

CAILANPORT INVESTMENT JOINT STOCK COMPANY

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8003

BALANCE SHEET

As at 30 June 2025

| Co | de ASSETS | Note | 30/06/2025 VND | 01/01/2025 VND |
|-------|--|------|--------------------------------|------------------------------------|
| 10 | 00 A. SHORT-TERM ASSETS | | | |
| | TEMM ASSETS | | 21.218.094.000 | 11.216.326.227 |
| 13 | 0 I. Cash and cash equivalents | 3 | 12.564.600.133 | 981.905.694 |
| 11 | | | 10.049.257.667 | 981.905.694 |
| 11 | 2 2. Cash equivalents | | 2.515.342.466 | - |
| 13 | 0 III. Short-term receivables | | 8.272.292.542 | 0 (12 542 122 |
| 13 | 1 1. Short-term trade receivables | 5 | 8.171.907.662 | 8.613.742.132 |
| 13 | 2 2. Short-term prepayments to suppliers | | 31.947.830 | 7.834.791.743 |
| 13 | | 6 | 2.272.976.808 | 54.315.440 |
| 13 | 4. Short-term provision for doubtful debts | 7 | | 2.929.174.707 |
| | | | (2.204.539.758) | (2.204.539.758) |
| 14 | z · · zm · encories | 8 | 142.843.454 | 1.375.104.637 |
| 14 | 1 1. Inventories | | 142.843.454 | 1.375.104.637 |
| | | | 1,210,13,13,1 | 1.575.104.05 |
| | V. Other short-term assets | | 238.357.871 | 245.573.764 |
| 15 | propula expelises | 12 | 238.357.871 | 104.998.901 |
| 152 | = = state to talue added tax | | _ | 50.786.962 |
| 153 | 3. Taxes and other receivables from the State budget | 15 | - | 89.787.901 |
| 200 | B. LONG-TERM ASSETS | | 31.609.769.027 | 31.994.792.130 |
| • • • | | | 21.0051,051.027 | 31.994./92.130 |
| 210 | I. Long-term receivables | | 3.680.400.000 | 3.682.400.000 |
| 210 | 1. Other long-term receivables | 6 | 3.680.400.000 | 3.682.400.000 |
| 220 | 10000 | | 1.596.738.456 | 1.797.391.116 |
| 221 | 1. Tangible fixed assets | 9 | 1.480.995.816 | 1.669.247.472 |
| 222 | - Historical cost | | 11.984.045.111 | 11.984.045.111 |
| 223 | - Accumulated depreciation | | (10.503.049.295) | (10.314.797.639) |
| 227 | 2. Intangible fixed assets | 10 | 115.742.640 | 128.143.644 |
| 228 | - Historical cost | | 269.996.000 | 269.996.000 |
| 229 | - Accumulated depreciation | | (154.253.360) | (141.852.356) |
| 230 | III. Investment properties | 11 | 25 066 521 561 | |
| 231 | - Historical cost | 11 | 25.966.731.561 | 26.354.294.715 |
| 232 | - Accumulated depreciation | | 36.430.936.788 | 36.430.936.788 |
| | | | (10.464.205.227) | (10.076.642.073) |
| 250 | V. Long-term investments | 4 | _ | |
| 252 | 1. Investments in joint-ventures, associates | | 473.212.674.000 | 473.212.674.000 |
| 254 | 2. Provision for diminution of value long-term inv | | (473.212.674.000) | (473.212.674.000) |
| 260 | VI. Other long-term assets | | 265 000 000 | |
| 261 | 1. Long-term prepaid expenses | 12 | 365.899.010 365.899.010 | 160.706.2 99 160.706.299 |
| 270 | TOTAL ASSETS | | | 100.706.299 |
| | - | : | 52.827.863.027 | 43.211.118.357 |

BALANCE SHEET

As at 30 June 2025 (continued)

| Code | CAPITAL | Note | 30/06/2025 | 01/01/2025 |
|------|---|-----------|-------------------|-------------------|
| | | | , VND | VND |
| 300 | C. LIABILITIES | | 75.583.779.697 | 66.623.902.593 |
| | | | | |
| 310 | I. Short-term liabilities | | 19.255.941.079 | 14.874.809.587 |
| 311 | 1. Short-term trade payables | 13 | 11.138.050.829 | 11.040.646.099 |
| 312 | 2. Short-term prepayments from customers | 14 | 918.831.170 | 84.531.170 |
| 313 | 3. Taxes and other payables to the State budget | 15 | 348.027.295 | 2.041.270 |
| 314 | 4. Payables to employees | | 168.956.191 | 699.332.164 |
| 315 | 5. Short-term accrued expenses | 16 | 3.869.696.627 | 848.011.467 |
| 318 | 6. Short-term unrealised revenue | 18 | 1.660.948.836 | 1.660.948.836 |
| 319 | 7. Other short-term payments | 17 | 1.149.708.839 | 537.577.289 |
| 322 | 8. Bonus and welfare fund | | 1.721.292 | 1.721.292 |
| 330 | II. Long-term liabilities | | 56.327.838.618 | 51.749.093.006 |
| 333 | 1. Long-term accrued expenses | 16 | 13.882.563.322 | 13.882.563.322 |
| 336 | 2. Long-term unrealised revenue | 18 | 38.980.835.296 | 34.811.309.684 |
| 337 | 3. Other long-term payables | 17 | 3.464.440.000 | 3.055.220.000 |
| 400 | D. OWNER'S EQUITY | | (22.755.916.670) | (23.412.784.236) |
| 410 | I. Owner's equity | 19 | (22.755.916.670) | (23.412.784.236) |
| 411 | 1. Contributed capital | | 365.050.000.000 | 365.050.000.000 |
| 411a | - Ordinary shares with voting rights | | 365.050.000.000 | 365.050.000.000 |
| 414 | 2. Other capital | | 11.500.000.000 | 11.500.000.000 |
| 418 | 3. Development investment funds | | 2.340.736.096 | 2.340.736.096 |
| 420 | 4. Other equity fund | | 163.000.000 | 163.000.000 |
| 421 | 5. Undistributed profit after tax | | (401.809.652.766) | (402.466.520.332) |
| 421a | - Undistributed post-tax profits accumulated by the previous year | ne end of | (403.578.304.724) | (404.457.379.048) |
| 421b | - Undistributed profit after tax for the current year | r | 1.768.651.958 | 1.990.858.716 |
| 440 | TOTAL CAPITAL | | 52.827.863.027 | 43.211.118.357 |

Quang Ninh, 15 July 2025

Preparer

Manager of Accounting Department

Do Vu Linh

70 General Director

CÔNG TY CÓ PHẨN ĐẦU TƯ CẢNG

Doan Ngoc Tu

Pham Thi Van

No 1 Cai Lan Roat - Bai Chay Ward - Quang Ninh Province

INCOME STATEMENTS

FROM 01 JANUARY 2025 TO 30 JUNE 2025

| | | | Second Q | uarter | Accom | Accomulated | | |
|------|---|------|----------------|---------------|---|---|--|--|
| Code | ITEMS | Note | This year | Previous year | From 01 January 2025 to 30 June 2025 | From 01 January 2024 to 30 June 2024 | | |
| 01 | 1. Revenues from sales of goods and providing of services | 20 | 14.943.800.336 | 9.909.273.698 | 33.289.201.691 | 19.919.432.335 | | |
| 10 | 3. Net revenues from sales of goods and providing of services | | 14.943.800.336 | 9.909.273.698 | 33.289.201.691 | 19.919.432.335 | | |
| 11 | 4. Cost of goods sold | 21 | 13.314.951.539 | 9.189.268.380 | 29.422.354.736 | 17.765.190.285 | | |
| 20 | 5. Gross profit from sales of goods and providing of services | | 1.628.848.797 | 720.005.318 | 3.866.846.955 | 2.154.242.050 | | |
| 21 | 6. Financial income | 22 | 18.619.132 | 4.193.630 | 20.389.073 | 8.736.419 | | |
| 22 | 7. Financial expenses | | | | | 12.575.000 | | |
| 23 | - In which: Interest expenses | | | | | 12.575.000 | | |
| 26 | 8. Enterprise administration expenses | 23 | 670.989.445 | 760.615.731 | 1.575.302.623 | 1.761.136.458 | | |
| 30 · | 9. Net profit from operating activities | | 976.478.484 | (36.416.783) | 2.311.933.405 | 389.267.011 | | |
| 31 | 10. Other income | 24 | 1.932,000 | 941.158.472 | 1.932.000 | 941.158.472 | | |
| 32 | 11. Other expense | 25 | 100.432.001 | 81.831.067 | 181.932.001 | 89.331.075 | | |
| 40 | 12. Other profit | | (98.500.001) | 859.327.405 | (180.000.001) | 851.827.397 | | |
| 50 | 13. Total net profit before tax | | 877.978.483 | 822.910.622 | 2.131.933.404 | 1.241.094.408 | | |
| 51 | 14. Current corporate income tax expenses | 26 | 196.495.696 | 44.291.123 | 363.281.446 | 88.582.246 | | |
| 60 | 15. Profit after corporate income tax | = | 681.482.787 | 778.619.499 | 1.768.651.958 | 1.152.512.162 | | |
| 70 | 16. Basic earnings per share | | 19 | 21 | 48 | 32 | | |

Preparer

Pham Thi Van

Manager of Accounting Department

Do Vu Linh

CONG quera Director
CO PHAN
DÂU TU

CÁI LÂN

ONG T. QUANT Ngoc Tu

| Code | ITEMS | Note | From 01 January 2025 to 30 June 2025 | From 01 January 2024 to 30 June 2024 |
|------|---|------|--|--|
| | | | VND | VND |
| | I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 01 | 1. Profits before tax | | 2.131.933.404 | 1.241.094.408 |
| | 2. Adjustments for: | | | |
| 02 | - Depreciation of fixed assets and investment properties | | 588.215.814 | 588.215.814 |
| 03 | - Provisions | | • | (3.344.250) |
| 05 | - Gains/loss from investment | | (20.389.073) | (937.169) |
| 07 | - Other adjustments | | (1.111.784.392) | - |
| 08 | 3. Operating profit before changes in working | | 1.587.975.753 | 1.825.028.803 |
| | Capital | | | |
| 09 | - Increase/Decrease in receivables | | 893.244.453 | 271.846.568 |
| 10 | - Increase/Decrease in inventories | | 1.232.261.183 | (162.058.284) |
| 11 | - Increase/Decrease in payables | | 8.356.202.678 | (1.001.114.555) |
| | (excluding interest payables, enterprise income tax payable | es) | | |
| 12 | - Increase/Decrease in prepaid expenses | | (338.551.681) | 16.190.851 |
| 15 | - Corporate income taxes paid | | (168.827.020) | (88.582.249) |
| 20 | Net cash flows from operating activities | | 11.562.305.366 | 861.311.134 |
| | II. CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 22 | 1. Proceeds from disposals of fixed assets and other long-term assets | | • • • • • • • • • • • • • • • • • • • | 941.157.473 |
| 27 | 2. Interest and dividend received | | 20.389.073 | 937.169 |
| 30 | Net cash flows from investing activities | | 20.389.073 | 942.094.642 |
| 40 | Net cash flows from financing activities | | | - |
| 50 | Net cash flows in the year | | 11.582.694.439 | 1.803.405.776 |
| 60 | Cash and cash equivalents at beginning of the year | | 981.905.694 | 683.611.616 |
| 61 | Effect of exchange rate fluctuations | | • | |
| 70 | Cash and cash equivalents at end of the year | 3 | 12.564.600.133 | 2.487.017.392 |
| | | | | |

Preparer

Manager of Accounting Depart

Pham Thi Van

Do Vu Linh

General Director
CONG TY
CO PHÂN
ĐẦU TƯ
CẢNG
CÁI LÂN
CONG T. QUỐC TO THE T

Quang Ninh, 15 July 2025

NOTE FINANCIAL STATEMENTS

From 01 January 2025 to 30 June 2025

1 . ĐẶC ĐIỂM HOẠT ĐỘNG CỦA DOANH NGHIỆP

Hình thức sở hữu vốn

Cailan Port Investment Joint Stock Company (the "Company") was incorporated and operates under Business Registration Certificate No. 5700688013, initially granted by the Department of Planning and Investment of Quang Ninh Province on November 02, 2007. The Company's business registration certificate was last amended on 06 May 2025.

The Company's head office is located at: Lot No. 34, LK2 Block, Cailan Port Logistics Service Area - Bai Chay Ward - Quang Ninh Province.

The Company's charter capital is VND 365,050,000,000 (Three hundred sixty-five billion, one hundred fifty million Vietnamese Dong), divided into 36,505,000 shares with a par value of VND 10,000 per share.

Business lines:

- Road freight transportation;
- Wholesale trade;
- Coastal and ocean freight transportation;
- Warehousing and storage;
- Support services directly related to rail and road transport;
- Cargo handling;
- Other support services related to transportation;
- Real estate business, land use rights owned, used, and leased;
- Support services directly related to water transport.

2 . APPLIED ACCOUNTING POLICIES AND REGIMES AT COMPANY CÔNG TY

2.1 . Applied accounting documentation system

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

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

2.2. Applicable Accounting Standards and Regimes

Applicable accounting regime

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

Statement on Compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State; and presented in accordance with the provisions of each standard, circular guiding the implementation of the current Accounting Standards and Regime being applied.

2.3. Financial instruments

Initial notes

The Company's financial assets include cash and cash equivalents, trade and other receivables, loans, short-term and long-term investments. At the time of initial recognition, financial assets are determined at purchase price/issuance costs plus other costs incurred directly related to the purchase and issuance of such financial assets.

Financial liabilities

No 1 Cai Lan Roat - Bai Chay Ward - Quang Ninh Province

The Company's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at issue price plus costs incurred directly related to the issuance of such financial liabilities.

Value after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition.

2.4. Foreign currency transactions

Foreign currency transactions during the fiscal year are converted into Vietnamese Dong at the actual exchange rate on the transaction date. This actual transaction exchange rate is determined according to the following principles:

- When buying and selling foreign currency: the exchange rate is specified in the foreign currency buying and selling contract between the Company and the commercial bank;
- When contributing capital: is the foreign currency buying rate of the bank where the Company opens an account on
- When recording receivables: is the buying rate of the commercial bank where the Company designates the customer to pay at the time the transaction occurs;
- When recording payables: the selling rate of the commercial bank where the Company plans to transact at the time the transaction occurs.

All actual exchange rate differences arising during the year and differences due to revaluation of balances of foreign currency items at the time of preparing the Financial Statements are accounted for in the business results of the fiscal year. In which, the exchange rate difference profit due to revaluation of the end-of-period balances of foreign currency items is not used to distribute profits or pay dividends.

2.5. Cash and cash equivalents

Cash includes cash in hand and non-term bank deposits.

2.6. Financial investments

Investments in joint ventures and associates are accounted for using the cost method. Net profits distributed from joint ventures and associates arising after the date of investment are recognized in the Statement of Business Performance. Other payments (other than net profits) are considered as recovery of investments and are recognized as reductions in the cost of investments.

The capital contribution to the joint venture or associate is not adjusted for changes in the Company's ownership share in the net assets of the joint venture. The Company's income statement reflects the income distributed from the accumulated net profit of the joint venture or associate after the capital contribution to the joint venture or associate.

Joint venture and association activities in the form of jointly controlled business activities and jointly controlled assets are applied by the Company according to general accounting principles as with other normal business activities. In which:

- The Company separately monitors income and expenses related to joint venture and association activities and makes allocations to the parties in the joint venture according to the Joint Venture Contract;
- The Company separately keeps track of joint venture capital assets, capital contributions to jointly controlled assets and common liabilities, separate liabilities arising from joint venture activities.

Provisions for investment depreciation are made at the end of the year as follows:

Provisions for devaluation of investments are made at the end of the fiscal year, based on Circular 48/2019/TT-BTC dated August 8, 2019, amending and supplementing Circular 24/2022/TT-BTC dated April 7, 2022 of the Ministry of Finance on Guidance on the regime of setting up and using provisions at Enterprises.

2.7. Receivables

Receivables are tracked in detail by receivable term, receivable entity, receivable currency type, and other factors according to the Company's management needs.



From 01 January 2025 to 30 June 2025

Provision for doubtful debts is made for the following items: overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that have not yet reached maturity but are unlikely to be recovered. In particular, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that have not yet reached maturity but the debtor has gone bankrupt or is in the process of dissolution, missing or absconding.

2.8 . Inventories

Inventories are initially recorded at cost, including purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their location and condition at the time of initial recording. After initial recording, at the time of preparation, if the net realizable value of the inventory is lower than the original price, the inventory is recorded at net realizable value.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

Method for determining the value of unfinished products at the end of the year:

- Work in progress costs are collected according to actual costs incurred for each type of unfinished product.

2.9 . Fixed Assets and Investment Properties

Tangible fixed assets and intangible fixed assets are initially recorded at cost. During use, tangible fixed assets and intangible fixed assets are recorded at cost, accumulated depreciation and residual value. Depreciation is calculated using the straight-line method.

Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

| - Machinery and equipment: | 05 - 12 years |
|----------------------------|---------------|
| - Means of transportation | 04 - 08 years |
| - Office equipment | 03 years |
| - Other assets | 04 years |
| - Computer software | 03 - 05 years |

Investment properties are recorded at cost.

For investment real estate for operating lease, it is recorded at original cost, accumulated depreciation and residual value. In which, depreciation is calculated using the straight-line method with the estimated depreciation period as

| - | Houses, buildings | 47 years |
|---|-------------------|----------|
| | Land use rights | 47 years |

2.10 . Prepaid expenses

Expenses incurred related to the business performance of many accounting periods are recorded as prepaid expenses to be gradually allocated to the business performance in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated into production and business expenses using the straight-line method.

2.11 . Trade payables

Trade payables are monitored by payment term, payable entity, original currency and other factors according to the Company's management needs.

2.12 . Accrued expenses

Payables for goods and services received from sellers or provided to buyers in the reporting year but not actually paid and other payables such as land rent payable, payable expenses not yet due for payment are recorded in production and business expenses of the reporting year.

The recording of payable expenses into production and business expenses during the year is carried out according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the provision and the actual expenses will be reversed.



2.13. Unrealised revenue

Unearned revenue includes pre-received revenue such as: the amount of money customers have paid in advance for one or more accounting periods for asset leasing, interest received in advance when lending capital or purchasing debt instruments and other unrealized revenue such as: the difference between the selling price of goods on deferred payment or installment payment as committed and the selling price paid immediately, revenue corresponding to the value of goods, services or the amount of discounts for customers in traditional customer programs...

Unearned revenue is transferred to Sales and Service Revenue at the amount determined in accordance with each accounting period.

2.14 . Owner's equity

Owner's equity is recorded at the actual capital contributed by the owner.

Other capital under Owner's Equity reflects the business capital formed by supplementing from business results or by being donated, presented, sponsored, or revaluation of assets (if allowed to record an increase or decrease in Owner's Investment Capital).

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the Company's profit distribution or loss handling situation. Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders after setting aside funds according to the Charter and regulations of Vietnamese law.

Dividends payable to shareholders are recorded as payable in the Company's Balance Sheet after the dividend announcement by the Board of Directors.

2.15 . Revenue

Sales revenue

Sales revenue is recognized when all of the following conditions are met:

- The significant risks and rewards of ownership of the product or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- Revenue is measured with relative certainty;
- The Company has obtained or will obtain economic benefits associated with the sale transaction;
- Identify the costs associated with a sales transaction.

Revenue from providing services

Revenue from providing services is recognized when all of the following conditions are simultaneously satisfied:

- Revenue is measured with relative certainty;
- It is possible to obtain economic benefits from the transaction of providing that service;
- Determine the portion of work completed on the date of the Balance Sheet;
- Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

The portion of service work completed is determined by the method of assessing completed work.

Financial revenue

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when both (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- Revenue is determined with relative certainty.

2.16. Cost of goods sold

Cost of goods sold in the year is recorded in accordance with the revenue generated in the year and ensures compliance with the principle of prudence. Cases of material loss exceeding the norm, costs exceeding the norm, lost inventory after deducting the responsibility of the relevant collective or individual, etc. are fully and promptly recorded in the cost of goods sold in the year.

2.17 . Taxes

Corporate income tax (if any) represents the sum of current and deferred tax liabilities.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the 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 not taxable or deductible. Corporate income tax is calculated at the effective tax rate of 20% of taxable profit.

Other taxes are applied according to current tax laws in Vietnam.

2.18 . Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. The Company's related parties include:

- Enterprises that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Company, including parent companies, subsidiaries and affiliates;
- Individuals who directly or indirectly hold voting rights of the Company and have significant influence over the Company, key management personnel of the Company, close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.

In considering each possible related party relationship for the purpose of preparing and presenting financial statements, the Company pays attention to the substance of the relationship rather than the legal form.

3 . CASH AND CASH EQUIVALENTS

| | 30/06/2025 | 01/01/2025 |
|------------------|----------------|-------------|
| | VND | VND |
| Cash on hand | 30.000.000 | 30.000.000 |
| Cash at banks | 10.019.257.667 | 951.905.694 |
| Cash equivalents | 2.515.342.466 | - |
| Total | 12.564.600.133 | 981.905.694 |

4 . LONG-TERM INVESTMENTS

(Details are presented in Appendix 01)



5 . SHORT-TERM TRADE RECEIVABLES

| . SHORT-TERM TRADE RECEIVABLES | | |
|--|---------------|---------------|
| | 30/06/2025 | 01/01/2025 |
| | VND | VND |
| a) Phải thu khách hàng chi tiết theo khách hàng có số dư lớn | | |
| Cai Lan International Container Terminal Co., Ltd. | 2.761.870.333 | 2.392.696.049 |
| An Viet Phat Energy Joint Stock Company | 1.265.825.341 | 1.802.461.941 |
| S-WAY LOGISTICS VIETNAM CO., LTD. | 1.200.312.000 | |
| Duong Linh Production Co., Ltd. | 373.142.000 | 1.037.192.069 |
| Other receivables | 2.570.757.988 | 2.602.441.684 |
| Total | 8.171.907.662 | 7.834.791.743 |
| Receivables to related parties | 2.761.870.333 | 2.392.696.049 |
| (Details are presented in Notes 30) | | |

6 . OTHER RECEIVABLES

| | 30/06/2025 | | 01/01/20 | 125 |
|--|-----------------|---------------|-----------------|---------------|
| | Historical cost | Provision | Historical cost | Provision |
| | VND | VND | VND | VND |
| a) Ngắn hạn | | | | |
| - Employee receivables | 304.179.647 | | 703.717.530 | |
| - Deposit | 3.000.000 | - | 23.000.000 | _ |
| - Accounts receivable pending settlement (*) | 1.816.239.681 | 1.816.239.600 | 1.816.239.681 | 1.816.239.600 |
| - Other receivables | 149.557.480 | - | 386.217.496 | - |
| Total | 2.272.976.808 | 1.816.239.600 | 2.929.174.707 | 1.816.239.600 |

(*) Receivables awaiting settlement are the remaining receivables classified by the Company from customer receivables after the Company and Cai Lan International Container Terminal Company Limited (CTCT) signed an Agreement dated July 11, 2022 to resolve all disputes between the two parties related to barge transportation services from Cai Lan Port to Hai Phong under Contract No. CICT.HDKT/2018.01/CPI dated January 1, 2018. Currently, the Company is carrying out procedures to settle this receivable.

| | 30/06/2025 | | 01/01/2025 | | |
|-------------------------|---------------------|------------------|---------------------|------------------|--|
| | Historical cost VND | Provision VND | Historical cost VND | Provision VND | |
| b) Long term Deposit | 3.680.400.000 | | 3.682.400.000 | - | |
| Total | 3.680.400.000 | | 3.682.400.000 | 8619. | |





7 . BAD DEBTS

| • | 30/06/2025 | | 01/01/2025 | |
|---|-----------------|-----------------|-----------------|-----------------|
| | Historical cost | Provision | Historical cost | Provision |
| | VND | VND | VND | VND |
| - Hoang Lam Ha Long Co., Ltd. | 70.408.525 | (70.408.525) | 70.408.525 | (70.408.525) |
| - Soc Son Steel Rolling Joint Stock Company | 74.163.817 | (74.163.817) | 74.163.817 | (74.163.817) |
| - TMT Wood Chip Production Trading Joint Stock Company | 170.810.966 | (170.810.966) | 170.810.966 | (170.810.966) |
| - Cai Lan International Container Co., Ltd. | 1.816.239.600 | (1.816.239.600) | . 1.816.239.600 | (1.816.239.600) |
| - VINA Wood Chip Processing Co., Ltd. | 23.140.329 | (23.140.329) | 23.140.329 | (23.140.329) |
| - Ha Long Port Business Joint Stock Company | 99.553.042 | (49.776.521) | 99.553.042 | (49.776.521) |
| Total | 2.254.316.279 | (2.204.539.758) | 2.254.316.279 | (2.204.539.758) |

8 . INVENTORIES

| | 30/06/2025 | | 01/01/2025 | | |
|------------------|-----------------|-----------|-----------------|-----------|--|
| | Historical cost | Provision | Historical cost | Provision | |
| | VND | VND | VND | VND | |
| Raw materials | 142.843.454 | - | 115.439.719 | - | |
| Work in progress | | - | 1.259.664.918 | • | |
| Total | 142.843.454 | | 1.375.104.637 | - | |

9 . TANGIBLE FIXED ASSETS

(Details are presented in Appendix 02)

10 . INTAGIBLE FIXED ASSETS

| | Computer Software |
|----------------------------------|-------------------|
| Historical cost | |
| Beginning Balance | 269.996.000 |
| - Purchases during the period | |
| Ending Balance | 269.996.000 |
| Accumulated Depreciation | |
| Beginning Balance | 141.852.356 |
| - Depreciation during the period | 12.401.004 |
| Ending Balance | 154.253.360 |
| Remaining Value | |
| At the beginning of the year | 128.143.644 |
| At the end of the period | 115.742.640 |
| | |

11 . INVESTMENT PROPERTIES

| . INVESTMENT I ROTERTIES | | | |
|------------------------------|-----------------|----------------|----------------|
| | Land use rights | Infrastructure | Total |
| | VND | VND | VND |
| Historical cost | | | |
| Beginning Balance | 33.623.389.808 | 2.807.546.980 | 36.430.936.788 |
| Ending Balance | 33.623.389.808 | 2.807.546.980 | 36.430.936.788 |
| Accumulated Depreciation | | | |
| Beginning Balance | 9.300.086.533 | 776.555.540 | 10.076.642.073 |
| - Depreciation during the | 357.695.634 | 29.867.520 | 387.563.154 |
| Ending Balance | 9.657.782.167 | 806.423.060 | 10.464.205.227 |
| Remaining Value | | | |
| At the beginning of the year | 24.323.303.275 | 2.030.991.440 | 26.354.294.715 |
| At the end of the period | 23.965.607.641 | 2.001.123.920 | 25.966.731.561 |
| . PREPAID EXPENSES | | | |
| | | 30/06/2025 | 01/01/2025 |
| | | VND | VND |
| | | | |

12

| | 30/06/2025 | 01/01/2025 |
|---------------------------------|-------------|-------------|
| | VND | VND |
| a) Short-term | 238.357.871 | 104.998.901 |
| Transportation prepaid expenses | 228.658.062 | 32.684.729 |
| Office prepaid expenses | 9.699.809 | 72.314.172 |
| b) Long-term | 365.899.010 | 160.706.299 |
| Transportation prepaid expenses | 43.617.289 | 35.073.460 |
| Office prepaid expenses | 322.281.721 | 125.632.839 |
| Total | 604.256.881 | 265.705.200 |

13 . TRADE PAYABLES

| | 30/06/2025 | | 01/01 | 1/2025 |
|---|---------------------|--------------------------|----------------|--------------------------|
| | Giá trị | Số có khả năng trả nợ | Giá trị | Số có khả năng trả nợ |
| | VND | VND | VND | VND |
| a) Payables to vendors detailed l | by supplier with la | rge balance | | |
| Maritime Project Management Unit 2 | 4.000.000.000 | 4.000.000.000 | 4.000.000.000 | 4.000.000.000 |
| Vietnam Maritime Corporation | 823.841.637 | 823.841.637 | 823.841.637 | 823.841.637 |
| Tham Gia Tourism and Trade Construction Joint Stock Company | 652.331.933 | 652.331.933 | 1.526.355.592 | 1.526.355.592 |
| Hi-tech Transportation Company Limited | 1.616.239.600 | 1.616.239.600 | 1.616.239.600 | 1.616.239.600 |
| Quang Ninh Port Joint Stock Company | 823.267.649 | 823.267.649 | 563.835.629 | 563.835.629 |
| Other payables | 3.222.370.010 | 3.222.370.010 | 2.510.373.641 | 2.510.373.641 |
| Total | 11.138.050.829 | 11.138.050.829 | 11.040.646.099 | 11.040.646.099 |

b) Trade payables to related parties

(Details are presented in Notes 30)

| No I Cai Lan Roat - Bai Chay ward - Quang Ninn Province | From 01 January | 2023 to 30 June 2023 |
|---|---|----------------------|
| 14 . PREPAYMENT FROM CUSTOMERS | | |
| | 30/06/2025 | 01/01/2025 |
| • | VND | VND |
| Ha Long QN Lime Company Limited | 834.300.000 | |
| Hao Hung Long An Company Limited | 84.331.170 | 84.331.170 |
| Others | 200.000 | 200.000 |
| Total | 918.831.170 | 84.531.170 |
| 15 . TAXES AND OTHER PAYABLES TO THE STATE | ± 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | |
| (Details are presented in Appendix 03) | | |
| 16 . ACCRUED EXPENSES | | |
| 10 · Neckezz z.a z. eze | 30/06/2025 | 01/01/2025 |
| | VND | VND |
| a) Short term | 3.869.696.627 | 848.011.467 |
| Other accrued expenses | 3.441.439.967 | 419.754.807 |
| Land tax payables | 428.256.660 | 428.256.660 |
| b) Long term | 13.882.563.322 | 13.882.563.322 |
| Land tax payables | 13.882.563.322 | 13.882.563.322 |
| Total | 17.752.259.949 | 14.730.574.789 |
| 17 . OTHER PAYABLES | | |
| | 30/06/2025 | 01/01/2025 |
| | VND | VND |
| a) Short term | 1.149.708.839 | 537.577.289 |
| - Union fees | 16.093.845 | 7.660.603 |
| - Social insurance | 55.053.225 | - |
| - Health insurance | 9.715.275 | - |
| - Unemployment insurance | 4.317.900 | - |
| - Other payables | 1.064.528.594 | 529.916.686 |
| In which: | | |
| + Dividends payable to shareholders | 136.190.000 | 139.625.000 |
| + Others | 928.338.594 | 390.291.686 |
| b) Long term | 3.464.440.000 | 3.055.220.000 |
| Receive deposits, long-term bets - An Viet Phat Company | 2.646.000.000 | 2.646.000.000 |
| Receive deposits, long-term bets - Duong Linh Production Company Limited | 818.440.000 | 409.220.000 |
| Total | 4.614.148.839 | 3.592.797.289 |
| 18 . UNEARNED REVENUE | | |
| | 30/06/2025 | 01/01/2025 |
| | VND | VND |
| a) Short term | 1.660.948.836 | 1.660.948.836 |
| Revenue from leasing 2,3 ha of premises | 1.660.948.836 | 1.660.948.836 |
| b) Long term | 38.980.835.296 | 34.811.309.684 |
| Revenue from leasing 2,3 ha of premises | 38.980.835.296 | 34.811.309.684 |
| Total | 40.641.784.132 | 36.472.258.520 |
| | | |

19 . OWNERS' EQUITY

a) Equity Fluctuation Reconciliation Table

(Details are presented in Appendix 04)

b) Owner's equity details

| | 30/06/2025 | Ratio | 01/01/2025 | Ratio |
|-----------------------------------|-----------------|--------|-----------------|--------|
| | VND | % | VND | % |
| Vietnam Maritime Corporation | 206.550.000.000 | 56,58 | 206.550.000.000 | 56,58 |
| QuangNinh Port Join Stock Company | 29.709.990.000 | 8,14 | 29.709.990.000 | 8,14 |
| Hanoi General Import Export Joint | 18.000.000.000 | 4,93 | 18.000.000.000 | 4,93 |
| Stock Company | | | | |
| Others | 110.790.010.000 | 30,35 | 110.790.010.000 | 30,35 |
| Total | 365.050.000.000 | 100,00 | 365.050.000.000 | 100,00 |

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

| | From 01 January 2025 to 30 June 2025 | From 01 January 2024 to 30 June 2024 |
|---|--|---|
| | VND | VND |
| Owner's equity | | |
| - Beginning capital contribution | 365.050.000.000 | 365.050.000.000 |
| - End of year capital contribution | 365.050.000.000 | 365.050.000.000 |
| d) Shares | | |
| | 30/06/2025 | 01/01/2025 |
| Number of shares sold to the public | 36.505.000 | 36.505.000 |
| - Common stock | 36.505.000 | 36.505.000 |
| Number of shares outstanding | 36.505.000 | 36.505.000 |
| - Common stock | 36.505.000 | 36.505.000 |
| Outstanding share price: 10,000 VND/share | | |
| e) Company funds | | |
| | 30/06/2025 | 01/01/2025 |
| | VND | VND |
| Development Investment Fund | 2.340.736.096 | 2.340.736.096 |
| Other Equity Funds | 163.000.000 | 163.000.000 |
| Total | 2.503.736.096 | 2.503.736.096 |



| 20 | . REVENUE FROM SALES OF GOOD | S AND PROVIDIN | G OF SERVICES | | |
|----|--|------------------|-----------------------|--------------------------|--------------------------|
| | | Second Quarter | | Accomolated | |
| | • | This year | Pervious year | 30-06-25 | 30-06-24 |
| | | VND _ | VND | VND | VND |
| | Revenue from providing of services | 14.528.563.142 | 9.494.036.504 | 32.458.727.303 | 19.088.957.947 |
| | Revenue from real estate leasing | 415.237.194 | 415.237.194 | 830.474.388 | 830.474.388 |
| | Total | 14.943.800.336 | 9.909.273.698 | 33.289.201.691 | 19.919.432.335 |
| | Revenue of related parties (Details are presented in Notes 30) | 10.475.785.575 | 833.077.500 | 18.494.017.880 | 1.308.027.810 |
| 21 | . COST OF GOODS SOLD | | | | |
| | | Second Q | uarter | Accomo | lated |
| | | This year VND | Pervious year VND. | 30-06-25 VND | 30-06-24 VND |
| | Cost of providing of services | 13.121.169.962 | 8.995.486.803 | 29.034.791.582 | 17.377.627.131 |
| | Cost of real estate leasing | 193.781.577 | 193.781.577 | 387.563.154 | 387.563.154 |
| | Total - | 13.314.951.539 | 9.189.268.380 | 29.422.354.736 | 17.765.190.285 |
| 22 | . FINANCIAL INCOMES | | | | |
| | | Second Q | uarter | Accomo | |
| | | This year | Pervious year | 30-06-25 | 30-06-24 |
| | | VND _ | VND _ | VND . | VND |
| | Interest from bank deposits, loan | 18.619.132 | 219.380 | 20.389.073 | 937.169 |
| | Foreign exchange difference incurred Foreign exchange difference during the period revaluation | | 630.000 3.344.250 | | 4.455.000 3.344.250 |
| | Total | 18.619.132 | 4.193.630 | 20.389.073 | 8.736.419 |
| 23 | . GENERAL AND ADMINISTRATIVE | EXPENSES | | | |
| | | Second Q | | Accomo | |
| | | This year | Pervious year. | 30-06-25 | 30-06-24 |
| | | VND _ | VND - | VND . | VND |
| | Administrative material costs | 16.546.204 | 25.963.662 | 33.886.828 | 55.253.730 |
| | Administrative staff costs | 290.061.682 | 369.001.175 | 628.309.547 | 754.863.667 |
| | Depreciation and amortisation | 32.798.868 | 32.798.868 | 65.597.736 | 65.597.736 |
| | Taxes, fees and expenses Outsource service expenses | 105.871.509 | 111.720.020 | 3.000.000 227.860.523 | 3.000.000 456.006.232 |
| | Other montary expenses | 225.711.182 | 221.132.006 | 616.647.989 | 426.415.093 |
| | Total | 670.989.445 | 760.615.731 | 1.575.302.623 | 1.761.136.458 |
| • | | | | | |
| 24 | . OTHER INCOMES | Second Q | worter | Accomo | latad |
| | | This year | Pervious year | 30-06-25 | 30-06-24 |
| | | VND | VND | VND | VND |
| | Gain on disposal of fixed assets | | 941.157.473 | _ | 941.157.473 |
| | Others | 1.932.000 | 999 | 1.932.000 | 999 |
| | Tổng - | 1.932.000 | 941.158.472 | 1.932.000 | 941.158.472 |
| | | | | | |



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25 . OTHER EXPENSES

| | Second Quarter | | Accomolated | |
|---|----------------|---------------|-------------|------------|
| • | This year | Pervious year | 30-06-25 | 30-06-24 |
| | VND | VND | VND _ | VND |
| Remuneration of the Board of Directiors and Supervisories | 78.500.000 | 5.000.000 | 160.000.000 | 10.000.000 |
| In which: - Remuneration of the BOD and BOS full-time | 14.000.000 | 5.000.000 | 28.000.000 | 10.000.000 |
| - Remuneration of the BOD and BOS part-time | 64.500.000 | | 132.000.000 | |
| Tax penalty costs | _ | 448.059 | | 448.059 |
| Others | 21.932.001 | 76.383.008 | 21.932.001 | 78.883.016 |
| Total | 100.432.001 | 81.831.067 | 181.932.001 | 89.331.075 |

26 . CURRENT CORPORATE INCOME TAX EXPENSES

| | Second Q | uarter | Accomolated | |
|---|---------------------|---------------|----------------|---------------|
| - | This year | Pervious year | 30-06-25 | 30-06-24 |
| | VND | VND | VND | VND |
| Corporate income tax from business activ | vities | | | |
| Total accounting profit before corporate | 656.522.866 | 601.455.005 | 1.689.022.170 | 798.183.174 |
| income tax Adjustments for increase: | 104.500.000 | 24.228.817 | 172.000.000 | 133.209.884 |
| - Remuneration of the BOD and BOS | 64.500.000 | | 132.000.000 | <u>-</u> |
| part-time | | | | 440.050 |
| - Tax penalty costs | - | 448.059 | · · | 448.059 |
| - Invalid expenses from business | 40.000.000 | 21.710.008 | 40.000.000 | 130.691.075 |
| - Foreign exchange difference during | | 2.070.750 | | 2.070.750 |
| the period revaluation | | | 4 0 (4 000 150 | 021 202 050 |
| Corporate income | 761.022.866 | 625.683.822 | 1.861.022.170 | 931.393.058 |
| Losses carried forward previous years | - | (625.683.822) | (487.526.170) | (931.393.058) |
| Corporate income | 761.022.866 | - | 1.373.496.000 | - |
| Corporate income tax rate | 20% | 20% | 20% | 20% |
| Corporate income tax expenses | 152.204.573 | | 274.699.200 | • |
| CIT payable at the beginning | (80.244.772) | | (42.249.853) | (42.249.852) |
| CIT paid during the period | (80.244.772) | | (80.244.774) | |
| Corporate income tax payable at the end of the period from main business activities | 152.204.573 | | 152.204.573 | (42.249.852) |
| Corporate income tax from real estate in | vestment activities | | | |
| Total accounting profit from real estate business | 221.455.617 | 221.455.617 | 442.911.234 | 442.911.234 |
| Taxable income | 221.455.617 | 221.455.617 | 442.911.234 | 442.911.234 |
| Corporate income tax rate | 20% | 20% | 20% | 20% |
| CIT expense of real estate | 44.291.123 | 44.291.123 | 88.582.246 | 88.582.246 |
| CIT payable at the beginning | 44.291.123 | 44.291.123 | 44.291.123 | 44.291.131 |
| CIT paid during the period | (44.291.123) | (44.291.123) | (88.582.246) | (88.582.249) |
| CIT payable of real estate | 44.291.123 | 44.291.123 | 44.291.123 | 44.291.128 |
| Total corporate income tax expense | 196.495.696 | 44.291.123 | 363.281.446 | 88.582.246 |
| Total corporate income tax payable at the end of the period | 196.495.696 | 44.291.123 | 196.495.696 | 2.041.276 |

26 . OPERATIING COST BY FACTOR

| | Second Quarter | | Accomolated | |
|--------------------------------|----------------|---------------|----------------|----------------|
| | This year | Pervious year | 30-06-25 | 30-06-24 |
| | VND | VND | VND | VND |
| Raw material costs | 574.383.399 | 718.797.425 | 7.730.095.584 | 1.983.607.500 |
| Labor costs | 2.954.252.397 | 1.192.462.564 | 1.072.527.271 | 2.543.082.302 |
| Taxes, fees and others charges | | | 3.000.000 | 3.000.000 |
| Depreciation and amortisation | 294.107.907 | 294.107.907 | 588.215.814 | 588.215.814 |
| Outsourced services | 9.860.889.575 | 7.311.777.171 | 20.712.328.536 | 14.030.210.568 |
| Other montary expenses | 302.307.706 | 267.234.183 | 891.490.154 | 524.633.786 |
| Total | 13.985.940.984 | 9.784.379.250 | 30.997.657.359 | 19.672.749.970 |

27 . FINANCIAL INSTRUMENTS

The Company's financial instruments include:

| Book | va | lue |
|------|----|-----|
| | | |

| | 30/06/2025 | | 01/01 | /2025 | |
|--------------------------------------|------------------|-----------------|-----------------|-----------------|--|
| | Historical costs | Provision | Historical cost | Provision | |
| | VND | VND | VND | VND | |
| Financial assets | | | | | |
| Cash and cash equivalents | 12.564.600.133 | | 981.905.694 | - | |
| Trade receivables, other receivables | 14.125.284.470 | (2.204.539.758) | 14.446.366.450 | (2.204.539.758) | |
| Total | 26.689.884.603 | (2.204.539.758) | 15.428.272.144 | (2.204.539.758) | |
| | | | Book va | alue | |
| | | | 30/06/2025 | 01/01/2025 | |
| | | | VND | VND | |
| Financial liabilities | | | | | |
| Trade Payables, Other Payables | | | 15.752.199.668 | 14.633.443.388 | |
| Accrued payables | | | 17.752.259.949 | 14.730.574.789 | |
| Total | | _ | 33.504.459.617 | 29.364.018.177 | |

Financial assets and financial liabilities have not been revalued at fair value as at the balance sheet date because Circular No. 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosures for financial instruments but do not provide equivalent guidance for the measurement and recognition of fair value of financial assets and financial liabilities, except for provisions for doubtful debts and provisions for diminution in value of securities investments as detailed in the relevant Notes.

Financial Risk Management

The Company's financial risks include market risk, credit risk and liquidity risk. The Company has established a system of controls to ensure an appropriate balance between the cost of risks incurred and the cost of managing risks. The Board of Directors is responsible for monitoring the risk management process to ensure an appropriate balance between risk and risk control.

Market risk

The Company's business operations will be primarily exposed to risks from changes in prices, exchange rates and Price risk:

The Company is exposed to equity price risk arising from short-term and long-term equity investments due to uncertainty about the future price of the investment shares. Long-term equity investments are held for long-term strategic purposes, and at the end of the accounting period there is no plan to sell these investments.

Exchange rate risk:

The Company is exposed to exchange rate risk due to the fluctuation in the fair value of future cash flows of a financial instrument following changes in foreign exchange rates when the Company's borrowings, revenues and expenses are denominated in currencies other than Vietnamese Dong.

Interest rate risk:

The Company bears interest rate risk due to the fluctuation in fair value of future cash flows of a financial instrument due to changes in market interest rates when it incurs time or non-term deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates favorable for its purposes.

Credit risk

Credit risk is the risk that a party to a financial instrument or contract will not be able to meet its obligations, leading to a financial loss for the Company. The Company is exposed to credit risks from its business activities (mainly for receivables from customers) and financial activities (including bank deposits, loans and other financial instruments), specifically as follows:

| | Less than 1 year | From 1 year to 5 year | More than 5 year | Total |
|--------------------------------------|------------------|--------------------------|------------------|----------------|
| | VND | VND | VND | VND |
| Tại ngày 30/06/2025 | | | | |
| Cash and cash equivalents | 12.564.600.133 | | | 12.564.600.133 |
| Trade receivables, other receivables | 8.240.344.712 | 3.680.400.000 | | 11.920.744.712 |
| Total | 20.804.944.845 | 3.680.400.000 | | 24.485.344.845 |
| Tại ngày 01/01/2025 | | | | |
| Cash and cash equivalents | 981.905.694 | | | 981.905.694 |
| Trade receivables, other receivables | 8.559.426.692 | 3.682.400.000 | | 12.241.826.692 |
| Tổng | 9.541.332.386 | 3.682.400.000 | | 13.223.732.386 |

Rủi ro thanh khoản

Rủi ro thanh khoản là rủi ro Công ty gặp khó khăn khi thực hiện các nghĩa vụ tài chính do thiếu vốn. Rủi ro thanh khoản của Công ty chủ yếu phát sinh từ việc các tài sản tài chính và nợ phải trả tài chính có các thời điểm đáo hạn khác nhau.

Thời hạn thanh toán của các khoản nợ phải trả tài chính dựa trên các khoản thanh toán dự kiến theo hợp đồng (trên cơ sở dòng tiền của các khoản gốc) như sau:

| | Less than 1 year | From 1 year to 5 year | More than 5 year | Total |
|-----------------------------------|------------------|--------------------------|------------------|----------------|
| | VND | VND | VND | VND |
| As at date 30/06/2025 | | | | |
| Phải trả người bán, phải trả khác | 12.287.759.668 | 2.646.000.000 | | 14.933.759.668 |
| Chi phí phải trả | 3.869.696.627 | | 13.882.563.322 | 17.752.259.949 |
| Tổng | 16.157.456.295 | 2.646.000.000 | 13.882.563.322 | 32.686.019.617 |
| As at date 01/01/2025 | | | | |
| Phải trả người bán, phải trả khác | 11.578.223.388 | 2.646.000.000 | | 14.224.223.388 |
| Chi phí phải trả | 848.011.467 | | 13.882.563.322 | 14.730.574.789 |
| Total | 12.426.234.855 | 2.646.000.000 | 13.882.563.322 | 28.954.798.177 |

The Company believes that the concentration of risk with respect to debt servicing is manageable. The Company is able to service its debts as they fall due from cash flows from operations and proceeds from maturing financial assets.

28 . RELATED PARTIES

| Related Parties | Ralationship |
|--|--|
| - Vietnam Maritime Corporation | Parent Company |
| - Cailan International Container Terminal Co., Ltd | Joint Venture Company |
| - High-tech Transport Co., Ltd | Same Parent Company |
| - Maritime Development JSC | Same Parent Company |
| - VIMC Logistic JSC | Same Parent Company |
| - Quang Ninh Port JSC | Mr. Nguyen Van Manh - Member of the Board of Director is the Deputy General Director of this Company |
| - Tham Gia Tourism Construction and Trade Investment JSC | Mr. Tham Hong Son - Member of the Board of Director is the General Director of this Company |

During the year, the Company had the following transactions and balances at the end of the accounting period with related parties:

Transactions during the year:

| | Second Quarter | | Accomolated | |
|--|----------------|---------------|----------------|---------------|
| | This year | Pervious year | 30-06-25 | 30-06-24 |
| | VND | VND | VND | VND |
| Purchased Services | 4.117.929.690 | 3.146.851.510 | 7.142.485.730 | 4.180.279.290 |
| - Cailan International Container Terminal Co., Ltd | 376.291.800 | 2.786.400 | 458.791.800 | 159.128.400 |
| - Quang Ninh Port JSC | 942.284.860 | 710.065.110 | 2.118.191.490 | 1.587.150.890 |
| - Tham Gia Tourism Construction and Trade Investment JSC | 2.768.943.030 | 2.434.000.000 | 4.507.297.440 | 2.434.000.000 |
| - Maritime Development JSC | 12.897.000 | - | 27.795.000 | - |
| - VIMC Logistic JSC | 30.410.000 | - | 30.410.000 | - |
| Service Provider | 10.475.785.575 | 833.077.500, | 18.494.017.880 | 1.308.027.810 |
| - Cailan International Container Terminal Co., Ltd | 10.475.785.575 | 161.374.200 | 18.494.017.880 | 503.544.510 |
| - Quang Ninh Port JSC | - | 75.269.100 | | 75.269.100 |
| - Vosa Quảng Ninh | | 30.494.200 | - | 30.494.200 |
| - Hai Phong Port JSC | - | 565.940.000 | - | 698.720.000 |
| Accounts receivable | 2.761.870.333 | 2.190.740.736 | 2.761.870.333 | 2.190.740.736 |
| - Cailan International Container Terminal Co., Ltd | 2.761.870.333 | 1.949.475.000 | 2.761.870.333 | 1.949.475.000 |
| - Hai Phong Port JSC | _ | 208.332.000 | - | 208.332.000 |
| - Vosa Quảng Ninh | - | 32.933.736 | <u>-</u> | 32.933.736 |
| Other receivable | 5.513.474.681 | 5.496.639.681 | 5.513.474.681 | 5.496.639.681 |
| - Cailan International Container Terminal Co., Ltd | 1.833.074.681 | 1.816.239.681 | 1.833.074.681 | 1.816.239.681 |
| - Tham Gia Tourism Construction and Trade Investment JSC | 3.680.400.000 | 3.680.400.000 | 3.680.400.000 | 3.680.400.000 |
| Trade payables | 4.267.563.830 | 2.880.222.277 | 4.267.563.830 | 2.880.222.277 |
| - Cailan International Container Terminal Co., Ltd | 318.795.144 | - 1000 cm | 318.795.144 | - |
| - Quang Ninh Port JSC | 823.267.649 | 440.141.040 | 823.267.649 | 440.141.040 |
| - High-tech Transport Co., Ltd | 1.616.239.600 | 1.616.239.600 | 1.616.239.600 | 1.616.239.600 |
| - Tổng Công ty hàng hải Việt Nam - CTCP | 823.841.637 | 823.841.637 | 823.841.637 | 823.841.637 |
| - Vietnam Maritime Corporation | 652.577.000 | * ± | 652.577.000 | |
| - VIMC Logistic JSC | 32.842.800 | - | 32.842.800 | -19 |

| Other payables | 793.000.000 | 2.398.246.580 | 793.000.000 | 2.476.651.146 |
|--|-------------|---------------|-------------|---------------|
| - Tham Gia Tourism Construction and Trade Investment JSC | 793.000.000 | 2.398.246.580 | 793.000.000 | 2.476.651.146 |

Income of members of the BOD, BOS, BOM and other managers of the Company:

| | Second Q | uarter | Accomolated | | |
|--|-------------|---------------|---------------|-------------|--|
| | This year | Pervious year | 30-06-25 | 30-06-24 | |
| | VND | VND | VND | VND | |
| - Income of members of the BOD, BOM and other managers of the Company: | 875.076.857 | 115.581.818 | 1.641.379.627 | 229.963.636 | |
| + Mr. Do Duc An - Chairman | 87.754.450 | • | 141.273.950 | - | |
| + Mr. Doan Ngoc Tu - Member of BOD, General Director | 67.840.909 | 3.436.364 | 133.822.727 | 3.436.364 | |
| + Mr. Nguyen Van Manh - Member of BOD | 9.000.000 | • | 18.000.000 | 3.000.000 | |
| + Mr. Tham Hong Son - Member of BOD | 9.000.000 | • | 18.000.000 | 3.000.000 | |
| + Ms. Tran Thi Kieu Oanh - Member of BOD | 9.000.000 | | 18.000.000 | - | |
| + Mr. Nguyen Ba Son - Deputy General Director | 589.798.649 | 59.509.091 | 1.120.207.875 | 117.518.181 | |
| + Mr. Do Tuan Hien - Deputy General Director | 102.682.849 | 52.636.363 | 192.075.075 | 103.009.091 | |
| - Income of the Company's Board of Supervisors members: | 22.500.000 | <u>.</u> | 48.000.000 | 9.000.000 | |
| Total | 897.576.857 | 115.581.818 | 1.689.379.627 | 238.963.636 | |

Quang Ninh, 15 July 2025

70068 General Director

CÔNG TY Cổ PHẨN

ĐẦU TƯ CẢNG

Preparer

Manager of Accounting Department

Pham Thi Van

Do Vu Linh

CAI LAX

CaiLan Port Invest Join Stock Company
No 1 Cai Lan Roat - Bai Chay Ward - Quang Ninh Province

From 01 January 2025 to 30 June 2025

APPENDIX 01: FINANCIAL INVESTMENTS

Investments in other entities

| 30/06/2025 | | | 01/01/2025 | | | |
|--|-----------------|-------------------|--------------|-----------------|-------------------|--------------|
| | Historical cost | Provision | Voting ratio | Historical cost | Provision | Voting ratio |
| | VND | VND | % | VND | VND | , % |
| Investments in joint ventures, associates | 473.212.674.000 | (473.212.674.000) | - | 473.212.674.000 | (473.212.674.000) | - |
| Cai Lan International Container Terminal Company Limited | 473.212.674.000 | (473.212.674.000) | 51% | 473.212.674.000 | (473.212.674.000) | 51% |
| Total | 473.212.674.000 | (473.212.674.000) | | 473.212.674.000 | (473.212.674.000) | - |

Investment in Cai Lan International Container Terminal Company Limited (CICT) under the Joint Venture Contract dated November 6, 2007. The Company's interest rate in Cai Lan International Container Terminal Company Limited is 51%. The contributed capital is equivalent to 25,490,000 USD, the ownership rate in the book currency VND is 51%. Pursuant to the provisions of Article 8 and Article 9 of Circular 202/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and the Charter of CICT, CICT is not in fact a subsidiary of the Company.

The Company has made a provision for financial investment depreciation for the investment in Cai Lan International Container Terminal Company Limited (CICT) up to June 30, 2025: VND 473,212,674,000. The basis for making the provision is according to Circular 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance and the accumulated losses on CICT's financial statements. Accordingly, the Company has made a provision for 100% of the capital invested in CICT up to June 30, 2025.

CaiLan Port Invest Join Stock Company

From 01 January 2025 to 30 June 2025

Financial Statements

No 1 Cai Lan Roat - Bai Chay Ward - Quang Ninh Province

APPENDIX 02: TANGIBLE FIXED ASSETS

| | Machinery and equipment | Means of transportation | Office equipment | Other fixed assets | Total |
|------------------------------|-------------------------|-------------------------|------------------|--------------------|----------------|
| | VND | VND | VND | VND | VND |
| Historical cost | | | | | • |
| Opening balance | 608.800.000 | 10.108.245.111 | 212.276.000 | 1.054.724.000 | 11.984.045.111 |
| - Purchases during the year | _ | _ | <u>-</u> | _ | |
| - Disposals | | | <u>.</u> | _ | _ |
| Ending balance | 608.800.000 | 10.108.245.111 | 212.276.000 | 1.054.724.000 | 11.984.045.111 |
| Accumulated depreciation | | | | | |
| Opening balance | 520.068.138 | 8.703.158.197 | 212.276.000 | 879.295.304 | 10.314.797.639 |
| - Purchases during the year | 17.746.380 | 120.382.764 | | 50.122.512 | 188.251.656 |
| - Disposals | - | - | _ | _ | <u>-</u> |
| Ending balance | 537.814.518 | 8.823.540.961 | 212.276.000 | 929.417.816 | 10.503.049.295 |
| Remaining value | | | | | |
| At the beginning of the year | 88.731.862 | 1.405.086.914 | - | 175.428.696 | 1.669.247.472 |
| At the end of the year | 70.985.482 | 1.284.704.150 | - | 125.306.184 | 1.480.995.816 |

No 1 Cai Lan Roat - Bai Chay Ward - Quang Ninh Province

APPENDIX 03: TAXES AND OTHER PAYABLES TO THE STATE

| | Beginning of year receivables VND | Beginning of year payables VND | Payables VND | Paid VND | End of year receivables VND | End of year payables VND |
|----------------------------------|-----------------------------------|--------------------------------|---------------|---------------|-----------------------------------|--------------------------------|
| Value added tax payables | _ | - 10 m | 1.512.854.556 | 1.420.130.134 | <u>-</u> | 92.724.422 |
| Corporate income tax | <u>.</u> | 2.041.270 | 363.281.446 | 168.827.020 | <u>L</u> | 196.495.696 |
| Personal income tax | 89.787.901 | - | 1.063.868.444 | 915.273.366 | <u>-</u> | 58.807.177 |
| Fees, charges and other payables | · | | 3.000.000 | 3.000.000 | <u>-</u> | - |
| Total | 89.787.901 | 2.041.270 | 2.943.004.446 | 2.507.230.520 | | 348.027.295 |



CaiLan Port Invest Join Stock Company No 1 Cai Lan Roat - Bai Chay Ward - Quang Ninh Province

Financial Statements

From 01 January 2025 to 30 June 2025

APPENDIX 04: OWNERS' EQUITY

| | Owners' contributed capital | Other capital | Development investment funds | Other equity fund | Retained earnings | Total |
|---|-----------------------------|----------------|------------------------------|-------------------|----------------------------------|----------------------------------|
| | VND | VND | VND | VND | VND | VND |
| Previous Period Opening Balance | 365.050.000.000 | 11.500.000.000 | 2.340.736.096 | 163.000.000 | (404.457.379.048) | (25.403.642.952) |
| Previous Period Profit/(Loss) | - | h - | - | | 1.990.858.716 | 1.990.858.716 |
| Previous Period Closing Balance | 365.050.000.000 | 11.500.000.000 | 2.340.736.096 | 163.000.000 | (402.466.520.332) | (23.412.784.236) |
| This Period Opening Balance | 365.050.000.000 | 11.500.000.000 | 2.340.736.096 | 163.000.000 | (402.466.520.332) | (23.412.784.236) |
| This Year Profit/(Loss) This Year Capital Reduction | | - - | - | 1 | 1.768.651.958 (1.111.784.392) | 1.768.651.958 (1.111.784.392) |
| This Year Closing Balance | 365.050.000.000 | 11.500.000.000 | 2.340.736.096 | 163.000.000 | (401.809.652.766) | (22.755.916.670) |