

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

STATEMENT OF FINANCIAL POSITION**As of 30 June 2026***Unit: VND*

ASSETS	Code	Note	Ending balance 30/06/2026	Beginning balance 01/1/2026
1	2	3	4	5
A-CURRENT ASSETS	100		566,931,176,811	489,396,786,595
I.Cash and cash equivalents	110	V.1	49,648,531,388	89,777,139,251
1.Cash	111		24,642,024,538	39,645,700,895
2.Cash equivalents	112		25,006,506,850	50,131,438,356
II.Short-term financial investments	120	V.2a	252,639,706,852	196,459,332,054
1.Trading securities	121			
2.Provisions for devaluation of trading securities	122			
3.Short-term held-to-maturity investments	123		252,639,706,852	196,459,332,054
4.Provisions for short-term held-to-maturity investments (*)	124			
5.Other short-term financial investments	125			
6.Provisions for devaluation of other short-term financial investments (*)	126			
III.Short-term receivables	130		249,193,700,159	185,747,773,640
1.Short-term trade receivables	131	V.3	238,968,633,766	180,973,225,217
2.Short-term prepayments to suppliers	132	V.4a	1,603,481,724	2,762,013,056
3.Short-term inter-company receivables	133			
4.Receivables according to the progress of construction contracts	134			
5.Other short-term receivables	136	V.5a	9,344,265,556	4,328,182,370
6.Allowance for short-term doubtful debts	137	V.6	(722,680,887)	(2,315,647,003)
7.Deficit assets for treatment	139			
IV.Inventories	140	V.7	8,838,549,248	7,340,014,631
1.Inventories	141		8,838,549,248	7,340,014,631
2.Allowance for inventories	149			
V.Short-term biological assets	150			
1.Short-term livestock for single-harvest	151			
2.Seasonal or single-harvest short-term crops	152			
3.Provisions for devaluation of short-term biological assets (*)	153			
VI.Other current assets	160		6,610,689,164	10,072,527,019

ASSETS	Code	Note	Ending balance 30/06/2026	Beginning balance 01/1/2026
1.Short-term prepaid expenses	161	V.8a	6,610,689,164	8,599,810,335
2.Deductible VAT	162			1,472,716,684
3.Taxes and other receivables from the State	163			
4.Trading Government bonds	164			
5.Other current assets	165			
B-NON-CURRENT ASSETS	200		180,411,604,152	178,865,712,706
I.Long-term receivables	210		15,000,000,000	15,000,000,000
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.Other long-term receivables	216	V.5b	15,000,000,000	15,000,000,000
6.Allowance for long-term doubtful debts (*)	219			
II.Fixed assets	220		103,893,118,846	114,679,070,703
1.Tangible fixed assets	221	V.9	95,166,310,004	103,470,296,845
- Historical costs	222		572,295,282,715	569,343,398,715
- Accumulated depreciation (*)	223		(477,128,972,711)	(465,873,101,870)
2.Financial leased assets	224			
- Historical costs	225			
- Accumulated depreciation (*)	226			
3.Intangible fixed assets	227	V.10	8,726,808,842	11,208,773,858
- Initial costs	228		38,883,399,285	37,191,667,335
- Accumulated amortization (*)	229		(30,156,590,443)	(25,982,893,477)
III.Long-term biological assets	230			
1.Productive livestock	231			
a) Immature productive livestock	232			
b) Mature productive livestock	233			
- Historical costs	234			
- Accumulated amortization (*)	235			
2.Long-term livestock for single-harvest	236			
3.Seasonal or single-harvest long-term crops	237			
4.Provisions for devaluation of long-term biological assets (*)	238			
IV.Investment property	240			
- Historical costs	241			
- Accumulated depreciation (*)	242			
V.Long-term assets in process	250		364,864,594	264,864,594
1.Long-term work in process	251			

ASSETS	Code	Note	Ending balance 30/06/2026	Beginning balance 01/1/2026
2.Construction-in-progress	252		364,864,594	264,864,594
VI.Long-term financial investments	260		35,047,470,727	33,553,923,189
1.Investments in subsidiaries	261	V.2b	28,100,000,000	28,100,000,000
2.Investments in joint ventures and associates	262	V.2b	7,200,000,000	7,200,000,000
3.Investments in other entities	263			
4.Provisions for devaluation of long-term financial investments (*)	264		(252,529,273)	(1,746,076,811)
5.Long-term held-to-maturity investments	265			
6.Provisions for long-term held-to-maturity investments (*)	266			
VII.Other non-current assets	270		26,106,149,985	15,367,854,220
1.Long-term prepaid expenses	271	V.8b	13,383,783,015	14,202,908,958
2.Deferred income tax assets	272	V.11	12,722,366,970	1,164,945,262
3.Long-term components and spare parts	273			
4.Other non-current assets	274			
TOTAL ASSETS (280 = 100 + 200)	280		747,342,780,963	668,262,499,301
LIABILITIES AND OWNER'S EQUITY	Code	Note	Ending balance 30/06/2026	Beginning balance 01/1/2026
1	2	3		
A-LIABILITIES	300		376,480,112,272	306,909,742,755
I.Current liabilities	310		371,480,112,272	301,909,742,755
1.Short-term trade payables	311	V.12	90,596,742,833	151,691,870,977
2.Short-term advances from customers	312		129,818,906	24,630,000
3.Dividends and profits payable	313		48,471,848,520	2,677,172,520
4.Short-term taxes and other obligations to the State Budget	314	V.13	28,691,632,637	16,560,822,734
5.Payables to employees	315		82,478,656,947	73,429,585,233
6.Short-term accrued expenses	316	V.14	64,413,314,850	6,688,656,309
7.Short-term inter-company payables	317			
8. Payables according to the progress of construction contracts	318			
9.Short-term unearned revenue	319			
10.Other short-term payables	320	V.15a	11,319,326,258	10,976,415,393
11.Short-term borrowings and financial leases	321	V.16a		
12.Provisions for short-term payables	322			
13.Bonus and welfare funds	323	V.17	45,378,771,321	39,860,589,589
14.Price stabilization fund	324			
15.Trading Government bonds	325			

LIABILITIES AND OWNER'S EQUITY	Code	Note	Ending balance 30/06/2026	Beginning balance 01/1/2026
II.Long-term liabilities	330		5,000,000,000	5,000,000,000
1.Long-term trade payables	331			
2.Long-term advances from customers	332			
3.Long-term taxes and other obligations to the State Budget	333			
4.Long-term accrued expenses	334			
5.Inter-company payables for working capital	335			
6.Long-term inter-company payables	336			
7.Long-term unearned revenue	337			
8.Other long-term payables	338	V.15b	5,000,000,000	5,000,000,000
9.Long-term borrowings and financial leases	339	V.16b		
10.Convertible bonds	340			
11.Preferred shares	341			
12.Deferred income tax liability	342			
13.Provisions for long-term payables	343			
14.Science and technology development fund	344			
B-OWNER'S EQUITY	400		370,862,668,691	361,352,756,546
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		140,783,585,070	115,463,210,546
9.Other funds	419			
10.Retained earnings	420		30,168,883,621	45,979,346,000
a.Retained earnings accumulated to the end of the previous period	420a			
b.Retained earnings of the current period	420b		30,168,883,621	45,979,346,000
11.Construction investment fund	422			
TOTAL LIABILITIES AND OWNER'S EQUITY (440 = 300 + 400)	440		747,342,780,963	668,262,499,301

Prepared by

nguyen cam trang
Nguyễn Cẩm Trang

Chief Accountant

nguyen chi hong dien
Nguyễn Chi Hồng Liên

Prepared on 28 July 2026



Director

Thanh Trường

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

INCOME STATEMENT
Quarter II 2026

Unit: VND

ITEMS	Code	Note	Quarter II		Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year	Current year	Previous year
1	2	3			6	7
1. Sales	01	VI.1	307,996,587,559	246,139,972,541	582,662,675,904	454,517,339,687
2. Sales deductions	02				-	-
3. Net sales (10 = 01 - 02)	10		307,996,587,559	246,139,972,541	582,662,675,904	454,517,339,687
4. Costs of sales	11	VI.2	235,976,527,646	186,147,605,033	444,215,044,371	344,023,067,116
5. Gross profit/ (loss) (20 = 10 - 11)	20		72,020,059,913	59,992,367,508	138,447,631,533	110,494,272,571
6. Gain/Loss from disposal of investment property	21					
7. Financial income	22	VI.3	11,467,114,571	9,057,189,142	12,622,354,929	9,768,885,324
8. Financial expenses <i>In which: Loan interest expenses</i>	23 24	VI.4	(807,274,349) -	886,027,015 -	(1,388,282,488) -	1,011,072,209 -
9. Selling expenses	25	VI.5	12,676,855,190	8,159,891,388	22,575,801,157	13,294,518,492
10. General and administration expenses	26	VI.6	21,218,642,464	20,190,698,312	33,206,099,691	32,186,875,038
11. Net operating profit/ (loss) {30=20+21+22-(23+25+26)}	30		50,398,951,179	39,812,939,935	96,676,368,102	73,770,692,156
12. Other income	31	VI.7	129,260,195	107,966,605	203,140,787	161,421,607
13. Other expenses	32	VI.8	(49,449,717)	97,553,031	59,127,279	168,259,393

ITEMS	Code	Note	Quarter II		Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year	Current year	Previous year
1	2	3			6	7
14. Other profit/ (loss): (40 = 31 - 32)	40		178,709,912	10,413,574	144,013,508	(6,837,786)
15. Total accounting profit/ (loss) before tax: (50 = 30 + 4)	50		50,577,661,091	39,823,353,509	96,820,381,610	73,763,854,370
16. Current income tax	51		20,870,924,350	17,145,246,783	30,140,941,181	23,933,346,956
17. Deferred income tax	52	VI.9	(11,557,421,708)	(9,736,723,361)	(11,557,421,708)	(9,736,723,361)
18. Profit/ (loss) after tax: 60 = 50 - 51-52)	60		41,264,158,449	32,414,830,087	78,236,862,137	59,567,230,775
19. Basic earnings per share (*)	70	VI.10				
19. Diluted earnings per share (*)	71	VI.10				

Prepared by



Nguyen Cam Trang

Chief Accountant



Nguyen Thi Hong Lien

Prepared on 28 July 2026

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

CASH FLOW STATEMENT
(Indirect method)
For the fiscal year ended 30 June 2026

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	96,820,381,610	73,763,854,370
2.	<i>Adjustments</i>			
-	Depreciation of fixed assets and investment properties	02	15,429,567,807	13,588,214,742
-	Provisions and allowances	03	(3,086,513,654)	1,065,195,584
-	Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies	04	1,046,330	9,220,267
-	Gain/ loss from investing activities	05	(12,543,863,358)	(9,330,476,541)
-	Interest expenses	06		
3.	<i>Operating profit/ (loss) before changes of working capital</i>	08	96,620,618,735	79,096,008,422
-	Increase/ (decrease) of receivables	09	(46,590,901,603)	(65,586,371,161)
-	Increase/ (decrease) of inventories	10	(1,498,534,617)	(939,002,927)
-	Increase/ (decrease) of payables	11	7,006,842,629	11,055,856,602
-	Increase/ (decrease) of prepaid expenses	12	2,808,247,114	3,339,153,626
-	Increase/ (decrease) of trading securities	13		
-	Interests paid	14		
-	Corporate income tax paid	15	(20,676,004,166)	(18,578,663,498)
-	Other cash inflows	16	4,000,000	4,000,000
-	Other cash outflows	17	(17,233,422,260)	(22,279,632,400)
	<i>Net cash flows from operating activities</i>	20	20,440,845,832	(13,888,651,336)
II.	Cash flows from investing activities			
1.	Purchases and construction of fixed assets and other non-current assets	21	(11,663,660,200)	(9,615,825,138)
2.	Proceeds from disposals of fixed assets and other non-current assets	22		
3.	Cash outflows for lending, buying debt instruments of other entities	23	(218,900,000,000)	(162,000,000,000)
4.	Cash recovered from lending, selling debt instruments of other entities	24	164,300,000,000	149,500,000,000
5.	Investments into other entities	25		
6.	Withdrawals of investments in other entities	26		
7.	Interests earned, dividends and profits received	27	5,878,420,066	7,726,401,203
	<i>Net cash flows from investing activities</i>	30	(60,385,240,134)	(14,389,423,935)
III.	Cash flows from financing activities			
1.	Proceeds from issuing stocks and capital contributions from owners	31		

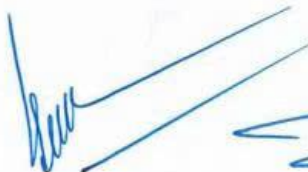
TT	ITEMS	Code	Accumulation from the beginning of the fiscal year to at the end of current quarter	
			Current year	Previous year
2.	Repayment for capital contributions and re-purchases of stocks already issued	32		
3.	Proceeds from borrowings	33		
4.	Repayment for loan principal	34		
5.	Payments for financial leased assets	35		
6.	Dividends and profits paid to the owners	36	(184,670,000)	(18,278,114,600)
	<i>Net cash flows from financing activities</i>	40	(184,670,000)	(18,278,114,600)
	Net cash flows during the year	50	(40,129,064,302)	(46,556,189,871)
	Beginning cash and cash equivalents	60	89,777,139,251	63,090,479,604
	Effects of fluctuations in foreign exchange rates	61	456,439	15,704,017
	Ending cash and cash equivalents	70	49,648,531,388	16,549,993,750

Prepared by



Nguyen Cam Trang

Chief Accountant



Nguyen Thi Hong Lien

Prepared on 28 July 2026

Director



Do Thanh Truong

TAN CANG WAREHOUSING JOINT STOCK COMPANY

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

INTERIM FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the first six months of 2026

I. OPERATING CHARACTERISTICS

1. Form of ownership

Tan Cang Warehousing Joint Stock Company (hereinafter referred to as "the 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. Company structure

Subsidiaries:

Name of Company	Address	Main Business Activities	Equity Contribution Ratio	Ownership Interest	Voting Rights Ratio
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%
Tan Cang Hiep Luc Joint Stock Company	938A13 Nguyen Thi Dinh Street, Cat Lai Ward, Ho Chi Minh City	Cargo handling; warehousing and storage.	51.00%	51.00%	51.00%

Associates:

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 JOINT STOCK COMPANY

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

INTERIM FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2026

Notes to the Interim Financial Statements (continued)

Tan Cang Warehousing Depot Stock Company	1295B Nguyen Thi Dinh, Cat Lai Ward, Ho Chi Minh City	Loading and unloading of goods; warehousing and storage of goods	36.00%	36.00%	36.00%
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6. Statement on comparability of financial information

The comparative figures from the previous year are comparable with the current year's data.

7. Employees

As of the end of the period, the Company has 455 employees (compared to 455 employees at the beginning of the year).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The Company's fiscal year begins on January 1 and ends on December 31 of each calendar 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 applies the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, along with other guiding circulars issued by the Ministry of Finance to prepare and present financial statements.

2. Statement of Compliance with Accounting Standards and Regulations

The Board of Management ensures compliance with the requirements of the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, and other guiding circulars of the Ministry of Finance in preparing and presenting financial statements.

IV. APPLIED ACCOUNTING POLICIES

1. Basis of preparation of financial statements

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

2. Foreign currency transactions

Transactions in foreign currencies are converted into VND using the exchange rate at the transaction date. Balances of monetary items denominated in foreign currencies as of the fiscal year-end are revalued using the exchange rate on that date.

Exchange differences arising from foreign currency transactions during the year are recorded in financial income or financial expenses. Exchange differences from the revaluation of foreign currency-denominated monetary items at the fiscal year-end, after offsetting increases and decreases, are recorded in financial income or financial expenses.

The exchange rate used to translate foreign currency transactions is the actual transaction exchange rate at the date of the transaction. The actual transaction exchange rate for foreign currency transactions is determined as follows:

TAN CANG WAREHOUSING JOINT STOCK COMPANY

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

INTERIM FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2026

Notes to the Interim Financial Statements (continued)

- For receivables: The buying rate of the commercial bank where the Company designates customers to make payments on the transaction date.
- For payables: The selling rate of the commercial bank where the Company intends to transact on the transaction date.
- For transactions involving the purchase of assets or expenses paid immediately in foreign currency (not through accounts payable): the buying exchange rate of the commercial bank where the Company makes the payment.

The exchange rate used for revaluing the balances of foreign currency-denominated monetary items as of the fiscal year-end is determined as follows:

- For foreign currencies deposited at banks: the buying exchange rate of the bank where the Company maintains its foreign currency account.
- For monetary items denominated in foreign currencies classified as other assets: the buying exchange rate of Military Commercial Joint Stock Bank – An Phu Branch (the bank with which the Company regularly conducts transactions).
- For monetary items denominated in foreign currencies classified as liabilities: the selling exchange rate of Military Commercial Joint Stock Bank – An Phu Branch (the bank with which the Company regularly conducts transactions).

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits at banks. Cash equivalents are short-term investments with original maturities of no more than 03 months from the investment date, which are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

4. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. The Company's held-to-maturity investments only include term deposits at banks with original maturities exceeding 03 months. Interest income from these deposits is recognized in the Income Statement on an accrual basis.

Investments in subsidiaries and associates

Subsidiaries

Subsidiaries are entities controlled by the Company. Control exists when the Company has the power to govern the financial and operating policies of the investee to obtain benefits from its activities.

Associates

Associates are entities over which the Company has significant influence but no control over their financial and operating policies. Significant influence is evidenced by the power to participate in the financial and operating policy decisions of the investee but not control over those policies.

Initial recognition

Investments in subsidiaries and associates are initially recognized at cost, which includes the purchase price or capital contributions plus directly attributable costs. For investments made using non-monetary assets, the cost is recorded at the fair value of the non-monetary assets at the transaction date.

Dividends and profits from previous years earned before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits from periods after the acquisition are

TAN CANG WAREHOUSING JOINT STOCK COMPANY

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

INTERIM FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2026

Notes to the Interim Financial Statements (continued)

recognized as income. Dividends received in the form of shares are only monitored by the increased number of shares and are not recognized as the value of the shares received.

Provision for investment losses

Provision for losses on investments in subsidiaries and associates is made when the subsidiaries incur losses. The provision amount is determined as the difference between the actual investment capital of the parties in the subsidiaries and associates and the actual equity as of the end of the fiscal year, multiplied by the Company's actual ownership percentage in the subsidiaries and associates. If the subsidiaries or associates are subject to consolidated financial statements, the basis for determining the provision for losses is the consolidated financial statements.

Increases or decreases in the provision for losses on investments in subsidiaries and associates, which need to be made as of the fiscal year-end, are recognized in financial expenses.

5. Receivables

Receivables are presented at book value, net of provisions for doubtful debts.

Receivables are classified into trade receivables and other receivables based on the following principles:

- Trade receivables: Reflect commercial receivables arising from transactions of buying and selling between the Company and independent entities.
- Other receivables: Reflect non-commercial receivables unrelated to buying and selling transactions.

Provision for doubtful debts is established for each doubtful debt after offsetting against payables (if any). The provision level is based on the age of the debt overdue or the expected loss level that may occur, specifically 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.
 - 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.
- For receivables that are not overdue but are unlikely to be recovered: based on the expected loss level to establish the provision.

Increases or decreases in the balance of provisions for doubtful receivables, which need to be made as of the fiscal year-end, are recognized in administrative expenses.

6. Inventories

Inventories are measured at the lower of cost and net realizable value.

For inventories comprising raw materials and tools and supplies, cost includes purchase cost and other directly attributable costs incurred in bringing the inventories to their present location and condition.

The cost of inventories issued is determined using the weighted average method and accounted for under the perpetual inventory system.

The Company's inventories mainly consist of materials and spare parts held for replacement and repair of machinery, equipment, and transport vehicles. These items are maintained in good condition; therefore, no allowance for inventory write-down is required.

7. Prepaid expenses

TAN CANG WAREHOUSING JOINT STOCK COMPANY

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INTERIM FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2026

Notes to the Interim Financial Statements (continued)

Prepaid expenses represent actual costs incurred that relate to the results of business operations over multiple financial years. These prepaid expenses are allocated over the prepayment period or the period during which the corresponding economic benefits are generated from such costs.

The Company's prepaid expenses mainly include:

Tools and instruments:

Tools and instruments put into use are allocated to expenses on a straight-line basis over a period not exceeding three years.

Insurance expenses:

Insurance expenses include life insurance, health insurance, fire insurance, and vehicle insurance costs, which are allocated based on the time indicated on the insurance certificate.

Fixed asset repair expenses:

Major fixed asset repair costs incurred once and of significant value are allocated to expenses on a straight-line basis over a period not exceeding three years.

8. Operating Lease Assets

An asset lease is classified as an operating lease if most of the risks and benefits associated with the ownership of the asset are retained by the lessor. Operating lease expenses are recognized on a straight-line basis over the lease term, regardless of the payment schedule.

9. Tangible Fixed Assets

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses incurred by the Company to acquire the fixed assets up to the point they are ready for use. Subsequent expenditures are added to the cost of fixed assets only if it is certain that such expenditures will increase the future economic benefits derived from the use of the assets. Expenditures that do not meet this condition are recognized as operating expenses in the year they are incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are written off, and any gain or loss arising from the disposal is recognized in income or expenses for the year.

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

<u>Type of Fixed Asset</u>	<u>Useful Life (Years)</u>
Buildings and structures	5 - 25
Machinery and equipment	3 - 10
Transportation vehicles	6 - 10
Management tools and devices	3 - 10
Other fixed assets	3 - 10

10. Intangible fixed assets

Intangible fixed assets are presented at cost less accumulated amortization.

The cost of intangible fixed assets includes all expenses incurred by the Company to acquire the assets up to the point they are ready for use. Expenses related to intangible fixed assets incurred after initial recognition are recorded as operating expenses in the year unless such expenses are associated with a specific intangible fixed asset and increase the economic benefits derived from that asset.

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

The Company's intangible fixed assets consist of computer software. Costs related to computer software that are not integral to the associated hardware are capitalized. The cost of computer software includes all expenses incurred by the Company up to the point the software is ready for use. Computer software is amortized using the straight-line method over 3 to 5 years.

11. Construction in Progress

Construction in progress represents expenditures directly attributable (including borrowing costs eligible for capitalization in accordance with the Company's accounting policies) to assets under construction, machinery and equipment under installation for production, leasing and administrative purposes, as well as expenditures incurred for the repair of fixed assets in progress. These assets are stated at cost and are not depreciated until they are completed and ready for their intended use.

12. Payables and accrued expenses

Payables and accrued expenses are recognized as amounts payable in the future for goods and services already received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified into trade payables, accrued expenses, and other payables according to the following principles:

- Trade payables: Reflect amounts payable arising from transactions of purchasing goods, services, and assets from independent entities.
- Accrued expenses: Reflect amounts payable for goods or services received from sellers or provided to buyers but not yet paid due to the absence of invoices or incomplete documentation. They also include amounts payable to employees for leave and production/business expenses accrued.
- Other payables: Reflect non-commercial payables unrelated to the transaction of buying, selling, or providing goods and services.

Payables and accrued expenses are classified as current or non-current on the balance sheet based on their remaining terms as of the fiscal year-end.

13. Owner's equity

Owner's contributed capital

Recorded based on the actual capital contributions of shareholders.

14. Profit distribution

After corporate income tax, profits are distributed to shareholders after making allocations to funds as stipulated in the Company's charter and legal regulations, subject to approval by the General Meeting of Shareholders.

The distribution of profits to shareholders considers non-monetary items within undistributed after-tax profits that may impact cash flow and dividend payment capacity, such as gains from revaluation of contributed assets, revaluation of monetary items, and other non-monetary items.

Dividends are recognized as payables when approved by the General Meeting of Shareholders.

15. Revenue recognition

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Service revenue

Recognized when the following conditions are met:

- Revenue is reliably measurable. When the contract stipulates that the buyer has the right to return the service purchased under specific conditions, revenue is recognized only when these conditions no longer exist, and the buyer no longer has the right to return the service provided.
- The Company has or will receive economic benefits from the transaction.
- The portion of work completed at the reporting date can be determined.
- Costs incurred for the transaction and costs to complete the transaction can be measured reliably.

For services rendered over multiple periods, revenue is recognized based on the completed portion of the work as of the fiscal year-end.

Interest income:

Recognized on a time-proportion basis using the actual interest rate for each period.

Dividends received:

Recognized when the Company is entitled to receive dividends. Dividends received in the form of shares are only tracked as an increase in the number of shares, without recognizing the value of the shares received.

16. Borrowing costs

Borrowing costs include interest and other expenses directly attributable to borrowing. Borrowing costs are recognized as expenses when incurred.

17. Expenses

Expenses are reductions in economic benefits and are recognized when incurred or reasonably expected to occur in the future, regardless of whether payment has been made.

Expenses and the revenue they generate must be recognized simultaneously based on the matching principle. In cases where the matching principle conflicts with the prudence principle, expenses are recognized based on the substance of the transaction and accounting standards to ensure a true and fair representation of transactions.

18. Corporate income tax

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

Current Income Tax

Current income tax is calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income, and loss carryforwards.

Deferred Income Tax

Deferred income tax refers to corporate income tax payable or recoverable due to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only to the extent that it is probable that taxable profit will be available in the future against which these deductible temporary differences can be utilized.

The carrying amount of deferred income tax assets is reviewed at the end of the fiscal year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow for the

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use of part or all of the deferred income tax assets. Unrecognized deferred income tax assets are also reviewed at the end of the fiscal year and recognized when it becomes probable that sufficient taxable profit will be available to utilize the unrecognized deferred income tax assets.

Deferred income tax assets and liabilities are determined based on the tax rates expected to apply in the year when the assets are realized or the liabilities are settled, based on tax rates enacted or substantively enacted as of the fiscal year-end. Deferred income tax is recognized in the income statement, except for items directly related to equity, where the tax is also recognized directly in equity.

Deferred income tax assets and liabilities are offset when:

- The Company has a legally enforceable right to offset current income tax assets against current income tax liabilities; and
- The deferred income tax assets and liabilities relate to corporate income tax managed by the same tax authority:
 - For the same taxable entity; or
 - The Company intends to settle current income tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously in future periods when significant amounts of deferred income tax liabilities or assets are settled or realized.

19. Related parties

Related parties are considered those where 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 are under common control or significant joint influence.

When evaluating relationships between related parties, the substance of the relationship takes precedence over the legal form.

20. Segment reporting

Business segments are identifiable components engaged in producing or providing products and services and have risks and economic benefits different from other business segments.

Geographical segments are identifiable components engaged in producing or providing products and services within a specific economic environment and have risks and economic benefits different from components operating in other economic environments.

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

The Company only operates in the field of providing loading and unloading services, implemented in the Cat Lai Terminal area, within the territory of Vietnam. Therefore, the Company does not present segment reports by business segments and by geographical segments.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	170,483,755	320,029,033
Demand deposits at banks	24,471,540,783	39,325,671,862
Cash equivalents	25,006,506,850	50,131,438,356

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	Ending balance	Beginning balance
Bank deposits with original terms not exceeding 3 months	25,000,000,000	50,000,000,000
Accrued interest on term deposits	6,506,850	131,438,356
Total	49,648,531,388	89,777,139,251

2. Financial investments

2a. Held-to-maturity investments

These include term deposits at banks with maturities of 06 months and interest rates ranging from 7.0% to 8.2% per annum, recorded at cost.

	Ending balance	Beginning balance
Time deposit	248,900,000,000	194,300,000,000
Accrued interest on time deposits	3,739,706,852	2,159,332,054
Total	252,639,706,852	196,459,332,054

2b. Investments in subsidiaries and associates

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Investments in subsidiaries	28,100,000,000	-	28,100,000,000	-
Cat Lai Logistics Joint Stock Company	23,000,000,000	-	23,000,000,000	-
Tan Cang Hiep Luc Joint Stock Company	5,100,000,000	-	5,100,000,000	-
Investments in associates	7,200,000,000	(252,529,273)	7,200,000,000	(1,746,076,811)
Express Newport Joint Stock Company	3,600,000,000	-	3,600,000,000	-
Tan Cang Warehousing Depot Joint Stock Company	3,600,000,000	(252,529,273)	3,600,000,000	(1,746,076,811)
Total	35,300,000,000	(252,529,273)	35,300,000,000	(1,746,076,811)

The number of shares held and the ownership percentage of the Company in the following entities are as follows:

Company's Name	Ending balance		Beginning balance	
	Number of Shares	Ownership Percentage	Number of Shares	Ownership Percentage
Cat Lai Logistics Joint Stock Company	2,300,000	57.50%	2,300,000	57.50%
Tan Cang Hiep Luc Joint Stock Company	510,000	51.00%	510,000	51.00%
Express Newport Joint Stock Company	360,000	36.00%	360,000	36.00%
Tan Cang Warehousing Depot Joint Stock Company	360,000	36.00%	360,000	36.00%
<i>Fair value</i>				

This Notes form an integral part of and should be read in conjunction with the Interim Financial Statements.

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The Company has not determined the fair value of the investments because there are no specific instructions on determining fair value.

Operating situation of subsidiaries and associates

The subsidiaries are operating normally, with no major changes compared to the previous year.

Provision for investments in other entities

The movement in provision for investments in other entities is as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	1,746,076,811	972,852,823
Provision made	-	999,851,148
Provision reversed	(1,493,547,538)	
Ending balance	252,529,273	1,972,703,971

Transactions between the Company and its subsidiaries and associates

Significant transactions between the Company and its subsidiaries and associates are as follows:

	<u>Current period</u>	<u>Previous period</u>
<i>Cat Lai Logistics Joint Stock Company</i>		
Providing services to the subsidiary	9,367,080,106	2,971,416,084
Using services of the subsidiary	50,380,950,684	39,100,236,998
Dividends received from the subsidiary	3,680,000,000	3,680,000,000
<i>Tan Cang Hiep Luc Joint Stock Company</i>		
Providing services to the subsidiary	377,837,514	445,907,496
Leasing land to the subsidiary	3,693,197,400	4,025,412,000
Using services of the subsidiary	202,372,000	266,527,000
Purchasing fuel from the subsidiary	-	1,750,570,581
Dividends received from the subsidiary	1,530,000,000	1,530,000,000
<i>Express Newport Joint Stock Company</i>		
Providing services to the associate company	235,549,093	283,664,708
Using services from the associate company	22,172,213,590	7,688,585,545
<i>Tan Cang Warehousing Depot Joint Stock Company</i>		
Providing services to the associate company	3,709,017,980	1,123,062,500
Using services from the associate company	271,320,000	652,416,000

3. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	183,013,481,869	134,027,273,006
Saigon Newport One Member Limited Liability Corporation	158,917,511,139	116,879,904,914
Cat Lai Logistics Joint Stock Company	6,772,953,284	6,003,133,865
Tan Cang Hiep Luc Joint Stock Company	5,621,520,956	4,427,953,200
Tan Cang Warehousing Depot Joint Stock Company	1,998,216,947	1,867,153,250
Express Newport Joint Stock Company	250,038,613	39,738,051
Tan Cang Overland Transport Joint Stock Company	203,308,000	348,315,860

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	Ending balance	Beginning balance
Phu Huu – Newport Corporation	17,260,100	10,528,270
Tan Cang Logistics and Stevedoring Joint Stock Company	155,396,830	155,567,930
Tan Cang – Cai Mep International Terminal Company Limited	9,073,296,000	4,290,840,000
Tan Cang Container Services Joint Stock Company	3,980,000	4,137,666
Receivables from other customers	55,955,151,897	46,945,952,211
Total	238,968,633,766	180,973,225,217

4. Advances to suppliers

	Ending balance	Beginning balance
Advances to related parties	369,541,440	1,180,249,976
Tan Cang Information Technology Solutions Joint Stock Company	369,541,440	1,180,249,976
Advances to other suppliers	1,233,940,284	1,581,763,080
A LONG STEEL STRUCTURE ONE MEMBER CO., LTD		541,550,077
GIA HUNG TIEN COMPANY LIMITED		656,981,280
EURO STORAGES CO.,LTD	426,330,000	
Other suppliers	807,610,284	383,231,723
Total	1,603,481,724	2,762,013,056

5. Other receivables

5a. Short-term other receivables

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Receivables from related parties	5,533,375,784	-	543,892,761	-
Saigon Newport One Member Limited Liability Corporation – Receipts and payments on behalf of others	321,225,084	-	194,893,977	-
Cat Lai Logistics Joint Stock Company	3,682,150,700	-	348,998,784	-
- Receipts and payments on behalf of others	2,150,700			
- Dividends receivable	3,680,000,000			
Tan Cang Hiep Luc Joint Stock Company	1,530,000,000			
- Dividends receivable				
Receivables from organizations and individuals	3,810,889,772	-	3,784,289,609	-
Advances	996,310,772	-	966,709,985	-
Deposits, escrows, and bets	205,000,000	-	245,000,000	-
Payments made on behalf of others	2,450,116,607	-	2,411,004,441	-
Other receivables	159,462,393	-	161,575,183	-
Total	9,344,265,556	-	4,328,182,370	-

5b. Long-term other receivables

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	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Hiep Luc Co., Ltd – Security deposit for land lease	15,000,000,000	-	15,000,000,000	-

6. Provision for Short-term Doubtful Debts

	Overdue Time	Ending balance		Overdue Time	Beginning balance	
		Original Price	Provision		Original Price	Provision
HL CO., LTD	Over 3 years	441,997,000	(441,997,000)	Over 3 years	441,997,000	(441,997,000)
INNOPACK VIET NAM COMPANY LIMITED	Over 3 years	-	-	Over 3 years	1,565,679,417	(1,565,679,417)
Other customers	1-3 years	315,151,427	(280,683,887)	Over 3 years	355,151,427	(307,970,586)
Total		757,148,427	(722,680,887)		2,362,827,844	(2,315,647,003)

The movement in provision for doubtful debts is as follows:

	This period	Previous period
Beginning balance	2,315,647,003	2,286,652,421
Additional provision	12,713,301	65,344,436
Reversal of provision	(40,000,000)	-
Debt write-off	(1,565,679,417)	-
Ending balance	722,680,887	2,351,996,857

7. Inventories

	Ending balance	Beginning balance
Raw materials	7,863,784,171	7,205,123,931
Tools and supplies	974,765,077	134,890,700
Total	8,838,549,248	7,340,014,631

8. Prepaid Expenses

8a. Short-term Prepaid Expenses

	Ending balance	Beginning balance
Expenses for tools and supplies	802,884,961	994,265,833
Insurance expenses	2,543,064,272	5,028,485,105
Repair expenses	3,056,717,378	2,413,960,211
Other expenses	208,022,553	163,099,186
Total	6,610,689,164	8,599,810,335

8b. Long-term Prepaid Expenses

	Ending balance	Beginning balance
Expenses for tools and supplies	1,214,552,555	1,932,931,530
Repair expenses	11,259,728,791	10,943,895,684

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	<u>Ending balance</u>	<u>Beginning balance</u>
Other expenses	909,501,669	1,326,081,744
Total	<u>13,383,783,015</u>	<u>14,202,908,958</u>

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9. Tangible Fixed Assets

	House, Structures	Machinery & Equipment	Transport, Transmission	Management Equipment	Other Fixed Assets	Total
Original Cost						
Beginning of period	171,403,054,122	196,108,096,916	122,063,044,260	8,605,802,577	71,163,400,840	569,343,398,715
Purchased during the period				47,600,000	2,904,284,000	2,951,884,000
Disposal						
End of period	<u>171,403,054,122</u>	<u>196,108,096,916</u>	<u>122,063,044,260</u>	<u>8,653,402,577</u>	<u>74,067,684,840</u>	<u>572,295,282,175</u>
<i>Includes:</i>						
Fully depreciated but still in use	48,872,682,845	160,841,127,549	107,132,604,526	2,178,587,052	52,502,020,077	371,527,022,049
Awaiting disposal	-	-	-	-	-	-
Depreciation value						
Beginning balance	115,190,563,171	177,177,963,787	111,407,743,796	4,848,571,775	57,248,259,341	465,873,101,870
Depreciation for the year	4,141,804,839	3,031,880,424	1,200,194,828	786,489,127	2,095,501,623	11,255,870,841
Disposal						
Ending balance	<u>119,332,368,010</u>	<u>180,209,844,211</u>	<u>112,607,938,624</u>	<u>5,635,060,902</u>	<u>59,343,760,964</u>	<u>477,128,972,711</u>
Remaining value						
Beginning balance	56,212,490,951	18,930,133,129	10,655,300,464	3,757,230,802	13,915,141,499	103,470,296,845
Ending balance	<u>52,070,686,112</u>	<u>15,898,252,705</u>	<u>9,455,105,636</u>	<u>3,018,341,675</u>	<u>14,723,923,876</u>	<u>95,166,310,004</u>
<i>Includes:</i>						
Temporarily unused	-	-	-	-	-	-
Awaiting disposal	-	-	-	-	-	-

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10. Intangible Fixed Assets

This includes computer software,

	Original Cost	Accumulated Depreciation	Net Value
Beginning balance	37,191,667,335	(25,982,893,477)	11,208,773,858
Purchased during the period	1,691,731,950		1,691,731,950
Depreciation during the period		(4,173,696,966)	(4,173,696,966)
Ending balance	38,883,399,285	(30,156,590,443)	8,726,808,842

Additionally, some intangible assets that have been fully amortized but are still in use have an original cost of VND 9,843,555,930.

11. Deferred income tax assets

11a. Deferred income tax assets recognized

Deferred income tax assets related to deductible temporary differences are expenses without invoices or documents, Details arising during the year are as follows:

	Current year	Previous year
Beginning balance	1,164,945,262	975,155,136
Incurred during the year	12,722,366,970	10,711,878,497
Reversed during the year	(1,164,945,262)	(975,155,136)
Ending balance	12,722,366,970	10,711,878,497

The corporate income tax rate used to determine the value of deferred income tax assets is 20%.

11b. Unrecognized Deferred Income Tax Assets

The company has not recognized deferred income tax assets for temporary differences that can be deducted, such as exchange rate differences arising from the revaluation of foreign currency-denominated monetary items due to their small amounts.

12. Short-Term Accounts Payable to Suppliers

	Ending balance	Beginning balance
Payable to related parties	70,116,799,687	112,816,840,629
Saigon Newport One Member Limited Liability Corporation	28,681,163,424	60,214,199,736
Tan Cang Hiep Luc Joint Stock Company	71,269,200	63,901,440
Cat Lai Logistics Joint Stock Company	21,313,323,447	25,580,227,121
Express Newport Joint Stock Company	9,312,442,688	6,413,513,091
Tan Cang Warehousing Depot Joint Stock Company	32,508,000	14,396,400
Tan Cang Technical Services Joint Stock Company	4,580,912,225	4,126,022,427
Tan Cang Information Technology Solutions Joint Stock Company	4,678,267,019	12,640,880,995
Tan Cang – STC Human Resource Development Limited Company	195,110,000	468,900,000
Tan Cang Waterway Transport Joint Stock Company	10,724,400	5,599,800
Tan Cang Overland Transport Joint Stock Company		841,568,724
Tan Cang Logistics and Stevedoring Joint Stock Company	761,154,800	531,081,457
Phu Huu – Newport Corporation	149,493,600	351,893,160
Tan Cang Container Services Joint Stock Company	248,430,884	231,674,378
Tan Cang Mien Trung Joint Stock Company		1,819,800
Tan Cang-Cai Mep Thi Vai One Member Limited Liability Company	82,000,000	
Muoi Lam Thang Ba Joint Stock Company		1,331,162,100

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	Ending balance	Beginning balance
<i>Payable to other suppliers</i>	20,479,943,146	38,875,030,348
Two Two Twelve Joint Stock Company	2,902,370,115	11,001,538,867
Other suppliers	17,577,573,031	27,873,491,481
Total	90,596,742,833	151,691,870,977

The Company has no overdue accounts payable to suppliers.

13. Dividends and profit payable

Represents dividends from prior years payable to shareholders.

14. Taxes and Other Payables to the State

	Beginning balance	Tax Payable During Period	Taxes Paid During Period	Ending balance
VAT on Domestic Sales	-	23,398,114,298	(18,797,997,680)	4,600,116,618
Corporate Income Tax	13,654,531,439	30,140,941,181	(20,676,004,166)	23,119,468,454
Personal Income Tax	2,906,291,295	6,390,682,555	(8,324,926,285)	972,047,565
Business License Fee	-	70,821,219	(70,821,219)	-
Other payables to the State	-	73,337,751	(73,337,751)	-
Total	16,560,822,734	60,073,897,004	(47,943,087,101)	28,691,632,637

Value Added Tax (VAT)

The company applies the VAT deduction method, The VAT rates are as follows:

- Warehousing services, equipment leasing, and associated services: 8%, 10%;
- Office rental and land use rights: 10%

Corporate Income Tax

The company is required to pay corporate income tax on taxable income at a rate of 20% (same rate as last year).

Current corporate income tax payable is estimated as follows:

	Current period	Previous period
Accounting profit before tax	96,820,381,610	73,763,854,370
Adjustments to accounting profit for determining taxable income:	53,776,960,658	51,112,880,411
- Upward adjustments	64,862,893,653	56,004,515,411
<i>Non-deductible expenses</i>	1,251,058,803	2,445,122,927
<i>Accrued expenses not yet supported by valid invoices and supporting documents</i>	63,611,834,850	53,559,392,484
- Downward adjustments	(5,875,932,995)	(4,891,635,000)
<i>Accrued expenses recognized in the previous year for which valid invoices and supporting documents were obtained during the current year</i>	(5,824,726,309)	(4,875,775,679)
<i>Unrealized foreign exchange gain on cash and receivables in the current year</i>	(613,861)	(15,859,321)
<i>Unrealized foreign exchange loss on cash and receivables recognized in the previous year</i>	(50,592,825)	
Taxable income	155,807,342,268	124,876,734,781
Tax-exempt income (dividends received)	(5,210,000,000)	(5,210,000,000)

TAN CANG WAREHOUSING JOINT STOCK COMPANY

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Notes to the Interim Financial Statements (continued)

	Current period	Previous period
Assessable income	150,597,342,268	119,666,734,781
Corporate income tax rate	20%	20%
Current corporate income tax expense	30,119,468,454	23,933,346,956
Adjustment to corporate income tax payable relating to prior years	21,472,727	
Corporate income tax payable	30,140,941,181	23,933,346,956

The determination of the Company's corporate income tax payable is based on the prevailing tax regulations. However, these regulations change from time to time, and the interpretation of tax laws applicable to various types of transactions may differ. Therefore, the amount of tax presented in the Financial Statements may be subject to change upon inspection by the tax authorities.

Other Taxes

The Company declares and pays taxes in accordance with the regulations.

15. Short-Term Accrued Expenses

	Ending balance	Beginning balance
<i>Payables to related parties</i>	41,304,306,791	2,227,040,500
Saigon Newport One Member Limited Liability Corporation	30,974,468,475	481,121,200
Tan Cang Hiep Luc Joint Stock Company	25,980,000	6,072,000
Cat Lai Logistics Joint Stock Company	6,630,370,509	817,862,569
Tan Cang Logistics and Stevedoring Joint Stock Company	234,484,574	30,446,926
Tan Cang Waterway Transport Joint Stock Company	10,560,000	1,233,000
Phu Huu – Newport Corporation	127,943,000	15,238,000
Express Newport Joint Stock Company	750,046,100	561,289,347
Tan Cang Overland Transport Joint Stock Company	647,628,275	-
Tan Cang Container Joint Stock Company	228,972,525	79,512,458
Tan Cang Warehousing Depot Joint Stock Company	38,700,000	
Tan Cang Mien Trung Joint Stock Company	3,180,000	
Tan Cang-Cai Mep Thi Vai One Member Limited Liability Company	73,333,333	
Muoi Lam Thang Ba Joint Stock Company	1,558,610,000	234,265,000
<i>Payables to other organizations and individuals</i>	23,109,008,059	4,461,615,809
Stevedoring, lifting, and transportation costs	14,632,349,943	2,485,623,115
Commission expenses	3,593,833,275	369,524,240
Employee benefit expenses	4,643,286,200	209,011,180
Other short-term accrued expenses	239,538,641	1,397,457,274
Total	64,413,314,850	6,688,656,309

16. Other Payables

16a. Other Short-Term Payables

	Ending balance	Beginning balance
<i>Payable to related parties</i>	54,789,830	339,702,467
Saigon Newport One Member Limited Liability Corporation	48,000,000	321,265,000
Cat Lai Logistics Joint Stock Company	6,789,830	18,437,467

This Notes form an integral part of and should be read in conjunction with the Interim Financial Statements.

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Notes to the Interim Financial Statements (continued)

	Ending balance	Beginning balance
<i>Payables to other organizations and individuals</i>	<i>11,264,536,428</i>	<i>10,636,712,926</i>
Trade union funds	1,723,903,471	1,655,617,121
Social insurance, health insurance, unemployment insurance	3,316,406,728	2,185,754,635
Short-term deposits and wagers	1,254,127,854	1,308,001,633
Other short-term payables	4,970,098,375	5,487,339,537
Total	11,319,326,258	10,976,415,393

The company does not have any overdue short-term payables.

16b. Other Long-Term Payables

	Ending balance	Beginning balance
<i>Payables to related parties</i>	<i>5,000,000,000</i>	<i>5,000,000,000</i>
Tan Cang Hiep Luc Joint Stock Company - Land lease deposit	5,000,000,000	5,000,000,000

The company does not have any overdue long-term payables.

17. Borrowings

The Company did not have any bank borrowings.

18. Bonus and Welfare Funds

	Bonus Fund	Welfare Fund	Total
Beginning balance	21,784,136,534	18,076,453,055	39,860,589,589
Increase from profits	22,545,758,772	2,469,771,496	25,015,530,268
Other increases	4,000,000		4,000,000
Fund usage during year	(16,435,000,000)	(798,422,260)	(17,233,422,260)
Reversal of the fund appropriated in the previous year (Note V.19d)	(2,034,333,649)	(233,592,627)	(2,267,926,276)
Ending balance	25,864,561,657	19,514,209,664	45,378,771,321

19. Shareholders' Equity

19a. Statement of Changes in Shareholders' Equity

	Owner's Investment Capital	Development Investment Fund	Undistributed Post-Tax Profit	Total
Previous period				
Beginning balance	199,910,200,000	84,334,234,140	43,980,244,000	328,224,678,140
Profit for the period			59,567,230,775	59,567,230,775
Interim appropriations to funds from profit for the period		11,820,005,264	(28,637,238,842)	(16,817,233,578)
Appropriation to funds from prior year's profit		6,326,204,908	1,999,102,000	8,325,306,908
Dividends declared from prior year's profit			(45,979,346,000)	(45,979,346,000)
Closing balance	199,910,200,000	102,480,444,312	30,929,991,933	333,320,636,245
This period				
Beginning balance	199,910,200,000	115,463,210,546	45,979,346,000	361,352,756,546

This Notes form an integral part of and should be read in conjunction with the Interim Financial Statements.

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Notes to the Interim Financial Statements (continued)

	Owner's Investment Capital	Development Investment Fund	Undistributed Post-Tax Profit	Total
Profit for the period			78,236,862,137	78,236,862,137
Interim appropriations to funds from profit for the period		23,052,448,248	(48,067,978,516)	(25,015,530,268)
Additional appropriation to funds from 2025 profit		2,267,926,276	(2,267,926,276)	
Reversal of the excess interim appropriation to the Bonus and Welfare Fund for 2025			2,267,926,276	2,335,926,276
Dividends declared from prior year's profit			(45,979,346,000)	(45,979,346,000)
Closing balance	199,910,200,000	140,783,585,070	30,168,883,621	370,862,668,691

19b. Details of Shareholders' Capital Contributions

	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

19c. Shares

	Ending balance	Beginning balance
Number of Registered Ordinary Shares	19,991,020	19,991,020
Number of Issued Ordinary Shares	19,991,020	19,991,020
Number of Outstanding Ordinary Shares	19,991,020	19,991,020
Outstanding share price: 10,000 VND		

19d. Profit Distribution

During the period, the Company appropriated profit in accordance with the Resolution of the 2026 Annual General Meeting of Shareholders No. 01/2026/NQ-ĐHĐCĐ dated 21 May 2026 as follows:

	VND
Appropriation from retained earnings of the previous year	
• Dividends declared to shareholders	45,979,346,000
• Additional appropriation to the Development and Investment Fund	2,267,926,276
• Reduction of the Bonus Fund	(2,034,333,649)
• Reduction of the Welfare Fund	(233,592,627)
Interim appropriation from current period profit	
• Allocation to the Development Investment Fund	: 23,052,448,248
• Allocation to the Bonus Fund	: 22,545,758,772
• Allocation to the Welfare Fund	: 2,469,771,496

20. Items Outside the Balance Sheet

Foreign Currencies

At the end of the reporting period, cash included \$15,218.3 (beginning balance \$409,701.54).

VI. Additional Information for Items Presented in the Income Statement

This Notes form an integral part of and should be read in conjunction with the Interim Financial Statements.

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Notes to the Interim Financial Statements (continued)

1. Revenue from Sale of Goods and Provision of Services**1a. Total revenue**

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Revenue from service provision	582,662,675,904	454,517,339,687

1b. Sales and service revenue from related parties

In addition to sales and service transactions with subsidiaries and associates as disclosed in Note V.2, the Company also entered into service transactions with related parties other than subsidiaries and associates as follows:

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Saigon Newport One Member Limited Liability Corporation	254,068,228,607	206,686,146,689
Tan Cang Overland Transport Joint Stock Company	785,267,112	503,277,855
Tan Cang Logistics and Stevedoring Joint Stock Company	233,634,843	190,360,083
Tan Cang-Cai Mep Thi Vai One Member Limited Liability Company	12,468,450,000	108,750,000
Phu Huu – Newport Corporation	46,252,129	64,767,426
Tan Cang Container Joint Stock Company	20,076,893	19,199,815

2. Cost of Goods Sold

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Cost of Service Provision	444,215,044,371	344,023,067,116

3. Financial Income

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Interest from Deposits	7,333,863,358	4,120,476,541
Dividend and profit distributions received	5,210,000,000	5,210,000,000
Realized foreign exchange gains	78,491,571	438,408,783
Total	12,622,354,929	9,768,885,324

4. Financial Expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Foreign Exchange Losses	104,218,720	2,000,794
Foreign exchange losses on the retranslation of foreign currency-denominated monetary items	1,046,330	9,220,267
Provisions/Reversals of Investments	(1,493,547,538)	999,851,148

This Notes form an integral part of and should be read in conjunction with the Interim Financial Statements.

Notes to the Interim Financial Statements (continued)

5. Selling Expenses

6. Administrative Expenses

7. Other Income

8. Other Expenses

9. Deferred Income Tax Expenses

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Notes to the Interim Financial Statements (continued)

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Deferred corporate income tax arising from taxable temporary differences	(12,722,366,970)	(10,711,878,497)
Reversal of deferred tax assets	1,164,945,262	975,155,136
Total	(11,557,421,708)	(9,736,723,361)

10. Earnings per Share

Information on earnings per share is presented in the Consolidated Financial Statements.

11. Operating Costs by Factor

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Raw Materials and Supplies	26,315,284,832	18,299,156,853
Labor Costs	145,011,505,876	116,358,720,735
Depreciation of Fixed Assets	15,429,567,807	13,588,214,742
Outsourced Services	264,307,653,559	204,016,914,207
Other Costs	48,932,933,145	37,241,454,109
Total	499,996,945,219	389,504,460,646

VII. Other Information

1. Transactions and Balances with Related Parties

Related parties to the Company include key management members, individuals related to key management members, and other related entities.

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

Key management members include members of the Board of Directors, the Supervisory Board, and the Board of Managements (Director, Chief Accountant). Individuals related to key management members are close family members of the key management members.

Transactions and liabilities with key management members and individuals related to key management members

Transactions and liabilities with key management members and their related individuals: The Company has not recorded any transactions or outstanding liabilities with key management members or their related individuals.

Income of Key Management Members

	Position	Salary	Bonus	Management Incentive Bonus	Remuneration	Total Compensation
Current period						
Board of Directors						
Mr Ngô Văn Ngự	Chairman					
Mr Trịnh Văn Mọi	Member					
Mr Đoàn Phi	Member					
Mr Đỗ Thanh Trường	Member					
Mr Trần Quang Thảo	Member					

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Notes to the Interim Financial Statements (continued)

	Position	Salary	Bonus	Management Incentive Bonus	Remuneration	Total Compensation
Supervisory Board						
Ms Nguyễn Thị Thúy Nga	Head of the Supervisory Board					
Ms Đỗ Phương Thảo	Member					
Ms Đặng Thùy Trang	Member					
Board of Managements						
Mr Bùi Văn Bằng	Deputy Director					
Mr Nguyễn Văn Hào	Deputy Director					
Ms Nguyễn Thị Hồng Liên	Chief Accountant					
Cộng						
Previous period						
Board of Directors						
Mr Ngô Văn Ngự	Chairman	337,423,405	144,469,376	98,437,500	-	580,330,281
Mr Trịnh Văn Mọi	Member	-	-	70,312,500	30,000,000	100,312,500
Mr Đoàn Phi	Member	268,208,772	115,022,166	75,000,000	30,000,000	488,230,938
Mr Đỗ Thanh Trường	Member / Director	358,766,642	126,883,848	60,937,500	30,000,000	576,587,990
Mr Trần Quang Thảo	Member	-	20,101,587	60,937,500	30,000,000	111,039,087
Supervisory Board						
Ms Nguyễn Thị Thúy Nga	Head of the Supervisory Board	-	-	56,250,000	30,000,000	86,250,000
Ms Đỗ Phương Thảo	Member	-	-		3,000,000	3,000,000
Ms Đặng Thùy Trang	Member	-	-		3,000,000	3,000,000
Ms Nguyễn Thị Huyền	Member of the Supervisory Board (until 29 May 2025)	-	-	28,125,000	15,000,000	43,125,000
Ms Nguyễn Thị Hồng Vân	Member of the Supervisory Board (until 29 May 2025)	-	-	28,125,000	15,000,000	43,125,000
Board of Managements						
Mr Bùi Văn Bằng	Deputy Director	267,848,772	115,022,166	60,937,500	-	443,808,438
Mr Nguyễn Văn Hào	Deputy Director	221,231,187	96,185,123		-	317,416,310
Ms Nguyễn Thị Hồng Liên	Chief Accountant	173,867,724	82,315,734	56,250,000	15,000,000	327,433,458
Total		1,627,346,502	700,000,000	595,312,500	201,000,000	3,123,659,002

1b. Transactions and Balances with Other Related Parties

The Company has transactions with and balances with the following related parties:

Related Party	Relationship
Saigon Newport One Member Limited Liability Corporation	Parent Company

This Notes form an integral part of and should be read in conjunction with the Interim Financial Statements.

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Related Party	Relationship
Cat Lai Logistics Joint Stock Company	Subsidiary
Tan Cang Hiep Luc Joint Stock Company	Subsidiary
Express Newport Joint Stock Company	Affiliate
Tan Cang Warehousing Depot Joint Stock Company	Affiliate
Muoi Lam Thang Ba Joint Stock Company	Related party of a member of the Board of Directors
Tan Cang Song Than ICD Joint Stock Company	Group Company
Tan Cang Construction Joint Stock Company	Group Company
Tan Cang Logistics and Stevedoring Joint Stock Company	Group Company
Tan Cang Technical Services Joint Stock Company	Group Company
Tan Cang – Cai Mep Joint Stock Company	Group Company
Tan Cang Infrastructure Development Investment Joint Stock Company	Group Company
Tan Cang Overland Transport Joint Stock Company	Group Company
Tan Cang Waterway Transport Joint Stock Company	Group Company
Tan Cang Mien Trung Joint Stock Company	Group Company
Tan Cang – Long Binh Joint Stock Company	Group Company
Tan Cang Hiep Phuoc Logistics Joint Stock Company	Group Company
Tan Cang Information Technology Solutions Joint Stock Company	Group Company
Tan Cang Maritime Services Joint Stock Company	Group Company
Tan Cang – Cai Mep International Terminal Company Limited	Group Company
Tan Cang – STC Human Resource Development Limited Company	Group Company
Cat Lai Port Joint Stock Company	Group Company
Tan Cang Offshore Joint Stock Company	Group Company
Tan Cang Shipping Joint Stock Company	Group Company
Phu Huu – Newport Corporation	Group Company
Tan Cang – Tay Ninh Joint Stock Company	Group Company
SITC Newport Logistics Company Limited	Group Company
Cat Lai Port International Logistics Joint Stock Company	Group Company
Tan Cang HMM Logistics Company Limited	Group Company
Tan Cang Offshore Travel and Flight Services Joint Stock Company	Group Company
Tan Cang Container Services Joint Stock Company	Group Company
Tan Cang – Vung Tau Logistics Joint Stock Company	Group Company
Tan Cang Thanh Phuoc Joint Stock Company	Group Company

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Notes to the Interim Financial Statements (continued)

Transactions with other related parties

In addition to the transactions with subsidiaries and associates disclosed in Note V.2b, as well as the sales and service transactions with other related parties (other than subsidiaries) disclosed in Note VI.1b, the Company also entered into the following significant transactions with other related parties:

	<u>Current period</u>	<u>Previous period</u>
<i>Saigon Newport One Member Limited Liability Corporation</i>		
Services provided by the parent company	8,740,840,558	5,935,553,062
Infrastructure rental charged by the parent company	27,478,494,000	24,919,020,000
Dividends declared to the parent company	27,133,215,000	27,133,215,000
<i>Tan Cang Technical Services Joint Stock Company</i>		
Fuel purchases	13,308,538,705	6,699,678,547
Services provided	5,327,403,450	6,689,258,406
<i>Tan Cang Information Technology Solutions Joint Stock Company</i>		
Services provided	5,096,661,442	6,185,538,678
Purchases of fixed assets	4,425,015,950	7,273,650,600
<i>Services obtained from entities within the same Group:</i>		
Tan Cang Waterway Transport Joint Stock Company	81,250,000	72,738,000
Tan Cang Overland Transport Joint Stock Company	1,352,229,825	976,088,100
Tan Cang Logistics and Stevedoring Joint Stock Company	1,535,738,259	1,777,695,920
Tan Cang – STC Human Resource Development Limited Company	270,037,037	250,729,555
Phu Huu – Newport Corporation	698,713,000	537,622,000
Tan Cang Mien Trung Joint Stock Company	17,270,000	7,176,000
Tan Cang – Vung Tau Logistics Joint Stock Company		174,900,000
Tan Cang Hiep Phuoc Logistics Joint Stock Company		19,936,000
Tan Cang Container Services Joint Stock Company	1,074,550,410	1,497,574,219
Tan Cang- Cai Mep Thi Vai One Member Limited Liability Company	706,907,408,0	
Muoi Lam Thang Ba Joint Stock Company	8,561,055,000	7,824,923,500

Balances with other related parties

Balances with other related parties are presented in Notes V.3, V.4, V.5a, V.12, V.14 and V.15.

Outstanding receivables from other related parties are unsecured and will be settled in cash. No allowance for doubtful accounts has been recognized in respect of receivables from other related parties.

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2. Events After the Reporting Period

No significant events occurred after the end of the financial period that required adjustments to the financial statements or additional disclosure in the financial report,

Prepared on July 28, 2026

Prepared by

Chief Accountant

Director



Nguyen Cam Trang



Nguyen Thi Hong Lien



Đỗ Thanh Truong