Deloitte.

SAI GON PORT JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

For the 6-month period ended 30 June 2026

TABLE OF CONTENTS

CONTENTS	PAGE(S)
STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS	1 - 2
REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS	3 - 4
INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION	5 - 6
INTERIM SEPARATE INCOME STATEMENT	7
INTERIM SEPARATE CASH FLOW STATEMENT	8
NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS	9 - 46

SAI GON PORT JOINT STOCK COMPANY
03 Nguyen Tat Thanh Street, Xom Chieu Ward
Ho Chi Minh City, Vietnam

STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS

The Board of Executive Officers of Sai Gon Port Joint Stock Company (the "Company") presents this report together with the Company's interim separate financial statements for the 6-month period ended 30 June 2026.

THE BOARDS OF DIRECTORS, EXECUTIVE OFFICERS AND SUPERVISORS

The members of the Boards of Directors, Supervisors and Executive Officers of the Company during the period and to the date of this report are as follows:

Board of Directors

Mr. Nguyen Canh Tinh	Chairman (appointed on 24 April 2026)
Mr. Huynh Van Cuong	Chairman (resigned on 24 April 2026)
Mr. Ly Quang Thai	Member
Mr. Le Van Chien	Member
Mr. Nguyen Thanh Nam	Member
Ms. Ho Thi Thu Hien	Member
Mr. Nguyen Le Chon Tam	Member (appointed on 24 April 2026)
Mr. Nguyen Uyen Minh	Member (appointed on 24 April 2026)
Mr. Nguyen Van Phuong	Member (resigned on 24 April 2026)
Ms. Trinh Thi Ngoc Bien	Member (resigned on 24 April 2026)
Mr. Vu Phuoc Long	Member (resigned on 24 April 2026)
Ms. Do Thi Thanh Thuy	Member (resigned on 24 April 2026)

Board of Executive Officers

Mr. Nguyen Le Chon Tam	General Director
Mr. Tran Ngoc Thach	Deputy General Director
Mr. Pham Truong Giang	Deputy General Director
Mr. Nguyen Uyen Minh	Deputy General Director (resigned on 29 May 2026)

Board of Supervisors

Mr. Hoang Viet	Head of Board of Supervisors (appointed on 24 April 2026)
Ms. Vu Thi Thanh Duyen	Member (resigned on 24 April 2026)
Ms. Nguyen Thi Hang	Member (appointed on 24 April 2026)
Ms. Nguyen Thi My Hanh	Member (appointed on 24 April 2026)
Ms. Vu Thi Phuong Thao	Member (resigned on 24 April 2026)
Ms. Chu Thi Nga	Member (resigned on 24 April 2026)

Legal representative

The Legal representative of the Company during the period and up to the date of this report is Mr. Nguyen Le Chon Tam.

STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS (Continued)

THE BOARD OF EXECUTIVE OFFICERS' STATEMENT OF RESPONSIBILITY

The Board of Executive Officers of the Company is responsible for preparing the interim separate financial statements, which give a true and fair view of the separate financial position of the Company as at 30 June 2026, and its interim separate financial performance and its interim separate cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these interim separate financial statements, the Board of Executive Officers is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim separate financial statements;
- prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- design and implement an effective internal control system for the purpose of properly preparing and presenting the interim separate financial statements so as to minimize errors and frauds.

The Board of Executive Officers is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and that the interim separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Executive Officers is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Executive Officers confirms that the Company has complied with the above requirements in preparing these interim separate financial statements.

For and on behalf of the Board of Executive Officers,

CÔNG TY CỔ PHẦN CẢNG SÀI GÒN

Nguyen Le Chon Tam
General Director
Legal representative
28 August 2026

Deloitte.

Branch of Deloitte Vietnam Audit Co. Ltd
18th Floor, Times Square Building
57-69F Dong Khoi, Saigon Ward
Ho Chi Minh City
Vietnam
Tel : +84 28 710 14555
www.deloitte.com/vn

No.:0186/VN1A-HC-BC

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: **The shareholders**
The Board of Directors, Executive Officers and Supervisors
Sai Gon Port Joint Stock Company

We have reviewed the accompanying interim separate financial statements of Sai Gon Port Joint Stock Company (the "Company"), prepared on 28 August 2026 as set out from page 5 to page 46, which comprise the interim separate statement of financial position as at 30 June 2026, and the interim separate statement of income and interim separate statement of cash flows for the 6-month period then ended, and a summary of significant accounting policies and other explanatory information.

The Board of Executive Officers's Responsibility for the Interim Separate Financial Statements

The Board of Executive Officers is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as the Board of Executive Officers determines is necessary to enable the preparation of interim separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an conclusion on the accompanying interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - "Review of Interim Financial Information Performed by the Independent Auditor of the Entity".

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not present fairly, in all material respects, the interim separate financial position of the Company as at 30 June 2026, and of its interim separate financial performance and its interim separate cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

Deloitte.

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Emphasis of Matters

We draw readers' attention to the following Notes in the Notes to the interim separate financial statements:

- As disclosed in Note 02, Notes to the interim separate financial statements, in accordance with the guidance of Decree No. 59/2011/ND-CP dated 18 July 2011 on the conversion of wholly state-owned enterprise into joint stock company, the Company officially converted its operating model to a joint stock company effective from 1 October 2015. However, the final settlement of State capital for the period from 1 January 2014 to 30 September 2015 (the pre-equitization period) has not yet been completed. Upon completion of the settlement of State capital, the Company will make any necessary adjustments to the financial information for the relevant accounting periods.

- As disclosed in Note 01, Notes to the interim separate financial statements, the Company has restated certain items in the separate financial statements for the financial year ended 31 December 2025.

Our conclusion is not modified in respect of these matters.

Other Matter

The interim separate financial statements of the Company for the 6-month period ended 30 June 2025 were reviewed by another independent audit firm, with the reviewed report dated 25 August 2025 expressing an unmodified conclusion. In addition, the separate financial statements of the Company for the year ended 31 December 2025 were also audited by this independent audit firm, with the audited report dated 12 March 2026 expressing an unmodified opinion.

M.S.C.N: 0100112500-002-C.T.T.N.H.H
CHI NHÁNH
CÔNG TY TNHH
KIỂM TOÁN
DELOITTE
VIỆT NAM
TẠI TP. HỒ CHÍ MINH

Tran Hong Quan
Audit Partner
Audit Practising Registration Certificate
No. 2758-2025-001-1
BRANCH OF DELOITTE VIETNAM AUDIT COMPANY LIMITED
28 August 2026
Hochiminh city, S.R. Vietnam

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	ASSETS	Codes	Notes	Closing balance	Opening balance (Restated)
A.	**CURRENT ASSETS**	**100**		**1,688,105,402,867**	**1,752,771,775,193**
I.	**Cash and cash equivalents**	**110**	**6**	**482,924,289,260**	**519,040,244,971**
1.	Cash	111		211,924,289,260	169,040,244,971
2.	Cash equivalents	112		271,000,000,000	350,000,000,000
II.	**Short-term financial investments**	**120**		**979,383,979,055**	**999,812,038,354**
1.	Held-to-maturity investments	123	7	979,383,979,055	999,812,038,354
III.	**Short-term receivables**	**130**		**205,238,291,731**	**200,517,493,815**
1.	Short-term trade receivables	131	8	166,840,725,193	157,670,167,837
2.	Short-term advances to suppliers	132	9	6,995,006,165	19,429,575,782
3.	Other short-term receivables	135	10	54,379,544,473	44,078,362,482
4.	Provision for short-term doubtful debts	136	11	(22,976,984,100)	(20,660,612,286)
IV.	**Inventories**	**140**		**12,118,469,472**	**11,979,391,036**
1.	Inventories	141	12	12,118,469,472	11,979,391,036
V.	**Other short-term assets**	**160**		**8,440,373,349**	**21,422,607,017**
1.	Short-term deferred expenses	161	13	8,440,373,349	1,609,707,560
2.	Taxes and other receivables from the State budget	163	14	-	19,812,899,457
B.	**NON-CURRENT ASSETS**	**200**		**3,983,384,314,752**	**3,856,443,944,771**
I.	**Long-term receivables**	**210**		**933,030,054,254**	**956,594,063,698**
1.	Long-term trade receivables	211	8	57,844,346,744	81,408,356,188
2.	Other long-term receivables	215	10	875,185,707,510	875,185,707,510
II.	**Fixed assets**	**220**		**261,264,891,878**	**251,313,108,930**
1.	Tangible fixed assets	221	15	238,833,436,789	229,098,081,888
	- Cost	*222*		*1,938,900,164,280*	*1,912,465,496,053*
	- Accumulated depreciation	*223*		*(1,700,066,727,491)*	*(1,683,367,414,165)*
2.	Intangible assets	227	16	22,431,455,089	22,215,027,042
	- Cost	*228*		*63,253,661,077*	*62,278,661,077*
	- Accumulated amortisation	*229*		*(40,822,205,988)*	*(40,063,634,035)*
III.	**Investment property**	**240**	**17**	**162,693,119,296**	**165,419,819,620**
	- Cost	*241*		*222,174,136,000*	*222,174,136,000*
	- Accumulated depreciation	*242*		*(59,481,016,704)*	*(56,754,316,380)*
IV.	**Long-term assets in progress**	**250**	**18**	**48,477,699,826**	**47,100,219,602**
1.	Long-term work in progress	251		39,408,705,034	39,313,490,216
2.	Construction in progress	252		9,068,994,792	7,786,729,386
V.	**Long-term financial investments**	**260**	**7**	**2,565,348,694,242**	**2,424,216,255,502**
1.	Investments in subsidiaries	261		832,959,575,373	832,959,575,373
2.	Investments in joint-ventures, associates	262		2,132,370,970,353	2,132,370,970,353
3.	Equity investments in other entities	263		470,092,573,980	470,092,573,980
4.	Provision for impairment of long-term investments in other entities	264		(1,295,543,705,464)	(1,451,026,035,704)
5.	Long-term held-to-maturity investments	265		425,469,280,000	439,819,171,500
VI.	**Other long-term assets**	**270**		**12,569,855,256**	**11,800,477,419**
1.	Long-term deferred expenses	271	13	2,166,666,660	-
2.	Deferred tax assets	272	19	10,403,188,596	11,800,477,419
	TOTAL ASSETS (280=100+200)	**280**		**5,671,489,717,619**	**5,609,215,719,964**

The accompanying notes are an integral part of these interim separate financial statements

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)
As at 30 June 2026

Unit: VND

	RESOURCES	Codes	Notes	Closing balance	Opening balance (Restated)
C.	**LIABILITIES**	**300**		**2,525,650,567,993**	**2,637,699,446,961**
I.	**Current liabilities**	**310**		**784,574,106,743**	**830,958,600,247**
1.	Short-term trade payables	311	20	61,576,788,588	78,723,913,083
2.	Short-term advances from customers	312		2,775,019,616	1,362,334,544
3.	Dividends and profit payable	313		186,639,000	192,339,000
4.	Short-term taxes and amounts payable to the State budget	314	14	109,949,964,392	159,002,816,896
5.	Payables to employees	315		61,587,879,785	103,880,317,433
6.	Short-term accrued expenses	316	21	18,459,767,103	18,103,816,817
7.	Other current payables	320	22	429,300,244,326	409,373,503,252
8.	Short-term loans and obligations under finance leases	321	23	29,332,387,526	29,324,217,377
9.	Bonus and welfare funds	323	24	71,405,416,407	30,995,341,845
II.	**Long-term liabilities**	**330**		**1,741,076,461,250**	**1,806,740,846,714**
1.	Other long-term payables	338	22	1,428,679,981,250	1,478,719,981,250
2.	Long-term loans and obligations under finance leases	339	23	312,396,480,000	328,020,865,464
D.	**EQUITY**	**400**	**25**	**3,145,839,149,626**	**2,971,516,273,003**
1.	Owner's contributed capital	411		2,162,949,610,000	2,162,949,610,000
	- Ordinary shares carrying voting rights	*411a*		*2,162,949,610,000*	*2,162,949,610,000*
2.	Investment and development fund	418		388,158,190,426	346,432,291,988
	Retained earnings	420		594,731,349,200	462,134,371,015
	- Retained earnings accumulated to the prior year end	*420a*		*349,120,974,208*	*438,567,978,126*
	- Retained earnings of the current period/prior year	*420b*		*245,610,374,992*	*23,566,392,889*
	TOTAL RESOURCES (440=300+400)	**440**		**5,671,489,717,619**	**5,609,215,719,964**

CÔNG TY CỔ PHẦN CẢNG SÀI GÒN
M.S.D.N: 0300479714 - C.T.C.P
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Ngoc Tam
Preparer

Chu Ngoc Son
Chief Accountant

Nguyen Le Chon Tam
General Director
Legal representative
Approved on 28 August 2026

INTERIM SEPARATE INCOME STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Notes	Current period	Prior period
1.	**Gross revenue from services rendered**	**01**		**481,442,974,260**	**460,678,756,434**
2.	**Net revenue from services rendered (10=01-02)**	**10**	**28**	**481,442,974,260**	**460,678,756,434**
3.	Cost of rendered services	11	29	292,987,467,522	286,215,463,859
4.	**Gross profit from services rendered (20=10-11)**	**20**		**188,455,506,738**	**174,463,292,575**
5.	Financial income	22	31	56,658,473,761	57,564,027,166
6.	Financial expenses	23	32	(135,747,335,052)	(105,045,198,829)
	- In which: Borrowing costs	*24*		*19,673,083,319*	*16,710,602,281*
7.	General and administration expenses	26	35	69,497,197,834	69,148,938,654
8.	**Operating profit (30=20+(22-23)-26)**	**30**		**311,364,117,717**	**267,923,579,916**
9.	Other income	31	33	1,554,885,997	4,025,154,757
10.	Other expenses	32	34	2,475,973,556	2,104,079,276
11.	**(Loss)/profit from other activities (40=31-32)**	**40**		**(921,087,559)**	**1,921,075,481**
12.	**Accounting profit before tax (50=30+40)**	**50**		**310,443,030,158**	**269,844,655,397**
13.	Current corporate income tax expense	51	36	63,435,366,343	47,231,058,610
14.	Deferred corporate tax expense	52	19	1,397,288,823	1,070,825,872
15.	**Net profit after corporate income tax (60=50-51-52)**	**60**		**245,610,374,992**	**221,542,770,915**

M.S.D.N: 0300479714-C.T.C.P
CÔNG TY CỔ PHẦN CẢNG SÀI GÒN
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Ngoc Tam
Preparer

Chu Ngoc Son
Chief Accountant

Nguyen Le Chon Tam
General Director
Legal representative
Approved on 28 August 2026

INTERIM SEPARATE CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Current period	Prior period
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	***Profit before tax***	***01***	***310,443,030,158***	***269,844,655,397***
2.	***Adjustments for:***			
	Depreciation and amortisation of fixed assets and investment properties	02	20,121,629,230	19,561,120,478
	Provisions	03	(153,165,958,426)	(117,051,643,159)
	Foreign exchange gain arising from translating foreign currency items	04	(2,963,503,624)	(8,747,953,567)
	Gain from investing activities	05	(49,089,313,189)	(43,174,778,564)
	Borrowing costs	06	19,673,083,319	16,710,602,281
3.	***Operating profit before movements in working capital***	***08***	***145,018,967,468***	***137,142,002,866***
	Change in receivables	09	45,481,341,213	(26,448,313,371)
	Change in inventories	10	(234,293,254)	(2,012,319,493)
	Change in payables	11	(105,826,589,988)	(23,982,855,497)
	Change in prepaid expenses	12	(8,997,332,449)	(10,691,552,495)
	Interest paid	14	(219,537,683)	(361,707,799)
	Corporate income tax paid	15	(113,905,060,206)	(66,549,120,407)
	Other cash inflows	16	10,000,000	1,258,679,322
	Other cash outflows	17	(31,745,763,730)	(28,981,578,234)
	Net cash generated by/(used in) operating activities	***20***	***(70,418,268,629)***	***(20,626,765,108)***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(27,770,637,337)	(18,644,702,962)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22	-	1,175,000,000
3.	Cash outflow for lending	23	(119,737,104,110)	(78,000,000,000)
4.	Cash recovered from lending	24	175,705,130,000	130,295,000,000
5.	Cash recovered from investments in other	26	-	5,675,710,000
6.	Interest earned, dividends and profits received	27	20,689,145,342	26,377,323,024
	Net cash (used in)/generated by investing activities	***30***	***48,886,533,895***	***66,878,330,062***
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Repayment of borrowings	34	(14,635,839,474)	(14,468,309,225)
2.	Dividends and profit distributions paid	36	-	(10,146,000)
	Net cash used in financing activities	***40***	***(14,635,839,474)***	***(14,478,455,225)***
	Net (decrease)/increase in cash and cash equivalents (50=20+30+40)	**50**	**(36,167,574,208)**	**31,773,109,729**
	Cash and cash equivalents at the beginning of the period	**60**	**519,040,244,971**	**461,845,583,844**
	Effects of changes in foreign exchange rates	61	51,618,497	169,625,748
	Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**482,924,289,260**	**493,788,319,321**

CÔNG TY CỔ PHẦN CẢNG SÀI GÒN

Nguyen Ngoc Tam
Preparer

Chu Ngoc Son
Chief Accountant

Nguyen Le Chon Tam
General Director
Legal representative
Approved on 28 August 2026

The accompanying notes are an integral part of these interim separate financial statements

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying interim separate financial statements

1. GENERAL INFORMATION

Structure of ownership

Saigon Port Joint Stock Company (hereinafter referred to as the "Company") is a member of Vietnam Maritime Corporation - Joint Stock Company ("VIMC"), formerly known as Saigon Port Company Limited (a wholly State-owned enterprise) under the Enterprise Registration Certificate No. 0300479714 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 January 2008. From 01 October 2015, the Company was converted from a single member limited liability company to a joint stock company model operates under the 08th amendment of Enterprise Registration Certificate No. 0300479714 issued by the Department of Planning and Investment of Ho Chi Minh City (currently the Ho Chi Minh City Department of Finance) on 09 May 2023.

The Company's shares were approved for trading on the Unlisted Public Company Market (UPCoM) on 05 April 2016 under the stock code SGP.

The company's head office is located at 03 Nguyen Tat Thanh Street, Xom Chieu Ward, Ho Chi Minh City, Vietnam.

The largest shareholder of the Company is Vietnam Maritime Corporation - Joint Stock Company (VIMC). Details of the percentage of capital contribution are presented in Note 25.

The number of employees as at 30 June 2026 was 627 (31 December 2025: 643).

Operating industry and principal activities

The company provides port operation services and other port-related business.

The Company's main activities include:

- Investment in the construction, management, and operation of seaports; Leasing of seaport infrastructure; Cargo handling at seaports;
- Port warehouse business; Provision of logistics services, international multimodal transport services, freight transport by road;
- Freight forwarding, storage, and packaging services; Handling, forwarding, and transportation of oversized and overweight cargo;
- Provision of maritime transport agency services; Ship agency services; Maritime brokerage, tugboat services; Maritime rescue;
- Ship repair services at ports; Cargo tallying services, ship cleaning services, ship supply services;
- Management, operation, and leasing of wharves; Storage yards, mooring buoys, cargo handling equipment, inland waterway and road transport vehicles, and specialized maritime equipment; Customs declaration services, trading of machinery, equipment, materials, and supplies for the maritime, transportation, construction, industrial, agricultural, and mechanical sectors; Container transshipment services at seaports;
- Construction and repair of barges, canoes, and tugboats (excluding transport vehicles); Manufacturing and repair of cargo handling equipment, inland waterway and road transport vehicles, and specialized maritime equipment; Construction consultancy (excluding project design, construction surveying, and construction supervision); Construction of bridges, irrigation works, and water supply and drainage systems;
- Maintenance, repair, and construction of inland waterway and road transportation works, wharves, yards, buildings, civil and industrial works; Ground leveling, infrastructure site preparation, dredging of mooring buoys and wharves;
- Manufacturing and trading of construction materials and equipment (excluding production at the Company's head office);

- Provision of domestic and international travel services; Real estate business, hotel business, processing and trading of coal (excluding operations at the Company's head office);
- Petroleum trading agency services, trading and processing of agricultural products, food, and foodstuffs (excluding processing at the Company's head office);
- Business management consultancy, investment consultancy (excluding financial, accounting, and legal consultancy);
- Direct support services for road transport (excluding liquefaction of gas for transportation);
- Operation of sports facilities (details: business of pickleball courts, badminton courts, mini football courts, tennis courts. Operation of facilities organizing indoor or outdoor sports events).

Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months or less.

The Company's structure

As at 30 June 2026, the Company's structure comprised the parent company, 5 subsidiaries, and 4 other associates and joint ventures.

The parent company:

The parent company comprised 4 operation and exploitation control centres, 1 dependent branch and 1 business location, details are as follows:

Operation and exploitation control centres

No.	Name	Address
1	The Nha Rong – Khanh Hoi Area Operating and Exploitation Control Centre (*)	No.05 Nguyen Tat Thanh Street, Xom Chieu Ward, Ho Chi Minh City, Vietnam
2	Tan Thuan Area Operating and Exploitation Control Centre	Luu Trong Lu Street, Tan Thuan Ward, Ho Chi Minh City, Vietnam
3	Lai Dat Area Operating and Exploitation Control Centre	Truong Dinh Hoi Street, Xom Chieu Ward, Ho Chi Minh City, Vietnam
4	Ba Ria - Vung Tau Area Operating and Exploitation Control Centre	Street No. 3, Phu My 1 Industrial Park, Phu My Ward, Ho Chi Minh City, Vietnam

(*) The Nha Rong - Khanh Hoi Area Operation and Exploitation Control Centre was formerly the Nha Rong - Khanh Hoi Port Area, which was included in the relocation plan to Hiep Phuoc area, Ho Chi Minh City, and functional conversion pursuant to Resolution No. 20/NQ-TW dated 18 November 2002 of the Politburo and Decision No. 791/QD-TTg dated 22 August 2005 of the Prime Minister approving the detailed planning of the seaport cluster in the Port Cluster No. 5 (Ho Chi Minh City - Dong Nai - Ba Ria - Vung Tau area) until 2010 with orientation to 2020.

Dependent branch

No.	Name	Address
1	Branch of Sai Gon Port Joint Stock Company - Port Construction Enterprise	No.155 Truong Dinh Hoi Street, Xom Chieu Ward, Ho Chi Minh City, Vietnam

Business location

No.	Name	Address
1	Business location of Sai Gon Port Joint Stock Company in Da Lat	No.11 Huynh Thuc Khang Street, Xuan Huong – Da Lat Ward, Lam Dong Province, Vietnam

Subsidiaries:

Name	Place of incorporation and operation	Proportion of ownership interest %	Proportion of voting power held %	Principal activity
Subsidiaries				
Saigon Port Logistics Joint Stock Company	Ho Chi Minh City	74.13	74.13	Warehousing and storage of goods
Saigon Gateway Terminal Joint Stock Company	Ho Chi Minh City	90.54	90.54	Loading and unloading, warehousing, equipment and logistics rental services
Sai Gon Port Technical Service Commercial Joint Stock Company	Ho Chi Minh City	63.31	63.31	Mechanical trade
Sai Gon Port Maritime Service and Transport Joint Stock Company	Ho Chi Minh City	51.00	51.00	Warehousing and storage of goods
Sai Gon Port Stevedoring and Service Joint Stock Company	Ho Chi Minh City	51.43	51.43	Loading and unloading and freight forwarding

***Associates*:**

Name	Place of incorporation and operation	Proportion of ownership interest %	Proportion of voting power held %	Principal activity
SP-SSA International Container Services Joint Venture Company	Ho Chi Minh City	38.93	38.93	Transport support services
SP-PSA International Port Co., Ltd.	Ho Chi Minh City	36.00	36.00	Construction of civil engineering works
Korea Express Saigon Port Co., Ltd	Ho Chi Minh City	50.00	50.00	Freight transport by road
Thi Vai General Port Joint Stock Company	Ho Chi Minh City	21.00	21.00	Cargo loading and unloading

Disclosure of information comparability in the financial statements

Comparative figures on the interim separate statement of financial position are the figures of the audited separate financial statements for the year ended 31 December 2025, after the restatement of certain items as described below.

Comparative figures on the interim separate income statement and interim separate cash flow statement are the figures of the reviewed separate financial statements for the 6-month period ended 30 June 2025.

As presented in Note 03, the Company adopted Circular 99/2025/TT-BTC effective 1 January 2026. Comparative figures from the prior period/year have been adjusted to ensure comparability with the current period. Additionally, the Company has restated the figures of Provision for impairment of investments in other entities in accordance with current accounting regulations. Details are as follows:

Restatement due to the adoption of Circular No. 99/2025/TT-BTC and reclassification for comparative purposes:

Items	Codes	Previously reported amount	Amount after restated	Change
		VND	VND	VND
The separate statement of financial position as at 31 December 2025				
Short-term held-to-maturity investments	123	583,631,625,496	999,812,038,354	416,180,412,858
Short-term loan receivables	N/A	234,706,038,500	-	(234,706,038,500)
Other short-term receivables	135	225,552,736,840	44,078,362,482	(181,474,374,358)
Other long-term receivables	215	1,188,544,467,510	875,185,707,510	(313,358,760,000)
Long-term loans receivable	N/A	126,460,411,500	-	(126,460,411,500)
Long-term held-to-maturity investments	265	-	439,819,171,500	439,819,171,500
Dividends and profit payable	313	-	192,339,000	192,339,000
Other current payables	320	409,565,842,252	409,373,503,252	(192,339,000)
Other long-term payables	338	1,792,078,741,250	1,478,719,981,250	(313,358,760,000)
Long-term loans and obligations under finance leases	339	14,662,105,464	328,020,865,464	313,358,760,000

Restated due to the correction of errors relating to prior periods:

Items	Codes	Previously reported amount	Amount after restated	Change
		VND	VND	VND
The separate statement of financial position as at 31 December 2025				
Provision for impairment of long-term investments in other entities	264	(1,084,064,066,238)	(1,451,026,035,704)	(366,961,969,466)
Retained earnings	420	829,096,340,481	462,134,371,015	(366,961,969,466)
- Retained earnings accumulated to the prior year end	*420a*	*500,233,060,685*	*438,567,978,126*	*(61,665,082,559)*
- Retained earnings of the current period/prior year	*420b*	*328,863,279,796*	*23,566,392,889*	*(305,296,886,907)*

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR/ACCOUNTING PERIOD

Accounting convention

The accompanying interim separate financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim separate financial reporting.

In accordance with Decree No. 59/2011/ND-CP issued on 18 July 2011 on the conversion of wholly state-owned enterprises into joint stock companies, the Company was converted to and commenced operations as a joint stock company effective from 1 October 2015. However, the final settlement of State capital for the period from 1 January 2014 to 30 September 2015 (the pre-equitization period) has not yet been carried out. Upon completion of the State capital settlement, the Company will make the necessary adjustments to the financial information for the relevant accounting periods.

The interim separate financial statement is intended to present the interim separate financial position as at 30 June 2026, the results of operations and cash flows for the 6-month period ended of the Company. Therefore, the Company does not interim consolidate financial statements of the subsidiaries into this interim separate financial statements. The accounting policies for the Company's investment are stated in Note 4 below.

The accompanying interim separate financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Financial year/Accounting period

The Company's financial year begins on 01 January and ends on 31 December.

The Company's accounting period begins on 01 January and ends on 30 June.

3. ADOPTION OF NEW ACCOUNTING GUIDANCE

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime ("Circular 99"). This circular is effective from 1 January 2026 and applies for financial years beginning on or after 1 January 2026. Circular 99 supersedes Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 providing guidance on the corporate accounting regime, and the circulars amending and supplementing Circular 200.

The Company has adopted the changes in accounting guidance prescribed by Circular 99 for financial period beginning on 1 January 2026 on a prospective basis. The adoption of these changes did not have a material impact on the disclosures or the amounts presented in these interim separate financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these interim separate financial statements, are as follows:

Estimates

The preparation of interim separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires the Board of Executive Officers to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim separate financial statements and the reported amounts of revenues and expenses during the reporting period. Although these accounting estimates are based on the Board of Executive Officers's best knowledge, actual results may differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and are not restricted in use.

Financial investments

Held-to-maturity investments

Held-to-maturity investments are investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at banks, loans held to maturity for the purpose of earning periodic interest.

Held-to-maturity investments are initially recognized at cost. Subsequent to initial recognition, interest received at maturity or periodically is recognised as an increase in held-to-maturity investments and finance income in the relevant interest periods.

Held-to-maturity investments are measured at cost less provision for held-to-maturity investments.

Provision for held-to-maturity investments is recognised when there is any indication or objective evidence that part or all of the Company's held-to-maturity investments may not be recoverable.

Investments in subsidiaries, joint ventures, associates, and equity investments in other entities

Investment in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Interests in joint ventures

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Investment in joint ventures (jointly controlled entities)

Joint venture arrangements involving the establishment of a new entity to carry out economic activities, where such activities are jointly controlled by the venturers in accordance with contractual agreements among the parties, are referred to as jointly controlled entities. Joint control is the contractually agreed sharing of control by the venturers over the financial and operating policies of the economic activities.

General presentation for investments in subsidiaries, associates and joint ventures

The Company initially recognises investments in subsidiaries, joint ventures and associates at cost, including the purchase price and directly attributable costs of the investment. The Company recognises as income in the interim separate income statement its share of accumulated net profits of the investees arising after the acquisition date. Any distributions received by the Company other than the aforementioned profit distributions are considered a recovery of the investment and are recognised as a reduction of the carrying amount of the investment.

Investments in subsidiaries, joint ventures and associates are presented in the interim separate statement of financial position at cost less any provision for impairment (if any).

Equity investments in other entities

Equity investments in other entities represent investments in equity instruments over which the Company does not have control, joint control or significant influence over the investee, as well as investments in business cooperation contracts where the Company does not have joint control but is entitled to benefits dependent on the profit after tax of the cooperation arrangement.

Equity investments in other entities are carried at cost less provision for impairment (if any).

A provision for impairment of investments in other entities is recognised when the investee incurs losses or when such investments are impaired, indicating that the Company may not be able to recover its investment.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises cost of purchases and other directly attributable expenses.

For real estate business activities, inventories comprise construction in progress relating to real estate projects. The cost of real estate projects under development includes land clearance and site compensation costs, together with other direct costs attributable to the projects.

The Company determines the cost of inventories issued on a per-transaction basis for accounting inventory.

Cost at the Company's Office and other branches is determined by the FIFO method. Particularly for Branch of Sai Gon Port Joint Stock Company - Port Construction Enterprise, cost is determined according to the specific identification method. Net realisable value represents the estimated selling price less all estimated costs to completion and estimated costs necessary to make the sale.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the date of the interim separate financial statements.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost, accumulated depreciation and net book value.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by management.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs, and any directly attributable costs of bringing the assets to their working condition and location required for them to be capable of operating as intended.

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

	Years
Buildings and structures	5 – 50
Machinery and equipment	5 – 20
Office equipment	5 – 10
Motor vehicles	6 – 12
Others	2 – 22

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount and is recognised in the interim separate income statement.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Company as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the interim separate income statement when incurred.

The Company as lessee

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the interim separate income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

Intangible assets and amortisation

The costs of intangible assets comprise all expenditures incurred by the Company to acquire such assets up to the point at which the asset is in a condition capable of operating in the manner Intended by management.

Intangible assets include land use rights, management software and other intangible fixed assets.

Land use rights

Intangible assets represent land use rights that are stated at cost less accumulated amortisation. Land use rights are amortised using the straight-line method over the duration of the right to use the land.

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

	Years
Computer software	2 – 10
Others	12

Investment properties

Investment properties are composed of land use rights held by the Company to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives of 41 years.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their use.

Deferred expenses

Deferred expenses are actual expenses which have already been incurred but relate to results of operations of multiple accounting periods, including port dredging expenses, insurance premium costs, tools and dies issued for consumption and other types of deferred expenses.

Insurance premium costs represent that insurance purchased by the Company in a lump sum covering multiple accounting periods, which are charged to the interim separate income statement using the straight-line method over the insurance period.

Port dredging expenses and tools and dies issued for consumption represent those expenditures purchased by the Company in a lump sum covering multiple accounting periods, which are charged to the interim separate income statement using the straight-line method over the 12-month period.

Other types of deferred expenses which are expected to provide future economic benefits to the Company. These expenditures are allocated to the interim separate income statement using the straight-line method for a period of 12 – 36 months.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services or assets from suppliers in the ordinary course of the Company's business. Trade payables are stated at historical cost.

Dividends and profit payable

Dividends and profit payable represent dividends payable to shareholders. Dividends payable are recognised when the Company no longer has the right to avoid the obligation to make such dividends distributions to shareholders in accordance with applicable laws and regulations.

Accrued expenses

Accrued expenses comprise amounts payable for goods and services received by the Company but not yet paid due to the absence of sufficient supporting documentation, and are recognised in the interim separate income statement in the accounting period.

Borrowings

Borrowings are recognised at cost, being the proceeds received net of directly attributable costs incurred in connection with the borrowings.

Borrowing costs

Borrowing costs comprise interest expense and other costs directly attributable to the Company's borrowings.

Borrowing costs are recognised in profit or loss in the period in which they are incurred, except for borrowing costs that are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalized as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Any income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Equity

Ordinary shares

Ordinary shares with voting rights are recognised at par value. Shares issued to increase charter capital or shareholders' contributed capital are recognised based on the actual proceeds received corresponding to the par value of successfully issued shares.

Profit distribution

The Company's net profit after tax is available for appropriation to shareholders as dividends upon approval by the Company's General Meeting of Shareholders.

Dividends are declared and paid from retained earnings based on the approval of shareholders at the Company's Annual General Meeting of Shareholders.

Bonus and welfare fund

Bonus and welfare fund is deducted from the profit after corporate income tax of the Company to be used for rewarding and encouraging physical benefits, serving the needs of the public, improving and enhancing mental and physical life of employees as approved by the resolution of the Company's Annual General Meeting of Shareholders. The appropriation and use of the bonus and welfare fund must comply with current prevailing accounting and financial regulations.

Investment and development fund

Investment and development fund is deducted from profits after corporate income tax of the Company to be used to invest in expanding the scale of production, business or in-depth investment of the enterprise. The appropriation and use of the investment and development fund are carried out in accordance with the Resolution of the General Meeting of Shareholders and applicable regulations.

Revenue and other income recognition

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the date of interim separate statement of financial position of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) the amount of revenue can be measured reliably;
(b) it is probable that the economic benefits associated with the transaction will flow to the Company;
(c) the percentage of completion of the transaction at the date of interim separate statement of financial position can be measured reliably; and
(d) the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Dividend income from investments is recognised when the Company's right to receive payment has been established.

Other income comprises income from non-recurring activities that are not part of the Company's ordinary revenue-generating activities.

Cost of services rendered

Cost of sales and services rendered comprises the cost of services rendered during the period and is recorded in line with the related revenue recognised during the period.

Selling expenses

Selling expenses are expenses incurred that are directly related to the sale of products, merchandise and the rendering of services by the Company and are recognised as expenses in the period on an accrual basis.

General and administrative expenses

General and administrative expenses are expenses incurred in connection with the general administrative activities of the Company, which are not directly attributable to sales or production activities, and are recognised as expenses in the period on an accrual basis.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the date of interim separate statement of financial position are retranslated at the the average bank transfer buying and selling exchange rates of commercial bank where the Company usually transacts on the same date, except for demand deposits denominated in foreign currencies, which are translated at the average bank transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains such deposit accounts. Exchange differences arising from the translation of these accounts are recognised in the interim separate income statement.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable includes current corporate income tax expenses in accordance with the Corporate Income Tax Law. The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on temporary differences between carrying amounts of assets and liabilities in the interim separate financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised only to the extent that it is probable that the Company will have future taxable profit against which the deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Related parties

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

5. KEY ASSUMPTIONS AND ESTIMATES

Provision for doubtful receivables

The Company recognises a provision for doubtful receivables for outstanding receivables that are considered to be at risk of loss as at the interim separate statement of financial position date. The provision is determined based on the aging of overdue balances and other information relevant to the recoverability of each receivable.

Receivables are assessed for making provision based on overdue aging.

For overdue receivables, the provision is determined according to the following rates:

- Overdue from 6 months to less than 1 year: 30% of the outstanding balance;
- Overdue from 1 year to less than 2 years: 50% of the outstanding balance;
- Overdue from 2 years to less than 3 years: 70% of the outstanding balance;
- Overdue for 3 years or more: 100% of the outstanding balance.

For receivables that are not yet due but where the debtor is unlikely to settle the outstanding amount due to liquidation, bankruptcy or similar financial difficulties, the provision is estimated based on the expected amount of loss that may be incurred.

As these assessments are based on information and assumptions available at the reporting date, actual results may differ from the original estimates as a result of changes in debtors' financial condition, repayment capability, or future economic and market conditions. The Management will continue to review and update these assumptions in subsequent reporting periods to ensure that the carrying amounts of receivables appropriately reflect their recoverability.

Provision for impairment of long-term investments in other entities

Provision for impairment of long-term investments in other entities is recognized when there is evidence that an investment has suffered a decline in value or when the investee incurs losses resulting in the recoverable amount of the investment being lower than its carrying amount. The provision is determined based on the difference between the carrying amount and the estimated recoverable amount of the investment at the date of the interim separate financial statements.

The impairment assessment is performed based on the investee's financial position, operating results, ability to generate future cash flows, and net asset value, together with relevant economic and market factors. For investments in entities with accumulated losses, negative equity, or significant operating difficulties, the Company considers recognizing a provision corresponding to the estimated loss in order to adequately reflect the risk of capital loss associated with such investments.

The determination of the provision for impairment of long-term investments in other entities requires the Board of Executive Officers to exercise significant judgment and make critical estimates based on information available at the date of the interim separate financial statements. Accordingly, actual results may differ from the estimates recognized if there are changes in the investee's financial condition, market conditions, or other economic factors in the future. The Board of Executive Officers will continue to review and update these assumptions in subsequent reporting periods to ensure that the recoverable amounts of long-term investments are appropriately reflected.

6. CASH

	Closing balance VND	Opening balance VND
Cash on hand	1,340,101,537	127,620,885
Bank demand deposits	210,584,187,723	168,912,624,086
In which:		
- State Treasury of Ho Chi Minh City	*78,955,506,250*	*78,955,506,250*
- Tien Phong Commercial Joint Stock Bank	*40,001,890,717*	*-*
- Vietnam Joint Stock Commercial Bank for Industry and Trade	*14,540,940,512*	*17,384,979,725*
- An Binh Commercial Joint Stock Bank	*1,151,900,420*	*38,827,666,700*
- Others	*75,933,949,824*	*33,744,471,411*
Cash equivalents	271,000,000,000	350,000,000,000
In which:		
- Vietnam Joint Stock Commercial Bank for Industry and Trade	*201,000,000,000*	*267,000,000,000*
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*55,000,000,000*	*55,000,000,000*
- Others	*15,000,000,000*	*28,000,000,000*
	482,924,289,260	**519,040,244,971**

Cash equivalents represent bank deposits in Vietnam Dong with an original maturity of no more than 3 months and earn an interest rate of 4.75% per annum (as at 31 December 2025: 4.5% per annum to 4.75% per annum).

7. FINANCIAL INVESTMENTS

Held-to-maturity investments

	Closing balance VND			Opening balance (Restated) VND		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term held-to-maturity investments						
a. Term deposits (i)	**691,821,725,302**	**691,821,725,302**	-	**591,379,212,720**	**591,379,212,720**	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade	150,000,000,000	150,000,000,000	-	130,000,000,000	130,000,000,000	-
- Joint Stock Commercial Bank for Investment and Development of Vietnam	71,631,625,496	71,631,625,496	-	71,631,625,496	71,631,625,496	-
- Vietnam Bank for Agriculture and Rural Development	105,000,000,000	105,000,000,000	-	102,000,000,000	102,000,000,000	-
- An Binh Commercial Joint Stock Bank	82,813,260,274	82,813,260,274	-	82,000,000,000	82,000,000,000	-
- Vietnam Prosperity Joint Stock Commercial Bank	118,000,000,000	118,000,000,000	-	78,000,000,000	78,000,000,000	-
- Others	150,923,843,836	150,923,843,836	-	120,000,000,000	120,000,000,000	-
- Accrued interest	13,452,995,696	13,452,995,696	-	7,747,587,224	7,747,587,224	-
b. Loans (ii)	**287,562,253,753**	**287,562,253,753**	-	**408,432,825,634**	**408,432,825,634**	-
- SP-PSA International Port Co., Ltd.	186,935,722,229	186,935,722,229	-	173,726,787,134	173,726,787,134	-
- SP-SSA International Container Services Joint Venture Company	100,626,531,524	100,626,531,524	-	234,706,038,500	234,706,038,500	-
	979,383,979,055	**979,383,979,055**	-	**999,812,038,354**	**999,812,038,354**	-
Long-term held-to-maturity investments						
Loans (ii)	**425,469,280,000**	**425,469,280,000**	-	**439,819,171,500**	**439,819,171,500**	-
- SP-PSA International Port Co., Ltd.	312,396,480,000	312,396,480,000	-	313,358,760,000	313,358,760,000	-
- SP-SSA International Container Services Joint Venture Company	113,072,800,000	113,072,800,000	-	126,460,411,500	126,460,411,500	-
	425,469,280,000	**425,469,280,000**	-	**439,819,171,500**	**439,819,171,500**	-

(i) As at 30 June 2026, term deposits represented bank deposits in Vietnam Dong at commercial banks with an original maturity of no more than 12 months and earn an interest rate from 4.5% per annum to 8.9% per annum (as at 31 December 2025: 3.4% per annum to 8.2% per annum).

(ii) Loans comprise:

- As at 30 June 2026, the loan to SP-PSA International Port Co., Ltd. ("SP-PSA"), an associate, joint venture, comprised an outstanding principal balance of USD 11,880,000, equivalent to VND 312,396,480,000, and accrued interest receivable of USD 7,108,903, equivalent to VND 186,935,722,229 (as at 31 December 2025, the outstanding loan principal and accrued interest receivable were VND 313,358,760,000 and VND 173,726,787,134, respectively). This loan arose from a shareholder loan agreement with SP-PSA signed in August 2008 and is unsecured.

- As at 30 June 2026, the loan to SP-SSA International Container Services Joint Venture Company ("SSIT"), an associate, joint venture, comprised an outstanding principal balance of USD 7,850,000, equivalent to VND 206,423,600,000, and accrued interest receivable of USD 282,844, equivalent to VND 7,275,731,524 (as at 31 December 2025, the outstanding loan principal was VND 361,166,450,000 and the related interest had been fully settled before the reporting date). This loan arose from a shareholder loan agreement with SSIT dated 28 April 2023 and is unsecured.

Investments in subsidiaries, joint ventures, associates:

	Closing balance			Opening balance (Restated)		
			VND			VND
	Cost	Fair value	Provision	Cost	Fair value	Provision
a. Investments in subsidiaries						
Saigon Port Logistics Joint Stock Company	11,120,000,000	(i)	(2,827,060,095)	11,120,000,000	(i)	(2,120,045,715)
Saigon Gateway Terminal Joint Stock Company	771,104,171,650	(i)	(110,875,135,801)	771,104,171,650	(i)	(94,392,960,409)
Sai Gon Port Technical Service Commercial Joint Stock Company	12,829,969,785	(i)	-	12,829,969,785	(i)	-
Sai Gon Port Maritime Service and Transport Joint Stock Company	16,748,280,231	(i)	(3,841,560,748)	16,748,280,231	(i)	(3,549,887,947)
Sai Gon Port Stevedoring and Service Joint Stock Company (ii)	21,157,153,707	25,826,720,000	-	21,157,153,707	25,826,720,000	-
	832,959,575,373		**(117,543,756,644)**	**832,959,575,373**		**(100,062,894,071)**
b. Investments in joint ventures, associates						
SP-SSA International Container Services Joint Venture Company	1,190,479,064,044	(i)	(218,780,359,732)	1,190,479,064,044	(i)	(362,600,632,929)
SP-PSA International Port Co., Ltd.	895,093,320,000	(i)	(491,534,015,108)	895,093,320,000	(i)	(520,676,934,724)
Korea Express Saigon Port Co., Ltd	34,198,586,309	(i)	-	34,198,586,309	(i)	-
Thi Vai General Port Joint Stock Company	12,600,000,000	(i)	-	12,600,000,000	(i)	-
	2,132,370,970,353		**(710,314,374,840)**	**2,132,370,970,353**		**(883,277,567,653)**

(i) As at 30 June 2026 and 31 December 2025, the Company has not been able to determine the fair value of its financial investments in these entities for disclosure in the interim separate financial statements, as these investments are not quoted in an active market. Vietnamese accounting standards and the Vietnamese accounting regime do not provide specific guidance on the determination of the fair value of such investments.

(ii) The fair value of the investment in Sai Gon Port Stevedoring and Service Joint Stock Company, a subsidiary, is determined by reference to the closing price as at 30 June 2026 published on the Unlisted Public Company Market ("UPCoM").

The operation status of subsidiaries, joint-ventures and associates is as follows:

	Current period	Prior period
Saigon Port Logistics Joint Stock Company	Operating at loss	Operating at loss
Saigon Gateway Terminal Joint Stock Company	Operating at loss	Operating at loss
Sai Gon Port Technical Service Commercial Joint Stock Company	Operating at profit	Operating at profit
Sai Gon Port Maritime Service and Transport Joint Stock Company	Operating at loss	Operating at loss
Sai Gon Port Stevedoring and Service Joint Stock Company	Operating at profit	Operating at profit
SP-SSA International Container Services Joint Venture Company	Operating at profit	Operating at profit
SP-PSA International Port Co., Ltd.	Operating at profit	Operating at profit
Korea Express Saigon Port Co., Ltd	Operating at profit	Operating at profit
Thi Vai General Port Joint Stock Company	Operating at profit	Operating at profit

The significant transactions between the Company and its subsidiaries, joint-ventures and associates are presented in Note 37.

Investments in other entities:

	Closing balance		VND	Opening balance (Restated)		VND
	Cost	Fair value	Provision	Cost	Fair value	Provision
Investments in other entities						
Vien Dong Pearl Urban Development Investment Co., Ltd.	300,001,000,000	(i)	(300,001,000,000)	300,001,000,000	(i)	(300,001,000,000)
Cai Mep International Terminal Co., Ltd	166,684,573,980	(i)	(166,684,573,980)	166,684,573,980	(i)	(166,684,573,980)
Investments funded by the welfare fund						
Southern Steel - Saigon Port Football Joint Stock Company	1,000,000,000	(i)	(1,000,000,000)	1,000,000,000	(i)	(1,000,000,000)
Sai Gon Port Technical Service Commercial Joint Stock Company	1,000,000,000	(i)	-	1,000,000,000	(i)	-
Sai Gon Port Stevedoring and Service Joint Stock Company (ii)	780,000,000	967,200,000	-	780,000,000	967,200,000	-
Saigon Port Import-Export and Services Joint Stock Company	627,000,000	(i)	-	627,000,000	(i)	-
	470,092,573,980		**(467,685,573,980)**	**470,092,573,980**		**(467,685,573,980)**

(i) As at 30 June 2026 and 31 December 2025, the Company has not been able to determine the fair value of its financial investments in these entities for disclosure in the interim separate financial statements, as these investments are not quoted in an active market. Vietnamese accounting standards and the Vietnamese accounting regime do not provide specific guidance on the determination of the fair value of such investments.

(ii) The fair value of the investment in Sai Gon Port Stevedoring and Service Joint Stock Company, a subsidiary, is determined by reference to the closing price as at 30 June 2026 published on the Unlisted Public Company Market ("UPCoM").

8. TRADE RECEIVABLES

	Closing balance		Opening balance	
		VND		VND
	Carrying amount	Provision amount	Carrying amount	Provision amount
a. Short-term				
Third parties	103,826,299,865	(22,976,984,100)	110,090,346,883	(20,660,612,286)
Related parties (Note 37)	63,014,425,328	-	47,579,820,954	-
	166,840,725,193	**(22,976,984,100)**	**157,670,167,837**	**(20,660,612,286)**
b. Long-term				
Related parties (Note 37)	57,844,346,744	-	81,408,356,188	-
	57,844,346,744	**-**	**81,408,356,188**	**-**

9. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance	Opening balance
	VND	VND
Advances to third parties		
Maritime Safety Ensuring Services Joint Stock Company	1,293,944,429	1,293,944,429
Unico Vina Joint Stock Company	-	2,534,796,000
Thai Hung Investment Construction Joint Stock Company	-	5,503,507,279
Navaco Company Limited	-	2,799,360,000
Others	5,002,834,536	5,556,986,874
	6,296,778,965	**17,688,594,582**
Advances to related parties (Note 37)	**698,227,200**	**1,740,981,200**
	6,995,006,165	**19,429,575,782**

10. OTHER RECEIVABLES

	Closing balance		Opening balance	
		VND		VND
	Carrying amount	Provision amount	Carrying amount	Provision amount
a. Short-term				
Receivable related to equitisation (i)	28,719,686,558	-	28,719,686,558	-
Other receivables from related parties (Note 37)	2,660,092,756	-	-	-
Other receivables	22,999,765,159	-	15,358,675,924	-
	54,379,544,473	**-**	**44,078,362,482**	**-**
b. Long-term				
Receivable from Advances for Construction of SaiGon3 Port – Hiep Phuoc Project (ii)	850,000,000,000	-	850,000,000,000	-
Receivable from the handover of the Saigon Port Hiep Phuoc Logistics Service Area Project	25,185,707,510	-	25,185,707,510	-
	875,185,707,510	**-**	**875,185,707,510**	**-**

(i) Receivables relating to equitisation comprise expenditures incurred for the equitisation process, including equitisation expenses, severance and employee support payments, and other related costs. As at 30 June 2026 and 31 December 2025, the final settlement of State capital upon equitisation of the Company had not yet been completed.

(ii) The receivable from Saigon Port - Hiep Phuoc Joint Stock Company, a subsidiary of the Company, arose during the period from 2015 to 2019 and relates to advances made by the Company to finance the construction of the Saigon Port - Hiep Phuoc Project, which is under the management of Saigon Port - Hiep Phuoc Joint Stock Company. Pursuant to Official Letter No. 4563/BTC-QLCS dated 9 April 2015 issued by the Ministry of Finance and Official Letter No. 5202/BGTVT-QLDN dated 24 April 2015 issued by the Ministry of Transport, the aforementioned advances will be considered for conversion into an investment in the subsidiary upon approval by the Prime Minister of the level of support to be granted to the Company in accordance with Point (c), Clause 2, Article 10 of the Regulations promulgated together with Decision No. 46/2010/QD-TTg.

11. BAD DEBTS

	Closing balance			Opening balance		
			VND			VND
	Cost	Recoverable amount	Provision amount	Cost	Recoverable amount	Provision amount
Overdue debt over 6 months and under 1 year	**5,471,115,464**	**4,141,780,824**	**(1,329,334,640)**	**2,424,096,049**	**1,696,867,234**	**(727,228,815)**
Elisa Trading Company Limited	2,571,705,336	1,800,193,735	(771,511,601)	2,151,219,923	1,505,853,946	(645,365,977)
Etl Shipping Co., Ltd/Age-Lines Co., Ltd	670,022,080	469,015,456	(201,006,624)	-	-	-
Others	2,229,388,048	1,872,571,633	(356,816,415)	272,876,126	191,013,288	(81,862,838)
Overdue debt over 1 year and under 2 years	**1,419,258,826**	**709,629,412**	**(709,629,414)**	**116,183,700**	**58,091,850**	**(58,091,850)**
Elisa Trading Company Limited	1,311,002,323	655,501,161	(655,501,162)	-	-	-
Others	108,256,503	54,128,251	(54,128,252)	116,183,700	58,091,850	(58,091,850)
Overdue debt over 2 year and under 3 years	**1,173,416,235**	**352,024,870**	**(821,391,365)**	**5,521,014,605**	**1,656,304,381**	**(3,864,710,224)**
Van Son Trading Development Company Limited	969,987,867	290,996,360	(678,991,507)	5,162,271,012	1,548,681,304	(3,613,589,708)
Saigon Port Import-Export and Services Joint Stock Company	203,428,368	61,028,510	(142,399,858)	203,428,368	61,028,510	(142,399,858)
Others	-	-	-	155,315,225	46,594,567	(108,720,658)
Overdue debt over 3 year	**20,116,628,681**	**-**	**(20,116,628,681)**	**16,010,581,397**	**-**	**(16,010,581,397)**
Nam Trieu Shipping Company Limited	12,046,738,697	-	(12,046,738,697)	12,046,738,697	-	(12,046,738,697)
Van Son Trading Development Company Limited	4,192,283,145	-	(4,192,283,145)	-	-	-
Others	3,877,606,839	-	(3,877,606,839)	3,963,842,700	-	(3,963,842,700)
	28,180,419,206	**5,203,435,106**	**(22,976,984,100)**	**24,071,875,751**	**3,411,263,465**	**(20,660,612,286)**

12. INVENTORIES

	Closing balance VND	Opening balance VND
Raw materials	5,838,149,139	5,729,121,007
Tools and supplies	6,275,597,319	5,755,402,696
Merchandise	4,723,014	494,867,333
	12,118,469,472	**11,979,391,036**

13. DEFERRED EXPENSES

	Closing balance VND	Opening balance VND
a. Current		
Port dredging expenses	3,786,734,587	-
Insurance premium cost	3,848,749,597	1,609,707,560
Tools and dies issued for consumption	676,250,000	-
Others	128,639,165	-
	8,440,373,349	**1,609,707,560**
b. Non-current		
Others	2,166,666,660	-
	2,166,666,660	**-**

14. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	Opening balance VND	Payable during the period VND	Paid/Net off during the period VND	Closing balance VND
a. Receivables				
Land tax, land rental	19,812,899,457	-	(19,812,899,457)	-
b. Payables				
Value added tax	3,646,265,745	21,563,693,015	(20,578,174,972)	4,631,783,788
Corporate income tax	113,417,538,773	63,435,366,343	(113,905,060,206)	62,947,844,910
Personal income tax	1,691,490,196	10,927,094,287	(10,552,618,671)	2,065,965,812
Land tax, land rental (i)	40,247,522,182	6,590,792,260	(6,533,944,560)	40,304,369,882
Fees, charges and other payables	-	979,275,873	(979,275,873)	-
	159,002,816,896	**103,496,221,778**	**(152,549,074,282)**	**109,949,964,392**

(i) The land tax and land rental payable mainly relate to the provisionally estimated land rental obligation amounting to VND 40,247,522,182 in respect of the Nha Rong - Khanh Hoi Port area, calculated up to the date on which the Company signed the handover agreement with Vien Dong Pearl Urban Development Investment Co., Ltd.

15. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Office equipment	Motor vehicles	Others	Total
	VND	VND	VND	VND	VND	VND
COST						
Opening balance	950,886,554,648	524,499,723,491	33,467,353,804	371,181,768,394	32,430,095,716	1,912,465,496,053
Transfer from construction in progress	11,492,631,190	2,381,200,000	1,368,540,741	10,240,000,000	31,000,000	25,513,371,931
Addition from the bonus and welfare fund	-	-	-	-	921,296,296	921,296,296
Closing balance	962,379,185,838	526,880,923,491	34,835,894,545	381,421,768,394	33,382,392,012	1,938,900,164,280
ACCUMULATED DEPRECIATION						
Opening balance	(838,615,144,501)	(447,240,735,373)	(30,875,596,277)	(340,159,422,299)	(26,476,515,715)	(1,683,367,414,165)
Charge for the period	(6,399,291,889)	(3,382,697,280)	(632,263,653)	(5,782,042,565)	(440,061,566)	(16,636,356,953)
Others	-	-	-	-	(62,956,373)	(62,956,373)
Closing balance	(845,014,436,390)	(450,623,432,653)	(31,507,859,930)	(345,941,464,864)	(26,979,533,654)	(1,700,066,727,491)
NET BOOK VALUE						
Opening balance	**112,271,410,147**	**77,258,988,118**	**2,591,757,527**	**31,022,346,095**	**5,953,580,001**	**229,098,081,888**
Closing balance	**117,364,749,448**	**76,257,490,838**	**3,328,034,615**	**35,480,303,530**	**6,402,858,358**	**238,833,436,789**

The cost of the Company's fixed assets includes VND 1,142,705,323,871 (31 December 2025: VND 1,137,495,072,679) of assets which have been fully depreciated but are still in use.

As at the end of the accounting period, there were no existing tangible fixed assets with an individual carrying amount equal to or exceeding 10% of the total carrying amount of the Company's tangible fixed assets.

16. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights	Computer software	Others	Total
	VND	VND	VND	VND
COST				
Opening balance	53,041,446,221	9,127,119,618	110,095,238	62,278,661,077
Additions	-	975,000,000	-	975,000,000
Closing balance	53,041,446,221	10,102,119,618	110,095,238	63,253,661,077
ACCUMULATED AMORTISATION				
Opening balance	(33,167,331,286)	(6,787,159,929)	(109,142,820)	(40,063,634,035)
Charge for the year	(377,629,932)	(379,989,641)	(952,380)	(758,571,953)
Closing balance	(33,544,961,218)	(7,167,149,570)	(110,095,200)	(40,822,205,988)
NET BOOK VALUE				
Opening balance	**19,874,114,935**	**2,339,959,689**	**952,418**	**22,215,027,042**
Closing balance	**19,496,485,003**	**2,934,970,048**	**38**	**22,431,455,089**

The cost of intangible assets includes VND 29,313,064,884 (31 December 2025: VND 27,448,064,884) of assets which have been fully depreciated but are still in use.

Detailed list of intangible assets currently in existence with a value equal to or greater than 10% of the total intangible assets:

		Closing balance	Opening balance
	Cost	Net book value	Net book value
Name	VND	VND	VND
Land use rights at Khanh Hoi B	18,264,715,754	-	-
Land use rights at 154A Ha Long Street, Vung Tau	27,252,430,000	19,370,496,061	19,710,329,329

17. INCREASES, DECREASES IN INVESTMENT PROPERTY

	Land use rights
	VND
COST	
Opening balance and Closing balance	222,174,136,000
ACCUMULATED DEPRECIATION	
Opening balance	(56,754,316,380)
Charge for the year	(2,726,700,324)
Closing balance	(59,481,016,704)
NET BOOK VALUE	
Opening balance	**165,419,819,620**
Closing balance	**162,693,119,296**

Detailed list of investment properties currently in existence with a value equal to or greater than 10% of the total investment properties:

Name	Cost VND	Closing balance Net book value VND	Opening balance Net book value VND
Land use rights and land clearance and compensation costs for Cai Mep Thuong land	125,805,462,000	92,260,351,848	93,806,614,728
Land use rights and land clearance and compensation costs for Cai Mep Ha land	96,368,674,000	70,432,767,448	71,613,204,892

According to VAS No. 05 - *Investment Properties*, fair value of investment property as at 30 June 2026 is required to be disclosed. However, the Company could not determine the fair value as at 30 June 2026; therefore, no information about the fair value is disclosed in the notes to the interim separate financial statements. In order to determine the fair value, the Company would require an independent consultancy company to perform the valuation. At present, the Company has not found a suitable consultancy company yet.

18. LONG-TERM ASSETS IN PROGRESS

	Closing balance VND	Opening balance VND
a. Long-term work in progress		
New Residential Housing Project for SaiGon Port's Officers and Employees – Phase 2 (i)	39,408,705,034	39,313,490,216
b. Long-term construction in progress		
Acquisition	1,736,770,370	1,240,635,000
Construction	7,332,224,422	6,546,094,386
In which:		
+ Investment Project for the Development of Hiep Phuoc Logistics Service Area	*2,550,659,096*	*2,550,659,096*
+ Investment Project for the Infrastructure Renovation – Phase 1 of Tan Thuan 2 Port Area	*3,035,768,530*	*2,994,657,419*
+ Others	*1,745,796,796*	*1,000,777,871*
	9,068,994,792	**7,786,729,386**

(i) Long-term work in progress represents the Phase 2 New Residential Housing Project for SaiGon Port's Officers and Employees, for which Branch of Sai Gon Port Joint Stock Company - Port Construction Enterprise acts as the project owner. The project is located in Nha Be Commune, Ho Chi Minh City, with a total area of approximately 32.4 hectares. As at 30 June 2026, the Company had completed the compensation and site clearance process and was in the process of finalizing the relevant legal procedures. The Company is undertaking the necessary procedures to obtain the Investment Registration Certificate and Certificate of Land Use Rights for the project.

19. DEFERRED TAX ASSETS

	Provision VND
For the 6-month period ended 30 June 2025	
Prior period's opening balance	12,810,192,403
Charge into the separate income statement of the prior period	(1,070,825,872)
Prior period's closing balance	**11,739,366,531**
For the 6-month period ended 30 June 2026	
Current period's opening balance	11,800,477,419
Charge into the separate income statement of the current period	(1,397,288,823)
Current period's closing balance	**10,403,188,596**

20. TRADE PAYABLES

	Closing balance VND	Opening balance VND
Trade payables to third parties	16,080,005,137	35,558,930,167
Trade payables to related parties (Details stated in Note 37)	45,496,783,451	43,164,982,916
	61,576,788,588	**78,723,913,083**

21. SHORT-TERM ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
Accrual of expenses for public facilities in the staff housing area – Phase 1	15,108,681,199	15,096,760,678
Construction costs for Item 1B – Installation of the power supply system for the restaurant vessel	-	291,481,000
Accrued costs for major repairs and upgrading	1,537,300,000	1,984,370,000
Others	1,813,785,904	731,205,139
	18,459,767,103	**18,103,816,817**

22. OTHER PAYABLES

	Closing balance	Opening balance
	VND	VND
a. Current payables		
Interest payable to PSA Vietnam Pte., Ltd	249,263,063,637	230,536,587,942
Payables relating to equitisation (i)	161,900,914,229	161,900,914,229
Short-term deposits received	9,364,746,639	8,976,006,639
Trade union fees	898,243,532	887,974,026
Others	7,873,276,289	7,072,020,416
	429,300,244,326	**409,373,503,252**
b. Long-term payables		
Payable to Vien Dong Pearl Urban Development Investment Co., Ltd. for advance funds to implement the Saigon – Hiep Phuoc Port Construction Investment Project (ii)	850,000,000,000	850,000,000,000
Payable to the State Budget for advance funds to implement the Saigon – Hiep Phuoc Port Construction Investment Project (iii)	499,000,000,000	549,000,000,000
Payable to Vien Dong Pearl Urban Development Investment Co., Ltd. for advance funds to carry out relocation and employee support activities (iv)	78,955,506,250	78,955,506,250
Long-term deposits received	724,475,000	764,475,000
	1,428,679,981,250	**1,478,719,981,250**

(i) Payables relating to equitization comprise proceeds from the sale of shares during the Company's equitization process. These amounts will be offset against receivables relating to equitization upon the final settlement of State capital at the Company. As at the reporting date, the final settlement of State capital arising from the equitization process has not yet been completed.

(ii) The payable to Ngoc Vien Dong Urban Development Investment Co., Ltd. ("Ngoc Vien Dong") relates to funds advanced by Ngoc Vien Dong to meet the Company's capital requirements during the period from 2013 to 2015, which were approved by the Ministry of Transport for the construction and operation of Phase 1 of the Saigon - Hiep Phuoc Port Project, currently under the management of Saigon Gateway Port Joint Stock Company, a subsidiary of the Company. Pursuant to the agreement dated 31 August 2017, Ngoc Vien Dong agreed to allow the Company to continue managing, operating and conducting business activities at the Nha Rong - Khanh Hoi area during the period in which the Saigon - Hiep Phuoc Port Project had not yet been completed.

(iii) The payable to the State Budget relates to advances received from the State Budget in 2009 and 2010 to finance the investment in the construction of the Saigon - Hiep Phuoc Port Project, currently under the management of Saigon Gateway Port Joint Stock Company, a subsidiary of the Company, in accordance with Decision No. 46/2010/QD-TTg dated 24 June 2010 issued by the Prime Minister.

(iv) The payable to Ngoc Vien Dong relates to funds advanced by Ngoc Vien Dong to finance the Company's relocation activities and employee support payments. This amount will be settled upon completion of the relocation of the Nha Rong - Khanh Hoi Port.

23. LOANS

	Closing balance VND	During the period VND			Opening balance VND
	Amount	Reclassification of current portion of long-term loans	Repayment	Foreign exchange revaluation	Amount
a. Current portion of long-term loans					
The Asian Development Bank (ADB) – Transaction Office 2 (i)	29,324,217,377	14,662,105,464	(14,635,839,474)	(18,095,841)	29,332,387,526
	29,324,217,377	**14,662,105,464**	**(14,635,839,474)**	**(18,095,841)**	**29,332,387,526**
b. Long-term loans					
PSA Vietnam Pte., Ltd (ii)	313,358,760,000	-	-	(962,280,000)	312,396,480,000
The Asian Development Bank (ADB) – Transaction Office 2 (i)	14,662,105,464	(14,662,105,464)	-	-	-
	328,020,865,464	**(14,662,105,464)**	**-**	**(962,280,000)**	**312,396,480,000**

(i) The long-term loan was obtained under the Loan Agreement dated 24 March 1995 between the Government of Vietnam and the Asian Development Bank (ADB) - Transaction Office 2, together with the Subsidiary Loan Agreement entered into between the Ministry of Finance and Saigon Port Joint Stock Company on 16 June 1995. The loan bears interest at 6.11% per annum, matures on 1 May 2027, and was used to finance the Saigon Port Project. Under Inter-ministerial Circular No. 09-TT-LN-NHNN-BTC dated 20 June 1994, the Ministry of Finance is the authority responsible for guaranteeing the obligations arising from this loan. The loan facility was denominated in Special Drawing Rights ("SDRs") with a total amount of SDR 20,594,000. As at 30 June 2026, the outstanding balance of the loan amounted to USD 1,167,458.18, equivalent to VND 29,332,387,526 (31 December 2025: USD 1,751,184.80, equivalent to VND 43,986,322,841).

(ii) The payable to PSA Vietnam Pte. Ltd. ("PSA") amounting to USD 11,880,000 (equivalent to VND 312,396,480,000) relates to amounts advanced by PSA Vietnam Pte. Ltd. on behalf of the Company to SP-PSA International Port Co., Ltd. ("SP-PSA") in the form of shareholder loans pursuant to a Shareholder Loan Agreement entered into in August 2008 among PSA Vietnam Pte. Ltd., Sai Gon Port Joint Stock Company and Vietnam Maritime Corporation (the lenders) and SP-PSA International Port Co., Ltd. (the borrower). Under the Shareholder Loan Agreement, the shareholders agreed to provide loans to SP-PSA totaling USD 33,000,000, to be funded in proportion to their respective ownership interests in SP-PSA. Pursuant to the terms of the agreement, PSA was entitled to advance, on behalf of the Company, the portion of the shareholder loan that would otherwise have been funded by the Company. The corresponding loan receivable from SP-PSA is presented in Note 07. These loans are unsecured. As at the date of these interim separate financial statements, the Company is continuing to work with the relevant parties to finalize and execute an amendment to the Shareholder Loan Agreement.

24. BONUS AND WELFARE FUND

	Current period VND	Prior period VND
Opening balance	30,995,341,845	25,356,806,086
Appropriation to funds during the period	71,287,498,369	42,196,034,673
Other increases	10,000,000	1,258,679,322
Acquisition of property, plant and equipment	921,296,296	-
Depreciation of property, plant and equipment	(62,956,373)	-
Payments during the period	(31,745,763,730)	(28,981,578,234)
Closing balance	**71,405,416,407**	**39,829,941,847**

25. OWNER'S EQUITY

Movement in owner's equity

	Owner's contributed capital VND	Investment and development fund VND	Retained earnings VND	Total VND
Prior period's opening balance	**2,162,949,610,000**	**304,706,393,550**	**522,489,911,237**	**2,990,145,914,787**
Profit for the period	-	-	221,542,770,915	221,542,770,915
Bonus and welfare fund appropriation	-	-	(42,196,034,673)	(42,196,034,673)
Investment and development fund appropriation	-	41,725,898,438	(41,725,898,438)	-
Prior period's closing balance	**2,162,949,610,000**	**346,432,291,988**	**660,110,749,041**	**3,169,492,651,029**
Current period's opening balance	**2,162,949,610,000**	**346,432,291,988**	**462,134,371,015**	**2,971,516,273,003**
Profit for the period	-	-	245,610,374,992	245,610,374,992
Bonus and welfare fund appropriation (i)	-	-	(71,287,498,369)	(71,287,498,369)
Investment and development fund appropriation (i)	-	41,725,898,438	(41,725,898,438)	-
Current period's closing balance	**2,162,949,610,000**	**388,158,190,426**	**594,731,349,200**	**3,145,839,149,626**

(i) Pursuant to Resolution No. 341/NQ-DHDCD-CSG of the General Meeting of Shareholders dated 24 April 2026, the Company appropriated VND 69,304,738,369 to the Bonus and Welfare Fund, VND 1,982,760,000 to the Management and Executive Board Bonus Fund, and VND 41,725,898,438 to the Development and Investment Fund from the 2025 retained earnings.

Number of shares outstanding

Shares	Closing balance	Opening balance
Number of shares issued to the public	216,294,961	216,294,961
Ordinary shares	*216,294,961*	*216,294,961*
Number of outstanding shares in circulation	216,294,961	216,294,961
Ordinary shares	*216,294,961*	*216,294,961*

An ordinary share has par value of VND 10,000.

Charter capital and investment capital

According to the Company's (amended) Enterprise Registration Certificate, the Company's charter capital are VND 2,162,949,610,000 (31 December 2025: VND 2,162,949,610,000). The charter capital contributions by the shareholders as at 30 June 2026 had been fully made as follows:

	Contributed capital	
	Opening balance and Closing balance	
	%	VND
Vietnam Maritime Corporation - Joint Stock Company	65.45%	1,415,649,060,000
Vietnam Joint Stock Commercial Bank for Industry and Trade	9.07%	196,166,270,000
Vietnam Prosperity Joint Stock Commercial Bank	7.44%	160,900,000,000
Toan Thang Trading Services Development Limited Liability Company	9.83%	212,703,200,000
Others	8.21%	177,531,080,000
	100.00%	**2,162,949,610,000**

Based on the shareholding structure as at 30 June 2026, the Company does not meet the criteria for being a public company as stipulated in Point a, Clause 1, Article 32 of the Law on Securities No. 54/2019/QH14, as amended and supplemented under Clause 11, Article 1 of Law No. 56/2024/QH15 dated 29 November 2024, due to not satisfying the minimum requirement that at least 10% of voting shares must be held by at least 100 investors who are not major shareholders. Accordingly, the Company may be required to carry out procedures for cancelling its public company status as prescribed. As of the date of these interim separate financial statements, the Company is developing a plan to meet the conditions for maintaining its public company status.

26. OFF INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION ITEMS

Operating lease commitments

Minimum lease payment in the future under non-cancellable operating lease under the following terms:

	Closing balance	Opening balance
	VND	VND
Within one year	42,865,727,352	68,273,895,946
In the second to fifth year inclusive	45,878,538,956	53,888,076,488
After five years	26,899,887,110	27,619,128,957

The Company has entered into land lease agreements for its office and business operations. Under which it is obligated to make annual lease payments until the expiration of the respective lease terms in accordance with applicable State regulations. In addition, operating lease commitments include the total lease payments payable to Southern Steel One Member Limited Liability Company in connection with the lease and operation of Phu My Steel Port, with a lease term from 1 January 2025 to 31 December 2029.

Operating lease assets

Minimum lease payment in the future under non-cancellable operating lease under the following terms:

	Closing balance	Opening balance
	VND	VND
Within one year	153,224,531,127	169,369,654,517
In the second to fifth year inclusive	612,898,124,509	848,757,554,402
After five years	3,801,227,751,664	3,799,358,752,638

Operating lease income represents the total lease payments receivable from the lease of land use rights at Cai Mep Port under an operating lease agreement with a lease term expiring on 14 April 2056.

Foreign currencies

	Closing balance	Opening balance
United State Dollars ("USD")	314,458	313,566

27. BUSINESS AND GEOGRAPHICAL SEGMENTS

The Company's principal business activity is port operations, while other business activities involve various port-related services within Vietnam. During the period, other business activities accounted for an insignificant proportion of the Company's total revenue structure (less than 10%) and its overall financial performance. Therefore, in accordance with Accounting Standard No. 28 – Segment Reporting, the Company is not required to prepare and present segment financial statements. The financial information presented in the interim separate statement of financial position and all revenue and expenses reported in the interim separate income statement primarily relate to the Company's core business activities.

28. NET REVENUE OF SERVICES RENDERED

	Current period VND	Prior period VND
Revenue from port operation services	481,442,974,260	460,678,756,434

29. COST OF SERVICES RENDERED

	Current period VND	Prior period VND
Cost of port operation services	292,987,467,522	286,215,463,859

30. PRODUCTION COST BY NATURE

	Current period VND	Prior period VND
Raw materials and consumables	39,244,293,616	32,303,053,812
Labour	115,040,491,232	118,264,881,344
Depreciation and amortisation	20,121,629,230	19,561,120,478
Provision	2,316,371,814	4,746,375,097
Out-sourced services	128,158,690,229	125,207,868,405
Other monetary expenses	57,603,189,235	55,281,103,377
	362,484,665,356	**355,364,402,513**

31. FINANCIAL INCOME

	Current period VND	Prior period VND
Bank and loan interest	46,879,220,433	37,315,378,834
Foreign exchange gain	4,973,021,646	12,532,789,905
Interest on installment sales	2,459,531,356	-
Dividends and profits received	2,210,092,756	4,733,627,490
Settlement discounts received	136,607,570	288,000,000
Gain on disposal of financial investments	-	2,694,230,937
	56,658,473,761	**57,564,027,166**

32. FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expense	19,673,083,319	16,710,602,281
Foreign exchange loss	61,911,869	34,151,604
Other financial expenses	-	8,065,542
Provision for impairment of investments	(155,482,330,240)	(121,798,018,256)
	(135,747,335,052)	**(105,045,198,829)**

33. OTHER INCOME

	Current period VND	Prior period VND
Gain on disposal of tools and equipment	778,885,184	1,175,000,000
Income from providing services to SP-SSA International Container Services Joint Venture Company	756,526,551	2,431,922,831
Others	19,474,262	418,231,926
	1,554,885,997	**4,025,154,757**

34. OTHER EXPENSES

	Current period VND	Prior period VND
Expenses incurred in providing services to SP-SSA International Container Services Joint Venture Company	1,223,637,032	1,800,085,230
Fines and penalties incurred	1,250,752,738	3,131,472
Other	1,583,786	300,862,574
	2,475,973,556	**2,104,079,276**

35. GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior period VND
Labour	36,844,201,685	37,506,623,198
Depreciation and amortisation	1,986,225,550	1,957,101,200
Raw materials and consumables	891,688,208	2,268,647,654
Provision	2,316,371,814	4,746,375,097
Out-sourced services	3,698,203,377	6,637,945,443
Other monetary expenses	23,760,507,200	16,032,246,062
	69,497,197,834	**69,148,938,654**

36. CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period	62,947,844,910	47,231,058,610
Adjustments for corporate income tax expense in previous years to the current period	487,521,433	-
Total current corporate income tax expense	**63,435,366,343**	**47,231,058,610**

The current corporate income tax expense for the period was computed as follows:

	Current period VND	Prior period VND
Profit before tax	310,443,030,158	269,844,655,397
Adjustments for taxable profit		
Less: non-taxable income	*(138,914,285,256)*	*(159,768,118,960)*
Add back: non-deductible expenses	*143,210,479,650*	*126,078,756,613*
Taxable profit	314,739,224,552	236,155,293,050
Taxable profit at normal tax rate of 20%	*314,739,224,552*	*236,155,293,050*
Corporate income tax expense based on taxable profit in the current period	**62,947,844,910**	**47,231,058,610**

The Company is obliged to pay corporate income tax at the rate of 20% of its taxable income.

37. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions and balances for the period:

Related party	Relationship
Vietnam Maritime Corporation - Joint Stock Company	Parent company
Saigon Port Logistics Joint Stock Company	Subsidiary
Saigon Gateway Terminal Joint Stock Company	Subsidiary
Sai Gon Port Technical Service Commercial Joint Stock Company	Subsidiary
Saigon Port Maritime Services and Transport Joint Stock Company	Subsidiary
Sai Gon Port Stevedoring and Service Joint Stock Company	Subsidiary
Korea Express Saigon Logistics Company Limited	Associate
Thi Vai General Port Joint Stock Company	Associate
SP-SSA International Container Services Joint Venture Company	Associate
SP-PSA International Port Co., Ltd.	Associate
VIMC Logistics Joint Stock Company	The same Parent company
Vinaship Joint Stock Company	The same Parent company
Vietnam Maritime Development Joint Stock Company	The same Parent company
Vietnam Ocean Shipping Joint Stock Company	The same Parent company
VIMC Shipping Company	Dependent units of Parent company
VIMC Container Lines Joint Stock Company	Dependent units of Parent company
Saigon Center for Vocational Education and Technical Training	Dependent units of Parent company
Construction Consultation Joint Stock Company for Maritime Building	Associate of Parent company
Cai Mep International Terminal Co., Ltd	Associate of Parent company
Nam Can Port Joint Stock Company	Associate of Parent company
Dongdo Marine Joint Stock Company	Associate of Parent company
International Shipping and Labour Cooperation Joint Stock Company	Associate of Parent company

Related party	Relationship
Vosco Agency and Logistics Joint Stock Company	Associate of Parent company
Viet Nam Sea Transport and Chartering Joint Stock Company	Associate of Parent company
Vosco Trading and Service Joint Stock Company	Associate of Parent company
First Investment and Design Consultancy Joint Stock Company	Other related party
Vitamas Company Limited	Other related party
Quynhon Port Logistics Service Company Limited	Other related party
Vosa Saigon Company Limited	Other related party
Members of the Board of Directors, Board of Supervisor, Board of Executive Officers, and Chief Accountant	Internal personnel

During the period, the Company entered into the following significant transactions with its related parties:

	Current period VND	Prior period VND
Sales		
SP-SSA International Container Services Joint Venture Company	40,306,319,782	39,451,225,527
Cai Mep International Terminal Co., Ltd	36,360,669,545	35,693,117,727
VIMC Container Lines Joint Stock Company	32,289,034,686	26,092,980,607
Vietnam Ocean Shipping Joint Stock Company	17,544,332,176	17,303,712,817
Sai Gon Port Stevedoring and Service Joint Stock Company	1,774,467,976	1,154,161,632
Sai Gon Port Technical Service Commercial Joint Stock Company	622,920,310	329,146,021
Saigon Gateway Terminal Joint Stock Company	391,611,170	339,267,000
Korea Express Saigon Logistics Company Limited	275,746,440	185,731,435
Saigon Port Maritime Services and Transport Joint Stock Company	106,880,000	66,223,652
Vinaship Joint Stock Company	47,757,470	-
Saigon Port Logistics Joint Stock Company	26,189,131	158,341,481
Vosa Saigon Company Limited	13,466,350	-
Vietnam Maritime Development Joint Stock Company	52,249,000	18,046,235
Viet Nam Sea Transport and Chartering Joint Stock Company	3,333,333	3,333,333
International Shipping and Labour Cooperation Joint Stock Company	2,222,222	2,222,222
Quynhon Port Logistics Service Company Limited	1,620,000	-
Vosco Trading and Service Joint Stock Company	1,500,000	-
Vitamas Company Limited	1,111,111	12,311,111
VIMC Logistics Joint Stock Company	6,502,200	60,085,600
Vosco Agency and Logistics Joint Stock Company	-	22,212,000
Dongdo Marine Joint Stock Company	-	19,042,820
Purchases		
Sai Gon Port Technical Service Commercial Joint Stock Company	26,355,568,540	19,365,416,325
Sai Gon Port Stevedoring and Service Joint Stock Company	25,281,818,920	25,998,842,930
Vietnam Maritime Development Joint Stock Company	4,735,288,098	6,530,924,738
Korea Express Saigon Logistics Company Limited	3,759,325,119	3,542,874,686
Saigon Port Maritime Services and Transport Joint Stock Company	1,880,946,621	2,453,374,228
SP-PSA International Port Co., Ltd.	456,187,700	2,459,730,585
Saigon Gateway Terminal Joint Stock Company	67,144,000	96,566,540
Construction Consultation Joint Stock Company for Maritime Building	28,419,259	-
First Investment and Design Consultancy Joint Stock Company		461,111,111
Thi Vai General Port Joint Stock Company	-	341,863,350
Saigon Port Logistics Joint Stock Company	-	64,127,360
SP-SSA International Container Services Joint Venture Company	-	7,443,450

	Current period VND	Prior period VND
Loans interest		
SP-PSA International Port Co., Ltd.	11,627,015,664	10,496,496,403
SP-SSA International Container Services Joint Venture Company	7,275,731,524	17,508,681,225
Dividend received		
Korea Express Saigon Logistics Company Limited	2,210,092,756	1,888,843,490
Sai Gon Port Stevedoring and Service Joint Stock Company	-	1,832,864,000
Sai Gon Port Technical Service Commercial Joint Stock Company	-	1,011,920,000
Income from manpower supply services		
SP-SSA International Container Services Joint Venture Company	5,903,550,000	5,681,475,000
Other expense		
Vietnam Maritime Corporation - Joint Stock Company	1,134,756,536	1,266,248,514

Significant related party balances as at the end of the reporting period were as follows:

	Closing balance VND	Opening balance VND
Short-term loan receivables		
SP-PSA International Port Co., Ltd.	186,935,722,229	173,726,787,134
SP-SSA International Container Services Joint Venture Company	100,626,531,524	234,706,038,500
	287,562,253,753	**408,432,825,634**
Long-term loan receivables		
SP-PSA International Port Co., Ltd.	312,396,480,000	313,358,760,000
SP-SSA International Container Services Joint Venture Company	113,072,800,000	126,460,411,500
	425,469,280,000	**439,819,171,500**
Short-term trade receivables		
Cai Mep International Terminal Co., Ltd	32,878,978,091	20,021,746,500
VIMC Container Lines Joint Stock Company	23,658,443,659	21,630,688,259
Vietnam Ocean Shipping Joint Stock Company	3,124,150,260	4,139,536,978
SP-SSA International Container Services Joint Venture Company	1,115,370,000	-
Saigon Port Maritime Services and Transport Joint Stock Company	1,081,126,400	1,565,622,242
Sai Gon Port Stevedoring and Service Joint Stock Company	750,459,362	109,269,968
Saigon Gateway Terminal Joint Stock Company	245,887,170	-
Nam Can Port Joint Stock Company	66,529,080	-
Korea Express Saigon Logistics Company Limited	51,620,877	48,936,922
Sai Gon Port Technical Service Commercial Joint Stock Company	41,860,429	43,585,405
Saigon Port Logistics Joint Stock Company	-	20,434,680
	63,014,425,328	**47,579,820,954**
Short-term advances to suppliers		
Sai Gon Port Technical Service Commercial Joint Stock Company	353,581,200	1,522,681,200
Construction Consultation Joint Stock Company for Maritime Building	344,646,000	218,300,000
	698,227,200	**1,740,981,200**

	Closing balance VND	Opening balance VND
Other short-term receivables		
Sai Gon Port Technical Service Commercial Joint Stock Company	450,000,000	-
Korea Express Saigon Logistics Company Limited	2,210,092,756	-
	2,660,092,756	**-**
Long-term trade receivables		
Cai Mep International Terminal Co., Ltd	57,844,346,744	81,408,356,188
Other long-term receivables		
Saigon Gateway Terminal Joint Stock Company	25,185,707,510	25,185,707,510
Short-term trade payables		
Saigon Gateway Terminal Joint Stock Company	25,098,764,002	25,026,248,482
Sai Gon Port Stevedoring and Service Joint Stock Company	9,552,471,103	7,729,849,558
Sai Gon Port Technical Service Commercial Joint Stock Company	8,198,032,186	7,933,206,282
Korea Express Saigon Logistics Company Limited	1,327,343,914	721,455,949
Saigon Port Maritime Services and Transport Joint Stock Company	754,123,565	202,677,158
Vietnam Maritime Development Joint Stock Company	413,350,860	579,765,450
Vietnam Maritime Corporation - Joint Stock Company	81,897,821	200,000,000
First Investment and Design Consultancy Joint Stock Company	58,800,000	504,800,000
Saigon Center for Vocational Education and Technical Training	12,000,000	-
SP-PSA International Port Co., Ltd.	-	161,138,581
Saigon Port Logistics Joint Stock Company	-	105,841,456
	45,496,783,451	**43,164,982,916**
Short-term accrued expenses		
Sai Gon Port Technical Service Commercial Joint Stock Company	1,537,300,000	1,625,300,000
Other short-term payables		
Korea Express Saigon Logistics Company Limited	50,500,000	50,500,000
Sai Gon Port Technical Service Commercial Joint Stock Company	40,000,000	40,000,000
Construction Consultation Joint Stock Company for Maritime Building	92,411,613	92,411,613
	182,911,613	**182,911,613**

Remuneration paid to the Company's Board of Directors, Supervisors and Executive Officers, Chief Accountant and other management personnel during the period was as follows:

	Current period	Prior period
	VND	VND
Board of Directors		
Mr. Nguyen Canh Tinh	35,000,000	-
Mr. Huynh Van Cuong	519,562,812	519,882,056
Mr. Nguyen Thanh Nam	516,236,343	90,748,230
Mr. Ly Quang Thai	122,000,000	95,000,000
Ms. Ho Thi Thu Hien	122,000,000	95,000,000
Mr. Le Van Chien	122,000,000	95,000,000
Mr. Nguyen Le Chon Tam	58,000,000	-
Mr. Nguyen Uyen Minh	175,015,573	-
Mr. Vu Phuoc Long	317,656,264	317,827,831
Ms. Do Thi Thanh Thuy	64,000,000	95,000,000
Ms. Trinh Thi Ngoc Bien	64,000,000	95,000,000
Mr. Nguyen Ngoc Toi	-	216,769,890
Mr. Nguyen Van Phuong	-	317,890,115
Board of Executive Officers		
Mr. Nguyen Le Chon Tam	766,734,321	502,077,965
Mr. Tran Ngoc Thach	504,259,200	326,847,747
Mr. Pham Truong Giang	504,259,200	326,785,463
Mr. Nguyen Uyen Minh	316,022,400	326,847,747
Chief Accountant/Head of the accounting department		
Mr. Chu Ngoc Son (appointed on 29 May 2026)	87,758,066	-
Ms. Tran Thu Giang	350,258,127	317,777,411
Board of Supervisors		
Mr. Hoang Viet	58,000,000	-
Ms. Vu Thi Thanh Duyen	64,000,000	95,000,000
Ms. Nguyen Thi Hang	45,000,000	-
Ms. Nguyen Thi My Hanh	45,000,000	-
Ms. Vu Thi Phuong Thao	49,600,000	72,500,000
Ms. Chu Thi Nga	49,600,000	72,500,000
	4,955,962,306	**3,978,454,455**

38. SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Non-cash transactions affecting the interim separate cash flow statement

	Closing balance	Opening balance
	VND	VND
Accrued interest payables	249,263,063,637	230,536,587,942
Accrued bank and loan interest and dividend received	209,874,542,205	181,474,374,358

39. SUBSEQUENT EVENTS

On 5 February 2026, the Company's General Meeting of Shareholders approved the following proposals:

- To participate in a consortium with Vietnam Maritime Corporation - Joint Stock Company ("VIMC") and Mediterranean Shipping Company ("MSC")/Terminal Investment Limited Holding ("TiL"), or another entity designated by the MSC/TiL Group, for the purpose of registering as an investor for the Can Gio International Transshipment Port Project.

- To contribute capital representing 15% of the charter capital of the joint venture company to be established with VIMC and MSC/TiL (or another entity designated by the MSC/TiL Group) for the implementation of the Can Gio International Transshipment Port Project.

As at the date of issuance of these interim separate financial statements, the Company is undertaking the necessary procedures to obtain the Investment Registration Certificate and the Enterprise Registration Certificate for the joint venture company in accordance with applicable laws and regulations. As the legal procedures are still in progress, the Company has not yet made its capital contribution to the joint venture company and has not recognised any related assets, investments or obligations in these interim separate financial statements.

Other than the matters described above, there were no material subsequent events after the end of the interim reporting period that require adjustment to or disclosure in these interim separate financial statements.

Nguyen Ngoc Tam **Preparer**	**Chu Ngoc Son** **Chief Accountant**	**Nguyen Le Chon Tam** **General Director** **Legal representative** *Approved on 28 August 2026*