Tan Cang Warehousing Joint Stock Company

Interim consolidated financial statements

For the six-month period ended 30 June 2026

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Tan Cang Warehousing Joint Stock Company

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Tan Cang Warehousing Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Tan Cang Warehousing Joint Stock Company ("the Company") is a joint stock company established under the Law on Enterprises of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 0309532497 issued by the Ho Chi Minh City Department of Finance on 4 January 2010 and its subsequent amendments, the latest of which was the 10th amendment dated 11 September 2025.

The Company's shares are traded on the Unlisted Public Company Market ("UPCOM") under the code TCW, assigned by the Hanoi Stock Exchange on 26 June 2017.

The current principal activities of the Company include:

- Customs brokerage and freight forwarding agency services;
- Shipping agency services and packaging services (excluding the packaging of plant protection products);
- Cargo handling, container transport, and cargo tallying services;
- Warehousing and cold storage services, and shipping agency services.

The Company's head office is located at Tan Cang – Cat Lai Port, Cat Lai Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

The members of the Board of Directors during the period and at the date of this report are:

Mr Ngo Van Ngu	Chairman
Mr Trinh Van Moi	Member
Mr Doan Phi	Member
Mr Do Thanh Truong	Member
Mr Tran Quang Thao	Member

BOARD OF SUPERVISION

The members of the Board of Supervision during the period and at the date of this report are:

Ms Nguyen Thi Thuy Nga	Head of Board
Ms Do Phuong Thao	Member
Ms Dang Thuy Trang	Member

MANAGEMENT

The members of the Management during the period and at the date of this report are:

Mr Do Thanh Truong	Director	
Mr Doan Phi	Deputy Director	
Mr Bui Van Bang	Deputy Director	reappointed on 29 June 2026
Mr Nguyen Van Hao	Deputy Director	
Ms Nguyen Thi Hong Lien	Chief Accountant	reappointed on 6 August 2026

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Do Thanh Truong.

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

Tan Cang Warehousing Joint Stock Company

REPORT OF THE MANAGEMENT

The management of Tan Cang Warehousing Joint Stock Company ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the six-month period ended 30 June 2026.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Group and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those interim consolidated financial statements, the management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

The management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Group and for ensuring that the accounting records comply with the applied accounting system. It is responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY THE MANAGEMENT

The management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 30 June 2026 and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of management:

26 August 2026

DIRECTOR

M.S.D.N:0309532497-C.T.C.P
CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG
CÁT LÁI-TP.HỒ CHÍ MINH

Do Thanh Truong

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Reference: 14110707/70107974-LR/HN

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: The shareholders of Tan Cang Warehousing Joint Stock Company

We have reviewed the interim consolidated financial statements of Tan Cang Warehousing Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Group") as prepared on 26 August 2026 and set out on pages 5 to 45, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period then ended and the notes thereto.

The management's responsibility

The Company's management is responsible for the preparation and true and fair presentation of the interim consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements, and for such internal control as the management determines is necessary to enable the preparation and presentation of the interim consolidated financial statements that are free from material misstatement, whether due to fraud or error

Auditors' responsibility

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

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

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Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of the Group as at 30 June 2026, and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

Other matter

The interim consolidated financial statements of the Group for the six-month period ended 30 June 2025 were reviewed by another audit firm which expressed an unmodified conclusion on those interim consolidated financial statements on 11 August 2025. In addition, the consolidated financial statements of the Group as at 31 December 2025 were audited by this auditor who issued unqualified opinion on those consolidated financial statements on 2 March 2026

Ho Chi Minh City, Vietnam

26 August 2026

Ernst & Young Vietnam Limited

M.S.D.N: 0300811802-C.T.T.N.H.H
CÔNG TY
TNHH
ERNST & YOUNG
VIỆT NAM
THÀNH PHỐ HỒ CHÍ MINH

Duong Le Anthony
Deputy General Director
Audit Practicing Registration Certificate
No. 2223-2023-004-1

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance (Reclassified – Note 32)
A. CURRENT ASSETS	**100**		**648,561,540,831**	**556,138,386,108**
I. Cash and cash equivalents	***110***	***4***	***85,057,522,024***	***114,989,786,628***
1. Cash	111		52,038,527,502	61,854,731,834
2. Cash equivalents	112		33,018,994,522	53,135,054,794
II. Current investment	***120***		***263,680,814,248***	***207,507,345,205***
1. Short-term held-to-maturity investments	123	5	263,680,814,248	207,507,345,205
III. Current receivables	***130***		***279,439,396,389***	***211,378,846,114***
1. Short-term trade receivables	131	6	270,945,419,187	206,947,941,081
2. Short-term advances to suppliers	132	8	4,107,779,128	3,003,301,368
3. Other short-term receivables	135	9	9,618,931,891	9,369,848,649
4. Provision for short-term doubtful receivables	136	7	(5,232,733,817)	(7,942,244,984)
IV. Inventory	***140***		***9,679,369,559***	***8,567,351,652***
1. Inventories	141	10	9,679,369,559	8,567,351,652
V. Other current assets	***160***		***10,704,438,611***	***13,695,056,509***
1. Short-term deferred expenses	161	11	10,653,751,183	12,006,790,642
2. Deductible value-added tax	162		-	1,472,716,684
3. Tax and other receivables from the State	163		50,687,428	215,549,183
B. NON-CURRENT ASSETS	**200**		**177,276,106,849**	**180,522,073,168**
I. Non-current receivable	***210***		***17,000,000,000***	***17,000,000,000***
1. Other long-term receivables	215	9	17,000,000,000	17,000,000,000
II. Fixed assets	***220***		***121,078,791,641***	***135,737,090,114***
1. Tangible fixed assets	221	12	112,351,982,799	124,528,316,256
Cost	222		788,368,030,924	785,300,146,924
Accumulated depreciation	223		(676,016,048,125)	(660,771,830,668)
2. Intangible fixed assets	227	13	8,726,808,842	11,208,773,858
Cost	228		39,036,954,285	37,345,222,335
Accumulated amortization	229		(30,310,145,443)	(26,136,448,477)
III. Non-current asset in progress	***250***		***364,864,594***	***264,864,594***
1. Construction in progress	252		364,864,594	264,864,594
IV. Non-current investment	***260***		***7,930,115,029***	***6,004,575,204***
1. Investments in associates	262	14	7,930,115,029	6,004,575,204
V. Other non-current assets	***270***		***30,902,335,585***	***21,515,543,256***
1. Long-term deferred expenses	271	11	18,179,968,615	20,350,597,994
2. Deferred tax assets	272	28.3	12,722,366,970	1,164,945,262
TOTAL ASSETS	**280**		**825,837,647,680**	**736,660,459,276**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

VND

RESOURCES	*Code*	*Notes*	*Ending balance*	*Beginning balance (Reclassified – Note 32)*
C. LIABILITIES	**300**		**410,908,628,756**	**329,365,420,366**
I. Current liabilities	***310***		***408,182,628,756***	***325,633,020,366***
1. Short-term trade payables	311	15	88,992,795,245	149,357,740,502
2. Short-term advances from customers	312		131,330,906	26,898,000
3. Dividends and profits payables	313	16	52,306,848,520	2,677,172,520
4. Short-term statutory obligations	314	17	32,677,585,022	19,016,194,035
5. Payables to employees	315		87,031,819,220	78,784,755,503
6. Short-term accrued expenses	316	18	71,438,508,875	9,804,793,558
7. Other short-term payables	320	19	26,666,715,993	22,464,634,306
8. Short-term loan	321	21	2,132,800,000	2,132,800,000
9. Bonus and welfare funds	323	20	46,804,224,975	41,368,031,942
II. Non-current liabilities	***330***		***2,726,000,000***	***3,732,400,000***
1. Other long-term liabilities	338		60,000,000	-
2 Long-term loans	339	21	2,666,000,000	3,732,400,000
D. OWNERS' EQUITY	**400**		**414,929,018,924**	**407,295,038,910**
1. Owner's contributed capital	411	22	199,910,200,000	199,910,200,000
- Ordinary share with voting right	*411a*		*199,910,200,000*	*199,910,200,000*
2. Investment and development fund	418	22	149,046,477,924	123,450,647,326
3. Undistributed earnings	420	22	34,632,930,572	51,625,285,424
- Undistributed earnings by the end of prior period	*420a*		*5,639,543,341*	*5,111,579,033*
- Undistributed earnings of current period	*420b*		*28,993,387,231*	*46,513,706,391*
4. Non-controlling interests	429	22	31,339,410,428	32,308,906,160
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**825,837,647,680**	**736,660,459,276**

Approved, 26 August 2026

M.S.D.N:0309532497-C.T.C.P
CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG
Q.CÁT LÁI-TP.HỒ CHÍ MINH

Nguyen Cam Trang	Nguyen Thi Hong Lien	Do Thanh Truong
Preparer	Chief Accountant	Director

INTERIM CONSOLIDATED INCOME STATEMENT
for the six-month period ended 30 June 2026

VND

ITEMS	*Code*	*Notes*	*Current period*	*Previous period*
1. Net revenue from rendering of services	**10**	**23.1**	**719,244,173,686**	**571,576,509,093**
2. Cost of services rendered	**11**	**24**	**555,354,229,722**	**440,341,961,685**
3. Gross profit from rendering of services (20 = 10-11)	**20**		**163,889,943,964**	**131,234,547,408**
4. Finance income	**22**	**23.2**	**7,845,812,419**	**4,869,522,214**
5. Finance expenses	**23**	**25**	**417,621,551**	**461,040,084**
- In which: Interest expenses	*24*		*266,039,044*	*434,313,422*
6. Selling expenses	**25**	**26**	**29,346,645,093**	**16,925,623,494**
7. General and administrative expenses	**26**	**26**	**40,906,555,427**	**39,734,768,953**
8. Shares of profit of associates	**27**		**1,925,539,826**	**(785,883,052)**
9. Operating profit [30 = 20 + 22 - (23 + 25 + 26) + 27]	**30**		**102,990,474,138**	**78,196,754,039**
10. Other income	**31**		**608,067,350**	**208,775,975**
11. Other expenses	**32**		**608,777,872**	**223,740,425**
12. Other loss (40 = 31 - 32)	**40**		**(710,522)**	**(14,964,450)**
13. Accounting profit before tax (50 = 30 + 40)	**50**		**102,989,763,616**	**78,181,789,589**
14. Current corporate income tax expense	**51**	**28.1**	**32,422,834,423**	**25,852,480,500**
15. Deferred tax income	**52**	**28.2**	**(11,557,421,708)**	**(9,736,723,361)**
16. Net profit after tax (60 = 50 – 51 – 52)	**60**		**82,124,350,901**	**62,066,032,450**
17. Net profit after tax attributable to shareholders of the parent	**61**		**78,189,642,753**	**58,674,621,079**

INTERIM CONSOLIDATED INCOME STATEMENT (continued)
For the six-month period ended 30 June 2026

VND

ITEMS	*Code*	*Notes*	*Current period*	*Previous period*
18. Net profit after tax attributable to non-controlling interests	**62**		**3,934,708,148**	**3,391,411,371**
19. Basic earnings per share	**70**	**22.5**	**2,617**	**2,092**
20. Diluted earnings per share	**71**	**22.5**	**2,617**	**2,092**

Approved, 26 August 2026

CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG
M.S.D.N:0309532497 - C.T.C.P - P.CÁT LÁI - TP.HỒ CHÍ MINH

Nguyen Cam Trang	Nguyen Thi Hong Lien	Do Thanh Truong
Preparer	Chief Accountant	Director

INTERIM CONSOLIDATED CASH FLOW STATEMENT
For the six-month period ended 30 June 2026

VND

ITEMS	*Code*	*Notes*	*Current period*	*Previous period (Reclassified – Note 32)*
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting profit before tax	**01**		**102,989,763,616**	**78,181,789,589**
2. Adjustments for:				
- Depreciation of tangible fixed assets	02		18,417,497,782	18,315,447,340
- (Reversal of provisions) provisions	03		(2,709,511,167)	65,344,436
- Foreign exchange gain arisen from revaluation of monetary accounts denominated in foreign currency	04		(5,108,997)	(21,196,073)
- Profits from investing and financing activities	05		(9,661,302,356)	(3,617,650,644)
- Borrowing costs	06		266,039,044	434,313,422
3. Operating profit before changes in working capital	**08**		**109,297,377,922**	**93,358,048,070**
- Increase in receivables	09		(55,127,370,855)	(73,778,924,723)
- Increase in inventories	10		(1,112,017,907)	(486,570,170)
- Increase in payables	11		16,541,359,451	22,406,177,008
- Decrease in deferred expenses	12		3,523,668,838	4,118,117,724
- Borrowing costs paid	14		(267,774,501)	(451,316,206)
- Corporate income tax paid	15	17	(22,201,941,900)	(19,829,983,621)
- Other cash inflows from operating activities	16	20	4,000,000	4,000,000
- Other cash outflows for operating activities	17	20	(18,888,831,853)	(23,666,935,299)
Net cash flows from operating activities	**20**		**31,768,469,195**	**1,672,612,783**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payment for the purchase and construction of fixed assets	21		(11,779,660,200)	(10,684,125,138)
2. Placement for bank deposits	23		(218,900,000,000)	(162,000,000,000)
3. Collections from term deposits	24		164,300,000,000	149,500,000,000
4. Interest received	27		6,278,353,759	4,491,959,179
Net cash flows from investing activities	**30**		**(60,101,306,441)**	**(18,692,165,959)**

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
For the six-month period ended 30 June 2026

VND

ITEMS	*Code*	*Notes*	*Current period*	*Previous period (Reclassified – Note 32)*
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Repayment of borrowings	34	21	(1,066,400,000)	(6,155,527,292)
2. Dividends paid/profit distributed to owners and non-controlling interest	36		(539,670,000)	(21,798,474,600)
Net cash flows from financing activities	**40**		**(1,606,070,000)**	**(27,954,001,892)**
Net increase in cash and cash equivalents (50 = 20 + 30 + 40)	**50**		**(29,938,907,246)**	**(44,973,555,068)**
Cash and cash equivalents at the beginning of period	**60**	**4**	**114,989,786,628**	**80,943,634,290**
Impact of exchange rate fluctuation	61		6,642,642	49,246,477
Cash and cash equivalents at the end of period (70 = 50 + 60 + 61)	**70**	**4**	**85,057,522,024**	**36,019,325,699**

Approved, 26 August 2026

M.S.D.N: 0309532497 * C.T.C.P * CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG * P.CÁT LÁI-TP.HỒ CHÍ MINH

Nguyen Cam Trang Preparer	Nguyen Thi Hong Lien Chief Accountant	Do Thanh Truong Director

1. CORPORATE INFORMATION

Tan Cang Warehousing Joint Stock Company ("the Company") is a joint stock company established under the Law on Enterprises of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 0309532497 issued by the Ho Chi Minh City Department of Finance on 4 January 2010 and its subsequent amendments, the latest of which was the 10th amendment dated 11 September 2025.

The Company's shares are traded on the Unlisted Public Company Market ("UPCOM") under the code TCW, assigned by the Hanoi Stock Exchange on 26 June 2017.

The current principal activities of the Group include:

- Customs brokerage and freight forwarding agency services;
- Shipping agency services and packaging services (excluding the packaging of plant protection products);
- Cargo handling, container transport, and cargo tallying services;
- Warehousing and cold storage services, and shipping agency services.

The Company is headquartered at Tan Cang – Cat Lai Port, Cat Lai Ward, Ho Chi Minh City, Vietnam.

The normal course of business cycle of the Group are 12 months.

The number of the Group's employees as at 30 June 2026 was 704 (31 December 2025: 695).

Corporate structure

As at 30 June 2026 and 31 December 2025, the Group's structure had two subsidiaries and two associates. The details are as follows:

			Ending balance	*Beginning balance*
Names	*Head office*	*Business activities*	*Ownership and voting right*	*Ownership and voting right*
			%	*%*
Subsidiaries				
Cat Lai Logistics Joint Stock Company	Ho Chi Minh City	Transportation services, warehousing and storage; packaging services	57.5	57.5
Tan Cang Hiep Luc Joint Stock Company	Ho Chi Minh City	Cargo handling; warehousing and storage	51	51
Associates				
Express Newport Joint Stock Company	Ho Chi Minh City	Cargo handling; warehousing and storage	36	36
Tan Cang Hiep Luc Joint Stock Company	Ho Chi Minh City	Warehousing and storage service	36	36

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The interim consolidated financial statements of the Group expressed in Vietnam dong ("VND"), are prepared in compliance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim consolidated financial statements and their use are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim consolidated financial position and the interim consolidated results of operations and the interim consolidated cash flows of the Group in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

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

2.3 Reporting period

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

These interim consolidated financial statements are prepared for the six-month period ended 30 June 2026.

2.4 Accounting currency

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

2. BASIS OF PREPARATION (continued)

2.5 Basis of consolidation

The interim consolidated financial statements comprise the interim financial statements of the Company (the parent company) and its subsidiaries for six-month period ended 30 June 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies.

All intra-group interim balances, income and expenses and unrealized gains or losses resulting from intra-group transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated statement of financial position.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded to the account of undistributed earnings or accumulated losses.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Change in accounting policies and disclosures

The accounting policies adopted by the Group in preparation of the interim consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025 and the interim consolidated financial statements for the six-month period ended 30 June 2025 except for the change in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99") and Circular No. 43/2026/TT-BTC providing guidance on preparation and presentation of consolidated financial statements ("Circular 43") .

3.1.1 Changes in accounting policies due to the adoption of new accounting regulations: Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System

On 27 October 2025, the Ministry of Finance issued Circular 99, replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 is effective from 1 January 2026 and is applicable to fiscal years beginning on or after 1 January 2026.

The Group has applied changes in accounting policies in accordance with Circular 99, which have affected the Group on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 32.

3.1.2 Changes in accounting policies due to the adoption of new accounting regulations Circular 43

On 20 April 2026, the Ministry of Finance issued Circular 43 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective for the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The Group applies the change in accounting treatment in accordance with the provisions of Circular 43 on a prospective basis, as Circular 43 and the Vietnamese Accounting Regime do not require retrospective application of these changes.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 *Cash and cash equivalents*

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

3.3 *Inventories*

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

In case the net realisable value is lower than the cost, it must be calculated according to the net realisable value.

Net realizable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The Group has applied the perpetual inventory method to account for raw materials and short-term tools and supplies at the end of the period, with values determined based on purchase cost using the weighted average method.

3.4 *Receivables*

Receivables are presented in the interim consolidated statement of financial position at the carrying amounts due from customers and other debtors, after deducting provision for doubtful debts .

The provision for doubtful debts represents amounts of outstanding receivables at the end of the reporting period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim consolidated income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim consolidated income statement.

For overdue receivables, provision for doubtful debts is provided as follows:

Overdue period	*Provision rate (% of receivable value)*
From 6 months to less than 1 year	30
From 1 year to less than 2 years	50
From 2 years to less than 3 years	70
3 years or more	100

3.5 *Tangible fixed assets*

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities.

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Group and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

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

Where the Group is the lessee

Rentals under operating leases are charged to the interim consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

For other cases under an operating lease, lease income is recognised in the interim consolidated income statement on a straight-line basis over the lease term.

3.7 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset to a condition for it to be capable of operating for its intended use of the Group.

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

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

3.8 Depreciation and amortization

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

Buildings and structures	5 - 25 years
Machinery and equipment	3 - 10 years
Office equipment	6 - 10 years
Means of transportation	3 - 10 years
Computer software	2 - 8 years
Other tangible fixed assets	3 - 10 years

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets.

3.10 Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds. Borrowing costs are recorded as expenses during the period in which they are incurred.

3.11 Deferred expenses

Deferred expenses are reported as short-term or long-term deferred expenses on the interim consolidated statement of financial position and are amortized over the period to which they relate or during which the related economic benefits are consumed.

The following types of expenses are recorded as long-term prepaid expense and are amortized to the interim consolidated income statement:

- Costs related to leased infrastructures and operating fixed assets incurred for production and business operations over multiple accounting periods;
- Tools and consumables used for more than one year with high value;
- Repair and periodic maintenance costs of fixed assets related to business operations over multiple accounting periods.

3.12 Investments

Investments in associates

The Group's investment in its associate is accounted for using the equity method of accounting. An associate is an entity over which the Group has significant influence and which is neither a subsidiary nor a joint venture. The Group generally deems it has significant influence if it has over 20% of the voting rights.

The interim financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognized as finance expense in the interim consolidated income statement and deducted against the value of such investments.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the end of the reporting period. Increases or decreases to the provision balance are recorded as finance expense in the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Payables

Trade and other payables comprise obligations of the Group to suppliers of materials and goods, service providers, vendors of property, plant and equipment.

3.14 Accruals

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognized as production and business expenses of the reporting period.

3.15 Foreign currency transactions

Transactions in currencies other than the Group's reporting currency of VND are recorded using the actual transaction exchange rates or carrying exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction date, as follows

Actual transaction exchange rates

Transactions denominated in currencies other than the accounting currency of the Group VND are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the entity frequently conducts transactions. The average buying and selling transfer exchange rates are determined on a daily basis as the arithmetic average of the bank's daily buying and selling transfer exchange rates.

Approximated exchange rates are required to differ by no more than ±1% from the corresponding average buying and selling transfer exchange rates at the transaction dates. The average buying and selling transfer exchange rates are determined on a monthly basis as the arithmetic average of the bank's daily buying and selling transfer exchange rates. The application of approximate exchange rates must not result in any material impact on the financial position and results of operations of the Group for the relevant accounting period.

All foreign exchange differences incurred are taken to the interim consolidated income statement.

3.16 Ordinary shares

Ordinary shares with voting right are recognized at par value.

3.17 Appropriation of net profits

Net profit after tax is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to funds and reserve funds in accordance with the Group's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting:

Investment and development fund

This fund is set aside for use in the Group's expansion of its operation or of in-depth investments.

Bonus and welfare fund

This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim consolidated statement of financial position.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Revenue recognition

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

Rendering of services

Revenue is recognized when the services are rendered.

Interest income

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

Dividend and profit distribution income

Dividend and profit distribution income are recognized when the Group is entitled to receive dividends or when the Group is entitled to receive profits from its capital contributions .

3.19 Selling expenses

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.20 General and administrative expenses

General and administrative expenses reflect actual costs incurred in the course of the general management of the Group.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Taxation

Current income tax

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

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

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

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss.
- in respect of taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, except:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss.
- in respect of deductible temporary differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Taxation* (continued)

Deferred tax (continued)

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled based on tax rates and tax laws that have been enacted at end of the reporting period.

Deferred tax is charged or credited to the interim consolidated income statement, except when it relates to items recognized directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- either the same taxable entity; or
- when the Group intends either to settle current tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered

3.22 *Earnings per share*

Basic earnings per share amounts are calculated by dividing net profit/loss after tax for the period attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.23 *Segment information*

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Company's principal activities are to provide field of cargo handling services, which mainly take place in Vietnam. As a result, the Company's management is of the view that there is only one reportable segment for business and geography and therefore presentation of segment information is not required.

3.24 *Related parties*

Parties are considered to be related parties of the Group if one party has the ability to control the other party or to exercise significant influence over the other party in making financial and operating decisions, or when the Group and the other party are under common control or subject to significant influence by the same party. Related parties may be entities or individuals, including close members of their families.

4. CASH AND CASH EQUIVALENTS

VND

	Ending balance	*Beginning balance (Reclassified – Note 32)*
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	1,190,072,730	938,661,469
Cash in banks	50,848,454,772	60,916,070,365
- *Military Commercial Joint Stock Bank – East Ho Chi Minh City Branch*	45,552,018,030	43,192,639,907
- *Joint Stock Commercial Bank for Foreign Trade of Vietnam – Thu Thiem Branch*	2,547,751,979	15,176,976,225
- *Ho Chi Minh City Development Joint Stock Commercial Bank – Business Center*	2,428,307,008	2,536,324,857
- *Other demand deposits*	320,377,755	10,129,376
Cash equivalents *(*)*	33,018,994,522	53,135,054,794
TOTAL	**85,057,522,024**	**114,989,786,628**

(*) The ending balance represents short-term deposits at Military Commercial Joint Stock Bank – East Ho Chi Minh City Branch with the original maturity of less than three (3) months and earn interest at rates ranging from 4.3 to 4.75% p.a.

The ending balance includes accrued interest income of VND 18,994,522 (31 December 2025: VND 135,054,794), relating to principal deposits amounting to VND 33,000,000,000 (31 December 2025: VND 53,000,000,000),

5. SHORT-TERM HELD-TO-MATURITY INVESTMENTS

VND

	Ending balance	*Beginning balance*
Term deposit *(*)*	263,680,814,248	207,507,345,205
In which:		
- *Ho Chi Minh City Development Joint Stock Commercial Bank – Business Center*	*156,455,057,536*	*123,022,540,820*
- *Tien Phong Commercial Joint Stock Bank*	*75,720,539,726*	*73,436,791,234*
- *Vietnam Bank for Agriculture and Rural Development – Branch 7*	*20,464,109,590*	*-*
- *Military Commercial Joint Stock Bank – An Phu Branch*	*11,041,107,396*	*11,048,013,151*

(*) Ending balance represents short-term deposits at Joint Stock Commercial Bank for Foreign Trade of Vietnam with maturity more than three (3) and not exceed twelve (12) months and earn interest at rates ranging from 4.3% to 8.2% p.a.

Ending balance includes accrued interest income of VND 3,780,814,248 (31 December 2025: VND 2,207,345,205), relating to principal deposits amounting to VND 259,900,000,000 (31 December 2025: VND 205,300,000,000).

6. SHORT-TERM TRADE RECEIVABLE

VND

	Ending balance	*Beginning balance*
Due from other parties	75,735,669,189	60,781,950,202
- *Quanterm Logistics Vietnam Co., Ltd*	*8,524,850,855*	*3,124,714,253*
- *Khai Minh Groups Co., Ltd – Ho Chi Minh Branch*	*5,679,001,391*	*5,869,400,644*
- *Ecu Worldwide Vietnam Joint Stock Company*	*5,374,026,814*	*2,983,607,473*
- *Kien Hong Logistics One Member Limited Liability Company*	*4,955,951,228*	-
- *Others*	*51,201,838,901*	*48,804,227,832*
Due from related parties *(Note 29)*	195,209,749,998	146,165,990,879
TOTAL	**270,945,419,187**	**206,947,941,081**
Provision for doubtful short-term receivables	(4,789,694,371)	(7,525,955,538)
NET	**266,155,724,816**	**199,421,985,543**

7. BAD DEBTS

Total amount of receivables overdue:

VND

	Ending balance		*Beginning balance*	
Debtor	*Carrying amount*	*Recoverable amount*	*Carrying amount*	*Recoverable amount*
Son Trung Phat Trading Service Company Limited	1,214,976,609	48,000,000	1,214,976,609	48,000,000
Hiep Toan Freight Forwarding and Transport Co., Ltd	683,400,000	-	697,400,000	-
Hai Luu Trading Service Co., Ltd	441,997,000	-	441,997,000	-
Innopack Vietnam Co., Ltd *(*)*	-	-	2,972,614,417	-
Others	4,218,547,559	1,278,187,351	4,278,547,559	1,615,290,601
TOTAL	**6,558,921,168**	**1,326,187,351**	**9,605,535,585**	**1,663,290,601**

(*) Based on the resolutions of the Annual General Meetings of Shareholders of the Company and Cat Lai Logistics Joint Stock Company, a subsidiary of the Company, the Group approved the write-off of an irrecoverable doubtful receivable from Innopack Viet Nam Company Limited.

7. BAD DEBTS (continued)

Details of movement of provision for bad debts:

		VND
	Current period	*Previous period*
Beginning balance	7,942,244,984	7,186,047,750
Add: Provision made during the period	337,103,250	65,344,436
Less: Reversal of provision	(74,000,000)	-
Less: Write off	(2,972,614,417)	-
Ending balance	5,232,733,817	7,251,392,186

8. SHORT-TERM ADVANCE TO SUPPLIERS

		VND
	Ending balance	*Beginning balance*
Advances to suppliers	3,738,237,688	1,823,051,392
- *Le Bao Ngoc Construction Co., Ltd*	*2,000,000,000*	-
- *Bac Au Technology Trading and Service Co., Ltd*	*426,330,000*	-
- *Vietluxtour Travel Joint Stock Company*	*373,369,500*	-
- *A Long Construction and Steel Structure Joint Stock Company*	-	*541,550,077*
- *Gia Hung Tien One Member Co., Ltd*	-	*656,981,280*
- *Others*	*938,538,188*	*624,520,035*
Advances to related parties *(Note 29)*	369,541,440	1,180,249,976
TOTAL	**4,107,779,128**	**3,003,301,368**

9. OTHER RECEIVABLES

VND

	Ending balance	*Beginning balance*
Short-term	**9,618,931,891**	**9,369,848,649**
Payment on behalf	4,405,823,120	4,292,472,430
Advances to employees	4,288,139,268	4,112,348,481
Deposit	520,000,000	525,000,000
Others	404,969,503	440,027,738
In which:		
Receivables from other parties	*9,078,486,514*	*8,898,222,055*
Receivables from related parties (Note 29)	*540,445,377*	*471,626,594*
Long-term	**17,000,000,000**	**17,000,000,000**
Deposit *(*)*	17,000,000,000	17,000,000,000
TOTAL	**26,618,931,891**	**26,369,848,649**
Provision for doubtful short-term other receivables	(443,039,446)	(416,289,446)
NET	**26,175,892,445**	**25,953,559,203**

(*) The ending balance represents security deposits paid in connection with land lease agreements for land located in Cat Lai Ward, Ho Chi Minh City, leased from Hiep Luc Company Limited under the land lease agreement and its subsequent amendments.

10. INVENTORIES

VND

	Ending balance	*Beginning balance*
Raw material	8,704,604,482	8,432,460,952
Tool and supplies	974,765,077	134,890,700
TOTAL	**9,679,369,559**	**8,567,351,652**

11. DEFERRED EXPENSES

VND

	Ending balance	*Beginning balance*
Short-term	**10,653,751,183**	**12,006,790,642**
Repair costs	4,778,752,079	4,056,534,317
Insurance costs	3,206,907,521	5,389,796,488
Tool and supplies	1,986,851,305	2,298,826,152
Others	681,240,278	261,633,685
Long-term	**18,179,968,615**	**20,350,597,994**
Repair costs	15,454,437,512	16,491,070,313
Tool and supplies	1,814,756,705	2,513,817,309
Others	910,774,398	1,345,710,372
TOTAL	**28,833,719,798**	**32,357,388,636**

12. TANGIBLE FIXED ASSETS

VND

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Other tangible fixed assets*	*Total*
Cost:						
Beginning balance	172,272,796,361	291,312,282,482	241,588,464,664	8,716,202,577	71,410,400,840	785,300,146,924
New purchases	-	-	-	47,600,000	3,020,284,000	3,067,884,000
Ending balance	172,272,796,361	291,312,282,482	241,588,464,664	8,763,802,577	74,430,684,840	788,368,030,924
In which:						
Fully depreciated	*49,742,425,084*	*254,362,313,115*	*197,391,172,324*	*2,288,987,052*	*52,656,020,077*	*556,440,917,652*
Accumulated depreciation:						
Beginning balance	116,060,305,410	269,129,249,536	213,192,494,033	4,958,971,775	57,430,809,914	660,771,830,668
Depreciation for the period	4,141,804,839	4,879,110,534	3,323,663,182	786,489,127	2,113,149,775	15,244,217,457
Ending balance	120,202,110,249	274,008,360,070	216,516,157,215	5,745,460,902	59,543,959,689	676,016,048,125
Net carrying amount:						
Beginning balance	56,212,490,951	22,183,032,946	28,395,970,631	3,757,230,802	13,979,590,926	124,528,316,256
Ending balance	52,070,686,112	17,303,922,412	25,072,307,449	3,018,341,675	14,886,725,151	112,351,982,799
In which:						
Pledged (Note 21)	-	*11,054,761,838*	-	-	-	*11,054,761,838*

12. TANGIBLE FIXED ASSETS (continued)

Details of existing tangible fixed assets:

VND

	Ending balance *Cost*	*Beginning balance* *Cost*
Kocks KE-Q32 Crane	91,214,457,263	91,214,457,263
Two-storey CFS warehouse 12,000 m²	74,737,383,872	74,737,383,872
CFS warehouse 18,000 m²	46,745,578,088	46,745,578,088
New CFS warehouse No. 1	34,521,469,040	34,521,469,040
Others	541,149,142,661	538,081,258,661
TOTAL	**788,368,030,924**	**785,300,146,924**

13. INTANGIBLE FIXED ASSETS

VND

	Computer software
Cost:	
Beginning balance	37,345,222,335
New purchases	1,691,731,950
Ending balance	39,036,954,285
In which:	
Fully amortization	*9,997,110,930*
Accumulated amortization:	
Beginning balance	26,136,448,477
Amortization for the period	4,173,696,966
Ending balance	30,310,145,443
Net carrying amount:	
Beginning balance	11,208,773,858
Ending balance	8,726,808,842

Details of existing intangible fixed assets:

VND

	Ending balance *Cost*	*Beginning balance* *Cost*
eWMS Online Registration System	9,445,105,803	9,445,105,803
Cat Lai CFS Warehouse Management System	3,456,236,800	3,456,236,800
Others	26,135,611,682	24,443,879,732
TOTAL	**39,036,954,285**	**37,345,222,335**

14. LONG-TERM INVESTMENTS

VND

Name	*Activity*	*Ending Balance*			*Beginning balance*		
		Cost VND	*Ownership %*	*Voting right %*	*Cost VND*	*Ownership %*	*Voting right %*
Tan Cang Express Joint Stock Company *(i)*	Extended air cargo warehouse services, goods storage and express delivery	4,582,644,302	36	36	4,150,652,015	36	36
Tan Cang Depot Logistics Joint Stock Company *(ii)*	Warehousing and goods services	3,347,470,727	36	36	1,853,923,189	36	36
TOTAL		**7,930,115,029**			**6,004,575,204**		

Details of these investments in associates in current period are as follows:

VND

	Tan Cang Express Joint Stock Company	*Tan Cang Depot Logistics Joint Stock Company*	*Total*
Cost of investment:			
Beginning balance and Ending balance	3,600,000,000	3,600,000,000	7,200,000,000
Accumulated share in post-acquisition profit of the associates:			
Beginning balance	550,652,015	(1,746,076,811)	(1,195,424,796)
Share in post-acquisition profit of the associates for the period	431,992,287	1,493,547,538	1,925,539,825
Ending balance	982,644,302	(252,529,273)	730,115,029
Net carrying amount:			
Beginning balance	4,150,652,015	1,853,923,189	6,004,575,204
Ending balance	4,582,644,302	3,347,470,727	7,930,115,029

14. LONG-TERM INVESTMENTS (continued)

(i) According to the Business Registration Certificate No. 0316787129 dated 2 April 2021 granted by the Department of Finance of Ho Chi Minh City, Express Newport Joint Stock Company has a charter capital of VND 10,000,000,000. As at 30 June 2026 and 31 December 2025, the Company held 360,000 shares, representing 36% of the charter capital. Its principal activities are extended air cargo warehouse services, goods storage and international express delivery.

(ii) According to the Business Registration Certificate No. 0318512521 dated 14 June 2024 granted by the Department of Finance of Ho Chi Minh City, Tan Cang Hiep Luc Joint Stock Company has a charter capital of VND 10,000,000,000. As at 30 June 2026 and 31 December 2025, the Company held 360,000 shares, representing 36% of the charter capital. Its principal activities are warehousing and goods services.

15. SHORT-TERM TRADE PAYABLES

VND

	Ending balance		*Beginning balance*	
	Balance	*Amount payable*	*Balance*	*Amount payable*
Payables to other parties	36,261,667,863	36,261,667,863	59,700,311,445	59,700,311,445
- *An Gia Trading Construction and Transportation Joint Stock Company*	*4,705,172,353*	*4,705,172,353*	-	-
- *Two Two Twelve Joint Stock Company*	*8,248,173,088*	*8,248,173,088*	*23,232,758,762*	*23,232,758,762*
- *Long Phu Smartlog Co., Ltd*	*2,154,655,524*	*2,154,655,524*	-	-
- *Others*	*21,153,666,898*	*21,153,666,898*	*36,467,552,683*	*36,467,552,683*
Payables to related parties *(Note 29)*	52,731,127,382	52,731,127,382	89,657,429,057	89,657,429,057
TOTAL	**88,992,795,245**	**88,992,795,245**	**149,357,740,502**	**149,357,740,502**

6. DIVIDENDS AND PROFIT DISTRIBUTION PAYABLES

VND

Profit for the year	*Ending balance*	*Beginning balance*
2024 and previous years	2,137,502,520	2,677,172,520
2025 *(Note 22)*	50,169,346,000	-
TOTAL	**52,306,848,520**	**2,677,172,520**

17. STATUTORY OBLIGATIONS

VND

	Beginning balance	*Receivable during the period*	*Offset during the period*	*Payment during the period*	*Reclassification*	*Ending balance*
Receivable						
Personal income tax	49,193,053	-	(14,009,326)	-	-	35,183,727
Corporate income tax	-	5,327,767	-	-	-	5,327,767
Import tax	153,698,489	-	(153,698,489)	-	-	-
Others	12,657,641	-	(2,481,707)	-	-	10,175,934
TOTAL	**215,549,183**	**5,327,767**	**(170,189,522)**	**-**	**-**	**50,687,428**
Payable						
Corporate income tax	14,212,896,696	32,422,834,423	-	(22,196,614,133)	(94,665,554)	24,344,451,432
Value-added tax	1,652,846,319	29,353,687,738	(1,472,716,684)	(23,325,303,930)	(99,647,951)	6,108,865,492
Personal income tax	3,150,451,020	7,513,775,679	(14,009,326)	(9,130,630,972)	-	1,519,586,401
Corporate income tax paid on behalf of a joint venture party	-	704,501,639	-	-	-	704,501,639
Import tax	-	166,274,727	(153,698,489)	(206,709,685)	194,313,505	180,058
Others	-	127,962,437	(2,481,707)	(125,480,730)	-	-
TOTAL	**19,016,194,035**	**70,289,036,643**	**(1,642,906,206)**	**(54,984,739,450)**	**-**	**32,677,585,022**

18. SHORT-TERM ACCRUED EXPENSES

VND

	Ending balance	*Beginning balance*
Expenses for loading, lifting and transportation	31,848,590,943	5,218,299,118
Expenses for infrastructure leasing	27,478,494,000	-
Expenses for commission	3,593,833,275	369,524,240
Expenses for repair and maintenance	1,149,480,335	1,701,676,300
Loan interest	7,231,068	8,966,525
Others	7,360,879,254	2,506,327,375
TOTAL	**71,438,508,875**	**9,804,793,558**
In which:		
Payables to other parties	*36,782,395,137*	*8,401,687,627*
Payables to related parties (Note 29)	*34,656,113,738*	*1,403,105,931*

19. OTHER SHORT-TERM PAYABLES

VND

	Ending balance	*Beginning balance (Reclassified – Note 32)*
Business cooperation capital contribution	8,621,612,981	8,621,612,981
Compulsory insurance	3,737,253,883	2,260,290,301
Profit from a business cooperation contract	2,818,006,556	682,681,620
Receipt on behalf	2,628,827,344	1,295,408,426
Union fees	2,328,676,297	1,825,034,808
Deposit	1,937,127,854	1,971,001,633
Others	4,595,211,078	5,808,604,537
TOTAL	**26,666,715,993**	**22,464,634,306**
In which:		
Payable to other parties	*14,696,439,729*	*12,839,074,705*
Payable to related parties (Note 29)	*11,970,276,264*	*9,625,559,601*

(*) Under the Business Cooperation Contract dated 9 June 2015, Cat Lai Logistics Joint Stock Company entered into an investment cooperation arrangement with Tan Cang Infrastructure Development Company for the acquisition of a gantry crane for leasing operations. The cooperation term is 11 years. Cat Lai Logistics Joint Stock Company holds a 40% interest in the arrangement. Profits are distributed monthly in proportion to each party's capital contribution after deduction of all operating and management expenses, bank loan principal and interest payments, and other statutory obligations.

20. BONUS AND WELFARE FUND

VND

		Current period	Previous period
Beginning balance		41,368,031,942	51,493,217,327
Increase:	Increase during the period	26,588,951,162	18,724,503,258
	Rewards received from the superior entity	4,000,000	4,000,000
Decrease:	Utilization of funds during the period	(18,888,831,853)	(23,666,935,299)
	Reversal of funds appropriated in prior years	(2,267,926,276)	(8,325,306,908)
Ending balance		46,804,224,975	38,229,478,378

21. LOANS

VND

	Beginning balance	*Increase during the period*	*Decrease during the period*	*Reclassification*	*Ending balance*
Short-term	**2,132,800,000**	**-**	**(1,066,400,000)**	**1,066,400,000**	**2,132,800,000**
Current portion of long-term loans *(*)*	2,132,800,000	-	(1,066,400,000)	1,066,400,000	2,132,800,000
Long-term	**3,732,400,000**	**-**	**-**	**(1,066,400,000)**	**2,666,000,000**
Loan from banks *(*)*	3,732,400,000	-	-	(1,066,400,000)	2,666,000,000
TOTAL	**5,865,200,000**	**-**	**(1,066,400,000)**	**-**	**4,798,800,000**

(*) Details of long-term loans from commercial banks are as follows:

Banks	*Ending balance*	*Principal and interest repayment term*	*Interest rate*	*Purpose*	*Collateral*
	VND		*%/p.a*		
Military Commercial Joint Stock Bank – An Phu Branch	4,798,800,000	25 May 2027	9.3 – 11%	Purchase of forklifts	Machinery and equipment financed by bank loans
In which:					
Current portion	*2,132,800,000*				
Non-current portion	*2,666,000,000*				

22. OWNERS' EQUITY

22.1 Increase and decrease in owners' equity

VND

	Owner's contributed capital	*Investment and development fund*	*Undistributed earnings*	*Non-controlling interest*	*Total*
For the six-month period ended 30 June 2025					
Beginning balance	199,910,200,000	91,492,025,332	49,118,115,347	31,642,087,994	372,162,428,673
Net profit during the period	-	-	58,674,621,079	3,391,411,371	62,066,032,450
Dividend declared	-	-	(45,979,346,000)	(4,190,000,000)	(50,169,346,000)
Additional appropriation to the fund from previous retained earnings	-	6,326,204,908	1,870,809,685	(117,433,451)	8,079,581,142
Appropriation to investment and development fund	-	12,068,753,467	(12,068,753,467)	-	-
Appropriation to bonus and welfare fund	-	-	(17,709,611,954)	(769,165,538)	(18,478,777,492)
Ending balance	199,910,200,000	109,886,983,707	33,905,834,690	29,956,900,376	373,659,918,773
For the six-month period ended 30 June 2026					
Beginning balance	199,910,200,000	123,450,647,326	51,625,285,424	32,308,906,160	407,295,038,910
Net profit during the period	-	-	78,189,642,753	3,934,708,148	82,124,350,901
Dividend declared *(Note 22.4) (*)*	-	-	(45,979,346,000)	(4,190,000,000)	(50,169,346,000)
Additional appropriation to the fund from previous retained earnings *(*)*	-	2,267,926,276	(2,274,322,359)	(4,727,539)	(11,123,622)
Reversal of excess provision for previous retained earnings *(*)*	-	-	2,267,926,276	-	2,267,926,276
Appropriation to investment and development fund *(*)*	-	23,327,904,322	(23,327,904,322)	-	-
Appropriation to bonus and welfare fund *(*)*	-	-	(25,868,351,200)	(709,476,341)	(26,577,827,541)
Ending balance	199,910,200,000	149,046,477,924	34,632,930,572	31,339,410,428	414,929,018,924

(*) According to the Resolution of the Annual General Meeting of Shareholders for 2026 No. 01/2026/NQ-DHDCD dated 21 May 2026, the Shareholders approved the appropriation of profit after tax based on the audited financial statements as at 31 December 2025, the 2025 dividend distribution plan, and the 2026 plan for appropriations to the investment and development fund and the bonus and welfare fund.

22. OWNERS' EQUITY (continued)

22.2 *Owner's contributed capital*

	Ending and beginning balance		
	Value of shares (VND)	*Ordinary shares*	*Ownership interest (%)*
Saigon Newport One Member Limited Liability Corporation	117,970,500,000	11,797,050	59.01
Other shareholders	81,939,700,000	8,193,970	40.99
TOTAL	**199,910,200,000**	**19,991,020**	**100.00**

22.3 *Share capital*

	Number of shares	
	Ending balance	*Beginning balance*
Authorized shares	**19,991,020**	**19,991,020**
Shares issued and fully paid	**19,991,020**	**19,991,020**
Ordinary shares	*19,991,020*	*19,991,020*
Shares in circulation	**19,991,020**	**19,991,020**
Ordinary shares	*19,991,020*	*19,991,020*

Par value of outstanding share: VND 10,000. The holders of the ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share represents a voting right without restriction.

22.4 *Capital transactions with shareholders and distribution of dividends*

VND

	Current period	*Previous period*
Issued share capital		
Beginning and ending balances	199,910,200,000	199,910,200,000
Dividends declared	45,979,346,000	45,979,346,000
Dividends by paid cash (*)	*184,670,000*	*18,278,114,600*

Pursuant to the Resolution of the Annual General Meeting of Shareholders 01/2026/NQ-DHDCD dated 21 May 2026, the Company's shareholders approved the General Meeting of Shareholders approved the payment of dividend in 2025 in cash to existing shareholders at the rate of 23% on the par value of each share, equivalent to VND 45,979,346,000.

(*) This represents the dividend payment for 2024 and prior years

22. OWNERS' EQUITY (continued)

22.5 Earnings per share

The Group uses the following information to calculate basic and diluted earnings per share:

	Current period	*Previous period (As restated)*
Net profit after tax *(VND)*	78,189,642,753	58,674,621,079
Distribution to bonus and welfare fund *(*)*	(25,868,351,200)	(16,843,654,489)
+ At Parent Company	*(25,015,530,268)*	*(15,955,502,691)*
+ At Subsidiaries	*(852,820,932)*	*(888,151,798)*
Net profit attributable to ordinary shareholders of the parent *(VND)*	52,321,291,553	41,830,966,590
Weighted average number of ordinary shares during the period *(shares)*	19,991,020	19,991,020
Earnings per share		
Basic profit per share (VND/ shares)	*2,617*	*2,092*
Diluted profit earnings per share (VND/ shares)	*2,617*	*2,092*

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these interim financial statements.

(*) Net profit used to compute earnings per share for the six-month period ended 30 June 2025 as presented in the interim financial statements for the year 2025 was restated to reflect the actual allocation to bonus and welfare fund from 2025 retained earnings following Resolution of the General Meeting of Shareholders No. 01/2026/NQ-ĐHĐCĐ dated 21 May 2026.

Net profit used to compute earnings per share for the six-month period ended 30 June 2026 is adjusted for the bonus and welfare fund which is estimated according to the Resolution of the General Meeting of Shareholders No. 01/2026/NQ-ĐHĐCĐ dated 21 May 2026.

23. REVENUES

23.1 Revenues from rendering of services

VND

	Current period	*Previous period*
Gross revenue	**719,244,173,686**	**571,576,509,093**
Of which:		
Revenue from warehousing and related services	*656,041,666,203*	*521,080,183,450*
Revenue from transport services	*35,934,181,870*	*20,538,330,325*
Other revenue	*27,268,325,613*	*29,957,995,318*
Of which:		
Revenue from others	*398,647,673,857*	*311,128,351,477*
Revenue from related parties (Note 29)	*320,596,499,829*	*260,448,157,616*

23.2 Finance income

VND

	Current period	*Previous period*
Interest income	7,735,762,530	4,403,533,696
Foreign exchange gain	110,049,889	176,964,284
Foreign exchange gain from currency trading	-	289,024,234
TOTAL	**7,845,812,419**	**4,869,522,214**

24. COSTS OF SERVICES RENDERED

VND

	Current period	*Previous period*
Expenses for external service	304,758,449,663	240,919,900,987
Labor costs	166,309,028,006	131,472,080,048
Raw materials	56,600,021,103	42,101,583,596
Depreciation and amortization expenses	17,613,835,613	17,652,561,158
Others	10,072,895,337	8,195,835,896
TOTAL	**555,354,229,722**	**440,341,961,685**

25. FINANCE EXPENSES

VND

	Current period	*Previous period*
Loan interest	266,039,044	434,313,422
Foreign exchange losses	151,582,507	26,726,662
TOTAL	**417,621,551**	**461,040,084**

26. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND

	Current period	*Previous period*
Selling expenses	**29,346,645,093**	**16,925,623,494**
Expenses for external service	22,411,284,608	12,286,031,273
Others	6,935,360,485	4,639,592,221
General and administrative expenses	**40,906,555,427**	**39,734,768,953**
Labor costs	8,917,408,527	11,084,875,392
Expenses for external service	5,005,351,465	3,289,284,393
Office supplies expenses	2,164,622,308	1,988,748,402
Administrative materials expenses	739,934,445	638,128,964
Depreciation and amortization expenses	803,662,169	662,886,182
Taxes, fees and charges	139,533,800	99,690,218
Provision for doubtful debts	263,103,250	65,344,436
Others	22,872,939,463	21,905,810,966
TOTAL	**70,253,200,520**	**56,660,392,447**

27. PRODUCTION AND OPERATING COSTS

VND

	Current period	*Previous period*
Expenses for external service	317,081,810,941	243,149,596,960
Labor costs	175,291,541,710	142,665,269,513
Raw materials	56,672,886,802	46,062,590,933
Depreciation and amortization expenses	18,417,497,782	18,315,447,340
Others	58,143,693,007	46,809,449,386
TOTAL	**625,607,430,242**	**497,002,354,132**

28. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable is 20% of taxable income.

The tax returns filed by the Group are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations. The amounts reported in the interim consolidated financial statements could change at a later date upon final determination by the tax authorities.

28. CORPORATE INCOME TAX (continued)

28.1 CIT expense

		VND
	Current period	*Previous period*
Current tax expense	32,385,561,119	25,841,977,500
Adjustment for under accrual of tax from prior years	37,273,304	10,503,000
	32,422,834,423	**25,852,480,500**
Deferred tax income	(11,557,421,708)	(9,736,723,361)
TOTAL	**20,865,412,715**	**16,115,757,139**

Reconciliation between CIT expense and accounting profit multiplied by CIT rate is presented below:

		VND
	Current period	*Previous period*
Accounting profit before tax	**102,989,763,616**	**78,181,789,589**
At CIT rate of 20%	20,597,952,723	15,636,357,918
Adjustments		
Non-deductible expenses	326,826,482	514,861,705
Adjustment for under accrual of tax from prior years	37,273,304	10,503,000
Provision	298,709,508	(201,814,283)
Unrecognized temporary differences for deferred corporate income tax purposes	(10,241,337)	(3,171,865)
Share of (profit) loss of associate	(385,107,965)	159,020,664
CIT expense	**20,865,412,715**	**16,115,757,139**

28.2 Current tax

The current tax payable is based on taxable income for the current year. The taxable income of the Group for the period differs from the accounting profit before tax as reported in the interim consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by end of the reporting period.

28. CORPORATE INCOME TAX (continued)

28.3 Deferred tax

The following are the deferred tax assets and deferred tax liabilities recognised by the Group, and the movements thereon, during the current and previous period.

VND

	Interim consolidated statement of financial position		*Interim consolidated income statement*	
	Ending balance	*Beginning balance*	*Current period*	*Previous period*
Accrual expense	12,722,366,970	1,164,945,262	11,557,421,708	9,736,723,361
Deferred tax assets	***12,722,366,970***	***1,164,945,262***		
Net deferred tax credit to interim consolidated income statement			***11,557,421,708***	***9,736,723,361***

29. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Group and other related parties of the Group during the period and as at 30 June 2026 is as follows:

Related party	*Relationship*
Saigon Newport One Member Limited Liability Corporation	Parent company
Cat Lai Logistics Joint Stock Company	Subsidiary
Tan Cang Hiep Luc Joint Stock Company	Subsidiary
Express Newport Joint Stock Company	Associate
Tan Cang Warehousing Depot Joint Stock Company	Associate
Muoi Lam Thang Ba Joint Stock Company	Related party of a member of the Board of Directors
Tan Cang Song Than ICD Joint Stock Company	Affiliate
Tan Cang Construction Engineering Joint Stock Company	Affiliate
Tan Cang Logistics and Stevedoring Joint Stock Company	Affiliate
Tan Cang Technical Services Joint Stock Company	Affiliate
Tan Cang Cai Mep Joint Stock Company	Affiliate
Tan Cang Infrastructure Development Investment Joint Stock Company	Affiliate
Tan Cang Overland Transport Joint Stock Company	Affiliate
Tan Cang Waterway Transport Joint Stock Company	Affiliate
Tan Cang Mien Trung Joint Stock Company	Affiliate
Tan Cang - Long Binh ICD Joint Stock Company	Affiliate
Tan Cang Hiep Phuoc Port Joint Stock Company	Affiliate
Tan Cang Information Technology Solutions Joint Stock Company	Affiliate
Tan Cang Maritime Services Joint Stock Company	Affiliate
Tan Cang - Cai Mep International Terminal Co., Ltd	Affiliate
Tan Cang - STC Human Resource Development Co., Ltd	Affiliate
Cat Lai Port Joint Stock Company	Affiliate
Tan Cang Offshore Joint Stock Company	Affiliate
Tan Cang Shipping Joint Stock Company	Affiliate
Phu Huu - Newport Corporation	Affiliate

29. TRANSACTIONS WITH RELATED PARTIES (continued)

List of related parties that have a controlling relationship with the Group and other related parties of the Group during the period and as at 30 June 2026 is as follows (continued):

Related party	*Relationship*
Tan Cang - Tay Ninh Joint Stock Company	Affiliate
SITC Newport Logistics Co., Ltd	Affiliate
Cat Lai Port International Logistics Joint Stock Company	Affiliate
Tan Cang HMM Logistics Co., Ltd	Affiliate
Tan Cang Offshore Travel and Flight Services Joint Stock Company	Affiliate
Tan Cang Container Services Joint Stock Company	Affiliate
Tan Cang - Vung Tau Logistics Joint Stock Company	Affiliate
Tan Cang Thanh Phuoc Services Joint Stock Company	Affiliate
Tan Cang Hiep Phuoc Logistics Joint Stock Company	Affiliate
Tan Cang Binh Duong Logistics Joint Stock Company	Affiliate
Tan Cang Shipping Warehousing Services Co., Ltd.	Affiliate
Tan Cang - Cai Mep Thi Vai One Member Co., Ltd.	Affiliate
Tan Cang Shipping Logistics Joint Stock Company	Affiliate
Cai Mep Port International Forwarding Co., Ltd	Affiliate
Tan Cang Salvage and Dredging Joint Stock Company	Affiliate
Tan Cang - Petrol Cam Ranh Co., Ltd	Affiliate

Significant transactions with related parties for the six-month period ended 30 June 2026 and 30 June 2025 were as follows:

VND

Related parties	*Transactions*	*Current period*	*Previous period*
Saigon Newport One Member Limited Liability Corporation	Rendering of services	291,102,853,366	244,785,797,936
	Infrastructure rental	27,478,494,000	24,919,020,000
	Purchase of services	9,535,137,648	7,271,613,978
Tan Cang Overland Transport Joint Stock Company	Purchase of services	1,352,229,825	976,088,100
	Rendering of services	785,267,112	503,277,855
Tan Cang Logistics and Stevedoring Joint Stock Company	Purchase of services	1,641,544,843	1,837,487,520
	Rendering of services	233,634,843	190,360,083
Phu Huu – Newport Corporation	Purchase of services	698,713,000	537,622,000
	Rendering of services	108,054,203	280,532,426
Tan Cang Container Services Joint Stock Company	Purchase of services	1,109,455,410	1,499,674,219
	Rendering of services	64,276,893	19,199,815
Tan Cang - Cai Mep International Terminal Co., Ltd	Rendering of services	12,468,450,000	108,750,000
	Purchase of services	1,305,556	3,425,926
Tan Cang Information Technology Solutions Joint Stock Company	Purchase of services	5,788,138,742	6,244,938,678
	Purchase of fixed assets	4,425,015,950	7,305,517,600
Tan Cang – STC Human Resource Development Co., Ltd	Purchase of services	281,637,037	253,429,555
Tan Cang Waterway Transport Joint Stock Company	Purchase of services	81,250,000	72,738,000
	Rendering of services	-	8,209,075

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties for the six-month period ended 30 June 2026 and 30 June 2025 were as follows: (continued)

VND

Related parties	*Transactions*	*Current period*	*Previous period*
Tan Cang - Vung Tau Logistics Joint Stock Company	Purchase of services	5,000,000	233,903,704
Tan Cang Mien Trung Joint Stock Company	Purchase of services	17,270,000	7,176,000
Muoi Lam Thang Ba Joint Stock Company	Purchase of services	8,561,055,000	7,824,923,500
Tan Cang Hiep Phuoc Port Joint Stock Company	Purchase of services	-	19,936,000
Tan Cang - Cai Mep Thi Vai One Member Co., Ltd	Purchase of services	706,907,408	-
Express Newport Joint Stock Company	Purchase of services	22,172,213,590	7,688,585,545
	Rendering of services	235,549,093	283,664,708
Tan Cang Warehousing Depot Joint Stock Company	Rendering of services	4,909,017,980	3,072,151,500
	Purchase of services	271,320,000	652,416,000
Tan Cang Technical Services Joint Stock Company	Purchase of fuels	13,308,538,705	6,699,678,547
	Purchase of services	12,289,171,243	10,483,201,986
Cat Lai Port Joint Stock Company	Rendering of services	237,866,667	-
Tan Cang Song Than ICD Joint Stock Company	Rendering of services	90,416,000	30,700,000
	Purchase of services	26,392,855	334,194,311
Tan Cang - Tay Ninh Joint Stock Company	Rendering of services	649,732,310	469,154,218
Tan Cang Salvage and Dredging Joint Stock Company	Rendering of services	9,534,728,660	10,691,160,000
Cat Lai Port International Logistics Joint Stock Company	Rendering of services	900,000	-
Tan Cang Shipping Logistics Joint Stock Company	Rendering of services	167,752,702	-
Tan Cang Maritime Services Joint Stock Company	Rendering of services	3,200,000	-
Cai Mep Port International Forwarding Co., Ltd	Rendering of services	4,800,000	5,200,000
Tan Cang HMM Logistics Co., Ltd	Purchase of services	1,722,222	-
SITC Newport Logistics Co., Ltd	Purchase of services	1,189,815	-
Tan Cang Binh Duong Logistics Joint Stock Company	Purchase of services	18,479,259	-

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at end of the reporting periods were as follows:

VND

Related parties	*Transactions*	*Ending balance*	*Beginning balance*
Short-term account receivables *(Note 6)*			
Saigon Newport One-Member Limited Liability Corporation	Rendering of services	177,374,543,074	132,299,047,315
Tan Cang – Cai Mep International Terminal Co., Ltd	Rendering of services	9,073,296,000	4,290,840,000
Tan Cang Salvage and Dredging Joint Stock Company	Rendering of services	4,524,280,552	5,773,226,400
Tan Cang Warehouse Depot Joint Stock Company	Rendering of services	2,171,016,947	2,039,953,250
Tan Cang - Tay Ninh Joint Stock Company	Rendering of services	475,620,574	334,991,657
Tan Cang Overland Transport Joint Stock Company	Rendering of services	435,436,000	580,443,860
Cat Lai Port Joint Stock Company	Rendering of services	256,896,000	181,027,000
Express Newsport Joint Stock Company	Rendering of services	250,038,613	39,738,051
Cat Lai Port International Logistics Joint Stock Company	Rendering of services	223,383,000	223,383,000
Tan Cang Shipping Logistics Joint Stock Company	Rendering of services	180,065,748	-
Tan Cang Shipping Agency and Stevedoring Joint Stock Company	Rendering of services	155,396,830	155,567,930
Phu Huu - Newport Corporation	Rendering of services	36,660,140	22,298,110
Tan Cang Song Than ICD Joint Stock Company	Rendering of services	36,068,520	7,855,200
SITC Newport Logistics Co., Ltd	Rendering of services	13,068,000	-
Tan Cang Container Services Joint Stock Company	Rendering of services	3,980,000	132,290,466
Tan Cang - Petrol Cam Ranh Co., Ltd	Rendering of services	-	5,184,000
Tan Cang Construction Joint Stock Company	Rendering of services	-	80,144,640
		195,209,749,998	**146,165,990,879**

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at end of the reporting periods were as follows (continued):

			VND
Related parties	*Transactions*	*Ending balance*	*Beginning balance*
***Short-term advance to suppliers** (Note 8)*			
Tan Cang Information Technology Solutions Joint Stock Company	Purchase of fixed assets	369,541,440	1,180,249,976
***Other short-term receivables** (Note 9)*			
Saigon Newport One Member Limited Liability Corporation	Payment on behalf	502,536,777	465,826,594
Cat Lai Port Joint Stock Company	Payment on behalf	32,108,600	-
Cat Lai Port International Logistics Joint Stock Company	Payment on behalf	5,800,000	5,800,000
		540,445,377	**471,626,594**
***Short-term trade payables** (Note 15)*			
Saigon Newport One-Member Limited Liability Corporation	Purchase of services	28,687,683,424	60,558,535,515
Express Newsport Joint Stock Company	Purchase of services	9,312,442,688	6,413,513,091
Tan Cang Technical Services Joint Stock Company	Purchase of services	8,408,052,467	6,035,064,017
Tan Cang Information Technology Solutions Joint Stock Company	Purchase of services	4,843,527,119	12,807,216,495
Tan Cang Shipping Agency and Stevedoring Joint Stock Company	Purchase of services	761,154,800	593,363,977
Tan Cang Container Services Joint Stock Company	Purchase of services	248,430,884	234,395,978
Tan Cang – STC Human Resource Development Co., Ltd	Purchase of services	195,110,000	468,900,000
Phu Huu - Newport Corporation	Purchase of services	149,493,600	351,893,160
Tan Cang - Cai Mep Thi Vai One Member Co., Ltd	Purchase of services	82,000,000	-
Tan Cang Warehouse Depot Joint Stock Company	Purchase of services	32,508,000	14,396,400
Tan Cang Water Transport Joint Stock Company	Purchase of services	10,724,400	5,599,800
Fifteenth of March Joint Stock Company	Purchase of services	-	1,331,162,100
Tan Cang Overland Transport Joint Stock Company	Purchase of services	-	841,568,724
Tan Cang Mien Trung Joint Stock Company	Purchase of services	-	1,819,800
		52,731,127,382	**89,657,429,057**

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at end of the reporting periods were as follows (continued):

VND

Related parties	*Transactions*	*Ending balance*	*Beginning balance*
***Short-term accrued expenses** (Note 18)*			
Saigon Newport One Member Limited Liability Corporation	Infrastructure rental	27,478,494,000	-
	Purchase of services	3,504,131,931	481,121,200
Muoi Lam Thang Ba Joint Stock Company	Purchase of services	1,558,610,000	234,265,000
Express Newport Joint Stock Company	Purchase of services	750,046,100	561,289,347
Tan Cang Overland Transport Joint Stock Company	Purchase of services	647,658,275	-
Tan Cang Logistics and Stevedoring Joint Stock Company	Purchase of services	234,484,574	30,446,926
Tan Cang Container Services Joint Stock Company	Purchase of services	228,972,525	79,512,458
Phu Huu - Newport Corporation	Purchase of services	127,943,000	15,238,000
Tan Cang - Cai Mep Thi Vai One Member Co., Ltd	Purchase of services	73,333,333	-
Tan Cang Warehousing Depot Joint Stock Company	Purchase of services	38,700,000	-
Tan Cang Waterway Transport Joint Stock Company	Purchase of services	10,560,000	1,233,000
Tan Cang Mien Trung Joint Stock Company	Purchase of services	3,180,000	-
		34,656,113,738	**1,403,105,931**
***Other short-term payables** (Note 19)*			
Tan Cang Infrastructure Development Investment Joint Stock Company	Capital contribution under business cooperation	8,621,612,981	8,621,612,981
	Business cooperation interest	2,818,006,556	682,681,620
Saigon Newport One Member Limited Liability Corporation	Remuneration for the BOD and the Board of Supervisory	48,000,000	-
	Others	482,656,727	321,265,000
		11,970,276,264	**9,625,559,601**

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration of members of the Board of Directors, Board of Supervision and management are as follows:

VND

	Position	*Current period*	*Previous period*
Board of Directors			
Mr Ngo Van Ngu	Chairman	720,741,703	693,470,293
Mr Do Thanh Truong	Member/ General Director	591,681,311	576,587,990
Mr Doan Phi	Member	454,061,392	488,230,938
Mr Trinh Van Moi	Member	30,000,000	100,312,500
Mr Tran Quang Thao	Member	30,000,000	158,348,874
Board of Supervision			
Ms Nguyen Thi Thuy Nga	Head of Board	30,000,000	86,250,000
Ms Do Phuong Thao	Member	18,000,000	3,000,000
Ms Dang Thuy Trang	Member	18,000,000	3,000,000
Ms Nguyen Thi Huyen	Member	-	43,125,000
Ms Nguyen Thi Hong Van	Member	-	43,125,000
Board of Management and Other			
Mr Bui Van Bang	Deputy Director	433,067,993	443,808,438
Mr Nguyen Van Hao	Deputy Director	355,734,149	317,416,310
Ms Nguyen Thi Hong Lien	Chief Accountant	302,049,429	352,981,651
TOTAL		**2,983,335,977**	**3,309,656,994**

30. LEASE COMMITMENTS

The Group is currently leasing infrastructure facilities and land use right under operating lease agreements. The minimum lease commitments as at the end of the reporting periods under the operating lease agreements are as follows:

VND

	Ending balance	*Beginning balance*
Less than 1 year	43,489,791,300	15,700,326,000
From 1 year to 5 years	31,324,771,500	40,275,980,800
TOTAL	**74,814,562,800**	**55,976,306,800**

31. OFF INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS

	Ending balance	*Beginning balance*
Foreign currency - US Dollar (USD)	177,989.7	560,339.54
Bad debts have been written-off	2,972,614,417	-

32. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (*Note 3.1)* for the current period's interim consolidated financial statements. The details are as follows:

VND

	Beginning balance (as previously presented)	*Reclassified*	*Beginning balance (as presented)*
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Cash equivalent	53,000,000,000	135,054,794	53,135,054,794
Held-to-maturity investments	205,300,000,000	2,207,345,205	207,507,345,205
Other short-term receivables	11,712,248,648	(2,342,399,999)	9,369,848,649
Dividends and profit payable	-	2,677,172,520	2,677,172,520
Other short-term payables	25,141,806,826	(2,677,172,520)	22,464,634,306
INTERIM CONSOLIDATED CASH FLOW STATEMENT			
Increase in receivables	(73,635,758,695)	(143,166,028)	(73,778,924,723)
Cash and cash equivalents at the beginning of period	80,797,575,111	146,059,179	80,943,634,290
Cash and cash equivalents at the end of period	36,016,432,548	2,893,151	36,019,325,699

33. EVENTS AFTER THE REPORTING PERIOD

There is no significant matter or circumstance that has arisen since the end of the reporting period that requires adjustment or disclosure in the interim consolidated financial statements of the Group.

Approved, 26 August 2026

CÔNG TY CỔ PHẦN KHO VẬN TÂN CẢNG
M.S.D.N: 03095 ... C.T.C.P * P.CÁT LÁI-TP.HỒ CHÍ MINH *

Nguyen Cam Trang Preparer	Nguyen Thi Hong Lien Chief Accountant	Do Thanh Truong Director