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FINANCIAL STATEMENTS*As at 31 March 2026*

Code	ASSETS	Note	31/03/2026 VND	01/01/2026 VND
100	A. SHORT-TERM ASSETS		42.028.816.007	24.995.363.823
110	I. Cash and cash equivalents	3	3.147.305.369	12.785.041.450
111	1. Cash		3.147.305.369	3.135.617.801
112	2. Cash equivalents		-	9.649.423.649
130	III. Short-term receivables		38.110.653.709	11.592.851.305
131	1. Short-term trade receivables	5	37.554.147.525	11.064.414.479
132	2. Short-term prepayments to suppliers		323.051.609	290.728.707
136	3. Other short-term receivables	6	2.493.170.853	2.497.424.397
137	4. Short-term provision for doubtful debts	7	(2.259.716.278)	(2.259.716.278)
140	IV. Inventories	8	392.904.343	82.145.635
141	1. Inventories		392.904.343	82.145.635
150	V. Other short-term assets		377.952.586	535.325.433
151	1. Short-term deferred Expenses	12	377.952.586	202.151.937
152	2. Deductible value added tax		-	333.173.496
153	2. Taxes and other receivables from the State budget	15	-	-
200	B. LONG-TERM ASSETS		30.771.804.944	31.092.878.278
210	I. Long-term receivables		3.684.400.000	3.680.400.000
216	1. Other long-term receivables	6	3.684.400.000	3.680.400.000
220	II. Fixed assets		1.328.793.813	1.416.732.264
221	1. Tangible fixed assets	9	1.231.652.679	1.313.390.628
222	- Historical cost		11.984.045.111	11.984.045.111
223	- Accumulated depreciation		(10.752.392.432)	(10.670.654.483)
227	2. Intangible fixed assets	10	97.141.134	103.341.636
228	- Historical cost		269.996.000	269.996.000
229	- Accumulated depreciation		(172.854.866)	(166.654.364)
230	III. Investment properties	11	25.385.386.830	25.579.168.407
231	- Historical cost		36.430.936.788	36.430.936.788
232	- Accumulated depreciation		(11.045.549.958)	(10.851.768.381)
250	V. Long-term investments	4		
252	1. Investments in joint-ventures, associates		473.212.674.000	473.212.674.000
254	2. Provision for diminution of value long-term inv		(473.212.674.000)	(473.212.674.000)
260	VI. Other long-term assets		373.224.301	416.577.607
261	1. Long-term deferred Expenses	12	373.224.301	416.577.607
270	TOTAL ASSETS		72.800.620.951	56.088.242.101

FINANCIAL STATEMENTS*As at 31 March 2026**(continued)*

Code	CAPITAL	Note	31/03/2026 VND	01/01/2026 VND
300	C. LIABILITIES		94.569.107.131	78.360.073.360
310	I. Short-term liabilities		34.499.999.561	23.290.965.790
311	1. Short-term trade payables	13	30.817.942.253	18.481.297.935
312	2. Short-term prepayments from customers	14	84.531.202	84.531.202
313	3. Taxes and other payables to the State budget	15	195.007.485	350.333.460
314	4. Payables to employees		231.096.649	173.336.033
315	5. Short-term accrued expenses	16	1.302.026.075	1.883.619.071
318	6. Short-term unrealised revenue	18	1.245.711.642	1.660.948.836
319	7. Other short-term payments	17	621.962.963	655.177.961
322	8. Bonus and welfare fund		1.721.292	1.721.292
330	II. Long-term liabilities		60.069.107.570	55.069.107.570
333	1. Long-term accrued expenses	16	13.454.306.662	13.454.306.662
336	2. Long-term unrealised revenue	18	43.150.360.908	38.150.360.908
337	3. Other long-term payables	17	3.464.440.000	3.464.440.000
400	D. OWNER'S EQUITY		(21.768.486.180)	(22.271.831.259)
410	I. Owner's equity	19	(21.768.486.180)	(22.271.831.259)
411	1. Contributed capital		365.050.000.000	365.050.000.000
411a	- Ordinary shares with voting rights		365.050.000.000	365.050.000.000
414	2. Other capital		11.500.000.000	11.500.000.000
418	3. Development investment funds		2.340.736.096	2.340.736.096
420	4. Other equity fund		163.000.000	163.000.000
421	5. Undistributed profit after tax		(400.822.222.276)	(401.325.567.355)
421a	- Undistributed post-tax profits accumulated by the end of the previous year		(401.325.567.355)	(404.385.461.224)
421b	- Undistributed profit after tax for the current year		503.345.079	3.059.893.869
440	TOTAL CAPITAL		72.800.620.951	56.088.242.101

Quang Ninh, 16 April 2025

Preparer

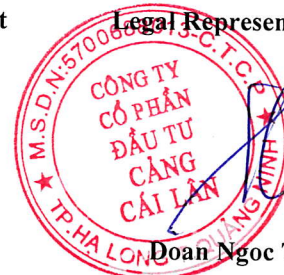
Manager of Accounting Department

Legal Representative

Vu Thi Mai Anh

Do Vu Linh

Doan Ngoc Tu



INCOME STATEMENTS

FROM 01 JANUARY 2026 TO 31 MARCH 2026

Code	ITEMS	Note	Quarter I		Cumulative from the beginning of the year to the end of this quarter
			This year	Previous year	
01	1. Revenues from sales of goods and providing of services	20	44.063.753.701	18.345.401.355	44.063.753.701
10	3. Net revenues from sales of goods and providing of services		44.063.753.701	18.345.401.355	44.063.753.701
11	4. Cost of goods sold	21	42.616.003.501	16.107.403.197	42.616.003.501
20	5. Gross profit from sales of goods and providing of services		1.447.750.200	2.237.998.158	1.447.750.200
21	6. Financial income	22	58.416.881	1.769.941	58.416.881
22	7. Financial expenses				
23	- In which: Interest expenses				
26	8. General and administration expenses	23	860.494.733	904.313.178	860.494.733
30	9. Net profit from operating activities		645.672.348	1.335.454.921	645.672.348
31	10. Other income		9.000	-	9.000
32	11. Other expense	24	-	81.500.000	-
40	12. Other profit		9.000	(81.500.000)	9.000
50	13. Total net profit before tax		645.681.348	1.253.954.921	645.681.348
51	14. Current corporate income tax expenses	25	142.336.269	166.785.750	142.336.269
60	15. Profit after corporate income tax		503.345.079	1.087.169.171	503.345.079
70	16. Basic earnings per share		14	30	14
					30

Preparer



Vu Thi Mai Anh

Manager of Accounting Department



Do Vu Linh

Quang Ninh, 16 April 2025



STATEMENT OF CASH FLOWS*From 01 January 2026 to 31 Mar 2026**(Indirect method)*

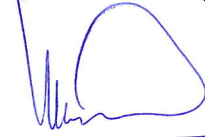
Code	ITEMS	Note	From 01 January	From 01 January
			2026 to 31 Mar	2025 to 31 Mar
			2026	2025
			VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profits before tax		645.681.348	1.253.954.921
	2. Adjustments for :			
02	- Depreciation of fixed assets and investment properties		281.720.028	100.326.330
03	- Provisions			
05	- Gains/loss from investment		(58.416.881)	(1.769.941)
07	- Other adjustments			
08	3. Operating profit before changes in working Capital		868.984.495	1.352.511.310
09	- Increase/Decrease in receivables		(26.188.628.908)	(3.466.520.820)
10	- Increase/Decrease in inventories		(310.758.708)	124.204.170
11	- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)		16.303.980.990	5.552.834.123
12	- Increase/Decrease in prepaid expenses		(132.447.343)	(62.885.777)
15	- Corporate income taxes paid		(237.283.488)	(44.291.125)
20	Net cash flows from operating activities		(9.696.152.962)	3.455.851.881
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
22	1. Proceeds from disposals of fixed assets and other long-term assets			193.781.577
27	2. Interest and dividend received		58.416.881	1.769.941
30	Net cash flows from investing activities		58.416.881	195.551.518
40	Net cash flows from financing activities			
50	Net cash flows in the year		(9.637.736.081)	3.651.403.399
60	Cash and cash equivalents at beginning of the year		12.785.041.450	981.905.694
61	Effect of exchange rate fluctuations			
70	Cash and cash equivalents at end of the year	3	3.147.305.369	4.633.309.093

Preparer



Vu Thi Mai Anh

Manager of Accounting Department



Do Vu Linh

Quang Ninh, 16 April 2025

Legal Representative



Doan Ngoc Tu

NOTE FINANCIAL STATEMENTS*From 01 January 2026 to 31 Mar 2026***1 . CHARACTERISTICS OF BUSINESS OPERATIONS****Forms of capital ownership**

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

The Company's head office is located at: Lot No 1 Cai Lan Roat - Bai Chay Ward - Quang Ninh Province.

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

Business lines:

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

2 . APPLIED ACCOUNTING POLICIES AND REGIMES AT COMPANY CÔNG TY**2.1 . Applied accounting documentation system**

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

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

2.2 . Applicable Accounting Standards and Regimes*Applicable accounting regime*

The Company applies the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance.

Statement on Compliance with Accounting Standards and Accounting Regime

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

2.3 . Financial instruments*Initial notes*

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

Financial liabilities

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

Value after initial recognition

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

2.4 . Foreign currency transactions

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

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

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

2.5 . Cash and cash equivalents

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

2.6 . Financial investments

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

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

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

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

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

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

2.7 . Receivables

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

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

2.8 . Inventories

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

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

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

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

2.9 . Fixed Assets and Investment Properties

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

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

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

Investment properties are recorded at cost.

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

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

2.10 . Prepaid expenses

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

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

2.11 . Trade payables

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

2.12 . Accrued expenses

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

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

2.13 . Unrealised revenue

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

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

2.14 . Owner's equity

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

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

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

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

2.15 . Revenue

Sales revenue

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

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

Revenue from providing services

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

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

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

Financial revenue

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

- It is probable that the economic benefits associated with the transaction will flow to the entity;

- Revenue is determined with relative certainty.

2.16 . Cost of goods sold

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

2.17 . Taxes

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are not taxable or deductible. Corporate income tax is calculated at the effective tax rate of 20% of taxable profit.

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

2.18 . Related parties

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

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

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

3 . CASH AND CASH EQUIVALENTS

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Cash on hand	30.000.000	30.000.000
Cash at banks	3.117.305.369	3.105.617.801
Cash equivalents		9.649.423.649
Total	<u><u>3.147.305.369</u></u>	<u><u>12.785.041.450</u></u>

4 . LONG-TERM INVESTMENTS

(Details are presented in Appendix 01)

5 . SHORT-TERM TRADE RECEIVABLES

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
a) Customer details				
Cai Lan International Container Terminal Co., Ltd.	6.294.700.471	-	2.016.893.569	
An Viet Phat Energy Joint Stock Company	964.050.341	-	1.108.005.341	
Duong Linh Production Co., Ltd.	2.565.866.794	-	1.338.156.196	
S-Way Logistics Vietnam Co., Ltd.	1.582.811.280	-	1.941.192.000	
Ha Long QN Lime Co., Ltd.	2.071.920.354	-	1.408.032.008	
NHT Investment and Trading Development Co., Ltd.	20.818.298.400	-	-	
Others trade receivables	3.256.499.885	(443.576.597)	3.252.135.365	(443.476.678)
Total	37.554.147.525	(443.576.597)	11.064.414.479	(443.476.678)
b) Related parties	6.314.140.471	-	2.016.893.569	-
<i>(Details are presented in Notes 30)</i>				

6 . OTHER RECEIVABLES

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
a) Short term				
- Employee receivables	514.796.972		576.829.166	
- Deposit	3.000.000		3.000.000	
- Accounts receivable pending settlement (*)	1.816.239.681	(1.816.239.600)	1.816.239.681	(1.816.239.600)
- Other receivables			101.355.550	
Total	2.334.036.653	(1.816.239.600)	2.497.424.397	(1.816.239.600)

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

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
b) Long term				
Mortgage, collaterals	3.680.400.000	-	3.682.400.000	-
Deposit	4.000.000	-	-	-
Total	3.684.400.000	-	3.682.400.000	-

7 . BAD DEBTS

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
- Hoang Lam Ha Long Co., Ltd.	70.408.525	(70.408.525)	70.408.525	(70.408.525)
- Soc Son Steel Rolling Joint Stock Company	74.163.817	(74.163.817)	74.163.817	(74.163.817)
- TMT Wood Chip Production Trading Joint Stock Company	170.810.966	(170.810.966)	170.810.966	(170.810.966)
- Cai Lan International Container Co., Ltd.	1.816.239.600	(1.816.239.600)	1.816.239.600	(1.816.239.600)
- VINA Wood Chip Processing Co., Ltd.	23.140.329	(23.140.329)	23.140.329	(23.140.329)
- Ha Long Port Business Joint Stock Company	99.553.042	(99.553.041)	99.553.042	(99.553.041)
- Thuy Nguyen Trading Joint Stock Company	10.800.000	(5.400.000)	10.800.000	(5.400.000)
Total	2.265.116.279	(2.259.716.278)	2.265.116.279	(2.259.716.278)

8 . INVENTORIES

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	222.904.343		82.145.635	-
Goods	170.000.000		-	-
Total	392.904.343	-	82.145.635	-

9 . TANGIBLE FIXED ASSETS*(Details are presented in Appendix 02)***10 . INTAGIBLE FIXED ASSETS**

	Computer Software
Historical cost	
Beginning Balance	269.996.000
- Purchases during the period	
Ending Balance	269.996.000
Accumulated Depreciation	
Beginning Balance	166.654.364
- Depreciation during the period	6.200.502
Ending Balance	172.854.866
Remaining Value	
At the beginning of the year	103.341.636
At the end of the period	97.141.134

11 . INVESTMENT PROPERTIES

	<u>Land use rights</u>	<u>Infrastructure</u>	<u>Total</u>
	<u>VND</u>	<u>VND</u>	<u>VND</u>
Historical cost			
Beginning Balance	33.623.389.808	2.807.546.980	36.430.936.788
Ending Balance	33.623.389.808	2.807.546.980	36.430.936.788
Accumulated Depreciation			
Beginning Balance	10.015.477.801	836.290.580	10.851.768.381
- Depreciation during the	178.847.817	14.933.760	193.781.577
Ending Balance	10.194.325.618	851.224.340	11.045.549.958
Remaining Value			
At the beginning of the year	23.607.912.007	1.971.256.400	25.579.168.407
At the end of the period	23.429.064.190	1.956.322.640	25.385.386.830

12 . DEFERRED EXPENSES

	<u>31/03/2026</u>	<u>01/01/2026</u>
	<u>VND</u>	<u>VND</u>
a) Short-term	377.952.586	202.151.937
Others deferred expenses	377.952.586	202.151.937
b) Long-term	373.224.301	416.577.607
Others deferred expenses	373.224.301	416.577.607
Total	751.176.887	618.729.544

13 . TRADE PAYABLES

	<u>31/03/2026</u>		<u>01/01/2026</u>	
	<u>Historical cost</u>	<u>Ability to repay debt</u>	<u>Historical cost</u>	<u>Ability to repay debt</u>
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
a) Vendor details				
Maritime Project Management Unit 2	4.000.000.000	4.000.000.000	4.000.000.000	4.000.000.000
Vietnam Maritime Corporation	5.693.066.449	5.693.066.449	4.615.974.078	4.615.974.078
Tham Gia Tourism and Trade Construction Joint Stock Company	1.165.458.749	1.165.458.749	1.003.583.214	1.003.583.214
Hi-tech Transportation Company Limited	1.436.239.600	1.436.239.600	1.436.239.600	1.436.239.600
Quang Ninh Port Joint Stock Company	2.144.367.584	2.144.367.584	1.776.925.578	1.776.925.578
Hi-tech Transportation Company Limited	10.634.974.080	10.634.974.080	-	-
Other payables	5.743.835.791	5.743.835.791	5.648.575.465	5.648.575.465
Total	30.817.942.253	30.817.942.253	18.481.297.935	18.481.297.935
b) Related parties	11.858.617.557	11.858.617.557	9.237.656.696	9.237.656.696
<i>(Details are presented in Notes 30)</i>				

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

14 . PREPAYMENT FROM CUSTOMERS

	31/03/2026	01/01/2026
	VND	VND
Hao Hung Long An Company Limited	84.331.170	84.331.170
Others	200.000	200.000
Total	84.531.170	84.531.170

15 . TAXES AND OTHER PAYABLES TO THE STATE*(Details are presented in Appendix 03)***16 . ACCRUED EXPENSES**

	31/03/2026	01/01/2026
	VND	VND
a) Short term	1.302.026.075	1.883.619.071
Other accrued expenses	1.302.026.075	1.883.619.071
b) Long term	13.454.306.662	13.454.306.662
Land tax payables	13.454.306.662	13.454.306.662
Total	14.756.332.737	15.337.925.733

17 . OTHER PAYABLES

	31/03/2026	01/01/2026
	VND	VND
a) Short term	621.962.963	655.177.961
- Union fees	20.165.028	-
- Dividends payable to shareholders	(3.435.000)	(3.435.000)
- Other payables	605.232.935	637.085.871
b) Long term	3.464.440.000	3.464.440.000
Receive deposits and wagers	3.464.440.000	3.464.440.000
Total	4.086.402.963	4.119.617.961

18 . UNEARNED REVENUE

	31/03/2026	01/01/2026
	VND	VND
a) Short term	1.245.711.642	1.660.948.836
Revenue from leasing 2,3 ha of premises	1.245.711.642	1.660.948.836
b) Long term	43.150.360.908	38.150.360.908
Revenue from leasing 2,3 ha of premises	43.150.360.908	38.150.360.908
Total	44.396.072.550	39.811.309.744

19 . OWNERS' EQUITY**a) Equity Fluctuation Reconciliation Table***(Details are presented in Appendix 04)***b) Owner's equity details**

	<u>31/03/2026</u>	<u>Ratio</u>	<u>01/01/2026</u>	<u>Ratio</u>
	<u>VND</u>	<u>%</u>	<u>VND</u>	<u>%</u>
Vietnam Maritime Corporation	206.550.000.000	56,58	206.550.000.000	56,58
QuangNinh Port Join Stock Company	29.709.990.000	8,14	29.709.990.000	8,14
Hanoi General Import Export Joint Stock Company	18.000.000.000	4,93	18.000.000.000	4,93
Others	110.790.010.000	30,35	110.790.010.000	30,35
Total	<u>365.050.000.000</u>	<u>100</u>	<u>365.050.000.000</u>	<u>100</u>

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

	<u>From 01 January 2026 to 31 Mar 2026</u>	<u>From 01 January 2025 to 31 Mar 2025</u>
	<u>VND</u>	<u>VND</u>
Owner's equity		
- <i>Beginning capital contribution</i>	365.050.000.000	365.050.000.000
- <i>End of year capital contribution</i>	365.050.000.000	365.050.000.000

d) Shares

	<u>31/03/2026</u>	<u>01/01/2026</u>
Number of shares sold to the public	36.505.000	36.505.000
- <i>Common stock</i>	36.505.000	36.505.000
Number of shares outstanding	36.505.000	36.505.000
- <i>Common stock</i>	36.505.000	36.505.000
Outstanding share price: 10,000 VND/share		

e) Company funds

	<u>31/03/2026</u>	<u>01/01/2026</u>
	<u>VND</u>	<u>VND</u>
Development Investment Fund	2.340.736.096	2.340.736.096
Other Equity Funds	163.000.000	163.000.000
Total	<u>2.503.736.096</u>	<u>2.503.736.096</u>

20 . REVENUE FROM SALES OF GOODS AND PROVIDING OF SERVICES

	First quarter		Accomolated	
	This year	Pervious year	31/03/2026	31/03/2025
	VND	VND	VND	VND
Maritime service revenue	40.684.516.507	12.166.939.161	40.684.516.507	12.166.939.161
Revenue from office rental, hotel, and warehouse services	415.237.194	415.237.194	415.237.194	415.237.194
Other service revenue	2.964.000.000	5.763.225.000	2.964.000.000	5.763.225.000
Total	44.063.753.701	18.345.401.355	44.063.753.701	18.345.401.355
Revenue of related parties	9.290.645.389	8.018.232.305	9.290.645.389	8.018.232.305
<i>(Details are presented in Notes 30)</i>				

21 . COST OF GOODS SOLD

	First quarter		Accomolated	
	This year	Pervious year	31/03/2026	31/03/2025
	VND	VND	VND	VND
Cost of maritime services	39.762.026.670	10.970.520.063	39.762.026.670	10.970.520.063
Cost of services for office rental and warehouse leasing becomes the cost of services for office, hotel, and warehouse leasing.	193.781.577	193.781.577	193.781.577	193.781.577
Cost of real estate leasing	2.830.195.254	494.301.557	2.830.195.254	494.301.557
Total	42.786.003.501	11.658.603.197	42.786.003.501	11.658.603.197

22 . FINANCIAL INCOMES

	First quarter		Accomolated	
	This year	Pervious year	31/03/2026	31/03/2025
	VND	VND	VND	VND
Interest from bank deposits, loan	58.416.881	1.769.941	58.416.881	1.769.941
Total	58.416.881	1.769.941	58.416.881	1.769.941

23 . GENERAL AND ADMINISTRATIVE EXPENSES

	First quarter		Accomolated	
	This year	Pervious year	31/03/2026	31/03/2025
	VND	VND	VND	VND
Employee expenses	390.983.290	338.247.865	390.983.290	338.247.865
External service purchase costs	140.091.415	121.989.014	140.091.415	121.989.014
Depreciation expenses	32.798.868	32.798.868	32.798.868	32.798.868
Material, office supplies expenses	16.445.107	17.340.624	16.445.107	17.340.624
Taxes, fees, and charges	-	3.000.000	-	3.000.000
Other expenses	280.176.053	390.936.807	280.176.053	390.936.807
Total	860.494.733	904.313.178	860.494.733	904.313.178

24 . OTHER EXPENSES

	First quarter		Accomolated	
	This year	Pervious year	31/03/2026	31/03/2025
	VND	VND	VND	VND
Others		81.500.000		81.500.000
Total	-	81.500.000	-	81.500.000

25 . CURRENT CORPORATE INCOME TAX EXPENSES

	First quarter		Accomolated	
	This year	Pervious year	31/03/2026	31/03/2025
	VND	VND	VND	VND
<i>Corporate income tax from business activities</i>				
Total accounting profit before corporate income tax	424.225.731	1.032.499.304	424.225.731	1.032.499.304
Adjustments for increase:	66.000.000	67.500.000	66.000.000	67.500.000
- Remuneration of the BOD and BOS part-time				
- Tax penalty costs	66.000.000	67.500.000	66.000.000	67.500.000
- Invalid expenses from business				
Losses carried forward previous years		(487.526.170)		(487.526.170)
Corporate income	490.225.731	612.473.134	490.225.731	612.473.134
Corporate income	490.225.731	612.473.134	490.225.731	612.473.134
Corporate income tax rate	20%	20%	20%	20%
Corporate income tax expenses	98.045.146	122.494.627	98.045.146	122.494.627
CIT payable at the beginning	106.451.587	(42.249.853)	106.451.587	(42.249.853)
CIT paid during the period	(192.992.365)		(192.992.365)	
Corporate income tax payable at the end of the period from main business activities	11.504.368	80.244.774	11.504.368	80.244.774
<i>Corporate income tax from real estate investment activities</i>				
Total accounting profit from real estate business	221.455.617	221.455.617	221.455.617	221.455.617
Taxable income	221.455.617	221.455.617	221.455.617	221.455.617
Corporate income tax rate	20%	20%	20%	20%
CIT expense of real estate	44.291.123	44.291.123	44.291.123	44.291.122
CIT payable at the beginning	44.291.123	44.291.123	44.291.123	44.291.123
CIT paid during the period	(44.291.123)	(44.291.125)	(44.291.123)	(44.291.125)
CIT payable of real estate	44.291.123	44.291.121	44.291.123	44.291.120
Total corporate income tax expense	142.336.269	166.785.750	142.336.269	166.785.750
Total corporate income tax payable at the end of the period	55.795.491	124.535.895	55.795.491	124.535.895

26 . OPERATING COST BY FACTOR

	First quarter		Accomolated	
	This year	Pervious year	31/03/2026	31/03/2025
	VND	VND	VND	VND
Raw material costs	635.409.880	435.803.990	635.409.880	435.803.990
Labor costs	1.235.649.140	1.249.504.622	1.235.649.140	1.249.504.622
Tool and equipment costs	43.977.554	62.339.882	43.977.554	62.339.882
Depreciation and amortisation	281.720.028	100.326.330	281.720.028	100.326.330
Taxes, fees, and charges	-	3.000.000	-	3.000.000
Outsourced services	369.354.355	744.054.764	369.354.355	744.054.764
Other montary expenses	770.046.352	589.182.448	770.046.352	589.182.448
Total	3.336.157.309	3.184.212.036	3.336.157.309	3.184.212.036

27 . RELATED PARTIES**Related Parties**

- Vietnam Maritime Corporation
- Cailan International Container Terminal Co., Ltd
- High-tech Transport Co., Ltd
- Maritime Development JSC
- VIMC Logistic JSC
- Vietnam Maritime Agency Joint Stock Company - Quang Ninh Branch

- Quang Ninh Port JSC

- Tham Gia Tourism Construction and Trade Investment JSC

Ralationship

- Parent Company
- Joint Venture Company
- Same Parent Company
- Same Parent Company
- Same Parent Company
- Same Parent Company

Mr. Nguyen Van Manh - Member of the Board of Director is the Deputy General Director of this Company

Mr. Tham Hong Son - Member of the Board of Director is the General Director of this Company

Transactions during the year:

	First quarter		Accomolated	
	This year	Pervious year	31/03/2026	31/03/2025
	VND	VND	VND	VND
Purchased Services	8.551.432.865	3.011.659.040	8.551.432.865	3.011.659.040
- Cailan International Container Terminal Co., Ltd.	868.849.440	82.500.000	868.849.440	82.500.000
- Quang Ninh Port Joint Stock Company	3.491.730.310	1.175.906.630	3.491.730.310	1.175.906.630
- Tham Gia Tourism and Trade Construction Investment Joint Stock Company	2.488.017.360	1.738.354.410	2.488.017.360	1.738.354.410
- Marine Development Joint Stock Company	16.000.000	14.898.000	16.000.000	14.898.000
- Vietnam Maritime Agency - Quang Ninh Branch	381.939.180	-	381.939.180	-
- Vietnam Maritime Corporation - JSC	997.307.750	-	997.307.750	-
- VIMC Logistics Joint Stock Company	307.588.825	-	307.588.825	-
Service Provider	9.290.645.389	8.018.232.305	9.290.645.389	8.018.232.305
- Cailan International Container Terminal Co., Ltd	9.254.645.389	8.018.232.305	9.254.645.389	8.018.232.305
- Quang Ninh Port JSC	36.000.000	-	36.000.000	-

Balance as of the end of the accounting period, March 31, 2026:

	31/03/2026	01/01/2026
	VND	VND
Accounts receivable	6.314.140.471	2.016.893.569
- Cailan International Container Terminal Co., Ltd	6.294.700.471	2.016.893.569
- Quang Ninh Port JSC	19.440.000	
Other receivable	5.496.639.681	5.496.639.681
- Cailan International Container Terminal Co., Ltd	1.816.239.681	1.816.239.681
- Tham Gia Tourism Construction and Trade Investment JSC	3.680.400.000	3.680.400.000
Trade payables	11.858.617.557	9.237.656.696
- High-Tech Transportation Co., Ltd.	1.436.239.600	1.436.239.600
- Vietnam Maritime Corporation - JSC	5.693.066.449	4.615.974.078
- Tham Gia Tourism and Trade Investment Construction Joint Stock Company	1.165.458.749	1.003.583.214
- Quang Ninh Port Joint Stock Company	2.241.567.584	1.776.925.578
- Vietnam Maritime Agency - Quang Ninh Branch Joint Stock Company	281.454.314	143.571.824
- Cailan International Port - Ten - No Limited Liability Company	939.857.395	233.700.000
- VIMC Logistics Joint Stock Company	100.973.466	27.662.402
Other payables	790.000.000	790.000.000
- Tham Gia Tourism Construction and Trade Investment JSC	790.000.000	790.000.000

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

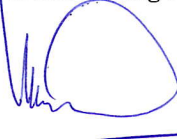
	First quarter		Accomolated	
	This year	Pervious year	31/03/2026	31/03/2025
	VND	VND	VND	VND
- Income of members of the BOD, BOM and other managers of the Company:	315.114.152	726.946.908	315.114.152	726.946.908
+ Mr. Do Duc An - Chairman	22.000.000	15.000.000	22.000.000	15.000.000
+ Mr. Doan Ngoc Tu - Member of Board, General Director	110.046.192	65.981.818	110.046.192	65.981.818
+ Mr. Nguyen Van Manh - Member of Board	11.000.000	9.000.000	11.000.000	9.000.000
+ Mr. Tham Hong Son - Member of Board	11.000.000	9.000.000	11.000.000	9.000.000
+ Ms. Tran Thi Kieu Oanh - Member of Board	11.000.000	9.000.000	11.000.000	9.000.000
+ Mr. Nguyen Ba Son - Deputy General Director	150.067.960	530.409.226	150.067.960	530.409.226
+ Mr. Do Tuan Hien - Deputy General Director	-	88.555.864	-	88.555.864
- Income of the Company's Board of Supervisors members:	30.000.000	25.500.000	30.000.000	25.500.000
Total	345.114.152	752.446.908	345.114.152	752.446.908

Preparer



Vu Thi Mai Anh

Manager of Accounting Department



Do Vu Linh

Quang Ninh, 16 April 2025

Legal Representative



Doan Ngoc Tu

APPENDIX 01: FINANCIAL INVESTMENTS

Investments in other entities

	31/03/2026			01/01/2026		
	Historical cost	Reasonable value	Provision	Historical cost	Reasonable value	Provision
	VND	VND	VND	VND	VND	VND
Investments in joint ventures, associates	473.212.674.000	473.212.674.000	(473.212.674.000)	473.212.674.000	473.212.674.000	(473.212.674.000)
Cai Lan International Container Terminal Company Limited	473.212.674.000	473.212.674.000	(473.212.674.000)	473.212.674.000	473.212.674.000	(473.212.674.000)
Total	473.212.674.000	473.212.674.000	(473.212.674.000)	473.212.674.000	473.212.674.000	(473.212.674.000)

Investment in Cai Lan International Container Terminal Company Limited (CICT) under the Joint Venture Contract dated November 6, 2007. The Company's interest rate in Cai Lan International Container Terminal Company Limited is 51%. The contributed capital is equivalent to 25,490,000 USD, the ownership rate in the book currency VND is 51%.

The Company has made a provision for financial investment depreciation for the investment in Cai Lan International Container Terminal Company Limited (CICT) up to March 31, 2026: VND 473,212,674,000. The basis for making the provision is according to Circular 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance and the accumulated losses on CICT's financial statements. Accordingly, the Company has made a provision for 100% of the capital invested in CICT up to April 31, 2026.

APPENDIX 02: TANGIBLE FIXED ASSETS

	Machinery and equipment	Means of transportation	Office equipment	Other fixed assets	Total
	VND	VND	VND	VND	VND
Historical cost					
Opening balance	608.800.000	10.108.245.111	212.276.000	1.054.724.000	11.984.045.111
- Purchases during the year	-	-	-	-	-
- Disposals	-	-	-	-	-
Ending balance	608.800.000	10.108.245.111	212.276.000	1.054.724.000	11.984.045.111
Accumulated depreciation					
Opening balance	555.560.898	8.923.277.257	212.276.000	979.540.328	10.670.654.483
- Depreciation	8.873.190	47.803.503	-	25.061.256	81.737.949
- Disposals	-	-	-	-	-
Ending balance	564.434.088	8.971.080.760	212.276.000	1.004.601.584	10.752.392.432
Remaining value					
At the beginning of the year	53.239.102	1.184.967.854	-	75.183.672	1.313.390.628
At the end of the year	44.365.912	1.137.164.351	-	50.122.416	1.231.652.679

APPENDIX 03: TAXES AND OTHER PAYABLES TO THE STATE

	Beginning of year receivables	Beginning of year payables	Payables	Paid	End of year receivables	End of year payables
	VND	VND	VND	VND	VND	VND
Value added tax payables			442.435.613	437.513.944		4.921.669
Corporate income tax		150.742.710	142.336.269	237.283.488		55.795.491
Personal income tax		199.590.750	331.586.293	396.886.718		134.290.325
Total	-	350.333.460	916.358.175	1.071.684.150	-	195.007.485

APPENDIX 04: OWNERS' EQUITY

	Owners' contributed capital	Other capital	Development investment funds	Other equity fund	Retained earnings	Total
	VND	VND	VND	VND	VND	VND
Previous Period Opening Balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(404.385.461.224)	(25.331.725.128)
Previous Period Profit/(Loss)	-	-	-	-	3.059.893.869	3.059.893.869
Previous Period Closing Balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(401.325.567.355)	(22.271.831.259)
This Period Opening Balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(401.325.567.355)	(22.271.831.259)
This Year Profit/(Loss)	-	-	-	-	503.345.079	503.345.079
This Year Closing Balance	365.050.000.000	11.500.000.000	2.340.736.096	163.000.000	(400.822.222.276)	(21.768.486.180)