

SEPARATE FINANCIAL STATEMENT
SAIGON PORT JOINT STOCK COMPANY
Quarter 3 of 2025

(For the fiscal period from 01 July 2025 to 30 September 2025)



SAIGON PORT JOINT STOCK COMPANY

Address: No. 03 Nguyen Tat Thanh, Ward 13, District 4, Ho Chi Minh City

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THE SEPARATE BALANCE SHEET
As at 30 September 2025

Code	ASSETS	Note	Ending Balance	Unit: VND
				Opening Balance
100	A. CURRENT ASSETS		1.690.596.162.924	1.448.508.273.601
110	I. Cash and cash equivalents	V.01	533.604.877.828	461.845.583.844
111	1. Cash		158.604.877.828	225.845.583.844
112	2. Cash equivalents		375.000.000.000	236.000.000.000
120	II. Short-term investments		422.162.788.384	284.207.788.384
121	1. Held-for-trading securities			
122	2. Provision for held-for-trading securities (*)			
123	3. Held-to-maturity investments	V.02	422.162.788.384	284.207.788.384
130	III. Current accounts receivable		597.278.571.685	566.032.082.851
131	1. Short-term trade receivables	V.03	167.618.455.276	190.353.312.322
132	2. Short-term advances to suppliers		12.339.575.154	11.742.157.503
133	3. Short-term internal receivables			
134	4. Construction contract receivables based on agreed progress billings			
135	5. Short-term loan receivables		222.751.000.000	202.008.000.000
136	6. Other short-term receivables	V.04	251.779.432.836	211.576.949.678
137	7. Provision for doubtful short-term receivables (*)		(57.209.891.581)	(49.648.336.652)
139	8. Shortage of assets waiting for resolution			
140	IV. Inventories	V.06	9.600.929.463	9.002.368.516
141	1. Inventories		9.600.929.463	9.002.368.516
149	2. Provision for devaluation of inventories (*)			
150	V. Other current assets		127.948.995.564	127.420.450.006
151	1. Short-term prepaid expenses	V.07	596.187.497	
152	2. Value-added tax deductible			
153	3. Taxes and other receivables from the State Budget		127.352.808.067	127.420.450.006
154	4. Government bonds held for resale			
155	5. Other current assets			
200	B. NON-CURRENT ASSETS		4.301.692.582.334	4.209.522.710.126
210	I. Long-term receivables		1.533.853.315.529	1.590.726.981.688
211	1. Long-term trade receivables	V.03	87.843.874.219	93.599.714.342
212	2. Long-term advance to suppliers			
213	3. Paid-in capital in dependent units			

THE SEPARATE BALANCE SHEET

As at 30 September 2025

				Unit: VND
Code	Assets	Note	Ending Balance	Opening Balance
214	4. Long-term internal receivables			
215	5. Long-term loan receivables		238.474.600.000	337.100.850.000
216	6. Other long-term receivables	V.04	1.207.534.841.310	1.160.026.417.346
219	7. Provision for doubtful long-term receivables (*)	V.05		
220	II. Fixed assets		258.293.952.776	272.477.307.954
221	1. Tangible fixed assets	V.08	235.716.209.588	248.872.471.245
222	- Cost		1.912.475.247.798	1.913.513.370.082
223	- Accumulated depreciation (*)		(1.676.759.038.210)	(1.664.640.898.837)
224	2. Finance lease			
225	- Cost			
226	- Accumulated depreciation (*)			
227	3. Intangible fixed assets	V.09	22.577.743.188	23.604.836.709
228	- Cost		62.278.661.077	62.228.661.077
229	- Accumulated amortisation (*)		(39.700.917.889)	(38.623.824.368)
230	III. Investment properties	V.10	166.783.169.782	170.873.220.268
231	- Cost		222.174.136.000	222.174.136.000
232	- Accumulated depreciation (*)		(55.390.966.218)	(51.300.915.732)
240	IV. Long-term assets in progress	V.11	44.186.944.432	70.597.348.050
241	1. Long-term work in progress		39.269.011.354	39.141.592.111
242	2. Construction in progress		4.917.933.078	31.455.755.939
250	V. Long-term investments	V.12	2.278.938.018.355	2.092.037.659.763
251	1. Investments in subsidiaries		832.959.575.373	832.959.575.373
252	2. Investments in associates, jointly controlled entities		2.127.240.970.353	2.127.240.970.353
253	3. Investment in other entities		472.167.138.128	498.864.805.527
254	4. Provision for long-term investments		(1.153.429.665.499)	(1.367.027.691.490)
255	5. Held-to-maturity investments			
260	VI. Other long-term assets		19.637.181.460	12.810.192.403
261	1. Long-term prepaid expenses	V.07	8.259.185.847	
262	2. Deferred tax assets		11.377.995.613	12.810.192.403
263	3. Long-term tools, supplies and spare parts	V.06		
268	4. Other long-term assets			
270	TOTAL ASSETS		5.992.288.745.258	5.658.030.983.727

THE SEPARATE BALANCE SHEET
As at 30 September 2025

Code	RESOURCES	Note	Ending Balance	Unit: VND
				Opening Balance
300	C. LIABILITIES		2.607.983.726.535	2.606.219.986.381
310	I. Current liabilities		741.615.893.473	734.971.661.741
311	1. Short-term trade payables	V.13	58.747.735.510	87.468.483.700
312	2. Short-term advances from customers		3.197.817.647	1.569.162.367
313	3. Tax and other payables to the State budget	V.14	152.931.396.530	112.961.785.409
314	4. Payables to employees		42.980.714.651	98.937.450.475
315	5. Short-term accrued expenses	V.15	15.284.806.353	15.808.334.928
316	6. Short-term internal payables			
317	7. Construction contract payables based on agreed progress billings			
318	8. Short-term unearned revenues			
319	9. Short-term other payables	V.16	400.914.515.062	364.527.195.848
320	10. Short-term loan and finance lease obligations	V.17	29.480.657.108	28.342.442.928
321	11. Short-term provisions			
322	12. Bonus and welfare fund		38.078.250.612	25.356.806.086
323	13. Price stabilisation fund			
324	14. Government bonds held for repurchase			
330	II. Non-current liabilities		1.866.367.833.062	1.871.248.324.640
331	1. Long-term trade payables			
332	2. Long-term advances from customers			
333	3. Long-term accrued expenses			
334	4. Long-term internal payables in relation to capital of dependent units			
335	5. Long-term internal payables			
336	6. Long-term unearned revenues			
337	7. Other long-term liabilities	V.16	1.836.887.181.250	1.828.734.811.250
338	8. Long-term loans and finance lease obligations	V.17	29.480.651.812	42.513.513.390
339	9. Convertible bonds			
340	10. Preference shares			
341	11. Deferred tax liabilities			
342	12. Long-term provisions			
343	13. Scientific and technological development fund			

THE SEPARATE BALANCE SHEET
As at 30 September 2025

Code	RESOURCES	Note	Ending Balance	Opening Balance
400	D. OWNER'S EQUITY		3.384.305.018.723	3.051.810.997.346
410	I. Capital	V.18	3.384.305.018.723	3.051.810.997.346
411	1. Contributed charter capital		2.162.949.610.000	2.162.949.610.000
411a	- Shares with voting rights		2.162.949.610.000	2.162.949.610.000
411b	- Preference shares			
412	2. Share premium			
413	3. Convertible bond - options			
414	4. Other owners' capital			
415	5. Treasury shares			
416	6. Asset revaluation reserve			
417	7. Foreign exchange differences reserve			
418	8. Investment and development fund		346.432.291.988	304.706.393.550
419	9. Enterprise re-organisation support fund			
420	10. Other funds belonging to owner's equity			
421	11. Retained earnings		874.923.116.735	584.154.993.796
421a	- Undistributed earnings by the end of prior period		500.233.060.685	324.064.250.154
421b	- Undistributed earnings of the current period		374.690.056.050	260.090.743.642
422	12. Equity for basic construction investment			
429	13. Non-controlling interest			
430	II. Other funds			
431	1. Subsidised fund			
432	2. Fund for fixed assets in use			
440	TOTAL LIABILITIES AND OWNERS' EQUITY		5.992.288.745.258	5.658.030.983.727

Nguyen Ngoc Tam
Preparer
Ho Chi Minh City, 15 October 2025

Tran Thu Giang
Head of Accounting

Nguyen Le Chon Tam
General Director



THE SEPARATE INCOME STATEMENT
Quarter 03 Year 2025

Unit: VND

Code	Items	Notes	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
01	1. Revenue from sales of goods and rendering of services	VI.20	230,712,960,138	221,287,311,013	691,391,716,572	713,097,211,444
02	2. Deductions					
10	3. Net revenue from sales of goods and rendering of services		230,712,960,138	221,287,311,013	691,391,716,572	713,097,211,444
11	4. Cost of goods sold and services rendered	VI.21	133,272,403,292	135,321,219,219	419,487,867,151	425,972,777,859
20	5. Gross profit from sales of goods and rendering of services		97,440,556,846	85,966,091,794	271,903,849,421	287,124,433,585
21	6. Finance income	VI.22	56,621,403,419	11,568,614,800	114,185,430,585	43,603,365,706
22	7. Finance expenses	VI.23	(82,132,104,995)	47,766,135,427	(187,177,303,824)	12,394,268,477
23	- Including: Interest expenses		9,557,968,005	230,978,388	26,268,570,286	699,307,791
	Long-term financial investment provision costs		(91,800,007,735)	46,635,613,838	(213,598,025,991)	9,521,852,489
25	8. Selling expenses					
26	9. General and administrative expenses	VI.24	43,587,164,120	51,638,264,620	112,736,102,774	135,242,790,110
30	10. Operating profit		192,606,901,140	(1,869,693,453)	460,530,481,056	183,090,740,704
31	11. Other income	VI.25	1,310,088,758	2,963,999,228	5,335,243,515	8,302,643,786
32	12. Other expenses	VI.26	105,546,311	3,226,537,495	2,209,625,587	7,245,429,518
40	13. Other profit		1,204,542,447	(262,538,267)	3,125,617,928	1,057,214,268
50	14. Accounting profit before tax		193,811,443,587	(2,132,231,720)	463,656,098,984	184,147,954,972
51	15. Current corporate income tax expense	VI.27	40,302,787,534	6,735,861,337	87,533,846,144	44,245,767,526
52	16. Deferred tax income		361,370,918	(183,366,513)	1,432,196,790	89,445,221
60	17. Net profits after tax		153,147,285,135	(8,684,726,544)	374,690,056,050	139,812,742,225

Nguyen Ngoc Tam

Preparer

Ho Chi Minh City, 15 October 2025

Tran Thu Giang

Head of Accounting

Nguyen Le Chon Tam

General Director



THE SEPARATE CASH FLOW STATEMENT

By direct method

Quarter 03 Year 2025

Unit: VND

Code	Items	Notes	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	I. Cash flows from operating activities			
01	1. Cash receipts from good sale, services supply	VII.1	734,946,726,791	730,878,474,654
02	2. Cash payments to goods suppliers and service providers		(300,296,236,554)	(296,882,929,834)
03	3. Cash payment for employees		(161,561,972,524)	(150,225,489,852)
04	4. Cash payments of loan interests		(1,246,457,561)	(1,653,516,842)
05	5. Cash payment of enterprise income tax		(66,549,120,407)	(76,374,722,624)
06	6. Other cash receipts from operating activities	VII.1	499,380,194,215	507,365,847,775
07	7. Other cash payments to production and business activities		(679,152,037,754)	(702,496,140,956)
20	Net cash flow from operating activities		25,521,096,206	10,611,522,321
	II. Cash flow from investing activities			
21	Purchase and construction of fixed assets and other long-term assets		-	-
22	Proceeds from disposals of fixed assets and other long-term assets			
23	Loans to other entities and payments for purchase of debt instruments of other entities		(285,928,250,000)	(230,845,000,000)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		275,372,500,000	262,101,275,000
25	Payments for investments in other entities (net of cash hold by entity being acquired)	VII.1	-	(100,000,000)
26	Proceeds from sale of investments in other entities (net of cash hold by entity being disposed)		26,697,667,399	
27	Interest and dividends received		44,309,511,889	6,384,068,252
30	Net cash flow from investing activities		60,451,429,288	37,540,343,252
	III. Cash flow from financing activities			
33	Drawdown of borrowings	VII.2		
34	Repayment of borrowings	VII.3	(14,468,309,225)	(14,007,163,244)
35	Payment of principal of finance lease liabilities			
36	Dividends paid/Profit distributed		-	233,231
40	Net cash flow from financing activities		(14,468,309,225)	(14,006,930,013)
50	Net increase in cash for the year		71,504,216,269	34,144,935,560
60	Cash and cash equivalents at the beginning of the period		461,845,583,844	361,403,143,035
61	Impact of exchange rate fluctuation		255,077,715	33,001,232
70	Cash and cash equivalents at the end of period		533,604,877,828	395,581,079,827

Nguyen Ngoc Tam

Preparer

Ho Chi Minh City, 15 October 2025

Tran Thu Giang

Head of Accounting

Nguyen Le Chon Tam

General Director

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 1 July 2025 to 30 September 2025

(These Notes form an integral part of and should be read in conjunction with the Financial Statements)

I. CHARACTERISTICS OF BUSINESS ACTIVITIES

1 Structure of ownership

Saigon Port Joint Stock Company is a member unit of Vietnam Maritime Corporation, which converted from the One Member Limited Liability Company 100% state-owned, to operate under the model of a joint stock company from 1 October 2015.

The company operates under the Certificate of Business Registration of Joint Stock Company No. 0300479714, registered for the 4th change on 1 October 2015, issued by the Department of Planning and Investment of Ho Chi Minh City.

The head office is located at: No. 03 Nguyen Tat Thanh, Ward 13, District 4, Ho Chi Minh City, Vietnam

2 Business field: Seaport exploitation

3 Business activities

The Company's main production and business activities include:

Investment in construction, management and exploitation of the sea; Lease of seaport infrastructure leasing, Loading and unloading goods at seaports.

Warehouse and port business; providing logistics services, international multimodal transport business, goods transport business by car.

Freight forwarding, storage and packing services; loading, unloading, forwarding, transporting over-sized and over-weight goods.

Agency services for sea transport; shipping agent; brokerage of goods, towage of ships; marine rescue.

Repair of ships at ports; Cargo inventory services, ship cleaning services, ship supply.

Management, operation and leasing of wharves; warehouses, mooring buoys, loading and unloading equipment, waterway transport vehicles and specialized equipment for the maritime industry; Customs tax declaration services, purchase and sale of machinery, equipment, supplies and raw materials in the maritime, traffic, construction, industry, agriculture and mechanical industries; Container transshipment services at seaports.

Building and repairing barges and canoes of tugboats (except for equipment and means of transport); Manufacturing and repairing loading and unloading equipment, waterway means of transport and specialized marine equipment; Construction consultancy (except for work design, construction survey, construction supervision); construction of bridges, irrigation roads, water supply and drainage.

Construction, maintenance and repair of waterway traffic works, road traffic works, wharves and yards, houses, civil and industrial works; Leveling the foundation, infrastructure ground, dredging of mooring buoys, wharves.

Production, trading of construction materials equipment (not manufactured at the company's headquarters).

Domestic and international travel service business; real estate business, hotel business -coal processing and trading (not operating at the company's headquarters).

Petroleum trading agents, trading and processing of agricultural, food and food products (not processed at the company's headquarters).

Business management consultancy, investment consultancy (except for financial, accounting, legal consultancy).

Direct support services for road transport (except for liquefaction gas for transportation).

4. Normal business cycle

Normal business cycle: 12 months.

5 Corporate structure

5.1 The company has 04 operations management centers, 01 Branch of Port Construction Enterprise, and 01 business location as follows:

Unit Name	Address
Nha Rong – Khanh Hoi Area Operations Management Center	No. 5 Nguyen Tat Thanh Street – District 4 – Ho Chi Minh City
Tan Thuan Area Operations Management Center	Luong Trong Lu Street – District 7 – Ho Chi Minh City
Tugboat Operations Management Center	Truong Dinh Hoi – District 4 – Ho Chi Minh City
Ba Ria – Vung Tau Area Operations Management Center	Tan Thanh Town – Ba Ria – Vung Tau Province
Branch of Port Construction Enterprise	No. 155 Truong Dinh Hoi – District 4 – Ho Chi Minh City
Business location of Saigon Port JSC in Da Lat	No. 11 Huynh Thuc Khang – Da Lat City

5.2 As at 30/09/2025, the company has 05 subsidiaries:

➤ Saigon Port Logistics Joint Stock Company.

Saigon Port Logistics Joint Stock Company is an enterprise renamed from Placo - Saigon Port Joint Stock Company (English trading name: Saigon Port Logistics Joint Stock Company.

According to Business Registration Certificate No. 02000771190, first registered on November 21, 2007, 10th change on June 28, 2018. Business activities of the company: Providing services. Charter capital of the Company: According to the Business Registration Certificate is 15,000,000,000 VND. Contributed capital recorded on the Financial Statement as of March 31, 2016 is 14,907,000,000 VND. Head office of the Company: No. 3 - Nguyen Tat Thanh - Ward 12 - District 4 - Ho Chi Minh City. As of 30 September 2025, the company owns 74.13% of the equity capital ownership in this subsidiary

➤ **Saigon Hiep Phuoc Port Joint Stock Company.**

Saigon-Hiep Phuoc Port Joint Stock Company operates under Business Registration Certificate No. 4103003440 dated May 30, 2005 issued by the Department of Planning and Investment of Ho Chi Minh City, registered for the 9th change on October 25, 2013. The Company's charter capital according to the Business Registration Certificate is VND 850,000,000,000. The Company's head office: 1st Floor, No. 3 - Nguyen Tat Thanh - Ward 12 - District 4 - Ho Chi Minh City. As at 30 September 2025, the Company owns 90.54% of the equity in this subsidiary.

➤ **Saigon Port Technical Trading Services Joint Stock Company.**

Saigon Port Service Trading Engineering Joint Stock Company was converted from a branch of Saigon Port One Member Co., Ltd. - Maritime Mechanical and Services Enterprise. The company's business activities: Providing services. The company's charter capital, according to the business registration certificate, is VND 19,980,000,000. The company's headquarters is No. 212 - Nguyen Van Linh Street - Tan Thuan Tay Ward - District 7 - Ho Chi Minh City. As at 30 September 2025, the company owns 63.31% of the equity in this subsidiary.

➤ **Saigon Port Transport and Maritime Services Joint Stock Company.**

Saigon Port Transport and Maritime Services Joint Stock Company was converted from a branch of Saigon Port One Member Co., Ltd. - Khanh Hoi Transport and Maritime Services Enterprise. Business activities of the company: Providing services. Charter capital of the company: According to the Business Registration Certificate is 32,800,000,000 VND. Head office of the company: No. 18B - Luu Trong Lu - Tan Thuan Dong Ward - District 7 - Ho Chi Minh City. As at 30 September 2025, the company owns 51% of the equity in this subsidiary.

➤ **Saigon Port Stevedoring and Services Joint Stock Company.**

Saigon Port Stevedoring and Services Joint Stock Company, formerly Saigon Port Stevedoring and Services Enterprise, was converted into a Joint Stock Company under Decision No. 403/QĐ-HĐBT of Vietnam National Shipping Lines dated June 30, 2010. The Company was granted a Business Registration Certificate No. 0310346174 by the Department of Planning and Investment of Ho Chi Minh City on September 30, 2010. Registered for the 7th change on May 24, 2019. Business activities of the Company: Providing services. Charter capital of the Company: According to the Business Registration Certificate is 40,500,000,000 VND. Head

office of the Company: No. 242 - Bui Van Ba Street - Tan Thuan Dong Ward - District 7 - Ho Chi Minh City. As at 30 September 2025, the company owns 51.43% of the equity in this subsidiary.

5.3 As at 30/09/2025, The company has 4 joint ventures, associates companies.

No	Name	Rate of interest
1	Korea Express Sai Gon Port Co., Ltd	50%
2	Thi Vai General Port Joint Stock Company	21%
3	SP – SSA International Container Services Joint Venture Company	38.93%
4	SP – PSA International Port Co., Ltd	36%

II ACCOUNTING PERIOD AND ACCOUNTING POLICY

- 1 Annual accounting period commences from 1 January to 31 December.
- 2 The company's accounting currency is in Vietnam Dong ("VND").

III STANDARDS AND APPLICABLE ACCOUNTING POLICIES

1 Applicable accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and Circular No. 75/2015/TT-BTC dated 21 March 2016 by the Ministry of Finance amending and supplementing some articles of Circular No. 200/2014/TT-BTC.

2 Declaration of compliance with Accounting Standards and Accounting System.

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

On 22 December 2014, the Ministry of Finance issued Circular 200/2014/TT-BTC guiding the Enterprise Accounting Regime replacing Decision No. 15/2006/QĐ-BTC dated 20 March 2006, and effective for fiscal years starting from or after 1 January 2015.

VI SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Types of Exchange Rates Applied in Accounting

The company records foreign currency transactions and prepares financial statements in a single functional currency, in Vietnam Dong ("VND"). The conversion of foreign currencies into VND is based on:

- Actual transaction exchange rate;

- Accounting exchange rate.

2 Cash and cash equivalents

Cash and cash equivalents include cash on hand, bank deposits, and short-term investments with original maturities of three months or less, highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value upon conversion to cash.

- In cases where foreign currency is deposited into the cash fund or bank, the foreign currency is converted into Vietnamese Dong at the exchange rate on the transaction date or the buying exchange rate published by the commercial bank at the time of the transaction for accounting purposes.
- In cases where foreign currency is purchased for cash fund deposits, bank deposits, or for settling foreign currency liabilities in Vietnamese Dong, the foreign currency is converted into Vietnamese Dong at the buying exchange rate or the settlement exchange rate.
- Monetary assets arising from foreign currency transactions are converted into Vietnamese Dong and concurrently tracked in detail by each foreign currency unit. These transactions are also recorded in off-balance sheet accounts.

Actual exchange rate differences arising during the period are transferred to financial income or financial expenses in the fiscal year.

Exchange rate differences arising from the revaluation of monetary items and liabilities at the end of the accounting period are determined based on the buying exchange rate of Vietcombank – Ho Chi Minh City Branch as at 30 September 2025.

3 Financial investments

3.1 Investments held to maturity

Comprise term deposits held to maturity to earn profits periodically.

For held-to-maturity investments, if no allowance for doubtful receivables has been made in accordance with legal regulations, the accountant assesses the recoverability of the investments. In cases where there is conclusive evidence indicating that part or all of the investment may not be recoverable, the accountant recognizes the loss in financial expenses for the period. If the loss cannot be reliably measured, the accountant provides disclosure in the financial statements regarding the recoverability of the investment.

3.2 Investment in associates and other entities

Equity investments in other entities are presented using the cost method.

3.3 Provision for impairment of financial investments

Provision for diminution in value of investments is made at the end of the accounting period as follows:

For investments in subsidiaries, joint ventures, and associates: A provision for impairment of investments is recognized when the investee incurs a loss, based on the financial statements of the subsidiary, joint venture, or associate at the time of provision recognition.

For long-term investments (not classified as trading securities) with no significant influence on the investee: If the investment is in listed shares or the fair value of the investment can be reliably

determined, the provision for impairment is based on the market value of the shares. If the fair value of the investment cannot be determined at the reporting date, the provision for impairment is based on the financial statements of the investee at the time of provision recognition.

For held-to-maturity investments: A provision for doubtful receivables is made based on the recoverability of the investment, in accordance with legal regulations.

4 Trade and other receivables

The classification of receivables into trade receivables and other receivables is carried out based on the following principles:

- a. Trade receivables include receivables arising from commercial transactions related to buying and selling activities, such as: receivables from sales of goods, provision of services, liquidation, and sale of assets (fixed assets, investment properties, financial investments) between the company and the purchaser (an independent entity from the seller, including receivables between the parent company and its subsidiaries, joint ventures, and associates).
- b. Other receivables include receivables that are non-commercial in nature and not related to buying and selling transactions, such as:
 - Receivables arising from financial activities, such as: receivables from interest on loans, deposits, dividends, and profit distributions;
 - Amounts paid on behalf of third parties to be reimbursed; receivables from export agents for amounts collected on behalf of the principal;
 - Non-commercial receivables such as receivables from asset lending, fines, compensation, and unaccounted-for missing assets awaiting resolution ...

When preparing the financial statements, the accountant classifies receivables as either current or non-current based on the remaining maturity of the receivables.

Provision for doubtful receivables is recognized for each uncollectible receivable based on the regulations outlined in Circular No. 48/2019/TT-BTC issued by the Ministry of Finance on 08 August 2019.

The determination of receivables requiring provision for doubtful debts is based on the classification of short-term and long-term receivables in the balance sheet. The provision for doubtful receivables is recognized for each uncollectible receivable based on the aging of overdue debts or the anticipated level of potential loss.

5 Inventories

Inventories are initially recognized at original cost. In cases where the net realizable value is lower than the cost, inventory is valued at its net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition.

Inventory is valued using the First-In, First-Out (FIFO) method.

Inventories is recorded by perpetual method.

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

6 Fixed assets and depreciation of fixed assets

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

The depreciation method applied: Fixed assets are depreciated using the straight-line method to allocate the original cost of the asset over its estimated useful life, in accordance with Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013.

Depreciation method applied: Fixed assets are depreciated using the straight-line method to gradually deduct the original cost of fixed assets over their estimated useful life, in accordance with Circular 45/2013/TT-BTC dated 25 April 2013, issued by the Ministry of Finance.

7 Prepaid expenses

Prepaid expenses that are related to the production and business activities of the current fiscal year are recognized as short-term prepaid expenses and are charged to production and business expenses within the same fiscal year.

The following expenses were incurred during the fiscal year but are recorded as long-term prepaid expenses to be allocated gradually into the operating results over multiple years:

- Tool and equipment expenses
- Goodwill value upon equitization

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

8 Liabilities

The classification of payables into trade payables and other payables is carried out based on the following principles:

- a. Trade payables include liabilities of a commercial nature arising from transactions involving the purchase of goods, services, and assets from suppliers (independent entities from the purchaser, including payables between the parent company and its subsidiaries, joint ventures, and associates).
- b. Other payables include non-commercial liabilities that are not related to transactions involving the purchase, sale, or provision of goods and services:
 - Payables related to financial expenses, such as: interest payables, dividends and profit distribution payables, and payables for financial investment activities;
 - Payables for amounts advanced by third parties on behalf of the company; amounts received by the trustee from related parties for settlement as instructed in entrusted import and export transactions;

- Non-commercial payables such as payables for asset borrowing, fines and compensation payables, unprocessed surplus assets, and payables for social insurance, health insurance, unemployment insurance, and trade union contributions ...

When preparing the financial statements, the accountant classifies payables as either current or non-current based on the remaining maturity of the payables. When there is evidence indicating that a loss is likely to occur, the accountant immediately recognizes a payable based on the prudence principle.

9 Accrued expenses

Expenses that have not yet been incurred but are accrued in advance as production and business expenses for the period to ensure that actual expenses do not cause fluctuations in production and business costs, based on the matching principle between revenues and expenses. When these expenses are incurred, if there is a discrepancy between the accrued amount and the actual expense, the accountant will adjust by increasing or decreasing the expense accordingly.

10 Equity

The owner's investment capital is recognized based on the actual amount contributed by the owner.

The development fund is allocated from the company's after-tax profit. During operations, these funds are managed and utilized in accordance with the company's charter.

Undistributed after-tax profit is the amount of profit from the company's operations after deducting (-) adjustments for retrospective application of changes in accounting policies and retrospective correction of material errors from prior years.

11 Revenue

Sales revenue:

Sales revenue is recognized when the following conditions are met simultaneously:

- The majority of risks and rewards related to the ownership of the product or goods have been transferred to the buyer;
- The company no longer retains control over the goods as an owner or has control over the goods;
- Revenue can be reliably measured;
- The company has received or will receive economic benefits from the sales transaction;
- The costs related to the sales transaction can be reliably measured.

Revenue from service provision

Revenue from service provision is recognized when the outcome of the transaction can be reliably determined. If the service provision spans multiple periods, the revenue is recognized in each period based on the work completed as of the balance sheet date for that period. The outcome of the service provision transaction is determined when the following conditions are met:

- Revenue can be reliably measured;
- It is probable that economic benefits will be received from the service provision transaction;

- The portion of work completed as of the balance sheet date can be reliably measured;
- The costs incurred for the transaction and the costs to complete the service provision transaction can be reliably measured

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

Financial revenue

Revenue arising from interest, royalties, dividends, profit distributions, and other financial income is recognized when both of the following conditions are met:

- It is probable that economic benefits will be obtained from the transaction;
- The revenue can be measured reliably.

Other income

Other income reflects revenue outside the company's primary production and business activities, including:

- Income from the disposal and liquidation of fixed assets;
- Income from sale and leaseback transactions;
- Taxes payable on the sale of goods and provision of services that are subsequently reduced or refunded (such as refunded export duties, reduced or refunded VAT, special consumption tax, and environmental protection tax);
- Compensation received from third parties to cover asset losses (e.g., insurance compensation, compensation for relocation of business premises, and similar items);
- Income from penalties collected due to customer contract violations;
- Other income not included in the categories mentioned above.

12 Costs of goods sold costs

Reflects the cost of goods, products, or services sold during the period.

For the portion of inventory value that is lost or damaged, the accountant immediately includes it in the cost of goods sold (after deducting any compensation, if applicable).

For direct material costs that exceed the normal consumption, labor costs, and fixed manufacturing overhead costs that are not allocated to the value of inventory, the accountant immediately includes them in the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not been recognized as sold.

Import taxes, special consumption taxes, and environmental protection taxes that are included in the purchase value of goods, if refunded upon the sale of goods, are deducted from the cost of goods sold.

Cost of goods sold items that are not considered deductible expenses for corporate income tax purposes under the tax law, but for which proper invoices and documentation exist and have been accounted for in accordance with the company's accounting policies, should not be reduced in the accounting records.

Instead, they are adjusted in the corporate income tax finalization to increase the corporate income tax payable.

13 Financial expenses

Financial expenses reflect costs or losses related to financial investment activities, borrowing and lending expenses, contributions to joint ventures and associates, losses from the sale of short-term securities, transaction costs for selling securities, provision for impairment of trading securities, provision for investment losses in other entities, losses incurred from foreign currency sales, and foreign exchange losses...

Financial expenses that are not considered deductible for corporate income tax purposes under tax law, but for which proper invoices and documentation exist and have been accounted for in accordance with the company's accounting policies, should not be reduced in the accounting records. Instead, they are adjusted during the corporate income tax finalization to increase the corporate income tax payable.

14 Operating expenses

The expenses recognized as selling expenses include: Actual costs incurred during the sale of products, goods, or services, including costs for product promotion, advertising, sales commissions, product warranty costs, storage costs, packaging, and transportation,...

The expenses recognized as administrative expenses of the enterprise include: Wages of employees in the enterprise management department (salary, wages, allowances, etc.); social insurance, health insurance, union funds, and unemployment insurance for management staff; office materials, tools, and depreciation of fixed assets used for enterprise management; land rental, business license tax; provisions for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); other expenses (hospitality, customer conferences, etc.)

15 Taxes

Corporate income tax expenses for the current period are determined based on taxable income and the corporate income tax rate applicable in the current year.

Deferred corporate income tax expenses are determined based on temporary differences that are deductible, taxable temporary differences, and the applicable corporate income tax rate.

The other taxes and fees in accordance with current regulations.

V . ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET

Unit: VND

	30/09/2025	01/01/2025
01 . CASH		
Cash on hand	3,591,185,111	640,519,995
Demand deposits	155,013,692,717	225,205,063,849
Cash in transit		
Cash equivalents	375,000,000,000	236,000,000,000
Total	533,604,877,828	461,845,583,844
02 . FINANCIAL INVESTMENTS		
Investments held to maturity	422,162,788,384	284,207,788,384
Total	422,162,788,384	284,207,788,384
03 . TRADE RECEIVABLES		
3.1 Short-term	167,618,455,276	190,353,312,322
Receivables from unrelated parties	99,094,287,894	99,252,455,842
Receivables from related parties	68,524,167,382	91,100,856,480
<i>In which details for entities with balances greater than 10% of total receivables</i>		
<i>"CSG-SSA International Container Service Co., Ltd."</i>		
<i>Cai Mep International Terminal Company Limited</i>	<i>42,667,195,709</i>	<i>61,965,366,209</i>
3.2 Long-term	87,843,874,219	93,599,714,342
Receivables from unrelated parties		
Receivables from related parties	87,843,874,219	93,599,714,342
<i>In which details for entities with balances more than 10% of total receivables</i>		
<i>Cai Mep International Terminal Company Limited</i>		
	<i>87,843,874,219</i>	<i>93,599,714,342</i>
Total (3.1+3.2)	255,462,329,495	283,953,026,664

04 . OTHER RECEIVABLES

Items	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
4.1 - Short-term	251,779,432,836		211,576,949,678	
Receivables from Advances	2,613,234,127		3,500,000	
Receivables from equitization	28,719,686,558		28,719,686,558	
Receivables from estimated bank interest	544,888,774		3,960,433,998	
Receivables from Ngoc Vien Dong Company for relocation	7,489,704,254		7,489,704,254	
Short-term deposits	1,434,900,000		1,477,500,000	
Accrued interest receivable from shareholder loans of SP-PSA	176,025,373,400		146,405,961,344	
Other receivables	34,951,645,723		23,520,163,524	
4.2 - Long-term	1,207,534,841,310		1,160,026,417,346	
Deposits			5,000,000	
Loan guarantee for SP - PSA International Port	308,167,200,000		299,981,880,000	
- Investment in CSG - IIP Construction (Ngoc Vien Dong capital advance)	850,000,000,000		850,000,000,000	

Other receivables	49,367,641,310	10,039,537,346
Total (4.1+4.2+4.3)	1,459,314,274,146	1,371,603,367,024

05 . BAD DEBT (APPENDIX 01)

06 . INVENTORIES

Items	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
a) Short-term	9,600,929,463		9,002,368,516	
Raw materials	3,811,337,137		3,306,683,885	
Tools and equipment	5,198,982,946		5,113,797,472	
Work in progress	581,887,159		581,887,159	
Goods	8,722,221			
b) Long term				
Raw materials				
Tools and equipment				
Total(a+b)	9,600,929,463		9,002,368,516	

Value of inventory used as collateral for loans: None

Reason for change in inventory reserve value: None

07 . PREPAID EXPENSES		30/09/2025	01/01/2025
a) Short-term		596,187,497	
Tools and equipment			
Other prepaid expenses		596,187,497	
b) Long-term		8,259,185,847	
Tools and equipment, supplies, insurance			
Cost of dredging, repairing the foundation, yard, renovating the U-turn at gate no.3 ...		8,259,185,847	
Total (a + b)		8,855,373,344	

08 . INCREASE AND DECREASE IN TANGIBLE FIXED ASSETS (APPENDIX NO. 02)

09 . INCREASE AND DECREASE IN INTANGIBLE FIXED ASSETS

Items	Land Using Rights	Software Others	Total
Cost			
Beginning Balance	53,041,446,221	9,077,119,618	110,095,238
Increase during the period		50,000,000	50,000,000
Ending balance	53,041,446,221	9,127,119,618	110,095,238
Accumulated amortisation			
Beginning Balance	32,412,071,422	6,104,514,886	107,238,060
Amortisation during the period	566,444,898	509,220,053	1,428,570
Ending balance	32,978,516,320	6,613,734,939	108,666,630
Net book value			
Opening Balance	20,629,374,799	2,972,604,732	2,857,178
Ending balance	20,062,929,901	2,513,384,679	1,428,608

10 . INCREASE AND DECREASE IN INVESTED REAL ESTATE

Items	Land using rights
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Cost	
Beginning Balance	222,174,136,000
Ending balance	222,174,136,000
Accumulated depreciation	
Beginning Balance	51,300,915,732
Depreciation during the period	4,090,050,486
Ending balance	55,390,966,218
Net book value	
Opening Balance	170,873,220,268
Ending balance	166,783,169,782

11 . NON-CURRENT ASSETS IN PROGRESS	30/09/2025	01/01/2025
Purchasing fixed assets	655,635,000	
Construction in progress	43,531,309,432	70,597,348,050
Major repairs of fixed assets		
Total	44,186,944,432	70,597,348,050
<i>In which</i>		
Saigon Hiep Phuoc Port Logistics Service Area	2,550,659,096	27,736,366,606

12 . LONG-TERM FINANCIAL INVESTMENT (APPENDIX 03)

13 . TRADE PAYABLES	30/09/2025	01/01/2025
Short-term		
Payables to unrelated parties	17,437,369,412	17,081,945,834
Payables to related parties (Notes 31)	41,310,366,098	70,386,537,866
Total	58,747,735,510	87,468,483,700

14 . TAXES AND OTHER PAYABLES TO THE STATE BUDGET

Items	Opening Balance	Amount payable	Amount paid	Ending Balance
Taxes	112,961,785,409	184,574,720,970	144,605,109,849	152,931,396,530
Value add taxes	4,697,376,828	30,346,849,096	26,525,787,653	8,518,438,271
Corporate income taxes	66,549,120,407	87,533,846,144	66,549,120,407	87,533,846,144
Personal income taxes	1,467,765,992	16,970,946,985	17,766,688,390	672,024,587
Land tax and land rent	40,247,522,182	49,697,195,774	33,737,630,428	56,207,087,528
Other taxes		25,882,971	25,882,971	

15 . ACCURED EXPENSES	30/09/2025	01/01/2025
Short-term		
Interest payable	-	
Exchange rate difference	-	
Other payable	15,284,806,353	15,808,334,928
Total	15,284,806,353	15,808,334,928

16 . OTHER PAYABLE	30/09/2025	01/01/2025
a) Short-term	400,914,515,062	364,527,195,848
Union funds	481,082,780	461,780,837
Social insurance	700,347,852	
Health insurance	93,099,929	
Unemployment insurance	55,458,970	

Payables for equitization	161,900,914,229	160,235,295,791
Deposits, collateral	8,943,606,639	7,800,316,639
Interest payable on loans to SP-PSA International Port Co., Ltd.	221,520,311,313	188,704,863,354
Other Payables	7,219,693,350	7,324,939,227
b) Long-term	1,836,887,181,250	1,828,734,811,250
Deposits	764,475,000	797,425,000
Payable to the State Budget about advance to serve the Saigon - Hiep Phuoc Port Construction investment Project	599,000,000,000	599,000,000,000
PSA Singapore Company	308,167,200,000	299,981,880,000
Support for workers who quit their jobs according to Decision 46/2010/QĐ-TTĐ	78,955,506,250	78,955,506,250
Vien Dong Pearl Urban Development Investment Company Limited	850,000,000,000	850,000,000,000
Total	2,237,801,696,312	2,193,262,007,098

17 . LOAN AND FINANCE LEASE OBLIGATIONS (APPENDIX NO. 04)

18 . OWNERS' EQUITY

a Equity Fluctuation Reconciliation Table (Appendix No. 05)

b Details of owners' investment capital

Items	30/09/2025		01/01/2025	
	Rate	Value	Rate	Value
State Capital	65.45%	1,415,649,060,000	65.45%	1,415,649,060,000
Shareholders' Capital	34.55%	747,300,550,000	34.55%	747,300,550,000
Total	100%	2,162,949,610,000	100%	2,162,949,610,000

c Transactions on Owner's Equity

**From 01/01/2025
to 30/09/2025**

At the beginning of the period	2,162,949,610,000
Increased capital during the period	
Decreased capital during the period	
At the end of the period	2,162,949,610,000

d Shares	30/09/2025	01/01/2025
Number of Authorized issuing shares	216,294,961	216,294,961
Number of shares to be issued		
Ordinary shares	216,294,961	216,294,961
Number of shares in circulation		
Ordinary shares	216,294,961	216,294,961
Par value per share	10.000 đ/CP	10.000 đ/CP
e Corporate Funds	30/09/2025	01/01/2025
Development Investment Fund	346,432,291,988	304,706,393,550
Total	346,432,291,988	304,706,393,550

VI NOTES FOR ITEMS PRESENTED ON BUSINESS PERFORMANCE REPORTS

20 . REVENUE	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
With Unrelated Parties		
Port operation services	178,993,977,243	169,362,872,270
With Related Parties (Note 31)		
Port operation services	51,718,982,895	51,924,438,743
Total	230,712,960,138	221,287,311,013

21 .	COST OF GOODS SOLD	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
	Port operation services	133,272,403,292	135,321,219,219
	Total	133,272,403,292	135,321,219,219
22 .	FINANCE INCOME	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
	Interest on deposits and loans	17,200,795,190	10,988,114,437
	Dividends and profits received		567,402,177
	Realized exchange gains	70,636,020	13,098,186
	Foreign exchange gain from the revaluation of year-end balances	5,419,617,167	
	Gains from sale of securities	34,905,169,187	
	Late payment interest	1,638,776,792	
	Gain from payment discount	368,640,000	
	Other financial activities	(2,982,230,937)	
	Total	56,621,403,419	11,568,614,800
23 .	FINANCE EXPENSES	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
	Interest expenses	9,557,968,005	230,978,388
	Realized exchange losses	27,910,274	899,543,201
	Reserve for financial investment losses	(91,800,007,735)	46,635,613,838
	Securities transaction fees	82,024,461	
	Total	(82,132,104,995)	47,766,135,427
24 .	GENERAL AND ADMINISTRATIVE EXPENSES	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
	Business management expenses incurred during the period	40,771,984,288	47,382,082,709
	Return/provision expense	2,815,179,832	4,256,181,911
	Total	43,587,164,120	51,638,264,620
	In which:		
	<i>Management staff expenses</i>	15,007,940,470	18,107,986,369
	<i>Business advantage upon equitization</i>		
	<i>Other business management expenses</i>	28,579,223,650	33,530,278,251
25 .	OTHER INCOME	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
	Gain from liquidation, disposal of fixed assets	13,450,000	
	Other income	1,296,638,758	2,963,999,228
	Total	1,310,088,758	2,963,999,228
26 .	OTHER EXPENSES	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
	Asset Disposal Expenses	-2,230,838	
	Other Expenses	107,777,149	3,226,537,495
	- Additional land rent in Ho Chi Minh City area from October 1, 2015 to March 31, 2018		
		105,546,311	3,226,537,495
27 .	CURRENT CORPORATE INCOME TAX EXPENSES	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024

Profit before tax(a)	193,811,443,587	(2,132,231,720)
Increasing adjustments(b)	2,708,793,477	22,260,861,573
Non-deductible expenses	891,983,410	1,585,844,489
Difference in the calculation of SP-PSA financial investment provision expenses between accounting and circular	(1,806,854,587)	916,832,563
Loss (reversal of interest) on revaluation of foreign currency at the end of the period		19,758,184,521
Difference between interest payable to PSA and interest receivable for SPPSA loan	3,623,664,654	
Decreasing adjustments (c)	(4,993,700,605)	(13,550,676,832)
Dividends, profit sharing and unemployment provisions		567,402,177
Reversal of differences in the calculation of SPPSA financial investment provision costs between accounting and circular		
Gain (reversal of losses) from foreign currency revaluation at the end of the period	(4,993,700,605)	(14,118,079,009)
Total taxable income (d=a+b-c)	201,513,937,669	33,679,306,685
Corporate income tax payable at the rate of 20% (e=d*20%)	40,302,787,534	6,735,861,337
Adjustment of corporate income tax payable of the previous year to increase this period (g)		-
Corporate income tax payable	40,302,787,534	6,735,861,337

28 . EXPENSES BY FACTORS

	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
Raw material costs	10,819,896,587	11,493,856,214
Labor expenses	8,078,878,196	50,657,566,175
Depreciation of fixed assets	9,851,862,141	9,372,149,321
Expenses of outsourcing services	59,866,398,783	43,686,596,311
Other expenses in cash	60,175,716,449	20,857,520,069
(Return)/ Provision Reverse expense	28,066,815,256	50,891,795,749
Total	176,859,567,412	186,959,483,839

29 . FINANCIAL INSTRUMENTS

	Ending Balance	Opening Balance
Financial assets		
Cash and cash equivalents	533,604,877,828	461,845,583,844
Short-term trade receivables	167,618,455,276	190,353,312,322
Long-term trade receivables	87,843,874,219	93,599,714,342
Short-term other receivables	251,779,432,836	211,576,949,678
Long-term other receivables	1,207,534,841,310	1,160,026,417,346
Financial investments	3,854,530,472,238	3,743,273,139,637
Provision financial investment losses	(1,153,429,665,499)	(1,367,027,691,490)
Provision long-term receivables	(57,209,891,581)	(49,648,336,652)
Total	4,892,272,396,627	4,443,999,089,027

	Ending Balance	Opening Balance
Financial liabilities		
Short-term loan and finance leases obligations	29,480,657,108	28,342,442,928
Short-term trade payables	58,747,735,510	87,468,483,700
Short-term other payables	400,914,515,062	364,527,195,848

Long-term other payables	1,836,887,181,250	1,828,734,811,250
Short-term accrued expenses	15,284,806,353	15,808,334,928
Long-term loan and finance leases obligations	29,480,651,812	42,513,513,390
Total	2,370,795,547,095	2,367,394,782,044

Financial assets and financial liabilities have not been revalued at fair value at the balance sheet date because Circular 210/2009/TT-BTC and current regulations require the presentation of Financial Statements and Information Notes for financial instruments but do not provide equivalent guidance for the assessment and recognition of fair value of financial assets and financial liabilities, except for the Reserve for securities investment value reduction as stated in the relevant Notes.

Liquidity risk

The purpose of liquidity risk management is to ensure that there are sufficient funds to meet present and future financial obligations. Liquidity is also managed by the Company to ensure that the excess of maturing liabilities over maturing assets during a period is kept at manageable levels relative to the funds the Company believes can generate during that period. The Company's policy is to regularly monitor current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash, bank deposits and borrowings to meet its liquidity requirements in the short and long term.

VII . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1 . Amount actually received during the period	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Amount received under regular contracts	-	-
Amount actually repaid during the period	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Repayment of loan principal under standard loan agreements	(14,468,309,225)	(14,007,163,244)
Total	(14,468,309,225)	(14,007,163,244)

30 . EVENTS AFTER REPORTING DATE

There have been no material events occurring after the reporting date that require adjustment to or disclosure in these Financial Statements.

31 . RELATED PARTY INFORMATION

a . Related Party Transactions

a1 . Sales Transactions

Company	Relationship	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
Saigon Port Transport and Maritime Services Joint Stock Company	Subsidiary	16,430,320	8,055,000
Saigon Port Technical Trading Service Joint Stock Company	Subsidiary	300,520,352	174,077,217
Saigon Port Stevedoring and Services Joint Stock Company	Subsidiary	774,138,617	277,552,562
Saigon Port Logistic Joint Stock Company	Subsidiary	22,280,371	36,427,190
Saigon Hiep Phuoc Port Joint Stock Company	Subsidiary	161,700,000	18,400,000
CSG - SSA International Container Service Joint Stock Company	Joint Venture Company	26,042,262,464	5,679,900,000
Korea Express Saigon Port Co., Ltd.	Joint Venture Company	47,912,695	136,121,917
Cai Mep International Port Co., Ltd.	Associated company	-	36,424,897,637
VIMC Shipping Company	Subsidiary of the Parent Company	15,504,021,133	4,500,000
Vietnam Ocean Shipping Agency Corporation (Vosco)	Same Parent company	-	-
Vietnam Ocean Shipping Joint Stock Company	Same Parent company	8,837,086,643	9,117,141,778
VIMC Logistics Joint Stock Company	Same Parent company	1,600,200	16,500,000
Maritime Development Joint Stock Company	Same Parent company	11,030,100	-

Vinaship Shipping Joint Stock Company	Same Parent company	-	4,886,042
International Labor Cooperation and Maritime Transport Joint Stock Company		-	25,979,400
Total		51,718,982,895	51,924,438,743

a2 . Rental services from related parties

Company	Relationship	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
Saigon Port Transport and Maritime Services Joint Stock Company	Subsidiary	997,585,400	1,257,851,950
Saigon Port Technical Trading Service Joint Stock Company	Subsidiary	10,608,139,948	7,629,349,319
Saigon Port Stevedoring and Services Joint Stock Company	Subsidiary	12,824,682,550	13,640,293,432
Saigon Hiep Phuoc Port Joint Stock Company	Subsidiary	-	4,540,916,270
Saigon Port Logistic Joint Stock Company	Subsidiary	52,910,054	-
Korea Express Saigon Port Co., Ltd.	Joint Venture Company	1,861,346,363	1,748,758,758
SP - PSA International Port Co., Ltd.	Joint Venture Company	543,288,980	633,621,050
VTB Vietnam Joint Stock Company (Voseo)	Same Parent Company	-	-
Vietnam Maritime Corporation	Same Parent Company	35,000,000	1,265,897,490
VIMC Logistics Joint Stock Company		-	-
Maritime Development Joint Stock Company	Same Parent Company	2,507,804,593	839,854,545
Saigon Ben Tre Trading Service Transport Logistics Joint Stock Company	Associated company	-	1,259,715,237
Total		29,430,757,888	32,816,258,051

b . BALANCES WITH RELATED PARTIES

b1 . Receivables (Short-term)

Company	Relationship	Content	As at 30/09/2025
Saigon Port Stevedoring and Services Joint Stock Company	Subsidiary	Service supplier	626,854,842
Saigon Port Transport and Maritime Services Joint Stock Company	Subsidiary	Service supplier	748,427,200
Saigon Port Service Trading Engineering Company	Subsidiary	Service supplier	56,680,621
Saigon Port Logistic Joint Stock Company		Service supplier	18,231,480
Saigon Hiep Phuoc Port Joint Stock Company	Subsidiary	Service supplier	541,254,240
Korea Express Saigon Port Co., Ltd.	Joint Venture Company	Service supplier	50,150,363
Cai Mep International Port Co., Ltd.	Associated company	Land rent	42,667,195,709
VIMC Shipping Company	Subsidiary of the Parent Company	Service supplier	
Vietnam Ocean Shipping Agency Corporation	Same Parent company	Service supplier	
VIMC Container Transport Joint Stock Company	Same Parent company	Service supplier	21,050,825,016
Vinaship Shipping Joint Stock Company	Same Parent company	Service supplier	
Vietnam Ocean Shipping Joint Stock Company (Vosco)	Same Parent company	Service supplier	2,764,138,591
Vosco Agency And Logistics One Member Limited Company			409,320
Dong Do Marine Joint Stock Company		Service supplier	
Total			68,524,167,382

b2 . Liabilities

Company	Relationship	Content	As at 30/09/2025
Saigon Port Transport and Maritime Services Joint Stock Company	Subsidiary	Service supplier	526,830,696
Saigon Port Technical Trading Service Joint Stock Company	Subsidiary	Service supplier	6,939,567,548
Saigon Port Stevedoring and Services Joint Stock Company	Subsidiary	Service supplier	7,144,425,007
Saigon Port Logistic Joint Stock Company	Subsidiary	Service supplier	57,142,858

Saigon - Hiep Phuoc Port Joint Stock Company	Subsidiary	Service supplier	25,026,248,482
Korea Express Saigon Port Co., Ltd.	Joint Venture Company	Service supplier	1,431,381,591
SP - PSA International Port Co., Ltd.	Joint Venture Company	Service supplier	184,769,916
Total			41,310,366,098

c **Remuneration of key management personnel:**

Name	Position	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024
- Mr. Huynh Van Cuong	Chairman of the Board of Directors	242,658,240	198,734,727
- Mr. Vo Hoang Giang	Vice Chairman of the Board of Directors	-	-
- Mr. Nguyen Ngoc Toi	Member of the Board of Directors	-	121,870,637
- Mr. Nguyen Thanh Nam	Member of the Board of Directors	147,800,928	-
- Mrs. Do Thi Minh	Member of the Board of Directors	-	30,000,000
- Mr. Nguyen Van Phuong	Member of the Board of Directors	147,800,928	121,870,637
- Mr. Ly Quang Thai	Member of the Board of Directors	48,000,000	45,000,000
- Mrs. Do Thi Thanh Thuy	Member of the Board of Directors	48,000,000	45,000,000
	(Appointed from 26/05/2023)	-	-
- Mrs. Ho Thi Thu Hien	Member of the Board of Directors	48,000,000	45,000,000
	(Appointed from 26/05/2023)	-	-
Mrs. Trinh Thi Ngoc Bien	Member of the Board of Directors	48,000,000	45,000,000
Mr. Vu Phuoc Long	Member of the Board of Directors	147,800,928	121,746,069
- Mr. Le Van Chien	Member of the Board of Directors	48,000,000	15,000,000
- Mr. Nguyen Le Chon Tam	General Director	244,862,273	10,360,602
	(Appointed from 14/03/2022)	-	-
- Mr. Nguyen Uyen Minh	Deputy General Director	168,368,506	117,305,182
- Mr. Tran Ngoc Thach	Deputy General Director	181,702,636	120,729,274
- Mr. Pham Truong Giang	Deputy General Director	181,702,636	121,746,069
	(Appointed from 26/05/2023)	-	-
	(Removed from Member of the Board of Directors From 26/05/2023)	-	-
- Mrs. Tran Thu Giang	Head of Finance and Accounting Department	161,526,142	106,723,462
- Mrs. Vu Thi Thanh Duyen	Head of the Supervisory Board	48,000,000	45,000,000
- Mrs. Vu Thi Phuong Thao	Supervisor	37,200,000	31,500,000
	(Appointed on 22/04/2022)	-	-
- Mrs. Chu Thi Nga	Supervisor	37,200,000	31,500,000
	(Appointed From 26/05/2023)	-	-
Total		1,986,623,217	1,374,086,659

Nguyen Ngoc Tam

Preparer

Ho Chi Minh City, 15 October 2025

Tran Thu Giang

Head of Accounting

Nguyen Le Chon Tam

General Director



05 BAD DEBT

APPENDIX NO: 01

No	Debt age - Companies	30/09/2025			01/01/2025		
		Cost	Provision	Recoverable value	Cost	Provision(*)	Recoverable value
1	Overdue debt over 3 years	41,747,068,733	(41,747,068,733)		37,944,680,487	(37,944,680,487)	
	Nam Trieu VTB Co., Ltd.	12,046,738,697	(12,046,738,697)		12,046,738,697	(12,046,738,697)	
	Cai Mep International Port Co., Ltd.	25,976,179,142	(25,976,179,142)		22,106,237,096	(22,106,237,096)	
	Duong Giang Co., Ltd.	929,633,000	(929,633,000)		929,633,000	(929,633,000)	
	Sai Gon Shipbuilding & Dairy Factory Co., Ltd.	860,765,392	(860,765,392)		860,765,392	(860,765,392)	
	Minh Nam Sea Transport Co., Ltd.	793,180,562	(793,180,562)		793,180,562	(793,180,562)	
	Others	1,140,571,940	(1,140,571,940)		1,208,125,740	(1,208,125,740)	
2	Overdue debt from 2 years to 3 years	12,911,399,613	(9,037,979,730)	3,873,419,883	4,572,202,704	(3,200,541,894)	1,371,660,810
	Sai Gon Port International Container Service Joint Venture Company - SSA						
	Cai Mep International Port Co., Ltd.	7,763,340,271	(5,434,338,190)	2,329,002,081	4,332,510,898	(3,032,757,629)	1,299,753,269
	Others	5,148,059,342	(3,603,641,540)	1,544,417,802	239,691,806	(167,784,265)	71,907,541
3	Overdue debt over 1 year	9,483,465,857	(4,741,732,929)	4,741,732,928	14,237,290,337	(7,118,645,169)	7,118,645,168
	Sai Gon Port International Container Service Joint Venture Company - SSA						
	Cai Mep International Port Co., Ltd.	8,780,592,888	(4,390,296,444)	4,390,296,444	8,716,275,732	(4,358,137,866)	4,358,137,866
	NOW STAR Shipping Company Limited	374,318,501	(187,159,251)	187,159,250	5,162,271,012	(2,581,135,506)	2,581,135,506
	Others	328,554,468	(164,277,234)	164,277,234	358,743,593	(179,371,797)	179,371,796
4	Overdue debt less than 1 year	5,610,367,294	(1,683,110,189)	3,927,257,105	4,614,897,005	(1,384,469,102)	3,230,427,903

05 BAD DEBT

APPENDIX NO: 01

No	Debt age - Companies	30/09/2025			01/01/2025		
		Cost	Provision	Recoverable value	Cost	Provision(°)	Recoverable value
	Saigon Port International Container Services Joint Venture Company - SSA						
	Cai Mep International Port	3,868,026,542	(1,160,407,963)	2,707,618,579	4,551,498,305	(1,365,449,492)	3,186,048,813
	Company Limited						
	Others	1,742,340,752	(522,702,226)	1,219,638,526	63,398,700	(19,019,610)	44,379,090
	TOTAL	69,752,301,497	(57,209,891,581)	12,542,409,917	61,369,070,533	(49,648,336,652)	11,720,733,881

SAIGON PORT JOINT STOCK COMPANY

Notes to The separate financial statement
As at 30 September 2025

No. 03 - Nguyen Tat Thanh - District 4 - Ho Chi Minh City

APPENDIX 02

08 INCREASE AND DECREASE IN TANGIBLE FIXED ASSETS

Unit: VND

No	Items	Building & structure	Machinery & equipment	Transmission & vehicle	Office equipment and management tools	Other fixed assets	Total tangible fixed assets
I	Cost						
1	Beginning balance	952,647,756,337	524,697,095,930	372,623,447,135	33,240,199,804	30,304,870,876	1,913,513,370,082
2	Increase during the period	3,736,981,111		5,292,646,504	275,388,000	1,784,561,340	11,089,576,955
	- Due to purchase	3,736,981,111		5,292,646,504	275,388,000	1,784,561,340	11,089,576,955
	- Due to classification, transfer						
3	Decrease during the period	5,498,182,800	197,372,439	6,260,000,000	172,144,000		12,127,699,239
	- Classification, transfer						
	- Disposal, transfer	5,498,182,800	197,372,439	6,260,000,000	172,144,000		12,127,699,239
4	Ending balance	950,886,554,648	524,499,723,491	371,656,093,639	33,343,443,804	32,089,432,216	1,912,475,247,798
II	Depreciation of fixed assets						
1	Beginning balance	831,118,275,031	440,666,656,451	337,345,457,017	30,030,051,621	25,480,458,717	1,664,640,898,837
2	Increase during the period	9,892,680,018	5,150,438,016	7,750,754,420	748,972,800	702,993,358	24,245,838,612
	- Depreciation of fixed assets	9,892,680,018	5,150,438,016	7,750,754,420	748,972,800	702,993,358	24,245,838,612
	- Classification, transfer						
3	Decrease during the period	5,498,182,800	197,372,439	6,260,000,000	172,144,000		12,127,699,239
	- Classification						
	- Disposal, transfer	5,498,182,800	197,372,439	6,260,000,000	172,144,000		12,127,699,239
4	Ending balance	835,512,772,249	445,619,722,028	338,836,211,437	30,606,880,421	26,183,452,075	1,676,759,038,210
III	Net book value						
1	Beginning balance	121,529,481,306	84,030,439,479	35,277,990,118	3,210,148,183	4,824,412,159	248,872,471,245
2	Ending balance	115,373,782,399	78,880,001,463	32,819,882,202	2,736,563,383	5,905,980,141	235,716,209,588

SAIGON PORT JOINT STOCK COMPANY
No. 03 - Nguyen Tat Thanh - District 4 - Ho Chi Minh City

Notes to The separate financial statement
As at 30 September 2025

12 LONG TERM FINANCIAL INVESTMENTS

APPENDIX NO.03

Investment items	30/09/2025			01/01/2025		
	Cost	Provision	Book value	Cost	Provision	Book value
12.1 Investment in Subsidiaries	832,959,575,373	(115,820,493,486)	717,139,081,887	832,959,575,373	(105,409,489,049)	727,550,086,324
a) Saigon Port Logistic Joint Stock Company	11,120,000,000	(1,790,835,009)	9,329,164,991	11,120,000,000	(813,369,025)	10,306,630,975
b) Saigon Hiep Phuoc Port Joint Stock Company	771,104,171,650	(110,038,947,875)	661,065,223,775	771,104,171,650	(100,746,429,052)	670,357,742,598
c) Saigon Port Technical Trading Service Joint Stock Company	12,829,969,785		12,829,969,785	12,829,969,785		12,829,969,785
d) Saigon Port Transport and Maritime Services Joint Stock Company	16,748,280,231	(3,990,710,602)	12,757,569,629	16,748,280,231	(3,849,690,972)	12,898,589,259
e) Saigon Port Stevedoring and Services Joint Stock Company	21,157,153,707		21,157,153,707	21,157,153,707		21,157,153,707
12.2 Investments in associates, jointly controlled entities	2,127,240,970,353	(869,924,598,033)	1,257,316,372,320	2,127,240,970,353	(1,093,933,628,461)	1,033,307,341,892
b) CSG - SSA International Container Service Joint Stock Company	1,190,479,064,044	(397,662,656,566)	792,816,407,478	1,190,479,064,044	(562,226,064,094)	628,252,999,950
c) SP- PSA International Port Company Limited	889,963,320,000	(472,261,941,467)	417,701,378,533	889,963,320,000	(531,707,564,367)	358,255,735,633
d) Korea Express Saigon Port Company Limited	34,198,586,309		34,198,586,309	34,198,586,309		34,198,586,309
e) Thi Vai General Port Joint Stock Company	12,600,000,000		12,600,000,000	12,600,000,000		12,600,000,000
12.3 Investment in other companies	472,167,138,128	(167,684,573,980)	304,482,564,148	498,864,805,527	(167,684,573,980)	331,180,231,547
a) Cai Mep International Port Company Limited	166,684,573,980	(166,684,573,980)		166,684,573,980	(166,684,573,980)	
b) Ship Towing Company Limited	2,074,564,148		2,074,564,148	2,074,564,148		2,074,564,148
c) Ngoc Vien Dong Urban Development Investment Company Limited	300,001,000,000		300,001,000,000	300,001,000,000		300,001,000,000

12 LONG TERM FINANCIAL INVESTMENTS

APPENDIX NO.03

Investment items	30/09/2025			01/01/2025		
	Cost	Provision	Book value	Cost	Provision	Book value
12.4 Other holding to maturity date investments						
d) An Thoi International Port Company Limited				100,000,000		100,000,000
e) Stock investment				24,004,505,116		24,004,505,116
Maritime Bank				22,892,528,698		22,892,528,698
Vinalines Logistic Joint Stock Company				1,111,976,418		1,111,976,418
f) Investment with Welfare Fund	3,407,000,000	(1,000,000,000)	2,407,000,000	6,000,162,283	(1,000,000,000)	5,000,162,283
Saigon Port Southern Steel Football Joint Stock Company	1,000,000,000	(1,000,000,000)		1,000,000,000	(1,000,000,000)	
Saigon Port Technical Trading Service Joint Stock Company	1,000,000,000		1,000,000,000	1,000,000,000		1,000,000,000
Saigon Port Stevedoring and Services Joint Stock Company	780,000,000		780,000,000	780,000,000		780,000,000
CSG Import Export & Service Joint Stock Company	627,000,000		627,000,000	627,000,000		627,000,000
Maritime Bank				2,593,162,283		2,593,162,283
Total	3,432,367,683,854	(1,153,429,665,499)	2,278,938,018,355	3,459,065,351,253	(1,367,027,691,490)	2,092,037,659,763

SAIGON PORT JOINT STOCK COMPANY

No. 03 - Nguyen Tat Thanh - District 4 - Ho Chi Minh City

Notes to The separate financial statement
As at 31 September 2025

APPENDIX NO.04

17 LOANS AND FINANCE LEASES

Items	30/09/2025		In the period		01/01/2025	
	Value	Ability-to-pay amount	Increase	Decrease	Value	Ability-to-pay amount
a SHORT-TERM LOANS	29,480,657,108	29,480,657,108	15,606,523,405	14,468,309,225	28,342,442,928	28,342,442,928
Asian Development Bank (ADB)	29,480,657,108	29,480,657,108	15,606,523,405	14,468,309,225	28,342,442,928	28,342,442,928
b LONG-TERM LOANS	29,480,651,812	29,480,651,812	1,533,514,134	14,566,375,712	42,513,513,390	42,513,513,390
Asian Development Bank (ADB)	29,480,651,812	29,480,651,812	1,533,514,134	14,566,375,712	42,513,513,390	42,513,513,390
Total (a+b)	58,961,308,920	58,961,308,920	17,140,037,539	29,034,684,937	70,855,956,318	70,855,956,318

SAIGON PORT JOINT STOCK COMPANY

Notes to The separate financial statement

No. 03 - Nguyen Tat Thanh - District 4 - Ho Chi Minh City

As at 30 September 2025

18. OWNER'S EQUITY

a) STATEMENT OF CHANGES IN OWNER'S EQUITY

APPENDIX NO.05

Items	Owners' equity	Asset revaluation difference	Development Investment Fund	Undistributed earnings	Total
Balance as at 01/01/2025	2,162,949,610,000		304,706,393,550	584,154,993,796	3,051,810,997,346
a) Capital increase during the period					
Profit during the period				374,690,056,050	416,415,954,488
Profit distribution				374,690,056,050	374,690,056,050
Other increases			41,725,898,438		41,725,898,438
b) Capital decrease during the period					
Loss during the period				83,921,933,111	83,921,933,111
Profit distribution				83,921,933,111	83,921,933,111
Other decreases					
Balance as at 30/09/2025	2,162,949,610,000		346,432,291,988	874,923,116,735	3,384,305,018,723