tax | 50 | | 29,924,138,488 | 13,611,182,288 |
| 17. Current income tax | 51 | V.10 | 5,882,736,327 | 2,916,059,938 |
| 18. Deferred income tax | 52 | | - | 684,364 |
| 19. Profit after tax | 60 | | 24,041,402,161 | 10,694,437,986 |
| *20. Profit after tax of the parent company* | *61* | | *23,720,760,198* | *10,445,942,077* |
| *21. Profit/ (loss) after tax of non-controlling shareholders* | *62* | | *320,641,963* | *248,495,909* |
| 22. Basic earning per share | 70 | VI.9 | 970 | 320 |
| 23. Diluted earnings per share | 71 | VI.9 | 970 | 320 |

Approved, 18 August 2026

CÔNG TY CỔ PHẦN CẢNG CAM RANH

| Nguyen Thi Ngoc Hoa | Ho Nguyen Tu Anh | Nguyen Van Thang |
|---|---|---|
| Preparer | Head of Finance and Accounting Dept. | General Director |
| | Accountant in charge | Legal Representative |

*This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements*

# CONSOLIDATED INTERIM CASH FLOW STATEMENT

**(Full form)**
**(Indirect method)**
**For the first 6 months of the fiscal year ending 31 December 2026**

Unit: VND

| | ITEMS | Code | Note | Current year | Previous year |
|---|---|---|---|---|---|
| **I.** | **Cash flows from operating activities** | | | | |
| ***1.*** | ***Profit before tax*** | ***01*** | | ***29,924,138,488*** | ***13,611,182,288*** |
| ***2.*** | ***Adjustments for:*** | | | | |
| - | Depreciation/Amortization of fixed assets and investment properties | 02 | V.9,10 | 11,213,833,225 | 11,149,661,894 |
| - | Provisions and allowances | 03 | | - | 3,600,000,000 |
| - | Exchange gain/loss due to revaluation of monetary items in foreign currencies | 04 | | - | - |
| - | Gain/loss from investing and financing activities | 05 | VI.3 | (2,115,028,793) | (1,618,305,923) |
| - | Borrowing costs | 06 | VI.4 | 260,124,808 | 330,652,097 |
| - | Other adjustments | 07 | | - | - |
| ***3.*** | ***Operating profit before movements in working capital*** | ***08*** | | ***39,283,067,728*** | ***27,073,190,356*** |
| - | Increase/decrease of receivables | 09 | | (2,883,906,252) | (10,178,870,323) |
| - | Increase/decrease of inventories | 10 | V.7 | (363,697,419) | (285,791,553) |
| - | Increase/decrease of payables | 11 | | 25,787,295,974 | 8,796,439,353 |
| - | Increase/decrease of deferred expenses | 12 | V.8 | 1,915,793,992 | (4,412,512,942) |
| - | Increase/decrease of trading securities | 13 | | - | - |
| - | Interest expenses paid | 14 | VI.4 | (260,124,808) | (319,468,857) |
| - | Corporate income tax paid | 15 | V.15 | (5,564,690,049) | (2,773,586,755) |
| - | Other cash inflows | 16 | | - | 3,000,000 |
| - | Other cash outflows | 17 | V.21 | (3,634,457,606) | (1,560,076,695) |
| | ***Net cash flows used in operating activities*** | ***20*** | | ***54,279,281,560*** | ***16,342,322,584*** |
| **II.** | **Cash flows from investing activities** | | | | |
| 1. | Purchases and construction of fixed assets and other non-current assets | 21 | V.11 V.4; V.12 | (18,334,852,316) | (5,719,823,753) |
| 2. | Proceeds from disposals of fixed assets and other non-current assets | 22 | | - | - |
| 3. | Cash outflow for lending, buying debt instruments of other entities | 23 | | (20,000,000,000) | (500,000,000) |
| 4. | Cash recovered from lending, selling debt instruments of other entities | 24 | | 1,000,000,000 | 500,000,000 |
| 5. | Equity investments in other entities | 25 | | - | - |
| 6. | Cash recovered from equity investments in other entities | 26 | | - | - |
| 7. | Interest earned, dividends and profits received | 27 | V.2b,5; VI.3 | 1,865,998,655 | 1,618,305,923 |
| | ***Net cash flows generated from investing activities*** | ***30*** | | ***(35,468,853,661)*** | ***(4,101,517,830)*** |

*This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements*

| ITEMS | Code | Note | Current year | Previous year |
|---|---|---|---|---|
| **III. Cash flows from financing activities** | | | | |
| 1. Proceeds from issuing stocks and capital contributions from owners | 31 | | - | - |
| 2. Repayment for capital contributions and re-purchases of stocks already issued | 32 | | - | - |
| 3. Proceeds from borrowings | 33 | | - | - |
| 4. Repayment for borrowing principal | 34 | V.20 | (810,000,000) | (810,000,000) |
| 5. Payment for financial lease principal | 35 | | - | - |
| 6. Dividends and profit paid to the owners | 36 | V.22 | (343,021,000) | (343,021,000) |
| ***Net cash flows used in financing activities*** | ***40*** | | ***(1,153,021,000)*** | ***(1,153,021,000)*** |
| **Net cash flows during the year** | **50** | | **17,657,406,899** | **11,087,783,754** |
| **Beginning cash and cash equivalents** | **60** | **V.1** | **63,159,444,911** | **34,003,114,204** |
| Effects of fluctuations in foreign exchange rates | 61 | | - | - |
| **Ending cash and cash equivalents** | **70** | **V.1** | **80,816,851,810** | **45,090,897,958** |

Approved, 18 August 2026

M.S.D.N: 4200230050 - C.T.C
CÔNG TY
CỔ PHẦN
CẢNG
CAM RANH
P. CAM LINH - KHÁNH HÒA

| | | |
|---|---|---|
| **Nguyen Thi Ngoc Hoa** | **Ho Nguyen Tu Anh** | **Nguyen Van Thang** |
| **Preparer** | **Head of Finance and Accounting Dept.** | **General Director** |
| | **Accountant in charge** | **Legal Representative** |

*This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements*

# NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

**For the first 6 months of the fiscal year ending 31 December 2026**

## I. GENERAL INFORMATION

### 1. Ownership form

Cam Ranh Port Joint Stock Company (hereinafter referred to as "the Group") is a joint stock company.

### 2. Business field

The Group's business field is trade and services.

### 3. Principal business activities

The Group's principal business activities are cargo handling, warehousing, freight transport services and maritime services.

### 4. Normal operating cycle

The Group's normal operating cycle is within 12 months.

### 5. Effect of the Group's operations during the period on the Consolidated Interim Financial Statements

Since the volume of cargo handled through the port increased significantly in current period in comparison with that of the previous period, services revenue and profit before tax in current period increased sharply in comparison with those of the previous period.

### 6. Structure of the Group

The Group comprises the Parent Company and one subsidiary under the control of the Parent Company. The subsidiary is consolidated in these Interim Financial Statements.

#### *6a. Information on the Group's restructuring*

During the period, the Group did not undertake any additional acquisitions, disposals or divestments in the subsidiary.

#### *6b. Subsidiary*

The Group has only invested in Cam Ranh Port Marine Services Joint Stock Company - a subsidiary - located at 29 Nguyen Trong Ky Street, Da Bac Residential Area, Cam Linh Ward, Khanh Hoa Province, Vietnam. The principal business activities of this subsidiary are agency services, freight forwarding and logistics. At the end of the accounting period, the Group's ownership interest in this subsidiary is 51%; the percentage of voting rights and the percentage of benefits correspond to the ownership interest.

### 7. Headcount

As at the end of the accounting period, the Group's headcount is 216 (headcount at the beginning year is 196).

### 8. Statement on the information comparability in the Consolidated Interim Financial Statements

The corresponding figures of the previous period are comparable with those of the current period. During the period, the Group adopted the Vietnamese Enterprise Accounting System, which was issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in replacement of Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") and the Circular No. 43/2026/TT-BTC dated 20 April 2026 ("Circular 43) amending and supplementing some articles of Circular 202/2014/TT-BTC on preparation and presentation of the Consolidated Financial Statements. Consequently, certain items in the Consolidated Interim Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" and "Previous period" columns in the Consolidated Interim Financial Statements have been restated in accordance with the new classifications and names specified in Circular 99 and Circular 43 to ensure comparability. These changes do not affect the Group's total assets, total liabilities, equity or profit after tax.

### 9. Other information

The Group's shares have been listed on the Hanoi Stock Exchange (HNX) under the stock code "CCR" under Decision No. 577/QĐ-SGDHN dated 26 October 2021 issued by the Hanoi Stock Exchange. The first trading day was 19 November 2021. Previously, from 24 September 2015, the Group's shares had been registered for trading on the UPCoM (Unlisted Public Company Market) under the Hanoi Stock Exchange, also under the stock code "CCR" in accordance with Decision No. 589/QĐ-SGDHN dated 10 September 2015 issued by the Hanoi Stock Exchange.

At the end of the accounting period, the Group had not yet met the conditions for maintaining its status as a public company, as the percentage of voting shares actually held by minority shareholders was only 4.64% (below the minimum threshold of 10% required by law).

## II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY UNIT

### 1. Accounting period

The Group's accounting period is from 01 January to 31 December annually.

### 2. Accounting currency unit

The accounting currency unit is the Vietnamese Dong ("VND"), as transactions are primarily conducted in VND.

## III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

### 1. Applicable accounting system

The Group applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99"), the methods for the preparation and presentation of Consolidated Financial Statements issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202") and amended and supplemented by Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance ("Circular 43"), as well as the Ministry of Finance's guiding circulars on the implementation of accounting standards for the preparation and presentation of Consolidated Interim Financial Statements.

***Application of new Enterprise Accounting System***

The fiscal year ended 31 December 2026 is the first year when the Group has applied the Enterprise Accounting System under Circular 99 in replacement of Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to the application of Circular 99 is carried out using the following methods:

- For changes in accounting policies for which Circular 99 provides specific transition guidance, the Group follows that guidance.
- For changes in accounting policies where Circular 99 does not require retrospective or simplified retrospective adjustment, the Group applies the non-retrospective method.

**2. Statement of the compliance with the Accounting Standards and System**

The Board of Management complied with the requirements of Vietnamese Accounting Standards, The Vietnamese Enterprise Accounting System issued under Circular 99, the methods for the preparation and presentation of Consolidated Financial Statements issued under Circular 202 and amended and supplemented by Circular 43, as well as the Ministry of Finance's circulars providing guidance on the implementation of Vietnamese Accounting Standards in the preparation and presentation of Consolidated Interim Financial Statements.

## IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REQUIREMENTS

**1. Accounting convention**

The Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows) using the historical cost principle and the going-concern assumption.

**2. Consolidation bases**

The Interim Consolidated Financial Statements comprise the Interim Financial Statements of the Parent Company and the Interim Financial Statements of the subsidiary. A subsidiary is an enterprise that is controlled by the Parent Company. Control exists when the Parent Company has the power, directly or indirectly, to govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the end of accounting period should also be taken into consideration.

The financial performance of subsidiaries, which are acquired or disposed during the period, is included in the Consolidated Interim Income Statement from the date of acquisition or disposal of investments in those subsidiaries.

The Interim Financial Statements of the parent company and those of subsidiaries used for consolidation are prepared in the same accounting period and apply consistent accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Interim Financial Statements.

Balances on the Statement of Fnancial Position between companies within the same Group, intra-group transactions, and unrealized intercompany profits resulting from such transactions must be eliminated in full. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

The interests of non-controlling shareholders represent the share of profit or loss in the financial performance and the net assets of the subsidiary not held by the Group and are presented as a separate line item in the Interim Consolidated Income Statement and in the Statement of Consolidated Interim Financial Position (within the owner's equity section). Non-controlling interests (NCI) include the values of their non-controlling benefits at the initial date of business combination and those arising within the ranges of changes in owner's equity from the date of business combination. Losses incurred by subsidiaries are allocated to non-controlling interests in proportion to their ownership interests, even if such losses exceed the non-controlling interests' share of the net assets of the subsidiaries.

**3. Foreign currency transactions**

Transactions denominated in foreign currencies are translated at the spot exchange rate on the date of the transaction. Balances of monetary items denominated in foreign currencies at the end of the accounting period (excluding foreign currency-denominated receivables for which an allowance for doubtful debts has been made) are revalued at the average buying and selling rates for transfer transactions of the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) where the Group regularly conducts transactions.

Exchange differences arising from transactions denominated in foreign currencies during the period are recognised in financial income (if a gain) or financial expenses (if a loss). Exchange differences arising from the revaluation of foreign currency-denominated monetary items at the reporting date are presented on the basis of the net amount of total gains and total losses arising from the revaluation of such items and are recognised in financial income (if a gain) or financial expenses (if a loss).

**4. Cash and cash equivalents**

Cash comprises cash on hand and demand deposits. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment (calculated from the date of purchase to the maturity date), which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date. Restricted cash and cash equivalents are not presented under this item, but under the items "Other current assets" or "Other non-current assets", depending on the duration of the restriction.

**5. Financial investments**

***Held-to-maturity investments***

An investment is classified as a held-to-maturity investment when the Group has the intention and ability to hold it to maturity. Held-to-maturity investments consist only term deposits.

Held-to-maturity investments are initially recognized at cost including the acquisition cost and attributable transaction cost (such as transaction costs, fees for brokerage, among other). Accrued interest from the previous period up to the date of purchase is deducted from the cost of the investment at the time of initial recognition. After initial recognition, these investments are recognized at cost. Interest income arising after the date of purchase is recognised as financial income on an accrual basis.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted from the investment costs. If the evidence of loss diminishes or ceases to exist in a subsequent period, the previously recognized loss is reversed and recognized in financial income for that period.

***Investments in equity instruments of other entities***

Investments in equity instruments of other entities comprise investments in equity instruments where the Group does not have control, joint control or significant influence over the investee.

Investments in subsidiaries are subject to initial recognition at costs, including the cost of acquisition or capital contributions plus costs directly attributable to the investments (such as transaction costs and fees for brokerage, consultancy, audit, other charges, taxes and bank charges among others). In the specific case where the Group borrows funds to make investments in subsidiaries, interest expenses are recognised as financial expenses and are not capitalised. Where the investment is made using non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the acquisition date. Following initial recognition, these investments are carried at cost.

Dividends for periods prior to the acquisition of the investment are accounted for as a reduction in the carrying amount of that investment. Dividends for periods after the acquisition of the investment are recognised as financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in equity instruments of other entities for which a fair value cannot be determined at the reporting date are determined as follows: the provision is made on the basis of the investee's loss, with the provision amount determined as the Group's percentage of actual ownership interest (%) in the investee at the end of the accounting period multiplied (x) by the difference between the actual investment by the owners and the Group's equity at the same date.

Any increase or decrease in provisions for impairment of investments in equity instruments of other entities required to be recognised at the end of the accounting period is recorded as financial expenses.

## 6. Receivables

Receivables are recognised at their carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made in accordance with the following principles:

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Group and customers who are independent of the Group.
- Other receivables reflect receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in detail by counterparty, maturity and original currency. Trade receivables and other receivables are classified as current or non-current items in the Statement of Financial Position based on their remaining maturity as at the end of the accounting period.

An allowance is made for each doubtful debt based on the age of the debt, after offsetting against liabilities (if any) or estimated losses, as follows:

- For overdue debts:
  - 30% of the value for receivables overdue from 6 months to less than 1 year.
  - 50% of the value for receivables overdue from 1 year tod less than 2 years.
  - 70% of the value for receivables overdue from 2 years to less than 3 years.
  - 100% of the value for receivables overdue for three years or more.
- For doubtful debts: Allowance is made on the basis of the estimated loss.

Any increase or decrease in the balance of the provision for doubtful debts at the end of the accounting period is recognised as a general and administrative expense.

## 7. Inventories

Inventories are stated at the lower of cost and net realisable value.

The cost of inventories comprises the purchase price and other directly attributable expenses incurred in bringing the inventories to their present location and condition.

Inventory costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs exceed their net realizable values. Increases or decreases in the obligatory allowance for devaluation of inventories as of the end of accounting period are recorded into costs of sales.

**8. Deferred expenses**

Deferred expenses represent actual expenses incurred (including prepaid and unpaid expenses) that relate to financial performance across several accounting periods. These deferred expenses are allocated to the operating costs of the relevant accounting periods.

In the Statement of Financial Position, deferred expenses are classified as short-term (with a maximum allocation period of 12 months or within a normal operating cycle) and long-term (with an allocation period of more than 12 months or longer than a normal operating cycle). Long-term deferred expenses shall not be reclassified as short-term when preparing the Financial Statements.

The Group allocates deferred expenses to operating costs for each period, using an appropriate allocation method and criteria based on the nature and extent of each type of expense. The timing and method of allocating deferred expenses are as follows:

***Expenses for repairs to fixed assets***

For fixed assets that require periodic repairs and maintenance in accordance with technical requirements, the costs of such periodic repairs and maintenance are recognised as deferred expenses and allocated to operating costs on a straight-line basis from the date on which the repairs and maintenance are completed and the assets are available for use until the next scheduled repair or maintenance (normally every 24 months).

***Other deferred expenses***

Other expenses incurred that relate to multiple accounting periods are recognised as deferred expenses and allocated to operating costs in a manner appropriate to the characteristics and nature of each expense item.

**9. Tangible fixed assets**

Tangible fixed assets are stated at historical cost less accumulated depreciation. The historical cost of tangible fixed assets comprises all costs incurred by the Group to acquire the fixed asset up to the point at which it is ready for use.

Subsequent costs are added to the historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Group. Subsequent costs that do not meet the above conditions are recognised as operating costs during the period. Costs of routine repairs and maintenance of tangible fixed assets are recognised as operating costs during the period in which they are incurred. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognised as deferred expenses and amortised gradually into operating costs until the next routine repair or maintenance period.

When a tangible fixed asset is sold or disposed of, its historical cost and accumulated depreciation are written off, and any gain or loss arising from the disposal is recognised as income or an expense during the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful life and depreciation method are reviewed at least at the end of each financial year and adjusted if necessary. The depreciation year of tangible fixed assets are as follows:

| Fixed assets | Number of years |
|---|---|
| Buildings and structures | 04 - 39 |
| Machinery and equipment | 04 - 13 |
| Vehicles | 02 - 09 |
| Management equipment and tools | 03 - 07 |

## 10. Intangible fixed assets

Intangible fixed assets are stated at initial cost less accumulated amortisation.

The initial cost of intangible fixed assets comprises all costs incurred by the Group to acquire the asset up to the date on which it is ready for use. Subsequent costs attributable to intangible fixed assets are recognised as operating costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

When an intangible fixed asset is sold or disposed of, its initial cost and accumulated amortisation are written off, and any gain or loss arising from the disposal is recognised as income or an expense during the period.

The useful life and amortisation method are reviewed at least at the end of each financial year and adjusted if necessary.

The Group's intangible fixed assets consist solely of computer software. Costs relating to computer software that are not an integral part of the associated hardware are capitalised. The historical cost of computer software comprises all costs incurred by the Group up to the date the software is put into use. Computer software is amortised on a straight-line basis over five years.

## 11. Construction in progress

Construction in progress costs reflect costs directly attributable to assets under construction and machinery and equipment being installed, including capitalised borrowing costs in accordance with Vietnamese Accounting Standards No. 16 - Borrowing Costs ("VAS 16"). These assets are recorded at historical cost and are not depreciated until they are available for use. Upon completion, all costs are transferred to the appropriate asset categories based on their intended use, including tangible fixed assets, intangible fixed assets, investment property or inventories, and depreciation/amortization commences when the assets are available for use.

Costs relating to upgrades and renovations of fixed assets in progress are accounted for separately and, upon completion, are added to the historical cost of the corresponding fixed assets.

Repair and maintenance expenses for fixed assets incurred on a regular basis to maintain the assets in their normal operating condition are recognised in operating expenses during the period. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, the costs are transferred to deferred expenses and amortised to operating expenses over the period until the next scheduled repair or maintenance.

**12. Contractual arrangement**

A Business Cooperation Contract ("BCC") is a contractual agreement between two or more parties to jointly carry out economic activities without forming a separate legal entity. The determination of the applicable accounting method is based on the actual nature of each contract, in particular the existence or otherwise of joint control. Joint control is determined when decisions relating to the BCC's key activities require the consent of all parties with joint control, irrespective of the ownership interest or the legal form of the contract.

In all cases, where the Group receives cash or assets contributed by other parties to the BCC, such receipts are recognised as liabilities and must not be recognised as owner's equity.

***For BCCs with joint control***

Depending on the nature and form of the contract, the Group applies the appropriate accounting method for one of the following three forms of joint control:

*BCC in the form of jointly controlled assets*

The Group recognises the following in the Group's financial statements:

- The share of the value of the jointly controlled assets (classified by asset type).
- Separately incurred liabilities and the share of joint liabilities to be borne.
- Income from the sale or use of the allocated share of products.
- Expenses incurred and allocated from BCC.

*BCC in the form of jointly controlled operations*

This cooperative arrangement does not result in the establishment of a new business entity. The Group recognises the following in its financial statements:

- Assets controlled by the Group.
- Liabilities to be borne.
- Revenue shared from the sale of goods or the provision of services by the BCC.
- The expenses incurred by the Group.

*BCC in the form of an after-tax profit-sharing arrangement*

The parties are only entitled to a share of the profits if the BCC makes a profit and must bear any losses if the BCC incurs a loss.

Where the Group is designated as the party responsible for accounting and tax settlement for the BCC, the Group shall record all revenue and expenses incurred by the BCC in the Group's accounts to determine the results and tax liabilities. However, the Group shall only recognise in the income statement that portion of revenue and expenses corresponding to the proportion to which the Group is entitled or which it has incurred.

*Treatment when a jointly controlled BCC ceases to exist or the Group withdraws from the BCC* For BCCs in the form of jointly controlled assets and jointly controlled operations: assets and liabilities are allocated and recognised at the agreed value at the time of liquidation; any difference from the carrying amount is recognised as income or expense during the period.

**13. Payables and accrued expenses**

Payables and accrued expenses are recognised for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables in accordance with the following principles:

- Trade payables reflect commercial payables arising from transactions involving the purchase of goods, services or assets, where the seller is an entity independent of the Group.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers for which payment has not yet been made due to the absence of invoices or insufficient supporting documentation, as well as employee entitlements such as accrued annual leave and other operating expenses (such as costs incurred during seasonal production stoppages and interest expenses).
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sale of goods or provision of services.

Payables and accrued expenses are classified as current or non-current on the Statement of Financial Position based on their remaining maturity as at the end of the accounting period.

## 14. Payables for dividends and profit distributions

Dividends are recognised as liabilities when the Group has no right to refuse its obligation to pay dividends to shareholders under the provisions of the Law on Securities and the Group's Charter.

## 15. Deferred revenue

Deferred revenue comprises amounts paid in advance by customers for one or more accounting periods in respect of asset leases.

Deferred revenue does not include advance payments received from customers for which the Group has not yet supplied products, goods or services; nor does it include revenue for which payment has not yet been received from asset leases or the provision of services spanning multiple periods.

## 16. Owner's equity

***Owner's capital***

The contributed capital is recorded according to the actual amounts invested by the shareholders.

***Share repurchases***

When the Group repurchases shares issued by the Group, the total amount payable, including costs directly attributable to the transaction, is recognised as share repurchases and reflected as a deduction from owner's equity. At the end of the accounting period, the fair value of the share repurchases is presented in the Interim Statement of Financial Position as a negative amount to reduce owner's equity. In the case of a buyback intended for immediate cancellation, the value is deducted directly from shareholders' equity and share premiums. Upon re-issue of the shares, the carrying amount of the shares is calculated using the weighted average method. The difference between the re-issue price and the weighted average cost is recognised in share premiums.

## 17. Distribution of profits

Profit after tax is distributed to shareholders once allocations have been made to reserves in accordance with the Group's Charter and applicable laws, and subject to approval by the General Meeting of Shareholders.

The distribution of profits to shareholders is treated as non-monetary items within retained earnings/accumulated losses that may affect cash flow and the ability to pay dividends, such as gains arising from the revaluation of assets contributed to the Group's capital, gains arising from the revaluation of monetary items, financial instruments and other non-monetary items.

**18. Recognition of revenue and income**

***Revenue from the sale of goods***

Revenue from sales of merchandise shall be recognized when all of the following conditions are satisfied:

- The Group has transferred the majority of the risks and rewards associated with ownership of merchandise and finished goods to the buyer.
- The Group no longer retains the rights to manage the goods and finished products as an owner, nor does it retain control over them.
- The amount of revenue can be measured reliably. Where contracts stipulate that buyers have the right to return goods or products purchased under specific conditions, revenue is recognised only when those specific conditions no longer apply and the buyers retain no right to return the goods or products (except where such returns are in exchange for other goods or services).
- The Group has received, or will receive, economic benefits from the sales transaction.
- The costs incurred in respect of the sales transaction can be measured reliably.

***Revenue from the provision of services***

Revenue from the provision of services shall be recognised when all of the following conditions are met:

- The amount of revenue can be measured reliably. Where the contract stipulates that the buyer is entitled to return the services provided under specific conditions, revenue is recognised only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Group has received, or will receive, economic benefits from the provision of services.
- The stage of completion of the transaction at the end of the reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Where services are provided over several accounting periods, revenue is recognised by reference to the stage of completion based on the volume of work performed at the reporting date.

***Revenue from operating leases***

Revenue from operating leases is recognised on a straight-line basis over the lease term. Rentals received in advance for several periods are recognized as revenue in accordance with the applicable lease term.

***Interest***

Interest income is recognised based on the term and the effective interest rate applicable in each specific period.

***Dividends received***

Dividends received are recognised when the Group is entitled to receive dividends from its investment activities. The recognition date is determined in accordance with the provisions of the Law on Enterprises and the Charter of the investee. Only the portion of dividends relating to the period after the investment date is recognised as financial income; the portion relating to the period prior to the investment date is recognised as a reduction in the carrying amount of the investment. The dividends received in the form of shares are not recognized in financial income and are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

## 19. Revenue deductions

Revenue deductions include trade discounts, sales allowances and sales returns. These items are tracked separately and included in revenue from the sale of goods and the provision of services to determine net revenue for the reporting period.

In cases where merchandise or services were consumed in previous periods but trade discounts, sales allowances or sales returns arise in a subsequent period, the Group reduces revenue in accordance with the following principle:

- If the revenue deductions arise prior to the issuance date of the Financial Statements: this constitutes a post-balance-sheet event and is recognized as a revenue deduction in the Financial Statements for the reporting period.
- If the revenue deductions arise after the issuance date of the Financial Statements: they are recognized as revenue deductions for the period in which they arise.

## 20. Borrowing costs

Borrowing costs are interest and other costs that the Group incurs in connection with the borrowing.

Borrowing costs are recognized as an expense during the period when they are incurred, unless they are qualified for capitalized borrowing costs.

Borrowing costs that are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales, are capitalized as part of that asset when it is probable that they will result in future economic benefits to the Group and the borrowing costs can be reliably measured.

The capitalization of borrowing costs commences when all three of the following conditions are concurrently met:

- Expenditure for the construction or production of the asset have been incurred;
- Borrowing costs have been incurred; and
- Activities necessary to prepare the asset for its intended use or sale are being undertaken.

Capitalization is suspended during periods when the construction or production process is abnormally interrupted. Capitalization stops when substantially all activities necessary to prepare the asset for its intended use or sale have been completed.

For a specific borrowing for purpose of construction or production of an asset in progress, the capitalized borrowing costs are the actual borrowing costs incurred, less any investment income on the temporary investment of those borrowings.

For general loans, part of which is used for the construction or production of assets under construction, the borrowing costs to be capitalised are determined in proportion to the capitalisation rate applicable to the weighted average accumulative costs incurred in the construction or production of that asset. The capitalisation rate is calculated as the weighted average interest rate on outstanding borrowings during the period, excluding separate borrowings specifically intended for the creation of a specific asset.

## 21. Expenses

Expenses are those that result in outflows of economic benefits and are recognised at the time of the transaction or when the incurrence of the transaction is reliably determined, regardless of whether payment for the expenses has been made or not. Expenses are recognised even if they are not yet due for payment, provided that their incurrence is reasonably certain, in order to ensure the principles of prudence and capital preservation.

When the Group recognises revenue, it shall recognise the cost corresponding to the generation of that revenue. Such cost includes those incurred in the period in which the revenue was generated, together with costs incurred in previous periods or accrued expenses relating to the revenue generated in that period. In the event that the matching principle conflicts with the prudence principle, expenses are recognised in accordance with the nature and provisions of accounting standards to ensure that transactions are fairly and accurately reflected.

## 22. Corporate income tax

The Group's corporate income tax accounting policy is implemented in accordance with the provisions of the Law on Corporate Income Tax No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/NĐ-CP dated 15 November 2025 of the Government detailing certain provisions of the Law on Corporate Income Tax, guidance documents issued by the Ministry of Finance, and other relevant legal provisions. Corporate income tax includes current income tax and deferred income tax.

***Current corporate income tax***

Current income tax includes the tax amount computed based on the assessable income during the period and the current corporate income tax rate. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

On a quarterly basis, the Group determines and recognizes the provisional corporate income tax payable based on the tax return. At the end of the fiscal year, the Group determines the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.

***Deferred income tax***

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes.

Deferred income tax liabilities are recognized for all the temporary taxable differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expense.

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

When preparing the Statement of Financial Position, the Group offsets deferred tax assets and deferred tax liabilities if:

- The Group has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
  - The same taxable subjects; or
  - The Group has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

## 23. Related parties

A party is considered a related party of the Group if that party has the ability to control the Group or exercise significant influence over the Group, or has the power to participate in the Group's financial and operating policy decisions. A party is also considered a related party of the Group if both parties are subject to common control.

Related parties of the Group include:

- The Parent Group and fellow subsidiaries within the Group.
- Individuals with direct or indirect voting rights who thereby have significant influence over the Group, including members of the Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, manage and control the Group's operations, including the Executive Board, the Supervisory Board, other members of management and close family members of these individuals.
- Entities over which the individuals referred to above are able to exercise sufficient influence through direct or indirect ownership of voting rights, including entities owned by key management personnel or major shareholders of the Group and entities that share key management personnel with the Group.

Close family members of an individual are those who may exert influence on, or be influenced by, that individual in their dealings with the Group, including the individual's parents, spouse, children and siblings.

Based on the nature of economic relationships and international best practice, the Group also regards partners who jointly control BCC with the Group as related parties.

A related-party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

In determining whether parties are related, consideration is given to the substance of the relationship rather than merely its legal form.

## 24. Segment reporting

A business segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services and that is subject to risks and returns that differ from those of other business segments.

A geographical segment is a distinguishable component of the Group that is engaged in the manufacture or provision of products or services within a particular economic environment and that is subject to risks and returns that differ from those of components operating in other economic environments.

The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business field and the secondary segment report by geographical area. Conversely, if risks and returns are primarily influenced by differences in geographical area, the primary segment report is prepared by business field and the secondary segment report by geographical area. The Group's organisational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and the provision of services and meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments.
- The segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms).
- The segment's total assets account for 10% or more of the total assets of all segments.

Information on the segment is prepared and presented in accordance with the accounting policies applied to the preparation and presentation of the Group's financial statements.

## V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CONSOLIDATED INTERIM STATEMENTS OF FINANCIAL POSITION

### 1. Cash and cash equivalents

| | Ending balance | Beginning balance |
|---|---|---|
| Cash on hand | 516,481,448 | 310,725,163 |
| Demand deposits | 38,300,370,362 | 25,848,719,748 |
| - *Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)* | *36,104,080,680* | *24,878,379,522* |
| - *Other banks* | *2,196,289,682* | *970,340,226* |
| Cash equivalents | 42,000,000,000 | 37,000,000,000 |
| - *1-month term deposit with Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)* | *11,000,000,000* | *11,000,000,000* |
| - *3-month term deposit at Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)* | *11,000,000,000* | *11,000,000,000* |
| - *1-month term deposit at Saigon - Hanoi Commercial Joint Stock Bank (SHB)* | *9,000,000,000* | *4,000,000,000* |
| - *3-month term deposit at Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)* | *8,000,000,000* | *2,000,000,000* |
| - *Fixed-term deposits of up to 3 months at Saigon - Hanoi Joint Stock Commercial Bank* | *3,000,000,000* | *3,000,000,000* |
| - *1-month term deposits at Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)* | - | *6,000,000,000* |
| **Total** | **80,816,851,810** | **63,159,444,911** |

## 2. Financial investments

The Group's financial investments comprise short-term held-to-maturity investments and equity investments in other entities. The Group's financial investments are as follows:

### *2a. Short-term held-to-maturity investments*

Held-to-maturity investments include term deposits with banks, details are as follows:

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Cost | Recoverable value | Cost | Recoverable value |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) | 10,000,000,000 | 10,000,000,000 | - | - |
| Vietnam Joint Stock Commercial Bank of Industry and Trade (VietinBank) | 5,000,000,000 | 5,000,000,000 | - | - |
| Saigon-Hanoi Commercial Joint Stock Bank (SHB) | 5,000,000,000 | 5,000,000,000 | - | - |
| Southeast Asia Commercial Joint Stock Bank (SeABank) | - | - | 1,000,000,000 | |
| Accrued term deposit interest | 267,761,645 | 267,761,645 | - | - |
| **Total** | **20,267,761,645** | **20,267,761,645** | **1,000,000,000** | **-** |

All short-term held-to-maturity investments are recoverable and do not require the provisions for impairment. There are no changes in provisions for held-to-maturity investments during the period.

### *2b. Equity investments in other entities*

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Cost | Recoverable value | Cost | Recoverable value |
| Cam Ranh Urban Joint Stock Company | 1,170,000,000 | 1,170,000,000 | 1,170,000,000 | 1,170,000,000 |
| **Total** | **1,170,000,000** | **1,170,000,000** | **1,170,000,000** | **1,170,000,000** |

The equity investment in Cam Ranh Urban Joint Stock Company is recoverable and does not require the provision of impairment.

Cam Ranh Urban Joint Stock Company operates under Business Registration Certificate No. 4200272456, initially registered on 7 January 2005 and the 9th amended on 12 May 2026 issued by the Department of Finance of Khanh Hoa Province. At the end of the accounting period and at the beginning of the year, the Group held 220,662 shares, representing 6.5% of the charter capital, with an investment value of VND 1,170,000,000.

*Recoverable amount*

As the fair value of the equity investment in another entity cannot be determined, the recoverable amount is determined based on the investee's ownership interest, as per the separate Financial Statements at the end of the accounting period.

*Provisions for impairment of equity investments in other entities*

There were no changes in the provisions for impairment of equity investments in other entities during the period.

## 3. Short-term trade receivables

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Carrying value | Provision | Carrying value | Provision |
| ***Receivables from related parties*** | ***479,178,110*** | ***-*** | ***417,578,553*** | ***-*** |
| Quy Nhon Port Logistics Service Co., Ltd | 471,228,110 | - | 413,978,553 | - |
| Quang Hung Maritime Joint Stock Company | 7,950,000 | - | 3,600,000 | - |
| ***Other receivables from other organisations and individuals*** | ***20,813,365,860*** | ***(1,424,839,316)*** | ***14,952,699,435*** | ***(1,424,839,316)*** |
| Dacinco Construction Investment Limited Company | 6,528,860,972 | - | 4,461,847,698 | - |
| Khanh Hung Logistics Joint Stock Company | 2,258,407,750 | - | - | - |
| Da Hoa An 1 Co., Ltd. | 66,176,835 | - | 2,092,605,795 | - |
| Other customers | 11,959,920,303 | (1,424,839,316) | 8,398,245,942 | (1,424,839,316) |
| **Total** | **21,292,543,970** | **(1,424,839,316)** | **15,370,277,988** | **(1,424,839,316)** |

## 4. Short-term advances to suppliers

| | Ending balance | Beginning balance |
|---|---|---|
| ***Advances to related parties*** | ***189,600,000*** | ***189,620,000*** |
| Construction Consultation Joint Stock Company for Maritime Building | 189,600,000 | 189,600,000 |
| Quang Hung Marine Joint Stock Company | - | 20,000 |
| ***Advances to other suppliers*** | ***1,789,709,488*** | ***1,608,200,000*** |
| Shantui Vietnam Investment Equipment Joint Stock Company | | |
| Vietnam | 549,000,000 | - |
| 179 Co., Ltd. | 321,000,000 | 181,500,000 |
| Intecom Investment Technology Joint Stock Company | 246,000,000 | 246,000,000 |
| Quyet Thang Joint Stock Company | - | 510,000,000 |
| Technology Scale Electronic Co., Ltd | - | 203,100,000 |
| Nguyen Minh Mechanical Manufacturing Trading Co., Ltd. | - | 224,400,000 |
| Other suppliers | 673,709,488 | 243,200,000 |
| **Total** | **1,979,309,488** | **1,797,820,000** |

Of which, advance payments for the acquisition and construction of fixed assets amounted to VND 849,600,000 (the beginning balance was VND 902,700,000).

## 5. Other short-term/long-term receivables

### *5a.* Other short-term receivables

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Carrying value | Provision | Carrying value | Provision |
| ***Receivables from related parties*** | - | - | *739,538,812* | - |
| Quang Hung Marine Joint Stock Company – jointly controlled BCC [(i)] | - | - | 739,538,812 | - |
| ***Receivables from other organisations and individuals*** | *730,010,347* | - | *811,468,429* | - |
| Mortgages and deposits | 15,000,000 | - | 15,000,000 | - |
| Receivable from employees - advances for production and business operations | 456,475,047 | - | 61,640,000 | - |
| Payments on other's behalf | 203,416,730 | - | 181,989,570 | - |
| Accrued interest | - | - | 200,378,083 | - |
| Other short-term receivables | 55,118,570 | - | 352,460,776 | - |
| **Total** | **730,010,347** | - | **1,551,007,241** | - |

(i) The beginning balance was receivables relating to the allocation of costs to Quang Hung Maritime Joint Stock Company and offset receivables against payable by both parties (see Note V.19).

### *5b.* Other long-term receivables

These are mortgages and deposits for purpose of performance of travel service contracts.

## 6. Overdue and doubtful debts

These are trade receivables that have been overdue for more than three years, details are as follows:

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Cost | Recoverable amount | Cost | Recoverable amount |
| Khanh Hoa Mining and Investment Joint Stock Company | 347,656,124 | - | 347,656,124 | - |
| Ocean Renewable Energy Joint Stock Company | 563,600,626 | - | 563,600,626 | - |
| Construction and New Technology Application Joint Stock Company | 113,319,150 | - | 113,319,150 | - |
| Hai Gia Co., Ltd | 99,453,843 | - | 99,453,843 | - |
| Other entities | 300,809,573 | - | 300,809,573 | - |
| **Total** | **1,424,839,316** | - | **1,424,839,316** | - |

There were no changes in the allowance for doubtful debts during the period.

## 7. Inventories

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Cost | Provision | Cost | Provision |
| Materials and supplies | 276,520,032 | - | 95,854,229 | - |
| Tools | 207,704,031 | - | 123,417,297 | - |
| Merchandise | 1,308,290,751 | - | 1,209,545,869 | - |
| **Total** | **1,792,514,814** | - | **1,428,817,395** | - |

There is no inventory required to made provision. There are no changes in the allowance for devaluation of inventories during the period.

## 8. Short-term/long-term deferred expenses

### *8a. Short-term deferred expenses*

| | Ending balance | Beginning balance |
|---|---|---|
| Tools | 155,837,700 | 164,599,578 |
| Insurance premiums | 303,399,314 | 421,175,318 |
| Other short-term deferred expenses | 110,214,525 | 181,131,772 |
| **Total** | **569,451,539** | **766,906,668** |

### *8b. Long-term deferred expenses*

| | Ending balance | Beginning balance |
|---|---|---|
| Tools and supplies | 165,532,171 | 70,907,941 |
| Repair costs | 2,438,305,237 | 4,474,644,337 |
| Other long-term deferred expenses | 678,377,885 | 455,001,878 |
| **Total** | **3,282,215,293** | **5,000,554,156** |

## 9. Tangible fixed assets

| | Buildings, structures | Machinery and equipment | Vehicle and transmission | Management equipment and tools | Total |
|---|---|---|---|---|---|
| **Historical cost** | | | | | |
| Beginning balance | 492,925,486,369 | 59,227,530,741 | 25,752,751,208 | 3,034,363,418 | 580,940,131,736 |
| Acquisition during the period | - | 209,824,000 | - | - | 209,824,000 |
| Completed construction investment | 1,725,000,000 | 15,099,503,703 | 1,367,888,887 | - | 18,192,392,590 |
| **Ending balance** | **494,650,486,369** | **74,536,858,444** | **27,120,640,095** | **3,034,363,418** | **599,342,348,326** |
| *Of which:* | | | | | |
| Fully depreciated but still in use | 34,177,676,863 | 4,100,844,637 | 12,915,461,033 | 897,896,922 | 52,091,879,455 |
| Awaiting liquidation | - | - | - | - | - |
| **Accumulated depreciation** | | | | | |
| Beginning balance | 274,061,864,029 | 36,827,146,423 | 19,497,391,938 | 1,977,765,884 | 332,364,168,274 |
| Depreciation during the period | 7,530,057,409 | 2,777,692,280 | 695,196,990 | 129,348,984 | 11,132,295,663 |
| **Ending balance** | **281,591,921,438** | **39,604,838,703** | **20,192,588,928** | **2,107,114,868** | **343,496,463,937** |
| **Carrying value** | | | | | |
| Beginning balance | 218,863,622,340 | 22,400,384,318 | 6,255,359,270 | 1,056,597,534 | 248,575,963,462 |
| **Ending balance** | **213,058,564,931** | **34,932,019,741** | **6,928,051,167** | **927,248,550** | **255,845,884,389** |
| *Of which:* | | | | | |
| Temporarily unused | - | - | - | - | - |
| Awaiting liquidation | - | - | - | - | - |

The list of tangible fixed assets at the end of the accounting period is as follows:

| | Historical cost | Accumulated depreciation | Carrying value |
|---|---|---|---|
| Berth No. 1 – 30,000 DWT | 145,895,691,154 | 120,405,852,549 | 25,489,838,605 |
| Berth No. 2 – 50,000 DWT | 233,227,588,335 | 76,056,860,537 | 157,170,727,798 |
| Cargo crane | 51,890,116,183 | 24,989,722,218 | 26,900,393,965 |
| Gottwald crane | 8,666,652,766 | 6,992,494,387 | 1,674,158,379 |
| Other tangible fixed assets | 159,662,299,888 | 115,051,534,246 | 44,610,765,642 |
| **Total** | **599,342,348,326** | **343,496,463,937** | **255,845,884,389** |

The Group's fixed asset being mobile crane - with a lifting capacity of 180 tonnes - of which carrying value is VND 11,448,438,843, has been mortgaged as security for loans from the Khanh Hoa Investment and Development Fund.

## 10. Intangible fixed assets

The Group's intangible fixed assets only include computer software programmes, details are as follows:

| | Initial cost | Accumulated amortization | Carrying value |
|---|---|---|---|
| Beginning balance | 955,375,660 | 493,457,429 | 461,918,231 |
| Completed construction | 330,000,000 | | |
| Amortization during the period | | 81,537,562 | |
| **Ending balance** | **1,285,375,660** | **574,994,991** | **710,380,669** |

## 11. Construction in progress

| | Beginning balance | Costs incurred during the period | Transferred to fixed assets during the period | Ending balance |
|---|---|---|---|---|
| ***Acquisition of fixed assets*** | ***9,901,370,370*** | ***5,641,961,280*** | ***(15,099,503,703)*** | ***443,827,947*** |
| - *Mobile crane – Lifting capacity 200–250 tonnes* | *9,228,222,222* | - | *(9,228,222,222)* | - |
| - *Mobile crane – Lifting capacity 60 tonnes* | - | *5,198,133,333* | *(5,198,133,333)* | - |
| - *Manufacture of multi-purpose gripping platforms (BN5, BN6)* | - | *260,494,613* | - | *260,494,613* |
| - *Other assets* | *673,148,148* | *183,333,334* | *(673,148,148)* | *183,333,334* |
| ***Construction in progress*** | ***1,978,437,810*** | ***3,129,629,629*** | ***(3,092,888,887)*** | 2,015,178,552 |
| - *Upgrading the operational capacity of Ba Ngoi Port* | *1,795,734,107* | - | - | *1,795,734,107* |
| - *Western Quay - Quay No. 8 - KBII* | - | *219,444,445* | - | *219,444,445* |
| - *Main T1 drainage system* | *108,333,333* | *1,616,666,667* | *(1,725,000,000)* | - |
| - *100-tonne weighbridge* | *74,370,370* | *1,293,518,517* | *(1,367,888,887)* | - |
| ***Periodic repairs and maintenance of fixed assets*** | - | ***236,407,407*** | - | ***236,407,407*** |
| ***Upgrading and renovating fixed assets*** | - | ***330,000,000*** | ***(330,000,000)*** | - |
| Computer software | - | 330,000,000 | (330,000,000) | - |
| **Total** | **11,879,808,180** | **9,337,998,316** | **(18,522,392,590)** | **2,695,413,906** |

## 12. Short-term trade payables

| | Ending balance | Beginning balance |
|---|---|---|
| ***Payables to related parties*** | ***2,568,658,686*** | - |
| Quy Nhon Port Joint Stock Company | 1,710,732,542 | - |
| Quy Nhon Port Logistics Service Co., Ltd | 857,926,144 | - |
| ***Payables to other suppliers*** | ***6,605,618,712*** | ***16,034,664,048*** |
| Nha Trang Cuisine Co., Ltd | 1,282,234,104 | 616,742,424 |
| Thinh An Khang NT Co., Ltd | 1,175,403,528 | 1,631,225,952 |
| Khanh An Investment Trading Co., Ltd | 992,674,326 | 405,471,224 |
| Dong Do Co., Ltd. | 229,370,000 | 2,384,500,000 |
| TCE Service and Equipment Joint Stock Company | - | 6,685,000,000 |
| Minh Khoi Construction Co., Ltd. | - | 2,345,000,000 |
| Other suppliers | 2,925,936,754 | 1,966,724,448 |
| **Total** | **9,174,277,398** | **16,034,664,048** |

Of which, trade payables for the acquisition and construction of fixed assets amount to VND 229,370,000 (the beginning balance was VND 9,069,500,000).

The Group has no other overdue trade payables.

## 13. Short-term advances from customers

| | Ending balance | Beginning balance |
|---|---|---|
| Bac Phong Logistics Joint Stock Company | 406,560,000 | - |
| TVT Transportation Trading Investment JSC. | 299,500,745 | - |
| Dan Gia Trade Manufacturing Co., Ltd. | 157,769,745 | - |
| Hai Phong Viet A Transport Co., Ltd. | 77,517 | 196,487,983 |
| Song Bien Chuc An Transport Co., Ltd. | - | 52,639,200 |
| Other customers | 140,846,258 | 73,831,552 |
| **Total** | **1,004,754,265** | **322,958,735** |

## 14. Payables for dividends and profit distributions

| | Ending balance | Beginning balance |
|---|---|---|
| ***Dividends payable to related parties*** | ***13,884,511,000*** | - |
| Vietnam Maritime Corporation | 13,876,111,000 | - |
| Nguyen Van Thang - General Director | 3,500,000 | - |
| Trinh Thanh Tung - Deputy General Director | 3,500,000 | - |
| Ho Nguyen Tu Anh - Head of Finance and Accounting Department | 1,400,000 | - |
| ***Dividends payable to other shareholders*** | ***3,233,021,000*** | - |
| Phu Xuan Construction and Consultant JSC | 2,447,971,000 | - |
| Other shareholders | 785,050,000 | - |
| **Total** | **17,117,532,000** | - |

The 2026 Annual General Meeting of Shareholders adopted Resolution No. 01/2026/NQ-CCR.ĐHĐCĐ regarding the 2025 dividend payment in cash to shareholders at percentage of 7% of the par value, equivalent to VND 17,117,532,000. On 20 July 2026, the Group distributed the aforementioned dividends.

## 15. Short-term taxes and amounts payable to the State budget

| | Beginning balance | | Increases during the period | | Ending balance | |
|---|---|---|---|---|---|---|
| | Payables | Receivables | Amount payable | Amount actually paid | Payables | Receivables |
| VAT on local sales | 6,888,888 | - | 9,082,023,822 | (7,278,577,690) | 1,810,335,020 | - |
| Corporate income tax | 2,837,959,958 | - | 5,882,736,327 | (5,564,690,049) | 3,156,006,236 | - |
| Personal income tax | 529,909,865 | - | 699,647,041 | (1,063,827,765) | 165,729,141 | - |
| Land rental | - | 2,164,032,513 | 4,681,103,186 | (2,517,070,673) | - | - |
| Non-agricultural land tax | - | - | 62,999,378 | (62,999,378) | - | - |
| **Total** | **3,374,758,711** | **2,164,032,513** | **20,408,509,754** | **(16,487,165,555)** | **5,132,070,397** | **-** |

All taxes and other amounts payable to the State Budget are paid in the short term.

***Value Added Tax (VAT)***
The Companies within the Group has to pay VAT using deduction method at the following rates:

- Provision of services to foreign vessels : 0%
- Supply of clean water : 5%
- Loading and unloading services, transport, port infrastructure charges, and the hire and sale of petroleum products : 10%

In the first six months of 2026, companies within the Group are subject to VAT tax rate of 8% on certain merchandise and services under the Government's Decree No. 174/2025/NĐ-CP dated 30 June 2025 providing guidance on Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

***Corporate income tax***
The Companies within the Group are required to pay corporate income tax on assessable income at a rate of 20%.

Details of corporate income tax payable:

| | Accumulated from the beginning of the year | |
|---|---|---|
| | Current year | Previous year |
| Corporate income tax payable calculated on taxable income for the current period | 5.854.194.754 | 2.756.590.000 |
| Adjustments of corporate income tax payable of the previous years | 28.541.573 | 159.469.938 |
| **Total corporate income tax payable** | **5.882.736.327** | **2.916.059.938** |

The determination of the Group's corporate income tax payable is based on current tax regulations. However, these regulations may change from time to time, and tax regulations applicable to different types of transactions may be interpreted in different ways. Therefore, the tax amounts presented in the Consolidated Interim Financial Statements can be changed upon the inspection of tax authorities.

*Land rental*

The Group is required to pay land rental for the plots of land which is currently using at the following annual rates:

| Land location | Area ($m^2$) | ıtal rate (VND/$m^2$) |
|---|---|---|
| • Central administrative area | 8,255.5 | 63,648 |
| • Export wood chip processing plant | 25,000 | 28,403 |
| • Cam Ranh Port Administrative Area | 11,471 | 63,648 |
| • Warehousing and logistics services | 68,600 | 28,403 |
| • Western warehouse area of Cam Ranh Port | | |
| - From 01 January 2026 to 09 February 2026 | 90,000 | 16,865 |
| - From 10 February 2026 | 90,000 | 38,919 |
| • Berth No. 2, Ba Ngoi Port | 49,038 | 44,108 |

*Other taxes*

The Group has declared and paid these taxes in accordance with regulations.

## 16. Payables to employees

These are salaries to be paid employees.

## 17. Short-term accrued expenses

| | Ending balance | Beginning balance |
|---|---|---|
| Expenses for employees | 3,441,627,000 | - |
| Fixed asset's repair and maintenance costs | 6,700,000,000 | 128,904,110 |
| Other short-term payables | 1,285,071,508 | 181,527,291 |
| **Total** | **11,426,698,508** | **310,431,401** |

## 18. Short-term/long-term deferred revenue

### *18a. Short-term deferred revenue*

This item reflects deferred revenue related to short-term short-term yard lease agreements.

### *18b. Long-term deferred revenue*

This item reflects an advance payment for yard lease from Khanh Hung Logistics Joint Stock Company.

### *18c. Non-executable contracts*

The Group has no non-executable contracts.

## 19. Other short-term payables

| | Ending balance | Beginning balance |
|---|---|---|
| ***Payables to related parties*** | ***1,641,617,861*** | ***3,069,107,613*** |
| Quang Hung Marine Joint Stock Company – Amounts payable to BCC [(i)] | 1,641,617,861 | 3,069,107,613 |
| ***Payables to other organisations and individuals*** | ***709,430,000*** | ***527,782,680*** |
| Trade Union's expenditure | 108,174,000 | 203,782,680 |
| Receipt of short-term deposits, mortgages | 478,640,000 | 124,000,000 |
| Other short-term payables | 102,266,000 | 200,000,000 |
| **Total** | **2,330,697,861** | **3,596,890,293** |

(i) Payables in respect of the share of profits from the BCC's operations to Quang Hung Maritime Joint Stock Company (hereinafter referred to as "Quang Hung Company") under the BCC No. 01/2018/HĐ.HTKD dated 11 April 2018 and Annex 02 dated 11 April 2026 between the two parties. Accordingly, the two parties are jointly operating the Gotwald HMK 280E mobile harbour crane at Cam Ranh Port under a jointly controlled assets, without establishing a new legal entity.

The two parties contributed capital to purchase the Gotwald HMK 280E mobile harbour crane at a value of VND 17.5 billion of which the Group contributing VND 7 billion (40%) and Quang Hung Company contributing VND 10.5 billion (60%). In 2022, this asset was repaired and upgraded at a total cost of VND 4,166,631,915. The Group acts as the joint venture manager, the Group allocates revenues and expenses between both parties according to the percentage of their ownership interests.

The Group recognises 40% of the value of the jointly controlled assets, along with the corresponding liabilities, revenue and expenses in the Group's Financial Statements. The performance status and progress as at 30 June 2026 are as follows:

| | Total BCC | The Group's share (40%) |
|---|---|---|
| Accumulated equity until 30 June 2026 | 21,666,631,915 | 8,666,652,766 |
| Revenue generated during the period | 8,049,355,610 | 3,219,742,244 |
| Expenses incurred during the period – portion tracked by the Group | (2,474,895,737) | (989,994,295 |
| Expenses incurred during the period – portion tracked by Quang Hung Company | - | - |
| **Profit before tax** | **5,574,459,873** | **2,229,783,949** |

Revenue, expenses and profit from BCC operations are recognised in the Group's Financial Statements at percentage of 40% for each accounting period upon the recognition criteria are met.

This contractual arrangement is expected to expire on 10 April 2028. Upon termination of the arrangement, the joint assets will be liquidated and distributed to the parties according to their ownership interests (i.e. the Group owned 40% - Quang Hung Company owned 60%).

As at the date of preparation of the Interim Financial Statements, the BCC is operating normally, with no disputes having arisen.

## 20. Short-term/long-term borrowings

### *20a. Short-term loans*

These are current portions of long-term borrowings from the Khanh Hoa Investment and Development Fund (see Note V.20b).

Increases, decreases of short-term borrowings are as follows:

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Beginning balance | 1,620,000,000 | 1,620,000,000 |
| Transfer from long-term borrowings | 810,000,000 | 810,000,000 |
| Amount of loan repaid | (810,000,000) | (810,000,000) |
| **Ending balance** | **1,620,000,000** | **1,620,000,000** |

***20b. Long-term borrowings***

The borrowings from the Khanh Hoa Investment and Development Fund under Credit Agreement No. 14/2022/HĐTD-ĐTPT dated 9 August 2022 and Contract Annex No. 01 dated 24 March 2023. The loan purpose is to purchase a mobile crane with a lifting capacity of 180 tonnes to enhance the operational capacity of Cam Ranh Port, at an interest rate of 7.9% per annum, with a loan term of 91 months from the first disbursement date. The loan amount is repaid monthly, the first repayment was in January 2023. This borrowing is secured by mortgage of assets acquired using the borrowing proceeds (see Note V.9).

The repayment schedule for long-term borrowings is as follows:

| | Ending balance | Beginning balance |
|---|---|---|
| From 1 year or less | 1,620,000,000 | 1,620,000,000 |
| More than 1 year to 5 years | 4,937,000,000 | 5,747,000,000 |
| **Total** | **6,557,000,000** | **7,367,000,000** |

Increases, decreases of long-term borrowings are as follows:

| | Accumulated from the beginning of the year | |
|---|---|---|
| | Current year | Previous year |
| Beginning balance | 5,747,000,000 | 7,367,000,000 |
| Transfer to short-term borrowings | (810,000,000) | (810,000,000) |
| **Ending balance** | **4,937,000,000** | **6,557,000,000** |

***20c. Outstanding borrowings***

The Group has no overdue borrowings outstanding.

## 21. Bonus and welfare fund

| | Beginning balance | Increase due to appropriation from profit | Disbursement during the period | Ending balance |
|---|---|---|---|---|
| Bonus Fund | 475,789,928 | 3,157,348,190 | (2,357,498,000) | 1,275,640,118 |
| Welfare Fund | 150,135,256 | 3,466,689,069 | (780,890,072) | 2,835,934,253 |
| Bonus Fund of the Executive Board | 769,281 | 496,069,534 | (496,069,534) | 769,281 |
| **Total** | **626,694,465** | **7,120,106,793** | **(3,634,457,606)** | **4,112,343,652** |

## 22. Owner's equity

### *22a. Statement of changes in owner's equity*

| | Owner's capital | Shares repurchases | Treasury stocks | Investment and Development Fund | Retained profit/ Accumulated loss | Non-controlling interests | Total |
|---|---|---|---|---|---|---|---|
| Beginning balance of the previous year | 245,018,170,000 | 275,419,340 | (482,000,000) | 14,520,231,962 | 16,755,014,992 | 4,419,839,003 | 280,506,675,297 |
| Profit in the previous period | - | - | - | - | 10,445,942,077 | 248,495,909 | 10,694,437,986 |
| Appropriation for funds from 2024 profits | - | - | - | - | (4,149,503,540) | (86,229,959) | (4,235,733,499) |
| 2024 dividend distribution | - | - | - | - | (12,226,808,500) | (343,021,000) | (12,569,829,500) |
| Other increases/decreases | - | - | - | - | 2,860 | (2,860) | - |
| **Ending balance of the previous period** | **245,018,170,000** | **275,419,340** | **(482,000,000)** | **14,520,231,962** | **10,824,647,889** | **4,239,081,093** | **274,395,550,284** |
| | | | | | | | |
| Beginning balance of the current year | 245,018,170,000 | 275,419,340 | (482,000,000) | 14,520,231,962 | 28,739,633,193 | 4,470,164,174 | 292,541,618,669 |
| Profit in the current period | - | - | - | - | 23,720,760,198 | 320,641,963 | 24,041,402,161 |
| Appropriation for funds from 2025 profits | - | - | - | 4,257,365,759 | (11,264,892,181) | (112,580,371) | (7,120,106,793) |
| 2025 dividend distribution | - | - | - | - | (17,117,532,000) | (343,021,000) | (17,460,553,000) |
| **Ending balance of the current period** | **245,018,170,000** | **275,419,340** | **(482,000,000)** | **18,777,597,721** | **24,077,969,210** | **4,335,204,766** | **292,002,361,037** |

### 22b. *Details of owner's capital*

Details of capital contributions by major shareholders are as follows:

| | Ending balance | Beginning balance |
|---|---|---|
| Vietnam Maritime Corporation | 198,230,150,000 | 198,230,150,000 |
| Phu Xuan Construction and Consultant Joint Stock Company | 34,971,020,000 | 34,971,020,000 |
| Other shareholders | 11,817,000,000 | 11,817,000,000 |
| **Total** | **245,018,170,000** | **245,018,170,000** |

### 22c. *Shares*

| | Ending balance | Beginning balance |
|---|---|---|
| Number of shares registered to be issued | 245,018,170 | 245,018,170 |
| Number of shares issued | 245,018,170 | 245,018,170 |
| - *Common shares* | *245,018,170* | *245,018,170* |
| Number of shares repurchased | (482,000) | (482,000) |
| - *Common shares* | *(482,000)* | *(482,000)* |
| Number of outstanding shares | 244,536,170 | 244,536,170 |
| - *Common shares* | *244,536,170* | *244,536,170* |

Par value per outstanding share: VND 10,000.

### 22d. *Profit Distribution*

During the period, the Group distributed profits in accordance with Resolution No. 01/2026/NQ-CCR.ĐHĐCĐ dated 22 April 2026 of the 2026 Annual General Meeting of Shareholders as follows:

| | | Amount (VND) |
|---|---|---|
| • Dividends distributed to shareholders | : | 17,117,532,000 |
| • Appropriation for the investment and development fund | : | 4,232,411,000 |
| • Appropriation for bonus and welfare fund | : | 6,453,016,000 |
| • Appropriation for bonus fund of the Executive Board | : | 437,349,000 |

Subsidiaries have distributed profits in accordance with Resolution No. 51/2026/NQ-ĐHCĐ-CMS dated 8 April 2026 of the General Meeting of Shareholders as follows:

| | | Amount (VND) |
|---|---|---|
| • Dividends distributed to shareholders | : | 700,000,000 |
| • Appropriation for the investment and development fund | : | 48,933,779 |
| • Appropriation for bonus and welfare fund | : | 171,021,259 |
| • Appropriation for bonus fund of the Executive Board | : | 58,720,534 |

### 22e. Non-controlling interests

| | Current period |
|---|---|
| Charter capital already contributed | 3.430.190.660 |
| Accumulated profit at the beginning of the year | 1.039.973.514 |
| Profit attributable to non-controlling interests during the period | 320.641.963 |
| Dividends distributed | (343.021.000) |
| Appropriation to bonus and welfare funds and bonus fund of the Executive Board | (112.580.371) |
| **Closing balance** | **4.335.204.766** |

## 23. Off-statement of consolidated interim financial position items

### *23a. Assets under operating lease*

The total minimum lease payments in the future for non-cancellable leasing contracts are classified by terms as follows:

| | Ending balance | Beginning balance |
|---|---|---|
| From 1 year or less | 9,427,828,337 | 9,406,860,989 |
| Over 1 year to 5 years | 28,372,131,912 | 29,486,041,239 |
| Over 5 years | 143,161,355,569 | 146,549,005,873 |
| **Total** | **180,961,315,818** | **185,441,908,101** |

The above operating lease payments comprise:

- Total leased area of 25,000 m² of land in the alluvial area of Ba Ngoi Port, Cam Linh Ward, Khanh Hoa Province, to be used for the construction of wood chip processing plant for export. The land rental cost is adjusted periodically in accordance with Decision of the People's Committee of Khanh Hoa Province; Director of the Department of Finance determines the land rent rate for the project, and this rate is fixed for five years; following the expiry of this fixed period, the Director of the Department of Finance will adjust the land rent rate for the subsequent term (in accordance with the provisions of the Government's Decree No. 142/2005/ND-CP dated 14 November 2005 on the collection of land and water surface rental). The rent rate applicable in 2026 is VND 28,403 /m²/year. The land lease term is from 09 April 2007 to 09 April 2027.

- Total leased area is 68,600 m² of land on Nguyen Trong Ky Street, Cam Linh Ward, Khanh Hoa Province, is to be used for the construction of a warehouse and maritime logistics services area. The land rent rate at the time of signing the contract is VND 5,490 /m²/year and will be adjusted when People's Committee of Khanh Hoa Province issues regulations on land prices in accordance with the Government's Decree No. 69/2009/ND-CP dated 13 August 2009. The rent rate applicable in 2026 is VND 28,403 /m²/year. The lease term is from 24 March 2011 to 30 October 2027.

- Total leased area is 90,000 m² of land in Cam Linh Ward, Khanh Hoa Province, to be used for the construction of the western warehouse at Cam Ranh Port. The land rent rate specified in the contract is VND 8,710 /m²/year; this rate is fixed for five years from 10 May 2012 and will be adjusted upon expiry to apply to the subsequent term. The rent applicable in 2026 is VND 16,865/m²/year from 01 January 2026 to 09 February 2026, and VND 38,919/m²/year from 10 February 2026 to 31 December 2026. The land lease term is from 9 April 2012 to 27 October 2051.

- Total leased area is 11,470.8 m² of land in Cam Linh Ward, Khanh Hoa Province, to be used for the construction of the Cam Ranh Port Administrative Zone. The land rent rate specified in the contract is VND 10,125 /m²/year which is provisional calculated and applied from 9 August 2010; following it will be adjusted as the Provincial People's Committee issues regulations on land prices in accordance with the Government's Decree No. 69/2009/ND-CP dated 13 August 2009. The rent rate applicable in 2026 is VND 63,648/m²/year. The land lease term is from 9 August 2010 to 4 June 2039.

- The total leased area is 49,037.7 m² of land in Cam Linh Ward, Khanh Hoa Province, to be used for keeping in implementation of the Berth No. 2 – Ba Ngoi Port project. The land rent rate specified in the contract is VND 8,737/m²/year, this rate is fixed for five years from 10 May 2012; upon expiry of this period, it will be adjusted and applied for the subsequent term. The land lease rate applicable in 2026 is VND 44,108 /m²/year. The land lease term is from 25 October 2010 to 9 April 2054.

- Total leased area is 8,255.5 m² of land at No. 29 Nguyen Trong Ky Street, Cam Linh Ward, Khanh Hoa Province. The land rent rate specified in the contract is VND 6,480/m²/year. The land lease term is from 30 October 2018 to 30 October 2058.

In addition, the Group is currently managing and using a plot of land on Nguyen Trong Ky Street, Cam Linh Ward, Khanh Hoa Province (now Cam Linh Ward, Khanh Hoa Province), with an area of 797.5 m², for the purpose of constructing Maritime Services Centre. No land lease agreement has yet been signed for this plot, as the People's Committee of Khanh Hoa Province has required the preparation of an investment project in line with the master plan to provide a basis for considering the land allotment and leasing in accordance with regulations.

### *23b. Pledged and mortgaged assets*

The Group has only pledged tangible fixed asset being a mobile crane with a lifting capacity of 180 tonnes to the Khanh Hoa Investment and Development fund as security for a borrowing from the Fund (see Note V.20b). The pledge period extends until the end of the loan agreement (91 months). The carrying value of the pledged tangible fixed assets at the end of the period and at the beginning of the year was VND 11,448,438,843 and VND 12,317,940,525 respectively (see Note V.9).

### 24. The value of assets held by other parties but whose use is restricted due to legal limitations, or liabilities that must be settled in accordance with contractual agreements or legal provisions

As presented in Note V.19, the Group and Quang Hung Maritime Joint Stock Company are party to BCC of the Gotwald HMK 280E mobile harbour crane at Cam Ranh Port, with total investment value of VND 21,666,631,915, of which the Group's investment is VND 8,666,652,766 and that of Quang Hung Maritime Joint Stock Company is VND 12,999,979,149.

At the end of the accounting period and at the beginning of the year, the Gotwald HMK 280E mobile harbour crane was being operated by the Group and Quang Hung Maritime Joint Stock Company at Cam Ranh Port and was jointly controlled by both parties.

Information on these fixed assets is recognised in the Group's Consolidated Interim Financial Statements (based on the Group's investment value) as follows:

| | Ending balance | Beginning balance |
|---|---|---|
| Historical cost | 8,666,652,766 | 8,666,652,766 |
| Accumulated depreciation | 6,992,494,387 | 6,575,904,589 |
| **Carrying value** | **1,674,158,379** | **2,090,748,177** |

## VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CONSOLIDATED INTERIM INCOME STATEMENT

### 1. Revenue from sales of goods and provisions of services

### *1a. Gross revenue*

| | Accumulated from the beginning of the year | |
|---|---|---|
| | Current year | Previous year |
| Revenue from sales of merchandise | 34,528,136,008 | 20,118,310,594 |
| Revenue from provisions of services | 161,072,925,917 | 67,294,935,592 |
| Revenue from warehouse and yard lease | 12,314,816,700 | 18,993,092,492 |
| **Total** | **207,915,878,625** | **106,406,338,678** |

***1b. Revenue from sales of goods and provisions of services to related parties***

Transactions of sales of goods and provisions of services to related parties are presented in Note VIII.1b.

**2. Cost of sales**

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Costs of merchandise sold | 33,172,227,887 | 18,731,172,388 |
| Costs of services provided | 118,979,816,913 | 55,789,051,515 |
| **Total** | **152,152,044,800** | **74,520,223,903** |

**3. Financial income**

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Term deposit interest | 958,692,496 | 562,059,384 |
| Demand deposit interest | 28,044,986 | 29,169,730 |
| Dividends received | 1,156,336,297 | 1,027,076,809 |
| Payment discount | 39,647,318 | 28,672,446 |
| **Total** | **2,182,721,097** | **1,646,978,369** |

**4. Financial expenses**

These are borrowing costs - interest expenses.

**5. Selling expenses**

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Expenses for employees | 110,400,000 | 110,400,000 |
| Depreciation/(amortization) of fixed assets | 24,768,822 | 24,768,822 |
| Cost of repairs to petrol and oil pump columns | 31,060,000 | - |
| Other cash expenses | 24,768,264 | 1,791,004 |
| **Total** | **190,997,086** | **136,959,826** |

**6. General and administrative expenses**

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Expenses for employees | 19,403,849,029 | 9,931,818,958 |
| Administrative supplies and office supplies | 296,806,649 | 295,479,203 |
| Depreciation/(amortization) of fixed assets | 519,879,387 | 528,974,934 |
| Taxes, fees and legal fees | 373,099,252 | 435,046,108 |
| Expenses for external services | 2,705,359,028 | 1,978,578,433 |
| Other expenses | 4,240,926,103 | 2,733,729,226 |
| **Total** | **27,539,919,448** | **15,903,626,862** |

## 7. Other income

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Remuneration for the Board of Directors and Supervisory Board | 9,000,000 | 9,000,000 |
| Adjustment of receivables and payables in accordance with the tax inspection | - | 20,181,000 |
| Other income | 43,091 | - |
| **Total** | **9,043,091** | **29,181,000** |

## 8. Other expenses

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Payment of remuneration to the equity representative | 11,100,000 | 6,000,000 |
| Land rental and land tax expenses | - | 3,495,121,170 |
| Tax and insurance penalties | 28,285,584 | 78,599,901 |
| Other expenses | 1,032,599 | 132,000 |
| **Total** | **40,418,183** | **3,579,853,071** |

## 9. Earnings per share

### *9a. Basic/diluted earnings per share*

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Accounting profit after corporate income tax attributable to shareholders of the parent company | 23,720,760,198 | 10,445,942,077 |
| Appropriation for the bonus and welfare fund and bonus fund of the Executive Board | - | (2,620,250,081) |
| Profit used to calculate basic earnings per share | 23,720,760,198 | 7,825,691,996 |
| Weighted average number of outstanding shares during the period | 24,453,617 | 24,453,617 |
| **Basic/diluted earnings per share** | **970** | **320** |

As of the date of the Consolidated Interim Financial Statements, the Group has not been able to reliably estimate the profit amount that may be appropriated to the Bonus and Welfare Fund for the first 6 months of the fiscal year ending 30 June 2026, since the Group's General Meeting of Shareholders and the General Meetings of Shareholders of its subsidiaries have not yet determined the appropriation ratios for the Bonus and Welfare Funde and the Bonus Fund of Executive Bonus for 2026. Should the Group make such appropriation, the "Basic earnings per share" item would decrease, resulting in a corresponding reduction in earnings per share.

### *9b. Other information*

Basic earnings per share of the previous period have been restated due to the deduction of the amount appropriated for the Bonus and Welfare Fund when calculating basic earnings per share. This adjustment has reduced basic earnings per share of the previous period from VND 427 to VND 320.

There are no transactions of common shares or potential common shares from the end of the accounting period to the date of these Consolidated Interim Financial Statements.

## 10. Operating costs by factors

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Purchase price of merchandise sold | 33,172,227,887 | 19,454,400,495 |
| Cost of materials and supplies | 10,415,320,829 | 2,426,210,101 |
| Labour costs | 62,059,648,786 | 28,724,284,243 |
| Depreciation/(amortization) of fixed assets | 11,213,833,225 | 11,146,240,067 |
| Expenses for external services | 48,778,811,107 | 21,897,851,328 |
| Other expenses | 14,243,119,500 | 6,911,824,357 |
| **Total** | **179,882,961,334** | **90,560,810,591** |

# VII. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CONSOLIDATED INTERIM CASH FLOW STATEMENT

**Non-cash transactions affecting the future consolidated cash flow statement**

During the period, the Group acquired certain fixed assets by incurring debts valued at VND 229,370,000.

# VIII. OTHER INFORMATION

## 1. Transactions and balances with related parties

Related parties of the Group include key management personnel and individuals related to key management personnel; other related parties.

### *1a. Transactions and balances with the key management personnel and their related individuals*

The key management personnel comprise members of the Board of Directors, the Supervisory Board and the Executive Board. The related individuals are their close family members.

*Transactions with the key management personnel and their related individuals*

The Group has not had any transactions of sales of goods or provisions of services with key management personnel or their related individuals. The only other transaction during the period is the payment of dividends to members of the Executive Board with amount of VND 8,400,000 VND (that of the previous period was VND 6,000,000).

*Receivables from and payables to the key management personnel and their related individuals*

Receivables from and payables to the key management personnel and their related individuals are presented in Note V.14.

*Remuneration of the key management personnel*

| | Position | Salary | Remuneration | Total income |
|---|---|---|---|---|
| **Current period** | | | | |
| Mr. Do Hung Duong | Chairman of the Board of Directors (from 12 June 2025) | - | 120,000,000 | 120,000,000 |
| Mr. Nguyen Van Thang | Member of the Board of Directors cum General Director | 524,635,000 | 60,000,000 | 584,635,000 |
| Mr. Nguyen Van Tai | Member of the Board of Directors | - | 60,000,000 | 60,000,000 |
| Ms. Nguyen Thi Yen | Member of the Board of Directors | - | 60,000,000 | 60,000,000 |
| Mr. Nguyen Van Dung | Member of the Board of Directors (from 12 June 2025) | - | 60,000,000 | 60,000,000 |
| Mr. Trinh Thanh Tung | Deputy General Director | 395,499,000 | - | 395,499,000 |
| Mr. Nghiem Manh Ha | Deputy General Director (from 13 April 2026) | 146,641,000 | - | 146,641,000 |
| Ms. Ho Nguyen Tu Anh | Head of Finance and Accounting Dept. | 246,484,000 | | 246,484,000 |
| Mr. Hoang Viet | Head of the Supervisory Board (from 12 June 2025) | - | 60,000,000 | 60,000,000 |
| Ms. Bui Thi Ngoc Luong | Member of the Supervisory Board | - | 42,000,000 | 42,000,000 |
| Ms. Tran Thi Thanh Thuy | Member of the Supervisory Board (until 22 April 2026) | - | 26,130,000 | 26,130,000 |
| Mr. Tran Minh Duc | Member of the Supervisory Board (from 22 April 2026) | - | 15,870,000 | 15,870,000 |
| **Total** | | **1,313,259,000** | **504,000,000** | **1,817,259,000** |
| **Previous period** | | | | |
| Mr. Pham Huu Tan | Chairman of the Board of Directors (until 12 June 2025) | - | 357,816,000 | 357,816,000 |
| Mr. Do Hung Duong | Chairman of the Board of Directors (from 12 June 2025) | - | 5,040,000 | 5,040,000 |
| Mr. Nguyen Van Thang | Member of the Board of Directors cum General Director | - | 31,200,000 | 31,200,000 |
| Mr. Nguyen Van Tai | Member of the Board of Directors | 327,999,000 | 31,200,000 | 359,199,000 |
| Ms. Nguyen Thi Yen | Member of the Board of Directors | - | 31,200,000 | 31,200,000 |
| Ms. Nguyen Thi Minh Ngoc | Member of the Board of Directors (until 12 June 2025) | - | 28,080,000 | 28,080,000 |
| Mr. Nguyen Van Dung | Member of the Board of Directors (from 12 June 2025) | - | 3,120,000 | 3,120,000 |

| | Position | Salary | Remuneration | Total income |
|---|---|---|---|---|
| Mr. Trinh Thanh Tung | Deputy General Director | 258,058,000 | - | 258,058,000 |
| Ms. Ho Nguyen Tu Anh | Head of Finance and Accounting Dept. | 150,677,000 | | 150,677,000 |
| Ms. Nguyen Thi Hien | Head of the Supervisory Board (until 12 June 2025) | - | 28,080,000 | 28,080,000 |
| Mr. Hoang Viet | Head of the Supervisory Board (from 12 June 2025) | - | 3,120,000 | 3,120,000 |
| Ms. Bui Thi Ngoc Luong | Member of the Supervisory Board | - | 25,200,000 | 25,200,000 |
| Ms. Tran Thi Thanh Thuy | Member of the Board of Supervisors (until 22 April 2026) | - | 25,200,000 | 25,200,000 |
| **Total** | | **736,734,000** | **569,256,000** | **1,305,990,000** |

### *1b. Transactions and balances with other related parties*

Other related parties of the Group include:

| Other related parties | Relationship |
|---|---|
| Vietnam Maritime Corporation | Parent company |
| Quy Nhon Port Logistics Service Co., Ltd | The Group |
| Vietnam Ocean Shipping Agency Corporation | The Group |
| Quang Hung Maritime Joint Stock Company | Jointly controlled partner (BCC) |

*Transactions with other related parties*

The Group has had transactions of sale of goods and provision of services, as well as other transactions with other related parties as follows:

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| ***Vietnam Maritime Corporation*** | | |
| Dividend distribution | 13,876,111,000 | 9,911,507,500 |
| ***Branch of Quy Nhon Port Joint Stock Company*** | | |
| Revenue from provisions of services | 980,566,705 | - |
| Receipts from services rendered | 1,057,195,722 | - |
| ***Quy Nhon Port Logistics Service Co., Ltd*** | | |
| Revenue from provisions of services | 1,395,050,116 | - |
| Receipts from services rendered | 1,449,404,567 | - |
| Purchase of merchandise and services | 8,926,478,514 | - |
| Payment for goods and services | 8,782,670,651 | - |
| ***Branch of Vietnam Ocean Shipping Agency Corporation – Nha Trang Ocean Shipping Agency*** | | |
| Revenue from provisions of services | 24,640,000 | 9,569,150 |
| Receipts from services rendered | 26,611,200 | 10,047,608 |
| Revenue from port services collected on behalf | 955,926,705 | 1,600,555,736 |
| Receipts of amount of port services collected on behalf | 1,030,584,522 | 1,618,093,255 |

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| *Quang Hung Maritime Joint Stock Company* | | |
| Revenue from sales of merchandise | 17,361,110 | 3,272,727 |
| Payments | 14,400,000 | 3,600,000 |
| Revenue share for Gottwald cranes | 4,829,613,365 | 2,689,067,373 |
| Payment of revenue from BCC | 4,300,200,936 | 1,311,244,474 |
| Allocation of Gottwald crane costs | 1,484,937,443 | 829,067,405 |
| Receipts for Gottwald crane costs | - | 432,282,683 |
| Offseting receivables against payables | 2,343,271,250 | - |
| Purchase of supplies | 5,220,000 | - |

The sales of merchandise and services to other related parties are made at mutually agreed prices. The purchases of merchandise and services from other related parties are made at agreed prices.

*Receivables from and payables for other related parties*
Receivables from and payables for other related parties are presented in Notes V.3, V.4, V.5, V.12, V.14, V.18a and V.19.

Receivables from related parties are unsecured and will be settled in cash. No allowance for doubtful debts has been made for receivables from other related parties.

## 2. Segment information

Segment reporting is based on business fields, since the Group's principal business activities are organised and managed according to the nature of the products and services provided, with each field constituting a business unit offering different products.

### *2a. Information on business segment*

The Group has the following main business fields:

- Product sales sector: sale of petrol and diesel.
- Service sector: cargo handling, freight transport and maritime services.
- Leasing business field: warehouse and yard leasing.

Details of net external revenue from sales of goods and provisions of services by business field are as follows:

| | Accumulated from the beginning of the year | |
|---|---|---|
| | **Current year** | **Previous year** |
| Petrol and diesel sales sector | 34,528,136,008 | 20,118,310,594 |
| Services sector | 161,072,925,917 | 67,294,935,592 |
| Warehouse and yard lease sector | 12,314,816,700 | 18,993,092,492 |
| **Total** | **207,915,878,625** | **106,406,338,678** |

### *2b. Additional information*

The Group only operates within the geographical area of Khanh Hoa Province.

### 3. Subsequent events

From the end of the accounting period to the approval date of the Interim Financial Statements, there are no material events which are required adjustments or disclosures in the Interim Financial Statements.

Approved, 18 August 2026

CỔ PHẦN CẢNG CAM RANH

| Nguyen Thi Ngoc Hoa | Ho Nguyen Tu Anh | Nguyen Van Thang |
|---|---|---|
| **Preparer** | **Head of Finance and Accounting Dept.** | **General Director** |
| | **Accountant in charge** | **Legal Representative** |