

Tan Cang Warehousing Joint Stock Company
Business Registration Certificate No.: 0309532497
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward,
Ho Chi Minh City, Vietnam

BALANCE SHEET

As of 31 December 2025

Unit: VND

ASSETS	Code	Note	Ending balance 31/12/2025	Beginning balance 01/1/2025
1	2	3	4	5
A-CURRENT ASSETS (100=110+120+130+140+150)	100		555,838,073,052	449,451,040,505
I.Cash and cash equivalents	110	V.1	94,854,731,834	80,797,575,111
1.Cash	111		61,854,731,834	45,797,575,111
2.Cash equivalents	112		33,000,000,000	35,000,000,000
II.Short-term financial investments	120	V.2a	225,300,000,000	160,500,000,000
1.Trading securities	121		-	-
2.Provisions for devaluation of trading securities	122		-	-
3.Held-to-maturity investments	123		225,300,000,000	160,500,000,000
III.Short-term receivables	130		213,647,186,759	186,418,139,117
1.Short-term trade receivables	131	V.3	206,947,941,081	178,600,133,085
2.Short-term prepayments to suppliers	132	V.4a	3,003,301,368	2,355,896,553
3.Short-term inter-company receivables	133		-	-
4.Receivables according to the progress of construction contracts	134		-	-
5.Receivables for short-term loans	135		-	-
6.Other short-term receivables	136	V.5a	11,712,248,649	12,648,157,229
7.Allowance for short-term doubtful debts	137	V.6	(8,016,304,339)	(7,186,047,750)
8.Deficit assets for treatment	139		-	-
IV.Inventories	140	V.7	8,567,351,652	7,801,558,466
1.Inventories	141		8,567,351,652	7,801,558,466
2.Allowance for inventories	149		-	-
V.Other current assets	150		13,468,802,807	13,933,767,811
1.Short-term prepaid expenses	151	V.8a	11,780,536,940	11,884,210,755
2.Deductible VAT	152		1,472,716,684	1,998,393,788
3.Taxes and other receivables from the State	153		215,549,183	51,163,268
4.Trading Government bonds	154		-	-
5.Other current assets	155		-	-
B-NON-CURRENT ASSETS (200=210+220+240+250+260)	200		180,929,929,207	204,046,732,544
I.Long-term receivables	210		17,000,000,000	16,000,000,000
1.Long-term trade receivables	211		-	-
2.Long-term prepayments to suppliers	212	V.4b	-	-
3.Working capital in affiliates	213		-	-
4.Long-term inter-company receivables	214		-	-
5.Receivables for long-term loans	215		-	-

ASSETS	Code	Note	Ending balance 31/12/2025	Beginning balance 01/1/2025
6.Other long-term receivables	216	V.5b	17,000,000,000	16,000,000,000
7.Allowance for long-term doubtful debts (*)	219		-	
II.Fixed assets	220		135,737,090,114	155,712,062,330
1.Tangible fixed assets	221	V.9	124,528,316,256	141,648,955,350
- Historical costs	222		785,300,146,924	770,361,250,328
- Accumulated depreciation (*)	223		(660,771,830,668)	(628,712,294,978)
2.Financial leased assets	224			
- Historical costs	225			
- Accumulated depreciation (*)	226			
3.Intangible fixed assets	227	V.10	11,208,773,858	14,063,106,980
- Initial costs	228		37,345,222,335	32,697,642,875
- Accumulated amortization (*)	229		(26,136,448,477)	(18,634,535,895)
III.Investment property	230			
- Historical costs	231			
- Accumulated depreciation (*)	232			
IV.Long-term assets in process	240		264,864,594	51,412,844
1.Long-term work in process	241		-	
2.Construction-in-progress	242		264,864,594	51,412,844
V.Long-term financial investments	250		6,000,666,546	6,249,834,882
1.Investments in subsidiaries	251			
2.Investments in joint ventures and associates	252	V.2b	6,000,666,546	6,249,834,882
3.Investments in other entities	253			
4.Provisions for devaluation of long-term financial investments (*)	254			
5.Held-to-maturity investments	255			
VI.Other non-current assets			21,927,307,953	26,033,422,488
1.Long-term prepaid expenses	261	V.8b	20,738,475,327	25,058,267,352
2.Deferred income tax assets	262	V.11	1,188,832,626	975,155,136
3.Long-term components and spare parts	263		-	-
4.Other non-current assets	268		-	-
4.Goodwill	269			
TOTAL ASSETS (270 = 100 + 200)	270		736,768,002,259	653,497,773,049
LIABILITIES AND OWNER'S EQUITY	Code	Note	Ending balance 31/12/2025	Beginning balance 01/1/2025
1	2	3		
A-LIABILITIES(300=310+330)	300		329,613,893,553	281,335,344,376
I.Current liabilities	310		317,259,880,572	266,703,531,395
1.Short-term trade payables	311	V.12	149,357,740,502	97,299,619,998
2.Short-term advances from customers	312		26,898,000	45,282,683
3.Taxes and other obligations to the State Budget	313	V.13	19,801,091,646	17,041,632,796
4.Payables to employees	314		78,761,244,537	67,593,754,193
5.Short-term accrued expenses	315	V.14	9,924,230,379	9,993,622,553

LIABILITIES AND OWNER'S EQUITY	Code	Note	Ending balance 31/12/2025	Beginning balance 01/1/2025
6.Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8.Short-term unearned revenue	318		-	-
9.Other short-term payables	319	V.15a	16,543,704,811	13,469,846,077
10.Short-term borrowings and financial leases	320	V.16a	2,132,800,000	9,766,555,768
11.Provisions for short-term payables	321		-	-
12.Bonus and welfare funds	322	V.17	40,712,170,697	51,493,217,327
13.Price stabilization fund	323		-	-
14.Trading Government bonds	324		-	-
II.Long-term liabilities	330		12,354,012,981	14,631,812,981
1.Long-term trade payables	331		-	-
2.Long-term advances from customers	332		-	-
3.Long-term accrued expenses	333		-	-
4.Inter-company payables for working capital	334		-	-
5.Long-term inter-company payables	335		-	-
6.Long-term unearned revenue	336		-	-
7.Other long-term payables	337	V.15b	8,621,612,981	8,766,612,981
8.Long-term borrowings and financial leases	338	V.16b	3,732,400,000	5,865,200,000
9.Convertible bonds	339		-	-
10.Preferred shares	340		-	-
11.Deferred income tax liability	341		-	-
12.Provisions for long-term payables	342		-	-
13.Science and technology development fund	343		-	-
B-OWNER'S EQUITY (400=410+430)	400		407,154,108,706	372,162,428,673
I.Owner's equity	410	V.18	407,154,108,706	372,162,428,673
1.Capital	411		199,910,200,000	199,910,200,000
2.Share premiums	412			
3.Bond conversion options	413			
4.Other sources of capital	414			
5.Treasury stocks	415			
6.Differences on asset revaluation	416			
7.Foreign exchange differences	417			
8.Investment and development fund	418		123,258,181,790	91,492,025,332
9.Business arrangement supporting fund	419		-	-
10.Other funds	420			
11.Retained earnings	421		51,651,525,543	49,118,115,347
a.Retained earnings accumulated to the end of the previous period	421a		5,111,579,032	49,118,115,347
b.Retained earnings of the current period	421b		46,539,946,511	
12.Construction investment fund	422			
13.Non-controlling interest	429		32,334,201,373	31,642,087,994
II.Other sources and funds				
1.Sources of expenditure	432			

LIABILITIES AND OWNER'S EQUITY	Code	Note	Ending balance 31/12/2025	Beginning balance 01/1/2025
2.Fund to form fixed assets	433			
TOTAL LIABILITIES AND OWNER'S EQUITY (430 = 300 + 400)	440		736,768,002,259	653,497,773,049

Prepared on 29 Jan 2026

Prepared by



Nguyen Cam Trang

Chief Accountant



Nguyen Thi Hong Lien

Director



Do Thanh Truong

Tan Cang Warehousing Joint Stock Company
Business Registration Certificate No.: 0309532497
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho
Chi Minh City, Vietnam

INCOME STATEMENT
Quarter IV 2025

Unit: VND

ITEMS	Code	Note	Quarter IV		Accumulation from the beginning of the fiscal	
			Current year	Previous year	Current year	Previous year
1	2	3			6	7
1. Sales	01	VI.1	326,746,922,479	279,539,383,753	1,209,594,515,860	1,059,622,547,008
2. Sales deductions	02				-	-
3. Net sales (10 = 01 - 02)	10		326,746,922,479	279,539,383,753	1,209,594,515,860	1,059,622,547,008
4. Costs of sales	11	VI.2	250,448,312,165	205,815,365,489	934,636,090,938	806,291,822,691
5. Gross profit/ (loss) (20 = 10 - 11)	20		76,298,610,314	73,724,018,264	274,958,424,922	253,330,724,317
6. Financial income	21	VI.3	4,193,257,340	3,303,811,591	10,090,866,918	8,329,697,502
7. Financial expenses <i>In which: Loan interest expenses</i>	22	VI.4	239,341,671	326,375,044	944,705,936	1,584,027,093
8. Share of profit or loss of associate	23		170,924,939	278,652,325	779,309,602	1,421,775,223
9. Selling expenses	24	VI.5	578,295,191	6,281,606	(249,168,336)	54,932,551
10. General and administration expenses	25	VI.6	13,447,547,428	12,947,903,409	40,844,594,560	41,023,223,828
11. Net operating profit/ (loss) {30=20+(21-22)-(25+26)+24}	30		31,954,596,707	35,288,786,356	86,944,592,713	83,765,272,033
12. Other income	31	VI.7	35,428,677,039	28,471,046,652	156,066,230,295	135,342,831,416
13. Other expenses	32	VI.8	714,817,144	74,007,667	-	-
14. Other profit/ (loss): (40 = 31 - 32)	40		2,217,198,067	355,019,566	1,041,473,978	360,810,366
15. Total accounting profit/ (loss) before tax: (50 = 30 +40)	50		(1,502,380,923)	(281,011,899)	2,622,056,671	1,184,673,284
16. Current income tax	51		33,926,296,116	28,190,034,753	(1,580,582,693)	(823,862,918)
			2,719,216,437	928,446,050	154,485,647,602	134,518,968,498
					36,065,118,261	32,185,617,399

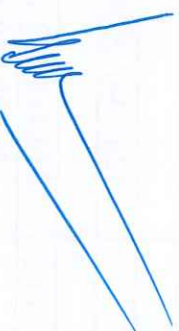
ITEMS	Code	Note	Quarter IV		Accumulation from the beginning of the fiscal	
			Current year	Previous year	Current year	Previous year
17. Deferred income tax	52	VI.9	9,523,045,871	8,819,284,723	(213,677,490)	(243,074,622)
18. Profit/ (loss) after tax: 60 = 50 - 51-52)	60		21,684,033,808	18,442,303,980	118,634,206,831	102,576,425,721
19. Equity holders of the Company	61		20,032,395,698	16,852,878,092	111,788,852,712	96,547,208,034
20. Non-controlling interest	62		1,651,638,110	1,589,425,888	6,845,354,119	6,029,217,687
21. Basic earnings per share (*)	70	VI.10	920	776	3,609	3,045
22. Diluted earnings per share (*)	71	VI.10	920	776	3,609	3,045

Prepared by



Nguyen Cam Trang

Chief Accountant



Nguyen Thi Hong Lien

Prepared on 29 Jan 2026

Director



Bồ Thanh Truong

Tan Cang Warehousing Joint Stock Company
Business Registration Certificate No.: 0309532497
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward,
Ho Chi Minh City, Vietnam

CASH FLOW STATEMENT
(Indirect method)
For the fiscal year ended 31 December 2025

TT	ITEMS	Code	Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year
I.	Cash flows from operating activities			
1.	<i>Profit/ (loss) before tax</i>	01	154,485,647,602	134,518,968,498
2.	<i>Adjustments</i>			
-	Depreciation of fixed assets and investment properties	02	37,316,223,323	35,265,901,736
-	Provisions and allowances	03	830,256,589	213,601,247
-	Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies	04	47,655,564	25,826,327
-	Gain/ loss from investing activities	05	(9,773,723,069)	(7,865,135,221)
-	Interest expenses	06	779,309,602	1,421,775,223
3.	<i>Operating profit/ (loss) before changes of working capital</i>	08	183,685,369,611	163,580,937,810
-	Increase/ (decrease) of receivables	09	(20,369,807,675)	(88,038,416,862)
-	Increase/ (decrease) of inventories	10	(765,793,186)	(32,371,495)
-	Increase/ (decrease) of payables	11	62,995,081,348	44,973,437,199
-	Increase/ (decrease) of prepaid expenses	12	4,423,465,840	(2,179,762,587)
-	Increase/ (decrease) of trading securities	13		
-	Interests paid	14	(798,665,732)	(1,437,231,188)
-	Corporate income tax paid	15	(34,587,594,685)	(30,248,152,249)
-	Other cash inflows	16	32,000,000	9,000,000
-	Other cash outflows	17	(44,286,227,429)	(50,255,890,169)
	<i>Net cash flows from operating activities</i>	20	150,327,828,092	36,371,550,459
II.	Cash flows from investing activities			
1.	Purchases and construction of fixed assets and other non-current assets	21	(21,136,373,228)	(20,350,011,078)
2.	Proceeds from disposals of fixed assets and other non-current assets	22	522,744,593	(774,318)
3.	Cash outflows for lending, buying debt instruments of other entities	23	(331,300,000,000)	(302,000,000,000)
4.	Cash recovered from lending, selling debt instruments of other entities	24	266,500,000,000	276,500,000,000
5.	Investments into other entities	25	-	(3,600,000,000)
6.	Withdrawals of investments in other entities	26	-	-
7.	Interests earned, dividends and profits received	27	9,030,248,391	8,050,178,083
	<i>Net cash flows from investing activities</i>	30	(76,383,380,244)	(41,400,607,313)
III.	Cash flows from financing activities			
1.	Proceeds from issuing stocks and capital contributions from owners	31		
2.	Repayment for capital contributions and repurchases of stocks already issued	32		

TT	ITEMS	Code	Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year
3.	Proceeds from borrowings	33	-	-
4.	Repayment for loan principal	34	(9,766,555,768)	(15,879,325,300)
5.	Payments for financial leased assets	35	-	-
6.	Dividends and profits paid to the owners	36	(50,070,292,200)	(49,640,851,130)
	<i>Net cash flows from financing activities</i>	40	(59,836,847,968)	(65,520,176,430)
	Net cash flows during the year	50	14,107,599,880	(70,549,233,284)
	Beginning cash and cash equivalents	60	80,797,575,111	151,338,088,714
	Effects of fluctuations in foreign exchange rates	61	(50,443,157)	8,719,681
	Ending cash and cash equivalents	70	94,854,731,834	80,797,575,111

Prepared on 29 Jan 2026

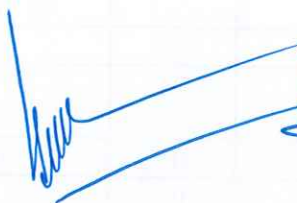
Prepared by

Chief Accountant

Director



Nguyen Cam Trang



Nguyen Thi Hong Lien



Do Thanh Truong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

I. OPERATING CHARACTERISTICS

1. Form of ownership

Tan Cang Warehousing Joint Stock Company (hereinafter referred to as "the Company" or the "Parent Company") is a joint stock company.

2. Business sectors

The Company operates in the service sector.

3. Business activities

The Company's main business activities include:

- Customs brokerage services, freight forwarding agency services;
- Shipping agency services, packaging services (excluding pesticide packaging);
- Cargo handling, container transportation, and cargo tallying services;
- Warehousing and storage services in refrigerated warehouses, and shipping agency services.

4. Normal business cycle

The Company's normal business cycle does not exceed 12 months.

5. Structure of the Company Group

The Company Group comprises the Parent Company and two subsidiaries controlled by the Parent Company, which are consolidated in these consolidated financial statements.

5a. Information on the Restructuring of the Company Group

During the year, the Company Group did not engage in any acquisitions, liquidations, or divestments of its subsidiaries.

5b. Consolidated Subsidiaries

Name of Company	Address	Main Business Activities	Ownership Interest		Voting Rights Ratio	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Cat Lai Logistics Joint Stock Company	Tan Cang – Cat Lai Terminal, 1295A Nguyen Thi Dinh Street, Cat Lai Ward, Ho Chi Minh City	Freight transportation; warehousing and storage rental; packaging services.	57.50%	57.50%	57.50%	57.50%
Tan Cang Hiep Luc Joint Stock Company	938A13 Nguyen Thi Dinh Street, Thanh My Loi Ward, Ho Chi Minh City	Cargo handling; warehousing and storage.	51.00%	51.00%	51.00%	51.00%

5c. Associates Reflected in the Consolidated Financial Statements Using the Equity Method:

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Name of Company	Address	Main Business Activities	Equity Contribution Ratio	Ownership Interest	Voting Rights Ratio
Express Newport Joint Stock Company	9B Tu Xuong, Xuan Hoa Ward, Ho Chi Minh City	Loading and unloading of goods; warehousing and storage of goods	36.00%	36.00%	36.00%
Tan Cang Warehousing Depot Joint Stock Company	1295B Nguyen Thi Dinh, Cat Lai Ward, Ho Chi Minh	Loading and unloading of goods; warehousing and storage of goods	36.00%	36.00%	36.00%

6. Statement on the Comparability of Information in the Consolidated Financial Statements

The corresponding figures from the previous year are comparable with those of the current year.

7. Employees

As of the end of the period, the Company Group had 695 employees (compared to 672 employees at the beginning of the year).

II. FIS FISCAL YEAR AND ACCOUNTING CURRENCY**1. Fiscal Year**

The fiscal year of the Company Group begins on January 1 and ends on December 31 of each year.

2. Accounting currency

The accounting currency used is the Vietnamese Dong (VND), as most transactions are conducted in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS**1. Applied Accounting Regulations**

The Company Group applies Vietnamese Accounting Standards (VAS) and the Vietnamese Accounting System for Enterprises, issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, guiding the Vietnamese Enterprise Accounting Regime; Circular No. 202/2014/TT-BTC dated December 22, 2014, guiding the preparation and presentation of consolidated financial statements; and other circulars issued by the Ministry of Finance regarding the implementation of accounting standards for the preparation and presentation of consolidated financial statements.

2. Statement of Compliance with Accounting Standards and Regulations

The Board of Directors ensures compliance with the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014; Circular No. 202/2014/TT-BTC dated December 22, 2014; and other circulars guiding the implementation of accounting standards by the Ministry of Finance in the preparation and presentation of consolidated financial statements.

IV. APPLIED ACCOUNTING POLICIES**1. Basis for the Preparation of Consolidated Financial Statements**

The consolidated financial statements are prepared on an accrual basis (except for cash flow information).

2. Basis of Consolidation

The consolidated financial statements include the financial statements of the Parent Company and the financial statements of its subsidiaries. A subsidiary is an entity controlled by the Parent Company. Control exists when the Parent Company has the ability to directly or indirectly influence

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining control, potential voting rights arising from options or convertible debt and equity instruments that could convert into common shares as of the fiscal year-end are also considered.

The operating results of subsidiaries acquired or sold during the year are presented in the consolidated statement of profit or loss from the date of acquisition or up to the date of sale of the investment in the subsidiary.

The financial statements of the Parent Company and subsidiaries used for consolidation are prepared for the same fiscal year and apply uniform accounting policies for similar transactions and events under similar circumstances. In cases where the accounting policies of a subsidiary differ from the policies applied uniformly by the Parent Company and other subsidiaries, adjustments are made to the subsidiary's financial statements before consolidation.

The balances of accounts on the consolidated balance sheet between the Parent Company and its subsidiaries, intercompany transactions, and any unrealized intercompany profits arising from these transactions must be fully eliminated. Any unrealized losses arising from intercompany transactions are also eliminated unless the cost that led to the loss is not recoverable.

Non-controlling interest represents the portion of profit or loss and net assets in a subsidiary not owned by the Parent Company and is presented as a separate item in the consolidated statement of profit or loss and the consolidated balance sheet (under equity). Non-controlling interests include the value of the non-controlling interest at the date of initial business combination and the portion of non-controlling interests in the changes of equity since the business combination. Losses incurred by a subsidiary are allocated to the non-controlling interests in proportion to their ownership, even if the losses exceed the non-controlling interests' share in the net assets of the subsidiary.

When the Parent Company invests to increase its ownership in a subsidiary, the difference between the cost of the additional investment and the carrying value of the subsidiary's net assets acquired at the purchase date is recognized directly in the "Retained Earnings" section of the consolidated balance sheet.

3. Foreign Currency Transactions

Foreign currency transactions are converted at the exchange rate on the transaction date. The balances of monetary items denominated in foreign currencies at the fiscal year-end are converted at the exchange rate on that date.

Foreign exchange differences arising during the year from foreign currency transactions are recognized in financial income or financial expenses. Foreign exchange differences from the revaluation of monetary items denominated in foreign currencies at the fiscal year-end, after offsetting the gains and losses, are recognized in financial income or financial expenses.

The exchange rate used for converting foreign currency transactions is the actual exchange rate at the time the transaction occurs. The actual exchange rate for foreign currency transactions is determined as follows:

- For receivables: the buying exchange rate of the commercial bank where the Parent Company and subsidiaries instruct customers to make payments at the time the transaction occurs.
- For payables: the selling exchange rate of the commercial bank where the Parent Company and subsidiaries expect to settle transactions at the time the transaction occurs.
- For purchases of assets or expenses paid immediately in foreign currencies (not through accounts payable): the buying exchange rate of the commercial bank where the Parent Company and subsidiaries make the payment.

The exchange rate used for revaluing the balances of monetary items denominated in foreign currencies at the fiscal year-end is determined according to the following principles:

- For foreign currency deposits: the buying exchange rate of the bank where the Parent Company and subsidiaries open foreign currency accounts.

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

- For monetary items denominated in foreign currencies classified as other assets: the foreign currency buying rate of the Company Bank and its subsidiaries with which it regularly transacts.
- For monetary items denominated in foreign currencies classified as payables: the foreign currency selling exchange rate of the Company Bank and its subsidiaries with which it regularly transacts.

4. Cash and Cash Equivalents

Cash includes cash on hand and demand deposits with banks. Cash equivalents are short-term investments with a maturity of no more than 03 months from the investment date, which can be easily converted into a known amount of cash with no risk of change in value at the reporting date.

5. Financial Investments

Investments Held to Maturity

An investment is classified as held to maturity when the Company Group has the intent and ability to hold it until maturity. The Company Group's held-to-maturity investments consist solely of time deposits with banks. Interest income from time deposits is recognized in the statement of profit or loss on an accrual basis.

Investments in Associates

An associate is an entity in which the Company Group has significant influence but does not control the financial and operating policies. Significant influence is evidenced by the ability to participate in decisions about the financial and operating policies of the investee, but not control those policies.

Investments in associates are accounted for using the equity method. Under this method, the investment in an associate is initially recognized at cost, and adjusted for changes in the investor's share of the net assets of the associate after the investment date. If the Company Group's share of losses in the associate equals or exceeds the carrying amount of the investment, the investment is carried at zero value unless the Company Group has obligations to make payments on behalf of the associate.

The financial statements of the associate are prepared for the same fiscal period as the consolidated financial statements of the Company Group. If the accounting policies of the associate differ from those applied by the Company Group, adjustments are made to the associate's financial statements before consolidation.

Unrealized gains and losses arising from transactions with associates are eliminated in proportion to the Company Group's share of the associate when preparing the consolidated financial statements.

6. Receivables

Receivables are presented at their book value less any provision for doubtful accounts.

Receivables are classified as receivables from customers and other receivables according to the following principles:

- Receivables from customers represent commercial receivables arising from sales transactions between the Company, its subsidiaries, and independent third-party buyers.
- Other receivables reflect non-commercial receivables that are not related to sales transactions.

A provision for doubtful debts is made for each specific doubtful receivable after offsetting any related payables (if any). The provision is based on the aging of overdue receivables or the estimated loss that may occur, as follows:

- For overdue receivables:
 - 30% of the value for receivables overdue from 6 months to less than 1 year.
 - 50% of the value for receivables overdue from 1 year to less than 2 years.

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

- 70% of the value for receivables overdue from 2 years to less than 3 years.
- 100% of the value for receivables overdue from 3 years or more.
- A provision is made based on the estimated loss for receivables that are not yet overdue but are considered difficult to collect.

Changes in the provision for doubtful debts at the fiscal year-end are recognized as administrative expenses.

7. Inventories

Inventories are recognized at the lower cost and net realizable value.

The cost of raw materials includes purchase costs and other directly attributable costs to bring the inventory to its current location and condition.

The cost of inventories is determined using the weighted average method and is accounted for periodically.

The Company's inventory primarily consists of materials and spare parts held for the replacement and repair of machinery, equipment, and transport vehicles. These inventories are well-maintained, and there is no need to create a provision for inventory write-down.

8. Prepaid Expenses

Prepaid expenses include actual expenses incurred but related to multiple accounting periods. Prepaid expenses primarily consist of tools and supplies, insurance premiums, and repair costs for fixed assets. These expenses are amortized over the periods of benefit or the corresponding periods in which these expenses contribute to generating economic benefits.

Tools and Supplies

Tools and supplies in use are amortized on a straight-line basis over a period not exceeding 03 years.

Insurance Expenses

Insurance expenses, including life insurance, health insurance, fire and explosion insurance, and vehicle insurance, are amortized over the term of the insurance policy.

Repair Costs for Fixed Assets

One-time repair costs for fixed assets with significant value are amortized on a straight-line basis over a period not exceeding 3 years.

9. Operating Lease Assets

Leased assets are classified as operating leases if the majority of the risks and benefits related to the ownership of the assets belong to the lessor. Operating lease expenses are recognized as expenses on a straight-line basis over the lease term, regardless of the lease payment method.

10. Tangible Fixed Assets

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses the Company Group incurs to acquire the asset and prepare it for its intended use. Subsequent costs are capitalized as part of the asset's value only if they increase the future economic benefits associated with the asset. Expenses that do not meet these criteria are recorded as operating expenses for the period in which they are incurred.

When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are written off, and any gain or loss from the disposal is recognized in the income or expenses for the period.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The depreciation periods for various types of tangible fixed assets are as follows:

<u>Asset Type</u>	<u>Depreciation Period (Years)</u>
Buildings and structures	5 - 25

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

<u>Asset Type</u>	<u>Depreciation Period (Years)</u>
Machinery and equipment	3 - 10
Vehicles and transportation equipment	3 - 10
Management tools and equipment	3 - 10
Other fixed assets	3 - 10

11. Intangible Fixed Assets

Intangible fixed assets are recorded at cost, less accumulated amortization.

The cost of intangible fixed assets includes all expenses incurred by the Company Group to acquire the asset until it is ready for use. Costs incurred after initial recognition are recognized as operating expenses unless they are directly associated with a specific intangible fixed asset and increase its economic benefits.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortization are written off, and any gain or loss from disposal is recognized in income or expenses for the year.

The Company Group's intangible fixed assets mainly consist of computer software. The costs related to the software, not tied to related hardware, are capitalized. The cost of the software is the total amount spent until the software is ready for use. Software is amortized on a straight-line basis over a period of 3 to 5 years.

12. Construction in Progress

Construction in progress reflects costs directly related (including interest expenses as per the Company Group's accounting policy) to assets under construction, machinery, and equipment being installed for production, leasing, and management purposes, as well as costs related to repairs of fixed assets under execution. These assets are recorded at cost and are not depreciated.

13. Joint Ventures

For joint ventures where the Company Group has joint control, the following items are recognized in the consolidated financial statements:

- The value of the assets currently owned by the Company Group.
- The liabilities that the Company Group is responsible for.
- Revenues derived from the sale of goods or provision of services by the joint venture.
- The expenses the Company Group is responsible for.

14. Accounts Payable and Accrued Expenses

Accounts payable and accrued expenses are recorded for amounts owed in the future for goods and services received. Accrued expenses are recorded based on reasonable estimates of the amounts owed.

The classification of accounts payable is as follows:

- Accounts payable to suppliers: Reflects trade payables arising from purchases of goods, services, and assets, with suppliers independent of the Company Group and its subsidiaries.
- Accrued expenses: Reflects amounts owed for goods or services received but not yet paid for, due to the absence of invoices or incomplete documentation, as well as amounts due to employees for wages, leave pay, and other accrued production costs.
- Other payables: Reflects amounts owed unrelated to commercial transactions.

Accounts payable and accrued expenses are classified as current or non-current based on the remaining term as of the year-end date in the consolidated balance sheet.

15. Shareholders' Equity

Owner's contributed capital

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

Shareholders' equity is recorded at the actual capital contributed by the Company's shareholders.

16. Profit Distribution

Net profit after corporate income tax is distributed to shareholders after allocating funds according to the Company's charter and legal regulations, as approved by the General Meeting of Shareholders. The distribution considers non-cash items in retained earnings that may affect cash flow and the ability to pay dividends, such as gains from revaluation of contributed assets, currency revaluation, financial instruments, and other non-cash items.

Dividends are recognized as liabilities once approved by the General Meeting of Shareholders.

17. Revenue and Income Recognition

Revenue from Service Provision

Revenue from service provision is recognized when all the following conditions are met:

- Revenue is reasonably certain. If the contract allows the buyer to return the purchased service under specific conditions, revenue is only recognized once these conditions no longer apply and the buyer loses the right to return the service.
- The Company Group has or will receive economic benefits from the service provision transaction.
- The portion of work completed at the reporting date can be identified.
- The costs incurred for the transaction and the costs to complete the service provision can be determined.

In cases where the service is provided over multiple periods, revenue is recognized based on the percentage of work completed at the end of the financial year.

Interest Income

Interest income is recognized based on the time period and effective interest rate for each period.

Dividends and Profit Sharing

Dividends and profit sharing are recognized when the Company Group is entitled to receive dividends or profit from its investments. Dividends received in the form of additional shares are only recorded as the number of shares increased, without recognizing the value of the shares received.

18. Borrowing Costs

Borrowing costs include interest expenses and other costs directly related to loans.

Borrowing costs are recognized as expenses when incurred.

19. Expenses

Expenses are decreases in economic benefits recognized at the time they are incurred or when it is reasonably certain that they will be incurred in the future, regardless of whether cash has been paid or not.

Expenses and the corresponding revenues they generate must be recognized simultaneously in accordance with the matching principle. In cases where the matching principle conflicts with the prudence principle, expenses are recognized based on the nature of the transaction and the requirements of the accounting standards to ensure that the transaction is presented fairly and truthfully.

20. Corporate Income Tax

Corporate income tax expenses include current income tax and deferred income tax.

Current Income Tax

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Current income tax is calculated based on taxable income. Differences between taxable income and accounting profit are caused by temporary differences, non-deductible expenses, non-taxable income, and carried-forward losses.

Deferred Income Tax

Deferred income tax arises from temporary differences between the book value of assets and liabilities for financial reporting purposes and their tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that there will be future taxable income to offset the temporary differences.

The carrying amount of deferred tax assets is reviewed at the end of each financial year and is reduced to the extent that it is no longer likely that sufficient taxable income will be available to use all or part of the deferred tax asset. Deferred tax assets that were not previously recognized are reviewed at the end of each financial year and recognized when it is probable that there will be enough taxable income to utilize these deferred tax assets.

Deferred income tax assets and liabilities are calculated using the tax rate that is expected to apply in the year when the asset is realized or the liability is settled, based on tax rates in effect at the end of the financial year. Deferred tax is recognized in the income statement, except when it is related to items directly recognized in equity, in which case it is recognized directly in equity.

Deferred tax assets and liabilities are offset when:

- The Company and its subsidiaries have a legal right to offset current tax assets and liabilities; and
- The deferred income tax assets and liabilities relate to the same tax authority:
 - For the same taxable entity; or
 - The Company and its subsidiaries intend to settle the current tax liabilities and current tax assets on a net basis or to recover the assets simultaneously with the settlement of deferred income tax liabilities or assets in the future.

21. Related Parties

Parties are considered related if one party has the ability to control or significantly influence the other party in making financial and operating decisions. Parties are also considered related if they share common control or significant common influence.

In evaluating the relationship between related parties, the substance of the relationship is emphasized over its legal form.

22. Segment Reporting

A business segment is a separately identifiable component engaged in the production or provision of goods or services and subject to risks and returns that are different from those of other business segments.

A geographical segment is a separately identifiable component engaged in the production or provision of goods or services within a particular economic environment and subject to risks and returns that are different from those of segments operating in other economic environments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Group's consolidated financial statements.

The Group operates solely in the field of cargo handling services within the Cat Lai Port area in the territory of Vietnam. Accordingly, the Group does not present segment reporting by business or geographical area.

V. Supplementary Information for Items Presented in the Consolidated Balance Sheet

1. Cash and Cash Equivalents

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

	Ending balance	Beginning balance
Cash	938,661,469	1,219,447,162
Bank deposits	60,916,070,365	44,578,127,949
Cash equivalents (bank deposits with original maturity not exceeding 3 months)	33,000,000,000	35,000,000,000
Total	94,854,731,834	80,797,575,111

2. Financial Investments

2a. Held-to-maturity investments

These are bank deposits with maturities greater than 6 months, with interest rates ranging from 4.0% to 6.8% per year, recorded at their book value (at cost).

2b. Investments in associate companies

	Ending balance			Beginning balance		
	Cost	Profits arising after the date of investment	Total	Cost	Profits arising after the date of investment	Total
Express Newport Joint Stock Company Warehousing Depot Joint Stock Company	3,600,000,000	546,743,357	4,146,743,357	3,600,000,000	22,687,705	3,622,687,705
		(1,746,076,811)	1,853,923,189		(972,852,823)	2,627,147,177
Total	7,200,000,000	(1,199,333,454)	6,000,666,546	7,200,000,000	(950,165,118)	6,249,834,882

The number of shares held and the ownership ratio of the Group of Companies in the units are as follows:

Company's name	Ending balance		Beginning balance	
	Number of shares	Ownership ratio	Number of shares	Ownership ratio
Express Newport Joint Stock Company	360,000	36.00%	360,000	40%
Warehousing Depot Joint Stock Company	360,000	36.00%	-	-

The value of the Group's ownership interest in affiliated companies is as follows:

	Current year	Previous year
Beginning balance	6,249,834,882	2,594,902,331
Capital contributed during the year		3,600,000,000
Profit or loss during the year	(249,168,336)	54,932,551
Ending balance	6,000,666,546	6,249,834,882

3. Short-term Receivables from Customers

	Ending balance	Beginning balance
Receivables from related parties	145,589,108,019	116,215,604,233
Saigon Newport One Member Limited Liability Corporation	132,299,047,315	112,872,565,152
Express Newport Joint Stock Company	39,738,051	516,390,332

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

	<u>Ending balance</u>		<u>Beginning balance</u>	
Tan Cang Technical Services Joint Stock Company			168,412,000	
Tan Cang Logistics and Stevedoring Joint Stock Company	155,567,930		78,616,926	
Tan Cang Overland Transport Joint Stock Company	232,128,000		1,485,668,000	
Phu Huu – Newport Corporation	22,298,110		112,327,560	
Tan Cang – Tay Ninh Joint Stock Company	334,991,657		220,431,366	
Tan Cang Container Services Joint Stock Company	132,290,466		-	
Tan Cang Thanh Phuoc Joint Stock Company			29,376,000	
Tan Cang Hiep Phuoc Logistics Joint Stock Company			351,000	
Tan Cang Dredging and Salvage Joint Stock Company	5,773,226,400		731,465,897	
Tan Cang Warehousing Depot Joint Stock Company	2,039,953,250			
Tan Cang – Cai Mep International Terminal Company Limited	4,290,840,000			
Tan Cang Song Than ICD Joint Stock Company	7,855,200			
Tan Cang Construction Joint Stock Company	80,144,640			
Cat Lai Port Joint Stock Company	181,027,000			
<i>Receivables from other customers</i>	<i>61,358,833,062</i>		<i>62,384,528,852</i>	
Total	206,947,941,081		178,600,133,085	
4. Prepayments to Sellers				
	<u>Ending balance</u>		<u>Beginning balance</u>	
<i>Prepayments to related parties</i>	<i>1,180,249,976</i>		<i>796,857,600</i>	
Tan Cang Information Technology Solutions Joint Stock Company	1,180,249,976		796,857,600	
<i>Prepayments to other sellers</i>	<i>1,823,051,392</i>		<i>1,559,038,953</i>	
<i>Other suppliers</i>	<i>1,823,051,392</i>		<i>1,559,038,953</i>	
Total	3,003,301,368		2,355,896,553	
5. Other Receivables				
5a. Short-term Other Receivables				
	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Provision</u>	<u>Value</u>	<u>Provision</u>
<i>Receivables from related parties</i>	<i>465,826,594</i>		<i>3,045,625,588</i>	-
Saigon Newport One Member Limited Liability Corporation	465,826,594		2,310,047,841	-
– Meal allowances and payments made on behalf Tan Cang Overland Transport Joint Stock Company -			716,967,443	
payments made on behalf Tan Cang Thanh Phuoc Joint Stock Company - payments made on behalf			18,610,304	-
<i>Receivables from other organizations and individuals</i>	<i>11,236,422,055</i>	<i>(416,289,446)</i>	<i>9,602,531,641</i>	<i>(376,164,446)</i>

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Accrued interest on term deposits	2,332,743,013		1,860,756,439	-
Deposits and guarantees	525,000,000		345,000,000	-
Advances	4,112,348,481		3,678,148,837	-
Reimbursement items	3,851,189,350	(416,289,446)	2,990,752,399	(376,164,446)
Other receivables	425,141,211		727,873,966	-
Total	11,712,248,649	(416,289,446)	12,648,157,229	(376,164,446)

5b. Long-term Other Receivables

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Hiep Luc Co., Ltd	15,000,000,000	-	15,000,000,000	-
Two Two Twelve Joint Stock Company	2,000,000,000	-	1,000,000,000	-
Total	17,000,000,000	-	16,000,000,000	-

6. Bad Debts

	Overdue Period	Ending balance		Overdue Period	Beginning balance	
		Principal Amount	Provision		Principal Amount	Provision
Innopack Vietnam Company Limited	Over 3 years	2,972,614,417	(2,972,614,417)	Over 3 years	2,972,614,417	(2,972,614,417)
Son Trung Phat Trading Service Company Limited	Over 3 years	1,214,976,609	(1,214,976,609)	Over 3 years	1,214,976,609	(1,214,976,609)
Gia Viet Trading – Service – Transport Company Limited		1,939,116,352	(581,734,906)			
Other customers		3,478,828,207	(3,246,978,407)		3,101,825,498	(2,998,456,724)
Total		9,605,535,585	(8,016,304,339)		7,289,416,524	(7,186,047,750)

The movement in the provision for doubtful debts is as follows:

	Current year	Previous year
Beginning balance	7,186,047,750	6,972,446,503
Provision for additional provision	914,256,589	632,946,447
Reversal of provision	(84,000,000)	(419,345,200)
Ending balance	8,016,304,339	7,186,047,750

7. Inventory

	Ending balance	Beginning balance
Raw materials, supplies	8,432,460,952	6,874,878,216
Tools, equipment	134,890,700	540,882,144
Goods		385,798,106
Total	8,567,351,652	7,801,558,466

8. Prepaid Expenses

8a. Short-term prepaid expenses

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

	Ending balance	Beginning balance
Tools, equipment expenses	2,305,622,449	1,168,306,509
Repair expenses	3,851,240,982	4,903,890,192
Insurance expenses	5,370,931,488	5,313,904,334
Other expenses	252,742,021	498,109,720
Total	11,780,536,940	11,884,210,755
8b. Long-term prepaid expenses		
	Ending balance	Beginning balance
Tools, equipment expenses	2,322,965,922	3,101,104,462
Repair expenses	17,162,995,990	20,200,352,227
Other expenses	1,252,513,415	1,756,810,663
Total	20,738,475,327	25,058,267,352

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

9. Tangible Fixed Assets

	Buildings, Structures	Machinery and Equipment	Transportation and Transmission Vehicles	Management Equipment	Other Fixed Assets	Total
Original Cost						
Beginning Balance	172,272,796,361	287,645,064,301	241,429,943,849	7,709,266,577	61,304,179,240	770,361,250,328
Purchases		6,018,581,481	1,034,800,000	1,006,936,000	10,106,221,600	18,166,539,081
Disposals		(2,351,363,300)	(876,279,185)	-	-	(3,227,642,485)
Ending Balance	<u>172,272,796,361</u>	<u>291,312,282,482</u>	<u>241,588,464,664</u>	<u>8,716,202,577</u>	<u>71,410,400,840</u>	<u>785,300,146,924</u>
<i>Includes:</i>						
Fully depreciated but still in use	49,742,425,084	159,732,243,052	195,229,172,760	2,241,767,052	52,493,303,411	459,438,911,359
Awaiting disposal	-	-	-	-	-	-
Accumulated Depreciation						
Beginning Balance	107,691,201,141	256,565,904,153	206,032,943,424	3,513,709,608	54,908,536,652	628,712,294,978
Depreciation for the Year	8,369,104,269	14,914,708,683	8,035,829,794	1,445,262,167	2,522,273,262	35,287,178,175
Disposals		(2,351,363,300)	(876,279,185)	-	-	(3,227,642,485)
Ending Balance	<u>116,060,305,410</u>	<u>269,129,249,536</u>	<u>213,192,494,033</u>	<u>4,958,971,775</u>	<u>57,430,809,914</u>	<u>660,771,830,668</u>
Net Book Value						
Beginning Balance năm	64,581,595,220	31,079,160,148	35,397,000,425	4,195,556,969	6,395,642,588	141,648,955,350
Ending Balance	<u>56,212,490,951</u>	<u>22,183,032,946</u>	<u>28,395,970,631</u>	<u>3,757,230,802</u>	<u>13,979,590,926</u>	<u>124,528,316,256</u>
<i>Includes:</i>						
Temporarily unused, awaiting disposal	-	-	-	-	-	-

Note: Some tangible fixed assets with a net book value of 11,070,694,400 VND are pledged as collateral to secure loans from commercial bank.

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

10. Intangible Fixed Assets

Computer software.

	Original Value	Amortization	Net Book Value
Beginning balance	32,697,642,875	(18,634,535,895)	14,063,106,980
Purchases during the Year	4,647,579,460		4,647,579,460
Amortization during the Year		(7,501,912,582)	(7,501,912,582)
Ending balance	37,345,222,335	(26,136,448,477)	11,208,773,858

Note: Some intangible fixed assets, with an original value of 9,997,110,930 VND, have been fully amortized but are still in use.

11. Deferred Income Tax Assets**11a. Recognized Deferred Income Tax Assets**

Deferred income tax assets arise from temporary differences that are deductible. The details of movements during the year are as follows:

	Current year	Previous year
Beginning Balance	975,155,136	732,080,514
Movements in the Year	1,188,832,626	975,155,136
Reversed During the Year	(975,155,136)	(732,080,514)
Ending Balance	1,188,832,626	975,155,136

The corporate income tax rate used to determine the value of deferred income tax assets is 20% (same as last year).

11b. Unrecognized Deferred Income Tax Assets

The Company Group has not recognized deferred income tax assets for certain deductible temporary differences, particularly exchange rate differences due to the revaluation of foreign-currency-denominated monetary items, as the amounts are considered immaterial.

12. Short-term Accounts Payable

	Ending balance	Beginning balance
Accounts Payable to Related Parties	87,590,305,768	29,317,061,059
Saigon Newport One Member Limited Liability Corporation	60,558,535,515	2,439,902,740
Tan Cang Technical Services Joint Stock Company	3,970,662,329	9,800,464,964
Tan Cang Information Technology Solutions Joint Stock Company	12,807,216,495	8,543,651,200
Tan Cang – STC Human Resource Development Limited Company	468,900,000	1,052,831,748
Tan Cang Waterway Transport Joint Stock Company	5,599,800	5,956,200
Tan Cang Overland Transport Joint Stock Company	841,568,724	675,015,012
Tan Cang Logistics and Stevedoring Joint Stock Company	593,363,977	1,762,581,060
Express Newport Joint Stock Company	6,413,513,090	3,745,927,376
Tan Cang Hiep Phuoc Logistics Joint Stock Company		20,172,240

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

	Ending balance	Beginning balance
Phu Huu – Newport Corporation	351,893,160	382,151,520
Tan Cang Container Services Joint Stock Company	231,674,378	504,235,879
Tan Cang Shipping Warehouse Service Company Limited		7,668,000
Tan Cang – Vung Tau Logistics Joint Stock Company		374,727,600
Tan Cang Mien Trung Joint Stock Company	1,819,800	1,775,520
Tan Cang Warehousing Depot Joint Stock Company	14,396,400	
Muoi Lam Thang Ba Joint Stock Company	1,331,162,100	
Accounts Payable to Other Suppliers	61,767,434,734	67,982,558,939
Two Two Twelve Joint Stock Company	23,232,758,762	21,171,448,122
Other suppliers	38,534,675,972	46,811,110,817
Total	149,357,740,502	97,299,619,998

The Company Group has no overdue payables to suppliers that remain unsettled.

13. Taxes and Other Payables to the Government

	Beginning Balance		Transactions during the year		Ending balance	
	Payable	Receivable	Payable	Paid	Payable	Receivable
VAT on Domestic Sales	860,322,149	-	40,226,006,903	(39,433,482,733)	1,652,846,319	
Corporate Income Tax	13,520,270,731	-	36,065,118,261	(34,587,594,685)	14,997,794,307	
Corporate Income Tax on Behalf of Joint Venture	-	-	660,911,511	(660,911,511)		
Personal Income Tax	2,661,039,916	38,505,627	16,681,495,403	(16,181,396,873)	3,150,451,020	49,193,053
Contractor tax	-	-	374,560,646	(528,259,135)		153,698,489
Business License Tax	-	-	8,000,000	(8,000,000)	-	-
Fees, Charges, and Other Payables	-	12,657,641	71,044,293	(71,044,293)	-	12,657,641
Total	17,041,632,796	51,163,268	94,087,137,017	(91,470,689,230)	19,801,091,646	215,549,183

Value Added Tax (VAT)

The company and its subsidiaries pay VAT using the credit invoice method, The VAT rates are as follows:

- Storage, warehousing, leasing of equipment, and associated services: 8% and 10%
- Leasing of offices and land use rights: 10%

Corporate Income Tax

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

The Company and its subsidiaries are subject to a corporate income tax of 20% on taxable income (same as the previous year).

The determination of the corporate income tax payable is based on the current tax regulations, However, these regulations change periodically, and tax laws governing various types of transactions may be subject to different interpretations, Therefore, the tax amounts presented in the consolidated financial statements may change when reviewed by tax authorities.

Other Taxes

The Company and its subsidiaries declare and pay taxes in accordance with the regulations,

14. Short-term Accrued Expenses

	Ending balance	Beginning balance
<i>Payables to related parties</i>	<i>1,403,105,931</i>	<i>2,047,162,500</i>
Saigon Newport One Member Limited Liability Corporation - Meal allowances, lifting and lowering fees, utility usage (electricity and water)	481,121,200	1,829,144,000
Tan Cang Logistics and Stevedoring Joint Stock Company - Transportation costs	30,446,926	79,769,000
Tan Cang Waterway Transport Joint Stock Company - Lifting costs	1,233,000	408,000
Tan Cang Phu Huu Joint Stock Company - Stevedoring costs	15,238,000	17,529,000
Express Newport Joint Stock Company - Stevedoring costs	561,289,347	89,038,000
Tan Cang Overland Transport Joint Stock Company - Transportation costs		31,274,500
Tan Cang Container Services Joint Stock Company - Container cleaning and repair costs	79,512,458	-
Muoi Lam Thang Ba Joint Stock Company - Handling expenses	234,265,000	
<i>Payables to other organizations and individuals</i>	<i>8,521,124,448</i>	<i>7,946,460,053</i>
Interest expense payable	8,966,525	28,322,655
Handling, unloading, transportation costs	4,302,130,914	2,728,432,143
Commission expenses	488,813,081	865,329,783
Repair costs	-	1,191,173,410
<i>Other short-term accrued expenses</i>	<i>3,721,213,928</i>	<i>3,133,202,062</i>
Total	<u>9,924,230,379</u>	<u>9,993,622,553</u>

15. Other Payables**15a. Other Short-term Payables**

	Ending balance	Beginning balance
<i>Payables to related parties</i>	<i>682,681,620</i>	<i>1,420,066,631</i>
Saigon Newport One Member Limited Liability Corporation - Divident	682,681,620	1,395,800,631
Tan Cang Infrastructure Development Investment Joint Stock Company - Business cooperation interest		24,266,000
<i>Payables to other organizations and individuals</i>	<i>15,861,023,191</i>	<i>12,049,779,446</i>
- Union fund	1,761,303,607	1,371,681,218

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

	Ending balance	Beginning balance
- Social, health, and unemployment insurance	2,260,290,301	1,945,105,440
- Deposits and pledges	1,971,001,633	1,674,152,383
- Dividends payable	2,677,172,520	2,578,118,720
- Other short-term payables	7,191,255,130	4,480,721,685
Total	16,543,704,811	13,469,846,077

15b. Other Long-term Payables

	Ending balance	Beginning balance
Payables to related parties	8,621,612,981	8,621,612,981
- Tan Cang Infrastructure Development Investment Joint Stock Company (Payables for business cooperation contribution)	8,621,612,981	8,621,612,981
Payables to other organizations and individuals		145,000,000
- Deposits and pledges		145,000,000
Total	8,621,612,981	8,766,612,981

(*) This long-term payable is a business cooperation agreement between Cat Lai Logistics Joint Stock Company (a subsidiary) and Tan Cang Infrastructure Development Investment Joint Stock Company. The agreement was signed on June 9, 2015, for an 11-year term. The subsidiary has a 40% ownership stake, and monthly profits are shared according to the capital contribution ratio after accounting for management costs, loan interest, and tax obligations.

15c. Overdue Payables

The Company Group does not have any overdue payables that remain unpaid.

16. Loans

These are long-term loans from the Military Commercial Joint Stock Bank – An Phu Branch to Cat Lai Logistics Joint Stock Company (a subsidiary) under loan agreements in 2015 and 2023 for the purchase of fixed assets. The loan term ranges from 60 to 120 months from the date of the first disbursement of the loan agreement. Interest rates for these loans range from 6.55% to 9.3% per year. The collateral is the fixed assets acquired with the loan capital.

The Group is able to repay the long-term loans.

The repayment schedule for the long-term loans is as follows:

	Ending balance	Beginning balance
Up to 1 year	2,132,800,000	9,766,555,768
Over 1 year to 5 years	3,732,400,000	5,865,200,000
Total	5,865,200,000	15,631,755,768

The repayment terms for long-term loans are as follows:

	Long-term loans due for repayment	Long-term loans	Total
Beginning Balance	9,766,555,768	5,865,200,000	15,631,755,768
Transfer to current portion of long-term loans	2,132,800,000	(2,132,800,000)	-
Loan repayments	(9,766,555,768)	-	(9,766,555,768)
Ending Balance	2,132,800,000	3,732,400,000	5,865,200,000

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

17. Reward and Welfare Fund

	Reward Fund	Welfare Fund	Management Bonus Fund	Total
Beginning Balance	20,725,627,467	29,530,089,860	1,237,500,000	51,493,217,327
Increase from Profit	34,585,413,876	5,413,073,831	1,800,000,000	41,798,487,707
Other increase	32,000,000			32,000,000
Fund deduction during the period	(34,984,231,399)	(8,064,496,030)	(1,237,500,000)	(44,286,227,429)
Reversal of provisions appropriated in the previous year (see Note V.18d)		(8,325,306,908)		(8,325,306,908)
Ending Balance	20,358,809,944	18,553,360,753	1,800,000,000	40,712,170,697

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

18. Shareholder's Equity				
18a. Statement of Changes in Shareholder's Equity				
Previous Year	Owner's Investment	Development Fund	Undistributed Net Profit	Non-controlling Interests
Beginning Balance	199,910,200,000	81,594,573,298	50,804,789,417	32,699,635,292
Profit for the Year	-	-	96,547,208,034	6,029,217,687
Dividends	-	-	(43,980,244,000)	(5,550,000,000)
Parent company temporarily deducts funds from profits during the period	-	9,619,724,229	(52,216,998,293)	-
Subsidiary company deducts funds from previous year's profit	-	(460,000,000)	104,345,912	(319,902,518)
Subsidiary company temporarily deducts funds from profits during the period	-	737,727,805	(2,140,985,722)	(1,216,862,466)
Ending Balance	199,910,200,000	91,492,025,332	49,118,115,347	31,642,087,994
Current year				
Beginning Balance	199,910,200,000	91,492,025,332	49,118,115,347	31,642,087,994
Profit for the period	-	-	111,788,852,712	6,845,354,119
Dividends	-	-	(45,979,346,000)	(4,190,000,000)
The Parent Company appropriates/(reverses) funds from prior-year profits	-	6,326,204,908	1,999,102,000	-
The Parent Company temporarily appropriates funds from profits for the period	-	24,606,231,803	(62,158,253,591)	(37,552,021,788)
The Subsidiary appropriates funds from prior-year profits	-	-	(26,292,315)	(19,433,451)
The Subsidiary temporarily appropriates funds from profits for the period	-	833,719,747	(3,090,652,610)	(1,943,807,289)
Ending Balance	199,910,200,000	123,258,181,790	51,651,525,543	32,334,201,373
				407,154,108,706

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

18b. Shareholder's Capital Details

	Ending balance	Beginning balance
Saigon Newport One Member Limited Liability Corporation	117,970,500,000	117,970,500,000
Other Shareholders	81,939,700,000	81,939,700,000
Total	199,910,200,000	199,910,200,000

18c. Shares

	Ending balance	Beginning balance
Registered Ordinary Shares for Issuance	19,991,020	19,991,020
Issued Ordinary Shares	19,991,020	19,991,020
Outstanding Ordinary Shares	19,991,020	19,991,020

The par value of outstanding shares: 10,000 VND.

18d. Profit Distribution

At the Parent Company

During the period, the Parent Company distributed profits in accordance with Resolution No. 01/2025/NQ-ĐHĐCĐ of the 2025 Annual General Meeting of Shareholders dated May 29, 2024, as follows:

	VND
Distribution of prior-year profits	
• Dividend payment to shareholders	: 45,979,346,000
• Appropriation to the development investment fund	: 6,326,204,908
• Reversal of welfare fund provision previously accrued in excess of the approved amount	: (8,325,306,908)
Provisional distribution of current-year after-tax profits	
• Appropriation to the development investment fund	: 24,606,231,803
• Appropriation to the bonus fund	: 32,806,819,609
• Appropriation to the welfare fund	: 3,645,202,179
• Appropriation to the manager bonus fund	: 1,100,000,000

At the Subsidiary

During the year, Cat Lai Logistics Joint Stock Company distributed profits for 2024 and made a provisional distribution of 2025 profits in accordance with Resolution No. 01/NQ-ĐHĐCĐTN/2025 of the 2024 Annual General Meeting of Shareholders dated May 15, 2025, as follows:

	VND
Distribution of prior-year profits	
• Dividend payment to shareholders	: 6,400,000,000
• Appropriation to the welfare fund	: 45,725,766
Provisional distribution of current-year profits	
• Appropriation to the development investment fund	: 913,994,091
• Appropriation to the bonus fund	: 731,195,273
• Appropriation to the welfare fund	: 731,195,273

During the year, Tan Cang Hiep Luc Joint Stock Company distributed profits for 2024 and made a provisional distribution of 2025 profits in accordance with Resolution No. 35/NQ-ĐHĐCĐ-TCHL-2025 of the General Meeting of Shareholders dated May 15, 2025, as follows:

	VND
Distribution of prior-year profits	
• Dividend payment to shareholders	: 3,000,000,000
Provisional distribution of current-year profits	

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

• Appropriation to the bonus fund	:	1,047,398,994
• Appropriation to the welfare fund	:	990,950,613
• Appropriation to the management bonus fund	:	400,000,000

19. Off-Balance Sheet Items

Foreign Currencies

As of the end of the fiscal year, the company held 560,339.54 USD (compared to 58,907,78 USD at the beginning of the year).

VI. Additional Information for Items Presented in the Consolidated Income Statement

1. Revenue from Sales of Goods and Provision of Services

	Current year	Previous year
Service revenue	1,209,594,515,860	1,059,622,547,008

2. Cost of Goods Sold

	Current year	Previous year
Cost of services provided	934,636,090,938	806,291,822,691

3. Financial Income

	Current year	Previous year
Interest income from deposits	9,502,234,965	7,810,976,988
Exchange rate gain	535,250,822	510,578,062
Exchange rate gain from revaluation of foreign currency-denominated monetary items	53,381,131	8,142,452
Total	10,090,866,918	8,329,697,502

4. Financial Expenses

	Current year	Previous year
Interest expenses	779,309,602	1,421,775,223
Exchange rate loss	117,740,770	128,283,091
Exchange rate loss from revaluation of foreign currency-denominated monetary items	47,655,564	33,968,779
Total	944,705,936	1,584,027,093

5. Selling Expenses

	Current year	Previous year
Outsourced service costs	27,849,248,728	28,053,992,609
Other expenses	12,995,345,832	12,969,231,219
Total	40,844,594,560	41,023,223,828

6. Corporate Management Expenses

	Current year	Previous year
Employee expenses	17,522,675,014	20,937,140,519
Management material costs	1,297,861,164	1,923,028,711
Office supplies	4,739,707,384	3,303,315,652
Depreciation of fixed assets	1,388,519,309	1,056,397,500
Taxes, fees, and charges	178,885,297	199,371,146
Provision for doubtful receivables	843,954,889	213,601,247
Outsourced service costs	7,532,267,010	6,927,986,879
Other expenses	53,440,722,646	49,204,430,379
Total	86,944,592,713	83,765,272,033

7. Other Income

	Current year	Previous year
Profit from disposal of fixed assets	406,464,651	317,383,870
Compensation	20,000,000	41,486,730
Other income	59,857,327	1,939,766

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

	Current year	Previous year
Proceeds from the sale of liquidated assets	555,152,000	
Total	1,041,473,978	360,810,366
8. Other Expenses		
	Current year	Previous year
Tax penalties and arrears	110,810,719	660,131,329
Fuel-saving rewards	377,842,668	324,365,543
Prepayment penalty		15,107,143
Losses from liquidation of materials/fixed assets	32,407,407	774,318
Compensation costs	2,000,000,000	
Other expenses	100,995,877	184,294,951
Total	2,622,056,671	1,184,673,284
9. Deferred Corporate Income Tax Expenses:		
	Current year	Previous year
Deferred corporate income tax expense arising from the reversal of deferred income tax assets	975,155,136	732,080,514
Deferred corporate income tax income arising from deductible temporary differences	(1,188,832,626)	(975,155,136)
Total	(213,677,490)	(243,074,622)
10. Earnings per Share		
10a. Basic/Diluted Earnings per Share		
	Current year	Previous year
Net profit after tax attributable to the parent company shareholders	111,788,852,712	96,547,208,034
Adjustments to the net profit to determine the earnings attributable to common shareholders	(39,636,454,652)	(35,675,225,074)
Deduction for reward and welfare funds, management board funds	(39,636,454,652)	(35,675,225,074)
+ At the Parent Company	(37,552,021,788)	(34,271,967,156)
+ At the Subsidiary Companies	(2,084,432,864)	(1,403,257,918)
Earnings for basic/diluted EPS calculation	72,152,398,061	60,871,982,960
Weighted average number of common shares outstanding during the year	19,991,020	19,991,020
Basic/Diluted Earnings per Share	3,609	3,045
The previous year's basic earnings per share have been recalculated due to changes in the allocation of the employee bonus and welfare fund as per the 2025 Annual General Meeting Resolution. This recalculation increases the previous year's basic earnings per share from VND 2,629 to VND 3,045.		
10b. Other Information		
No common stock transactions or potential common stock transactions occurred from the end of the financial year until the publication of this consolidated financial statement.		
11. Production and Business Expenses by Factor		
	Current year	Previous year
Raw materials and supplies	81,987,759,543	94,603,752,933
Labor costs	276,142,598,980	245,262,687,538
Depreciation of fixed assets	37,246,512,355	35,265,901,736
Outsourced service costs	563,025,801,511	443,926,226,569
Other expenses	104,022,605,823	111,526,083,715
Total	1,062,425,278,211	930,584,652,491

TAN CANG WAREHOUSING JOINT STOCK COMPANY
Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City
CONSOLIDATED FINANCIAL STATEMENTS
For the fiscal year ending December 31, 2025

VII. Other Information

1. Transactions and Balances with Related Parties

The related parties to the Group include key management members, individuals closely related to key management members, and other related parties.

1a. Transactions and Balances with Key Management Members and Their Related Parties

Key management members consist of the Board of Directors, the Board of Supervisory, and the executive members (Director, Chief Accountant), Individuals closely related to key management members are members of the immediate family of main management members.

Transactions and Payables with Main Management Members and Their Related Parties

The Company Group did not have any transactions or payables with key management members and their related parties during the year.

Income of Main Management Members

	Salary	Bonus	Manager Bonus	Remuneration	Total Income
Current period					
Board of Directors					
Mr. Ngo Van Ngu - Chairman of the Board of Directors	729,059,771	518,940,229	114,380,725	48,000,000	1,410,380,725
Mr. Trinh Van Moi - Member of the Board of Directors			70,312,500	60,000,000	130,312,500
Mr. Doan Phi - Member of the Board of Directors and Deputy Director	579,672,614	559,214,409	75,000,000	60,000,000	1,273,887,023
Mr. Do Thanh Truong - Member of the Board of Directors and Director	772,683,871	691,221,705	60,937,500	60,000,000	1,584,843,076
Mr. Tran Quang Thao - Member of the Board of Directors		20,101,587	73,106,725	60,000,000	153,208,312
Board of Supervisors					
Ms. Nguyen Thi Thuy Nga - Head of the Board			56,250,000	60,000,000	116,250,000
Ms. Do Phuong Thao, appointed on May 29, 2025				21,000,000	21,000,000
Ms. Dang Thuy Trang, appointed on May 29, 2025				21,000,000	21,000,000
Ms. Nguyen Thi Huyen, dismissed on May 29, 2025			28,125,000	15,000,000	43,125,000
Ms. Nguyen Thi Hong Van, dismissed on May 29, 2025			28,125,000	15,000,000	43,125,000
Board of Managements					
Mr. Bui Van Bang - Deputy Director	576,811,349	558,181,190	60,937,500		1,195,930,039
Mr. Nguyen Van Hao - Deputy Director	476,729,944	465,369,454			942,099,398
Ms. Nguyen Thi Hong Lien - Chief Accountant	372,200,531	372,651,823	68,298,193	43,500,000	856,650,547
Total	3,507,158,080	3,185,680,397	635,473,143	463,500,000	7,791,811,620
	Salary	Bonus	Manager Bonus	Remuneration	Total Income

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Previous period					
Board of Directors					
Mr. Ngo Van Ngu - Chairman of the Board of Directors	674,966,133	397,712,496	80,694,444	56,000,000	1,209,373,073
Mr. Do Thanh Truong - Member of the Board of Directors and Director, appointed on April 25, 2024	491,037,626	267,919,033		40,000,000	798,956,659
Mr. Tran Quang Thao - Member of the Board of Directors and Director, dismissed on April 25, 2024	211,651,568	178,434,397	202,817,332	138,333,333	691,236,630
Mr. Doan Phi - Member of the Board of Directors and Deputy Director	539,325,922	323,517,788	61,481,481	60,000,000	984,325,191
Mr. Trinh Van Moi - Member of the Board of Directors			57,638,889	60,000,000	117,638,889
Mr. Do Xuan Minh - Member of the Board of Directors			57,638,889	35,000,000	92,638,889
Board of Supervisors					
Ms. Nguyen Thi Thuy Nga - Head of the Board			46,111,111	60,000,000	106,111,111
Ms. Nguyen Thi Huyen, appointed on April 25, 2024				20,000,000	20,000,000
Ms. Nguyen Thi Hong Van, appointed on April 25, 2024				20,000,000	20,000,000
Mr. Nguyen Hong Son, dismissed on April 25, 2024			23,055,556	10,000,000	33,055,556
Ms. Nguyen Thi Thu Ha, dismissed on April 25, 2024			23,055,556	10,000,000	33,055,556
Board of Directors					
Mr. Bui Van Bang - Deputy Director	535,552,002	320,914,316	49,953,704		906,420,022
Ms. Nguyen Thi Hong Lien - Chief Accountant	356,447,914	218,978,926	65,598,564	66,000,000	707,025,404
Total	2,932,217,239	1,867,782,761	668,045,526	575,333,333	6,043,378,859

1b. Transactions and Balances with Other Related Parties

The other related parties to the Company Group include:

Related Party	Relationship
Saigon Newport One Member Limited Liability Corporation	Parent company
Express Newport Joint Stock Company	Associate company
Tan Cang Warehousing Depot Joint Stock Company	Associate company
Muoi Lam Thang Ba Joint Stock Company	Related party of a member of the BOD

TAN CANG WAREHOUSING JOINT STOCK COMPANY

Address: Tan Cang - Cat Lai Terminal, Cat Lai Ward, Ho Chi Minh City

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Related Party	Relationship
Tan Cang Song Than ICD Joint Stock Company	Affiliate company in the Company Group
Tan Cang Construction Joint Stock Company	Affiliate company in the Company Group
Tan Cang Logistics and Stevedoring Joint Stock Company	Affiliate company in the Company Group
Tan Cang Technical Services Joint Stock Company	Affiliate company in the Company Group
Tan Cang – Cai Mep Joint Stock Company	Affiliate company in the Company Group
Tan Cang Infrastructure Development Investment Joint Stock Company	Affiliate company in the Company Group
Tan Cang Overland Transport Joint Stock Company	Affiliate company in the Company Group
Tan Cang Waterway Transport Joint Stock Company	Affiliate company in the Company Group
Tan Cang Mien Trung Joint Stock Company	Affiliate company in the Company Group
Tan Cang – Long Binh Joint Stock Company	Affiliate company in the Company Group
Tan Cang Hiep Phuoc Logistics Joint Stock Company	Affiliate company in the Company Group
Tan Cang Information Technology Solutions Joint Stock Company	Affiliate company in the Company Group
Tan Cang Maritime Services Joint Stock Company	Affiliate company in the Company Group
Tan Cang – Cai Mep International Terminal Company Limited	Affiliate company in the Company Group
Tan Cang – STC Human Resource Development Limited Company	Affiliate company in the Company Group
Cat Lai Port Joint Stock Company	Affiliate company in the Company Group
Tan Cang Offshore Joint Stock Company	Affiliate company in the Company Group
Tan Cang Shipping Joint Stock Company	Affiliate company in the Company Group
Phu Huu – Newport Corporation	Affiliate company in the Company Group
Tan Cang – Tay Ninh Joint Stock Company	Affiliate company in the Company Group
SITC Newport Logistics Company Limited	Affiliate company in the Company Group
Tan Cang HMM Logistics Company Limited	Affiliate company in the Company Group
Tan Cang Offshore Travel and Flight Services Joint Stock Company	Affiliate company in the Company Group
Tan Cang Container Services Joint Stock Company	Affiliate company in the Company Group
Tan Cang Shipping Warehousing Service Company Limited	Affiliate company in the Company Group
Tan Cang Thanh Phuoc Joint Stock Company	Affiliate company in the Company Group
Tan Cang Dredging and Salvage Joint Stock Company	Affiliate company in the Company Group

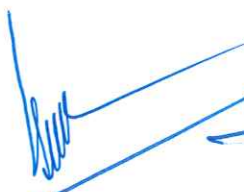
2. Events After the Reporting Period

There are no significant events after the reporting period that would require adjustments to the figures or disclosure in the consolidated financial statements.

Prepared on January 29, 2026

Prepared by


Nguyen Cam Trang

Chief Accountant


Nguyen Thi Hong Lien

Director

Đỗ Thanh Truong