Form No. 01

TAN CANG OFFSHORE SERVICES JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 426 -26/CV-TCO

Ho Chi Minh City, 28 October 2026.

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidance on information disclosure in the securities market, Tan Cang Offshore Services Joint Stock Company hereby discloses the separate financial statements (SFS) for Q3 2026 to the Hanoi Stock Exchange as follows:

1. Company Name: TAN CANG OFFSHORE SERVICES JOINT STOCK COMPANY

- Stock code: TOS
- Head Office Address: No 52 – 54, Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City.
- Telephone: (+84) 28 7300 6826 Fax: (+84) 28 3535 5423
- Email: info@tco.com.vn Website: https://tancangoffshore.com/

2. Content of Information Disclosure:

- Separate Financial Statements for Q3 2026

☐ Separate Financial Statements (for public companies without subsidiaries and parent accounting entities with dependent units);

☒ Consolidated Financial Statements (for public companies with subsidiaries);

☐ Aggregated Financial Statements (for public companies with dependent accounting units operating their own accounting systems)

- Cases Requiring Explanation of Causes:

+ The audit organization issues a non-unqualified opinion on the financial statements (for the audited financial statements of 2026):

Yes ☐ No ☒

Explanation Document in Case of a Qualified Opinion:

Yes ☐ No ☐

+ Net profit after tax in the reporting period shows a difference of 5% or more before and after audit, or changes from a loss to a profit, or vice versa (for the audited financial statements of 2026):

Yes ☐ No ☒

Explanation Document in Case of a Qualified Opinion:

Yes ☐ No ☐

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN DỊCH VỤ BIỂN TÂN CẢNG
Ký ngày: 29/10/2026 09:33:52

+ Net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

Yes ☐ No ☒ X

Explanation Document in Case of a Qualified Opinion:

Yes ☐ No ☒ X

+ Net profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

Yes ☐ No ☒ X

Explanation Document in Case of a Qualified Opinion:

Yes ☐ No ☐

This information has been disclosed on the company's website on: 28 / 10 /2026 at the following: https://tancangoffshore.com/invester_cat/bao-cao-tai-chinh/

We hereby commit that the information disclosed above is true and accurate, and we take full responsibility before the law for the content of the disclosed information.

Attached Documents:

- SFS for Q3 2026.

- Explanation Document No /2026/TOS-GT dated / /2026.

Representative of the Organization

Legal Representative

(Signature, full name, position, seal)

M.S.D.N: 0311638652 - C.T.C.P
CÔNG TY CỔ PHẦN DỊCH VỤ BIỂN TÂN CẢNG
P.BÌNH TRUNG - TP.HỒ CHÍ MINH

Nguyen Phung Hung

GENERAL DIRECTOR

INTERIM FINANCIAL STATEMENTS

FOR THE ACCOUNTING PERIOD
FROM 1 JANUARY 2026 TO 30 SEPTEMBER 2026

TAN CANG OFFSHORE SERVICES JOINT STOCK COMPANY

CONTENTS

CONTENTS	**PAGE**
General information	1
Statement of the Legal Representative	2
Statement of Financial Position	3 – 4
Income Statement	5
Cash Flow Statement	6
Notes to the Financial Statements	7 – 39

GENERAL INFORMATION

Corporate information

Tan Cang Offshore Services Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 0311638652, initially issued on 17 March 2012 and amended for the 15th time on 13 August 2026 by the Department of Finance of Ho Chi Minh City regarding the change in the charter capital.

The Company's principal business activities include: Provision of multi-purpose oil and gas service vessels, standby vessels and security vessels; Tugboat, rescue and salvage services; Subsea survey services; Transportation and Installation (T&I) services; Port management and operation services; Supply services.

Head office

- Address : No. 52-54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City
- Tel. : 028 7300 6826
- Fax : 028 3535 5423

Board of Directors

The members of the Board of Directors during the period and up to the date of this statement include:

Full name	Position
Mr. Le Dang Phuc	Chairman
Mr. Nguyen Son	Member
Mr. Tran Quang Thao	Member

Board of Supervisors ("BOS")

The members of the Board of Supervisors during the period and up to the date of this statement include:

Full name	Position	
Mr. Truong Ba Minh	Head of BOS	Appointed on 21 May 2026
	Member	Appointed on 20 May 2026
Mr. Pham Duc Duy	Head of BOS	Resigned on 20 May 2026
Mr. Vu Nhat Anh	Member	Appointed on 20 May 2026
Mrs. Vu Thi Hai Yen	Member	
Mr. Pham Huy Vu	Member	Resigned on 20 May 2026

Executive Officers

The members of the Board of Management and Chief Accountant during the period and up to the date of this statement include:

Full name	Position	
Mr. Nguyen Phung Hung	General Director	
Mr. Pham Thanh Binh	Deputy General Director	
Mr. Nguyen Hong Son	Deputy General Director	
Mr. Pham Quang Trung Nghia	Deputy General Director	Appointed on 23 June 2026
Mr. Vu Quang Tien	Chief Accountant	

Legal representative

The legal representative of the Company during the period and up to the date of this statement is Mr. Nguyen Phung Hung – General Director.

STATEMENT OF THE LEGAL REPRESENTATIVE

The legal representative of Tan Cang Offshore Services Joint Stock Company (hereinafter referred to as "the Company") presents this statement together with the Interim Financial Statements for the accounting period from 1 January 2026 to 30 September 2026.

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Interim Financial Statements that give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the period. In order to prepare these Interim Financial Statements, the Board of Management must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- State whether applicable accounting standards have been followed or not, and all the differences subject to any materials departures are disclosed and explained in the Interim Financial Statements;
- Prepare the Interim Financial Statements of the Company on a going-concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Interim Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Company have been fully recorded that disclose with reasonable accuracy at any time the financial position of the Company, and that all the accounting books have been prepared in accordance with the applicable Accounting System. The Board of Management is also responsible for safeguarding the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby confirms that the Company has complied with the aforementioned requirements in preparation of the Interim Financial Statements.

Statement of the legal representative

In the opinion of the legal representative, the Interim Financial Statements give a true and fair view of the financial position of the Company as at 30 September 2026 and of its financial performance and cash flows for the accounting period from 1 January 2026 to 30 September 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Financial Statements.

Legal representative

CÔNG TY CỔ PHẦN DỊCH VỤ BIỂN TÂN CẢNG

Nguyen Phung Hung
28 October 2026

STATEMENT OF FINANCIAL POSITION
For the fiscal year ended 30 September 2026

Unit: VND

	ASSETS	Code	Note	As at 30.09.2026	As at 01.01.2026
A.	**CURRENT ASSETS**	**100**		**2.685.835.236.258**	**1.673.836.337.144**
I.	**Cash and cash equivalents**	**110**	V.1	**547.072.173.601**	**444.311.473.839**
1.	Cash	111		257.072.173.601	243.672.115.604
2.	Cash equivalents	112		290.000.000.000	200.639.358.235
II.	**Short-term investments**	**120**		**166.790.000.000**	**125.213.152.328**
1.	Short-term held to maturity investments	123	V.2	166.790.000.000	125.213.152.328
III.	**Short-term receivables**	**130**		**1.702.465.514.714**	**899.383.288.665**
1.	Short-term trade accounts receivable	131	V.3	1.327.829.314.271	678.818.589.217
2.	Short-term prepayments to suppliers	132	V.4	333.119.303.640	217.587.223.575
3.	Other short-term receivables	135	V.5	41.516.896.803	2.977.475.873
IV.	**Inventories**	**140**		**230.403.920.909**	**170.374.990.897**
1.	Inventories	141	V.6	230.403.920.909	170.374.990.897
V.	**Short-term biological assets**	**150**		-	-
VI.	**Other current assets**	**160**		**39.103.627.034**	**34.553.431.415**
1.	Short-term prepaid expenses	161	V.7a	9.927.289.354	8.349.226.933
2.	Value Added Tax to be reclaimed	162		4.676.337.680	16.684.971.605
3.	Other current assets	165		24.500.000.000	9.519.232.877
B.	**LONG-TERM ASSETS**	**200**		**2.828.612.365.415**	**2.478.935.256.853**
I.	**Long-term receivables**	**210**		**970.000.000**	**70.000.000**
1.	Other long-term receivables	215		970.000.000	70.000.000
II.	**Fixed assets**	**220**		**1.165.785.266.772**	**829.765.950.083**
1.	Tangible fixed assets	221	V.8	1.066.970.781.586	730.951.464.897
	Historical cost	222		2.928.775.818.210	2.444.696.678.202
	Accumulated depreciation	223		(1.861.805.036.624)	(1.713.745.213.305)
2.	Finance lease fixed assets	224		-	-
	Historical cost	225		-	-
	Accumulated depreciation	226		-	-
3.	Intangible fixed assets	227	V.9	98.814.485.186	98.814.485.186
	Historical cost	228		99.263.085.186	99.263.085.186
	Accumulated amortisation	229		(448.600.000)	(448.600.000)
III.	**Non-current biological assets**	**230**		-	-
IV.	**Investment properties**	**240**		-	-
V.	**Long-term assets in progress**	**250**		**629.871.524.068**	**524.814.847.190**
1.	Construction in progress	252	V.10	629.871.524.068	524.814.847.190
VI.	**Long-term investments**	**260**	V.2	**968.368.230.693**	**1.059.314.776.852**
1.	Investments in subsidiaries	261		594.412.925.879	493.722.400.000
2.	Investments in associates, joint ventures	262		375.941.870.000	398.216.870.000
3.	Allowance for impairment of other long-term investments	264		(11.190.729.571)	-
4.	Long term held to maturity investments	265		9.204.164.385	167.375.506.852
VII.	**Other long-term assets**	**270**		**63.617.343.882**	**64.969.682.728**
1.	Long-term prepaid expenses	271	V.7b	52.925.383.882	38.239.782.728
2.	Deferred income tax assets	272		10.691.960.000	26.729.900.000
	TOTAL ASSETS	**280**		**5.514.447.601.673**	**4.152.771.593.997**

STATEMENT OF FINANCIAL POSITION (cont.)
For the fiscal year ended 30 September 2026

Unit: VND

	LIABILITIES AND OWNERS' EQUITY	Code	Note	As at 30.09.2026	As at 01.01.2026
C.	**LIABILITIES**	**300**		**3.165.308.611.912**	**2.323.483.274.545**
I.	**Short-term liabilities**	**310**		**1.979.606.124.046**	**1.532.684.616.550**
1.	Short-term trade accounts payable	311	V.11	884.956.529.756	506.720.605.514
2.	Short-term advances from customers	312	V.12a	165.293.874.596	90.296.540.081
3.	Short-term tax and other payables to the State Budget	314	V.13	117.093.530.899	206.411.566.344
4.	Payable to employees	315		16.146.162.333	53.936.163.257
5.	Short-term accrued expenses	316	V.14	66.685.182.270	52.184.382.614
6.	Short-term deferred revenue	319	V.15a	74.914.380.455	128.374.145.455
7.	Other short-term payables	320	V.16	2.432.835.384	4.213.238.477
8.	Short-term borrowings and finance lease liabilities	321	V.17a	548.832.829.399	381.384.233.807
9.	Bonus and welfare funds	323	V.18	103.250.798.954	109.163.741.001
II.	**Long-term liabilities**	**330**		**1.185.702.487.866**	**790.798.657.995**
1.	Long-term advances from customers	332	V.12b	177.939.853.808	268.588.475.182
2.	Long-term deferred revenue	337	V.15b	1.787.878.788	44.608.687.880
3.	Other long-term payables	338		14.713.891.681	14.713.891.681
4.	Long-term borrowings and finance lease liabilities	339	V.17b	991.260.863.589	462.887.603.252
D.	**OWNERS' EQUITY**	**400**	**V.19**	**2.349.138.989.761**	**1.829.288.319.452**
1.	Owners' capital	411		749.996.910.000	449.996.810.000
	- Ordinary shares with voting rights	*411a*		*749.996.910.000*	*449.996.810.000*
2.	Investment and development funds	418		794.850.178.952	301.307.728.989
3.	Other funds	419		26.872.565.779	26.872.565.779
4.	Undistributed earnings	420		777.419.335.030	1.051.111.214.684
	- Undistributed post-tax profits of previous years	*420a*		*127.034.404.268*	*239.533.606.768*
	- Post-tax profits of current period/year	*420b*		*650.384.930.762*	*811.577.607.916*
	TOTAL RESOURCES	**440**		**5.514.447.601.673**	**4.152.771.593.997**

Prepared on 28 October 2026

Prepared by	Chief Accountant	Legal Representative
Do The Cuong	Vu Quang Tien	Nguyen Phung Hung

INCOME STATEMENT
For the financial period ending on September 30, 2026

Unit: VND

	ITEMS	Code	Note	Q3 2026	Q3 2025	Current year	Previous year
1.	Revenue from sales of goods and rendering of services	01	VI.1	1.911.643.534.815	760.904.644.373	3.291.710.842.376	2.027.465.123.971
2.	Less deductions	02		-	-	-	-
3.	Net revenue from sales of goods and rendering of services	10		1.911.643.534.815	760.904.644.373	3.291.710.842.376	2.027.465.123.971
4.	Cost of goods sold and services rendered	11	VI.2	1.553.415.841.496	388.488.035.728	2.418.997.861.370	1.254.042.376.168
5.	Gross profit from sales of goods and rendering of services	20		358.227.693.319	372.416.608.645	872.712.981.006	773.422.747.803
6.	Gains or losses on disposal of investment properties	21		-	-	-	-
7.	Financial income	22	VI.3	2.175.871.688	3.763.742.911	67.137.178.436	32.625.041.067
8.	Financial expenses	23	VI.4	19.910.672.429	15.513.355.565	69.256.230.251	42.686.771.648
	- Including: Interest expenses	*24*		*18.180.162.613*	*11.696.830.134*	*49.774.882.096*	*35.492.722.152*
9.	Selling expenses	25		21.508.500	2.671.993.526	453.598.984	3.628.756.508
10.	General and administration expenses	26	VI.5	27.608.250.578	23.397.454.264	89.666.717.884	73.835.209.239
11.	Net operating profit	30		312.863.133.500	334.597.548.201	780.473.612.323	685.897.051.475
12.	Other income	31		-	-	215.463.788	101.350.315.197
13.	Other expenses	32		142.659.695	733.336.469	481.141.142	733.336.469
14.	Net other (expenses)/income	40		(142.659.695)	(733.336.469)	(265.677.354)	100.616.978.728
15.	Net accounting profit before tax	50		312.720.473.805	333.864.211.732	780.207.934.969	786.514.030.203
16.	Business income tax - current	51		56.966.500.547	55.908.852.830	113.785.064.207	175.612.064.377
17.	Business income tax - deferred	52		5.345.980.000	5.345.980.000	16.037.940.000	(32.075.880.000)
18.	Net (loss)/profit after tax	60		250.407.993.258	272.609.378.902	650.384.930.762	642.977.845.826

Prepared on 28 October 2026

Prepared by	Chief Accountant	Legal Representative
Do The Cuong	Vu Quang Tien	Nguyen Phung Hung

CASH FLOW STATEMENT
(Indirect method)
For the financial period ending on September 30, 2026

Unit: VND

	ITEMS	Code	Current year	Previous year
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
	Net profit before tax	**01**	**780.207.934.969**	**786.514.030.203**
	Adjustments for:			
	- Depreciation and amortisation	02	148.059.823.319	91.145.453.446
	- Provisions	03	11.190.729.571	(26.789.921.346)
	- Unrealised foreign exchange (gains)/losses	04	(1.317.769.715)	1.455.313.943
	- Profits from investing activities	05	(60.593.546.325)	(125.343.117.514)
	- Interest expense	06	49.774.882.096	35.492.722.152
	Operating profit before changes in working capital	**08**	**927.322.053.915**	**762.474.480.884**
	- (Increase)/ decrease of receivables	09	(791.954.963.059)	(203.835.575.773)
	- (Increase)/ decrease of inventories	10	(60.028.930.012)	(29.457.765.154)
	- Increase/ (decrease) of payables	11	542.775.261.955	188.047.308.055
	- (Increase)/ decrease of prepaid expenses	12	(16.263.663.575)	29.557.339.143
	- Interest paid	14	(64.861.163.915)	(36.979.790.497)
	- Business income tax paid	15	(203.241.503.018)	(68.679.596.768)
	- Other payments on operating activities	17	(8.953.851.111)	(8.953.851.111)
	Net cash inflows from operating activities	**20**	**324.793.241.180**	**632.172.548.779**
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
	- Purchases of fixed assets and other long-term assets	21	(860.517.035.181)	(632.664.980.472)
	- Proceeds from disposals of fixed assets and long-term assets	22	-	392.881.536.000
	- Loans granted, purchases of debt instruments of other entities	23	-	(115.000.000.000)
	- Collection of loans, proceeds from sales of debt instruments of other entities	24	100.000.000.000	-
	- Investments in other entities	25	(80.665.525.879)	(282.500.000.000)
	- Dividends and interest received	27	29.399.539.301	7.032.890.494
	Net cash outflows from investing activities	**30**	**(811.783.021.759)**	**(630.250.553.981)**
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
	- Proceeds from borrowings	33	1.737.323.465.995	1.151.824.377.878
	- Repayments of borrowings	34	(1.041.809.816.238)	(886.989.509.932)
	- Dividends paid, profits distributed to owners	36	(109.449.599.125)	-
	Net cash inflows from financing activities	**40**	**586.064.050.632**	**264.834.867.946**
	Net increase in cash and cash equivalents	**50**	**99.074.270.053**	**266.756.862.744**
	Cash and cash equivalents at beginning of period	**60**	**444.311.473.839**	**351.731.794.023**
	- Effect of foreign exchange differences	61	3.686.429.709	2.879.463.069
	Cash and cash equivalents at end of period	**70**	**547.072.173.601**	**621.368.119.836**

Prepared on 28 October 2026

Prepared by	Chief Accountant	Legal Representative
Do The Cuong	Vu Quang Tien	Nguyen Phung Hung

I. GENERAL INFORMATION

1. Ownership form

Tan Cang Offshore Services Joint Stock Company (hereinafter called "the Company") is a joint stock company.

2. Operating field

The operating field of the Company is service.

3. Business activities

The principal business activities of the Company include: Provision of multi-purpose oil and gas service vessels, standby vessels and security vessels; Tugboat, rescue and salvage services; Subsea survey services; Transportation and Installation (T&I) services; Port management and operation services; Supply services.

4. Normal operating cycle

The normal operating cycle of the Company is within 12 months.

5. Structure of the Company

5a. Subsidiaries

Company Name	Headquarters Address	Principal Business Activities	Proportion of capital contribution	Proportion of interest	Proportion of voting rights
Tan Cang Offshore Travel and Flight Services Joint Stock Company ("TCOTS")	No. 52–54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Food supply, travel agency, hotel business; retail of food and beverage; lease of machinery and equipment	51.00%	51.00%	51.00%
Tan Cang Kien Giang Joint Stock Company ("TCKG")	No. 39 Tran Hung Dao, Kien Tan Ward, Kien Luong Commune, An Giang Province, Vietnam	Other support services related to transportation	66.67%	66.67%	66.67%
Tan Cang Northern Maritime Joint Stock Company ("TCM")	No. 52–54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Direct support services for waterway transportation	54.00%	54.00%	54.00%
Tan Cang Dredging and Salvage Joint Stock Company ("TCDG")	No. 52–54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Direct support services for waterway transportation	51.00%	51.00%	51.00%
Tan Cang Industrial Infrastructure Investment Joint	NQ 10-15, Nguyet Que 10, Vinhome Star City Urban Area, Hac Thanh Ward,	Trading real estate, land use right held by owner, user or lessee	51.00%	51.00%	51.00%

Company Name	Headquarters Address	Principal Business Activities	Proportion of capital contribution	Proportion of interest	Proportion of voting rights
Stock Company (formerly Vietnam YICO Investment JSC.) ("TCI")	Thanh Hoa Province, Vietnam				
Tan Cang Lach Huyen Joint Stock Company ("TCLH")	Newport Saigon Corporation Building, No. 808 Le Hong Phong Road, Hai An Ward, Hai Phong City, Vietnam	Warehousing and goods storage	70,00%	70,00%	70,00%
Tan Cang - Gantry Joint Stock Company	3rd Floor, 52–54 Truong Van Bang Street, Binh Trung Ward, Ho Chi Minh City, Vietnam	Other transport-related support services	95.00%	95.00%	95.00%

5b. Associates

Company Name	Headquarters Address	Principal Business Activities	Proportion of capital contribution	Proportion of interest	Proportion of voting rights
Tan Cang Que Vo Joint Stock Company	Kieu Luong Hamlet, Phu Lang Commune, Bac Ninh Province, Vietnam	Warehousing and goods storage	31.00%	31.00%	31.00%
Tan Cang Mermaid Subsea Services Co., Ltd.	No. 52–54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Goods transportation by coastal way and ocean shipping	50.00%	50.00%	50.00%
Tan Cang Maritime Support and Offshore Services Joint Stock Company	No. 52–54 Truong Van Bang Road, Binh Trung Ward, Ho Chi Minh City, Vietnam	Passenger transportation by coastal way and ocean shipping	36.00%	36.00%	36.00%
Tan Cang Shipping Joint Stock Company	No. 722 Dien Bien Phu, Thanh My Tay Ward, Ho Chi Minh City, Vietnam	Other support services related to transportation	43.79%	43.79%	43.79%

6. Number of employees

As at 30 September 2026, the Company had 656 employees (as at 1 January 2026: 630 employees).

7. Statement on information comparability in the Financial Statement

The corresponding figures of the previous period are comparable to those of the current period.

During the period, the Company first adopted the Vietnamese Enterprise Accounting System issued pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in place of Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain line items in the Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance of the previous year" and "Previous period" columns in the Interim Financial Statements have been restated in accordance with the new classifications and terminology of Circular 99 to ensure comparability. These changes do not affect the Company's total assets, total liabilities, owners' equity, or profit after tax.

8. Other information

The Company's shares have been registered for trading on the UPCOM market (Unlisted Public Company Market) of the Hanoi Stock Exchange under the stock code "TOS" pursuant to Decision No. 406/QD-SGDHN dated 3 August 2021 issued by the Hanoi Stock Exchange. The first date of transaction was 8 September 2021. The number of shares registered for trading at the end of the accounting period was 74,999,691 shares, with a face value of VND 10,000 per share.

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY

1. Accounting period

The Company's accounting period begins on 01 January and ends on 31 December annually.

2. Accounting currency

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

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Company applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99"), as well as the Ministry of Finance's guiding circulars on the implementation of accounting standards in the preparation and presentation of Financial Statements.

Adoption of the New Enterprise Accounting System

The fiscal year ended 31 December 2026 is the first year in which the Company adopts the Enterprise Accounting System under Circular 99, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to Circular 99 is carried out using the following methods:

- For changes in accounting policies for which Circular 99 provides specific transition guidance, the Company follows that guidance.

For changes in accounting policies for which Circular 99 does not require retrospective or simplified retrospective adjustment, the Company applies the non-retrospective method.

2. Statement on the compliance with the accounting standards and system

The Board of Management ensures the compliance with all the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular 99, as well as the Ministry of Finance's circulars guiding the implementation of accounting standards in the preparation and presentation of Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES, AND RELEVANT LEGAL PROVISIONS

1. Basis of preparation of the Financial Statements

The Financial Statements are prepared on the accrual basis accounting (except for information related to cash flows), in accordance with the historical cost convention and on the going-concern basis.

The Interim Financial Statements have been prepared in both Vietnamese and English, in which the Interim Financial Statements in Vietnamese are the official statutory financial statements of the Company. The Interim Financial Statements in English have been translated from the Vietnamese version. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

2. Foreign currency transactions

Foreign currency transactions are translated at the actual exchange rate on the date of transaction. The ending balances of monetary items in foreign currencies at the end of the accounting period (excluding foreign currency-denominated accounts receivable for which an allowance for doubtful debts has been established) are revalued at the average transfer exchange rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (where the Company frequently conducts transactions).

Foreign exchange rate differences incurred during the period from foreign currency transactions are recognized as financial income (if a gain) or financial expenses (if a loss). Exchange differences arising from the revaluation of foreign currency-denominated monetary items at the end of the accounting period are presented as the net amount of total gains and total losses arising from the revaluation of such items and are recognized as financial income (if a gain) or financial expenses (if a loss).

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits. Cash equivalents are short-term investments with maturities not exceeding 3 months from the date of investment that are readily convertible into known amounts of cash and are subject to an insignificant risk of change in value at the end of the accounting period. Cash and cash equivalents subject to restrictions on use are not presented under this line item but are presented under "Other Current Assets" or "Other Non-Current Assets", depending on the duration of the restriction.

4. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments when the Company has the intent and ability to hold them until the maturity date. Held-to-maturity investments of the Company include term deposits and loans held to maturity. Interest income from held-to-maturity investments is recognised in the Statement of Income on the accrual basis.

A provision for impairment of held-to-maturity investments is recognized when there is evidence that part or all of the investment may not be recoverable and the amount of the loss can be reliably measured. Increases or decreases in provisions for impairment of held-to-maturity investments at the end of the accounting period are recognized in "Financial expenses".

Investments in subsidiaries and associates

Subsidiary

A subsidiary is an entity that is controlled by the Company. Control is obtained when the Company achieves the ability to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities.

Associate

An associate is an entity which the Company has significant influence but does not have the right to control its financial and operating policies. Significant influence is the right to participate in making decisions on the associate's financial and operating policies but does not control those policies.

Initial Recognition

Investments in subsidiaries, associates are initially recognized at cost, including the cost of purchase or capital contributions plus other directly attributable costs (transaction costs, brokerage fees, consulting fees, audit fees, duties, taxes, and bank charges, etc.). Specifically, when the Company borrows funds to invest in subsidiaries, associates, interest expenses are recognized as financial expenses and are not capitalized. Where an investment is made using non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the transaction date. Subsequent to initial recognition, these investments are carried at cost.

Dividends and profit distributions of the previous periods prior to the acquisition of the investment are deducted from the cost of the investment. Dividends and profit distributions of the periods after the acquisition date are recognized as financial income. Stock dividends received are tracked only in terms of the additional number of shares received, and the value of such shares is not recognized as income.

Provisions for impairment of investments in subsidiaries and associates

Provisions for impairment of investments in subsidiaries, associates are recognized when the subsidiaries, associates incur losses or when the investments are impaired such that the Company may lose part or all of its invested capital. The provision is calculated as the Company's ownership interest in each investee's actual contributed charter capital at the end of the accounting period, multiplied by the difference between the investee's actual contributed charter capital and its owners' equity at the same date. Where the subsidiaries, associates are required to prepare Consolidated Financial Statements, the provision for impairment is determined based on their Consolidated Financial Statements.

Increases or decreases in provisions for impairment of investments in subsidiaries, associates at the end of the accounting period are recognized in "Financial expenses".

5. Receivables

Receivables are presented at their carrying amount less allowance for doubtful debts.

Receivables are classified as trade receivables or other receivables based on the following principles:

- Trade receivables represent amounts of a commercial nature arising from purchase and sale transactions between the Company and customers that are independent of the Company.
- Other receivables represent amounts of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in detail by debtor, maturity, and original currency.

Trade receivables and other receivables are classified as short-term or long-term in the Statement of Financial Position based on their remaining maturity at the end of the accounting period.

An allowance for doubtful debts is made for each doubtful receivable after offsetting against the corresponding payable, if any. The amount of the allowance is determined based on the ageing of overdue receivables or the estimated loss that may be incurred, as follows:

- For overdue receivables:
  - 30% of the receivable amount overdue from 6 months to less than 1 year;
  - 50% of the receivable amount overdue from 1 year to less than 2 years;
  - 70% of the receivable amount overdue from 2 years to less than 3 years; and
  - 100% of the receivable amount overdue from 3 years or more.
- For receivables that are not yet overdue but are considered unlikely to be recovered, the allowance is made based on the estimated loss.

Increases or decreases in allowance for doubtful debts at the end of the accounting period are recognized in "General and administration expenses".

6. Inventories

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

Costs of inventories are determined as follows:

- Raw materials and merchandise: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and condition.
- Work in progress: Costs comprise main materials, labour and other directly attributable costs.

The cost of inventories is determined using the weighted average method and recorded in accordance with the perpetual inventory system.

Net realizable value is the estimated selling prices of inventories in an ordinary course of business less the estimated expenses on product completion and other necessary expenses to make the sale. An allowance for devaluation of inventories is made for each inventory item or work-in-progress service whose original costs exceed its net realizable value. Increases or decreases in the allowance at the end of the accounting period are recognized in "Costs of sales".

7. Deferred expenses

Deferred expenses represent actual expenses incurred, including both prepaid and non-prepaid expenses, that relate to the results of production and business activities over multiple accounting periods and are allocated to the production and business expenses of the relevant accounting periods.

Deferred expenses are classified in the Statement of Financial Position as short-term when the allocation period does not exceed 12 months or falls within one normal operating cycle, and as long-term when the allocation period exceeds 12 months or is longer than one normal operating cycle. Long-term deferred expenses are not reclassified as short-term deferred expenses when preparing the Financial Statements.

Allocation for deferred expenses to production and business expenses is performed for each period based on the nature and extent of each type of expense to select the appropriate allocation method and criteria. The timing and methods for allocating the Company's deferred expenses are as follows:

Tools

The tools issued for use in connection with business operations over multiple accounting periods are recognized as deferred expenses and are allocated into operation costs on a straight-line basis over their estimated useful lives (not exceeding 36 months).

Expenses for periodic repairs and maintenance of fixed assets

For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, the resulting expenses are recognized as deferred expenses and amortized to production and operating expenses on a straight-line basis, starting from the period in which the repairs and maintenance are completed and the assets resume operations until the next scheduled repair or maintenance (typically 36 months).

Prepaid insurance premiums

Insurance premiums for fire and explosion insurance, civil liability insurance, motor vehicle physical damage insurance, property insurance and other types of insurance prepaid for multiple accounting periods are recognized as deferred expenses and amortized to production and operating expenses on a straight-line basis over the relevant insurance coverage periods.

Expenses for port and container yard maintenance

Expenses for port and container yard maintenance arising once with high value are amortized using the straight-line method over 24 months.

Other deferred expenses

Other expenses that have been incurred and relate to multiple accounting periods are recognized as deferred expenses and amortized to production and operating expenses according to criteria appropriate to the characteristics and nature of each expense item.

8. Tangible fixed assets

Tangible fixed assets are stated at historical costs less accumulated depreciation.

The historical costs of a tangible fixed asset include all costs incurred by the Company to acquire the asset up to the date it is ready for use.

Subsequent expenditures are capitalized as part of the cost of fixed assets only when it can be clearly demonstrated that the expenditures will result in future economic benefits expected to flow to the entity from the use of such assets. Those that do not meet these criteria are recognized as operating expenses during the period in which they are incurred. For fixed assets that require periodic repairs and maintenance in accordance with technical requirements, significant periodic repair and maintenance costs are recognized as deferred expenses and amortized to production and operating expenses until the next scheduled repair and maintenance.

When a tangible fixed asset is sold or disposed of, its historical costs and accumulated depreciation are written off, and any gain or loss arising from disposal is recognized in profit or loss during the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted if necessary. The number of years and depreciation rates for various classes of tangible fixed assets are as follows:

Class of fixed assets	Number of years
Buildings and structures	08–10
Machinery and equipment	05 – 10
Means of transportation	03 – 15
Office equipment	03 – 06
Other fixed assets	04 – 05

9. Intangible fixed assets

Intangible fixed assets are stated at historical costs less accumulated amortization.

The historical costs of an intangible fixed asset include all costs incurred by the Company to acquire the asset up to the date it is ready for use.

Expenses relating to intangible fixed assets incurred subsequent to initial recognition are recognized as production and operating expenses during the period, unless such expenses are directly attributable to a specific intangible fixed asset and increase the future economic benefits generated by that asset.

When an intangible fixed asset is sold or disposed of, its historical costs and accumulated amortization are written off, and any gain or loss arising from disposal is recognized in profit or loss during the period.

The useful life and amortization period are reviewed at least at the end of each fiscal year and adjusted if necessary.

The Company's intangible fixed assets include:

Land use right

Land use right includes all the actual expenses incurred by the Company directly attributable to the land being used such as expenses to obtain the land use right, expenses for site clearance compensation and ground leveling, registration fees and other directly attributable costs. Indefinite land use rights are not amortized.

Computer softwares

Costs related to computer software that is not an integral part of the related hardware are capitalized. The historical costs of computer software are the total of all costs that the Company has incurred up to the date the software is put in use. Computer software is amortized using the straight-line method over 02 years.

10. Construction-in-progress

Construction-in-progress represents costs directly attributable to assets under construction and machinery and equipment under installation, including borrowing costs capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs ("VAS 16"). Assets in the progress of construction and installation are stated at cost and are not depreciated until construction or installation is completed and the assets are handed over and put in use. Upon completion, all costs are transferred to the appropriate asset category based on their actual intended use, including tangible fixed assets, intangible fixed assets, investment properties or inventories, and depreciation or amortization commences when the assets are put in use.

Expenses for upgrades and renovations of fixed assets currently in progress are accounted for separately and, upon completion, are added to the historical costs of the corresponding fixed assets.

Routine repair and maintenance costs incurred periodically to maintain fixed assets in normal operating condition are recognized as production and operating expenses during the period in which they are incurred. For fixed assets that require periodic repairs and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, such costs are transferred to deferred expenses and amortized to production and operating expenses until the next scheduled maintenance.

11. Accounting for sale and leaseback transactions of fixed assets

For sale and leaseback transactions of fixed assets, the difference between the fair value and the carrying amount of the fixed assets is recognized as income or an expense in the year.

Sale and leaseback under an operating lease:

- If the selling price is lower than the fair value of the fixed assets, the difference between the selling price and the fair value is recorded as a prepaid expense and amortized to expenses over the lease term.
- If the selling price is higher than the fair value of the fixed assets, the difference between the selling price and the fair value is recorded as unearned revenue and offset against lease expenses over the lease term.

12. Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses, or other payables based on the following principles:

- Trade payables represent payables of a commercial nature arising from purchases of merchandise, services and assets from suppliers that are independent of the Company, including payables for imports made through entrusted import agents.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers during the period but not yet paid because the supporting accounting documents and records are not yet complete; amounts payable to employees for vacation pay; and other operating expenses to be accrued, such as expenses incurred during seasonal production shutdowns and accrued interest expenses).
- Other payables represent payables of a non-commercial nature that do not arise from purchases, sales or the provision of merchandise and services.

Payables and accrued expenses are classified as current and non-current in the Statement of Financial Position based on their remaining settlement periods at the end of the accounting period.

13. Payable for dividends and profit distributions

Dividends are recognized as payables when the Company has no discretion to avoid the obligation to pay dividends to shareholders in accordance with securities laws.

14. Owners' equity

Owners' contribution capital

Owners' contribution capital is recognized at the actual amount of capital contributed by the shareholders.

15. Profit distribution

Profit after tax is distributed to the shareholders after appropriation to funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The profit distribution takes into account non-monetary items included in retained earnings after tax that may affect cash flows and the ability to pay dividends, such as: gains from revaluation of assets invested in other entities, gains from revaluation of monetary items, financial instruments and other non-monetary items.

16. Recognition of revenue and income

Revenue from rendering of services

Revenue from rendering of services shall be recognized when the Company satisfies its performance obligation under the contract and all of the following conditions are satisfied:

- Revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services rendered under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the services rendered;
- It is probable that the economic benefits associated with the rendering of services will flow to the Company;
- The stage of completion of the transaction at the end of reporting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are rendered in several accounting periods, revenue is recognized on the basis of the stage of completion at the end of the accounting period.

Revenue from operating leases
Revenue from operating leases is recognized on a straight-line basis over the lease term. Rentals received in advance for several periods are allocated to revenue in consistence with the lease term.

Interest income
Interest income is recognized on a time-proportion basis using the effective interest rate for each period.

Dividends received
Dividends and distributed profits are recognized when the Company has the right to receive dividends from its investments. For investments in entities whose securities are registered and centrally deposited with the Vietnam Securities Depository and Clearing Corporation, dividend income is recognized on the record date. For investments in other entities, the recognition date is determined in accordance with the Law on Enterprises and the charter of the investee. Only the portion of dividends or profits attributable to the period after the investment date is recognized as financial income. The portion attributable to the period before the investment date is deducted from the cost of the investment. For stock dividends received, only the additional number of shares is tracked. The value of such shares is neither recognized as financial income nor included in the carrying amount of the investment.

17. Borrowing costs

Borrowing costs include interest expenses and other expenses incurred directly in connection with the borrowings. Borrowing costs are recorded as expenses when incurred.

Borrowing costs are recognized as expenses when incurred, unless they qualify for capitalization.

Borrowing costs directly related to the construction or production of qualifying assets that take a substantial period of time (more than 12 months) to be ready for their intended use or for sale are capitalized as part of the asset's cost when the entity is certain to derive future economic benefits from the asset and the borrowing costs can be reliably measured.

The capitalization of borrowing costs begins when all three of the following conditions are met simultaneously:

- Costs related to the construction or production of the asset have been incurred;
- Borrowing costs have been incurred; and
- The activities necessary to prepare the assets for its intended use or sale are in progress.

Capitalization is suspended during periods when the construction or production process is abnormally interrupted. Capitalization ceases when the major activities necessary to prepare the asset for use or sale have been completed.
For borrowings made specifically for the construction or production of a qualifying asset, the amount of borrowing costs eligible for capitalization is the actual borrowing costs incurred, less any investment income earned on the temporary investment of such borrowings.

18. Expenses

Expenses are decreases in economic benefits and are recognized when transactions occur or when it is probable that they will arise in the future, regardless of whether payment has been made. Expenses are recognized even when they are not yet due for payment, provided that it is probable that they will be incurred, in order to comply with the principles of prudence and capital maintenance.

When the Company recognizes revenue, it also recognizes the corresponding expenses incurred in generating that revenue. Such expenses include expenses incurred during the period in which the revenue is generated, expenses incurred in prior periods, and accrued expenses attributable to the revenue of that period. When the matching principle conflicts with the principle of prudence, expenses are recognized based on the substance of the transaction and the Vietnamese Accounting Standards to ensure that the transaction is presented faithfully and fairly.

19. Corporate income tax

The Company's corporate income tax accounting policy is applied in accordance with Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/ND-CP dated 15 December 2025 issued by the Government, providing detailed guidance on the implementation of certain articles of the Corporate Income Tax Law, relevant guidance issued by the Ministry of Finance, and other applicable laws and regulations.

Corporate income tax includes current corporate income tax and deferred income tax.

Current corporate income tax

Current income tax expense is the amount of corporate income tax payable calculated based on taxable income for the year and the current corporate income tax rate. The difference between taxable income and accounting profit results from adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and tax losses carried forward.

Each quarter, the Company determines and records the estimated corporate income tax payable based on its provisional corporate income tax return. At the end of the accounting period, the Company determines the actual corporate income tax payable based on its annual corporate income tax finalization return and adjusts for any differences from the amounts provisionally recorded during the year.

Deferred income tax

Deferred income tax represents corporate income tax payable or recoverable in future periods as a result of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their respective tax bases.

Deferred income tax liabilities are recognized for all taxable temporary differences, except those arising from the initial recognition of an asset or a liability in a transaction that, at the time of the transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that it is probable that sufficient future taxable profits will be available against which such temporary differences can be utilized. Deferred tax assets are also recognized for unused tax losses and unused tax credits to the extent that sufficient future taxable

profits will be available against which they can be utilized. Deferred tax assets and deferred tax liabilities arising from transactions recognized directly in equity are not recognized in deferred corporate income tax expense.

The carrying amount of deferred tax assets is reviewed at the end of each accounting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred tax assets to be recovered.

When preparing the Statements of Financial Position, deferred income tax assets and deferred income tax liabilities shall be offset when:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- The deferred tax assets and deferred tax liabilities relate to corporate income taxes levied by the same taxation authority:
  - For the same taxable entity; or
  - The Company intends to settle current income tax liabilities and current income tax assets on a net basis, or to recover the tax assets and settle the tax liabilities simultaneously, in each future period in which significant amounts of deferred income tax liabilities or deferred income tax assets are settled or recovered.

20. Related parties

Parties are considered to be related when one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered to be related when they are subject to common control.

Related parties of the Company include:

- Subsidiaries, associates.
- Shareholders that are organizations with direct or indirect voting rights that result in significant influence over the Company, including subsidiaries, associates and the key management personnel of these organisations.
- Individuals with direct or indirect voting rights that result in significant influence over the Company, including the members of Board of Directors/the Board of Members and their close family members.
- Key management personnel with the authority and responsibility to plan, direct, and control the Company's operations, including the Board of Management/the Executive Officers/the Board of Supervisors, other management personnel, and their close family members.
- Enterprises in which individuals belonging to the above groups directly or indirectly hold a sufficiently large voting interest to exercise significant influence over those enterprises, including enterprises owned by key management personnel or major shareholders of the Company and enterprises that have key management personnel in common with the Company.

Close family members of an individual are those who can influence or be influenced by that individual when transacting with the Company, including their parents, spouse, children, and siblings.

Transactions between related parties are transfers of resources or obligations between such parties, regardless of whether they involve consideration.

In considering related party relationships, the substance of the relationship is given greater consideration than its legal form.

21. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in producing or providing an individual product or service, or a group of related products or services, and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in producing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of business segments operating in other economic environments.

The nature of risks and returns is the primary basis for determining whether the primary segment reporting format is based on business segments or geographical segments. If risks and rates of return are affected mainly by differences in products and services, the primary segment reporting format is based on business segments and the secondary segment reporting format is based on geographical segments. Conversely, if risks and rates of return are affected mainly by differences in geographical areas, the primary segment reporting format is based on geographical segments and the secondary segment reporting format is based on business segments. The Company's organizational and management structure and internal financial reporting system are the principal basis for determining the primary and secondary segment reporting formats.

A segment is required to be reported if the majority of its revenue is derived from sales of merchandise and rendering of services to external customers and it meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments; or
- The segment result accounts for 10% or more of the combined results of all profitable segments or the combined losses of all loss-making segments, whichever is greater in absolute amount; or
- The segment's total assets account for 10% or more of the total assets of all segments.

The segment information is prepared and presented in conformity with the accounting policies applied for the preparation and presentation of the Company's Financial Statements.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET

1. Cash and cash equivalents

	As at 30.09.2026	As at 01.01.2026
Cash on hand	1.169.050.814	1.124.378.660
Cash at bank	255.903.122.787	242.547.736.944
Cash equivalents	290.000.000.000	200.639.358.235
Total	**547.072.173.601**	**444.311.473.839**

2. Financial investments

2a. Short-term held to maturity investments

	As at 30.09.2026	As at 01.01.2026
Deposit	166.790.000.000	124.050.000.000
Accrued interest income on term deposits	-	1.163.152.328
Total	**166.790.000.000**	**125.213.152.328**

These are term deposits with maturities ranging from 6 to 18 months, interest rates ranging from 1.8% to 4.75% per annum, with carrying amount equal to its historical cost.

2b. Long-term held to maturity investments

	As at 30.09.2026	As at 01.01.2026
12-month fixed deposits	-	156.450.000.000
The loan to Tan Cang - Gantry JSC (*)	9.000.000.000	9.000.000.000
Accrued interest income on loans	204.164.385	1.925.506.852
Total	**9.204.164.385**	**167.375.506.852**

(*) This is the loan to Tan Cang - Gantry JSC. in accordance with the Agreement No. 04/2022/HDVT/TCO-TCGT dated 18 November 2022, supplemented with the Appendix No. 01-2023/PLHDVT/TCO-TCGT dated 10 April 2023, with the value of VND 9,000,000,000, the term of 36 months commencing from the first loan receipt date, the fixed interest rate of 9%/year and paid quarterly.

2c. *Investments in subsidiaries, associates, joint ventures*

	As at 30.09.2026		As at 01.01.2026	
	Cost	Provision	Cost	Provision
Investments in subsidiaries	***594.412.925.879***	-	***493.722.400.000***	-
Tan Cang Industrial Infrastructure Investment JSC	153.000.000.000	-	153.000.000.000	-
Tan Cang Lach Huyen JSC	210.000.000.000	(11.190.729.571)	160.000.000.000	-
Tan Cang Northern Maritime JSC	64.022.400.000	-	64.022.400.000	-
Tan Cang Offshore Travel and Flight Services JSC	51.000.000.000	-	51.000.000.000	-
Tan Cang Dredging and Salvage JSC	35.700.000.000	-	35.700.000.000	-
Tan Cang Kien Giang JSC	30.000.000.000	-	30.000.000.000	-
Tan Cang - Gantry JSC	50.690.525.879			
Investments in associates	***375.941.870.000***	-	***398.216.870.000***	-
Tan Cang Shipping JSC	218.925.000.000	-	218.925.000.000	-
Tan Cang Que Vo JSC	121.249.370.000	-	121.249.370.000	-
Tan Cang - Gantry JSC		-	22.275.000.000	-
Tan Cang Maritime Support And Offshore Services JSC	18.000.000.000		18.000.000.000	
Tan Cang Mermaid Subsea Service Co., Ltd	17.767.500.000	-	17.767.500.000	-
Total	**970.354.795.879**	**(11.190.729.571)**	**891.939.270.000**	-

The number of shares and the ownership rate of the Company in these entities are as follows:

Company	As at 30.9.2026		As at 01.01.2026	
	Number of shares	Ownership rate	Number of shares	Ownership rate
Tan Cang Offshore Travel and Flight Services JSC	5.100.000 shares	51,00%	5.100.000 shares	51,00%
Tan Cang Kien Giang JSC	3.000.000 shares	66,67%	3.000.000 shares	66,67%
Tan Cang Northern Maritime JSC	6.402.240 shares	54,00%	6.402.240 shares	54,00%
Tan Cang Dredging and Salvage JSC (i)	6.630.000 shares	51,00%	6.630.000 shares	51,00%
Tan Cang Industrial Infrastructure Investment JSC	15.300.000 shares	51,00%	15.300.000 shares	51,00%
Tan Cang Lach Huyen JSC	21.000.000 shares	70,00%	16.000.000 shares	72,73%
Tan Cang Shipping JSC	8.757.000 shares	43,785%	8.757.000 shares	43,785%
Tan Cang Que Vo JSC	3.911.270 shares	31,00%	3.911.270 shares	31,00%
Tan Cang - Gantry JSC (ii0	4.275.000 shares	95,00%	2.025.000 shares	45,00%
Tan Cang Maritime Support and Offshore Services JSC	1.800.000 shares	36,00%	1.800.000 shares	36,00%
Tan Cang Mermaid Subsea Service Co., Ltd	VND 17.767.500.000	50,00%	VND 17.767.500.000	50,00%

(i) During the period, Tan Cang Dredging and Salvage JSC. completed an increase in its charter capital from owners' equity for existing shareholders, the number of shares held by the Company in Tan Cang Dredging and Salvage JSC. increased by 3,570,000 shares (from 6,630,000 shares to 10,200,000 shares); the proportion of ownership and carrying amount remained unchanged.

(ii) During the period, the Company purchased an additional 2,250,000 shares in Tan Cang - Gantry JSC. from Tan Cang Technical Services JSC. at a purchase price of VND 30,665,525,879 (equivalent to VND 13,629 per share). At the end of accounting period, the Company held 4,275,000 shares, equivalent to 95% of the charter capital of Tan Cang - Gantry JSC. (beginning balance was 2,025,000 shares, equivalent to 45% of the charter capital). Tan Cang - Gantry JSC. changed from an associate to a subsidiary from 21 April 2026.

Fair value

The Company has not determined fair value of investments as there has not been any detailed guidance on determination of fair value.

3. Trade receivables

	As at 30.09.2026	As at 01.01.2026
Receivables from related parties	***283.341.830.755***	***239.673.891.968***
Saigon Newport One Member Limited Liability Corporation	103.581.009.364	118.170.900.000
Tan Cang Dredging and Salvage JSC	78.905.628.527	57.633.618.499
Asia Shipping JSC	-	8.248.277.284
Tan Cang Shipping JSC	4.643.287.500	3.937.162.806
Tan Cang Northern Maritime JSC	4.017.600.000	2.008.800.000
Tan Cang - Cai Mep Thi Vai One Member LLC	10.800.000.000	5.400.000.000
Tan Cang Mermaid Subsea Services Co., Ltd	13.069.850.687	7.010.295.583
Tan Cang Offshore Travel and Flight Services JSC	34.446.885.955	32.823.723.177
Asia Investment and Asset Management JSC.	23.670.688.135	2.677.461.209
Tan Cang - Gantry JSC	162.880.587	1.474.321.410
Tan Cang Maritime Services JSC.	10.044.000.000	289.332.000
Receivables from other customers	***1.044.487.483.516***	***439.144.697.249***
Vietsovpetro	400.414.274.658	98.428.079.500
SC Management Co., Ltd	117.359.416.859	131.308.154.485
Other customers	526.713.791.999	209.408.463.264
Total	**1.327.829.314.271**	**678.818.589.217**

4. Short-term prepayments to suppliers

	As at 30.09.2026	As at 01.01.2026
Prepayments to related parties	***3.017.747.372***	***662.443.069***
Tan Cang Technical Services JSC.	3.017.747.372	376.747.594
Tan Cang Dredging and Salvage JSC.	-	285.695.475
Prepayments to other suppliers	***330.101.556.268***	***216.924.780.506***
PetroVietNam Coating JSC.	60.356.711.862	120.713.423.724
PV PIPE	21.754.158.302	87.016.633.203
Oceaner Marine (Tianjin).,Ltd	150.217.800.000	-
Fujian Lixin Ship Engineering Co.,Ltd	77.617.888.009	-
Other suppliers	20.154.998.095	9.194.723.579
Total	**333.119.303.640**	**217.587.223.575**

5. Other short-term receivables

	As at 30.9.2026		As at 01.01.2026	
	Book value	Provision	Book value	Provision
Receivables from related parties	***35.237.132.188***	-	***138.442.769***	-
Tan Cang - Que Vo JSC	11.178.351.617	-	-	-
Tan Cang Northern Maritime JSC	9.603.360.000	-	-	-
Tan Cang Dredging and Salvage JSC - Vessel rental	6.630.000.000	-	-	-
Tan Cang Offshore Travel and Flight Services JSC	7.825.420.571	-	138.442.769	-
Receivables from other organizations and individuals	***6.279.764.615***	-	***2.839.033.104***	-
Mortgages and deposits	1.887.257.376	-	752.933.902	-
Advances	3.283.574.937	-	1.675.636.351	-
Other short-term receivables	1.108.932.302	-	410.462.851	-
Total	**41.516.896.803**	-	**2.977.475.873**	-

6. Inventories

	As at 30.09.2026	As at 01.01.2026
Fuel	56.657.476.714	45.466.433.189
Work-in-process	173.746.444.195	124.908.557.708
Total	**230.403.920.909**	**170.374.990.897**

7. Prepaid expenses

7a. Short-term prepaid expenses

	As at 30.09.2026	As at 01.01.2026
Insurance premiums	9.927.289.354	8.349.226.933
Total	**9.927.289.354**	**8.349.226.933**

7b. Long-term prepaid expenses

	As at 30.09.2026	As at 01.01.2026
Expenses of vessel repair and maintenance	5.385.752.871	16.567.706.621
Expenses of tools	4.087.856.106	3.984.545.306
Expenses for port and container yard maintenance	42.797.630.017	17.337.573.019
Other long-term prepaid expenses	654.144.888	349.957.782
Total	**52.925.383.882**	**38.239.782.728**

8. Tangible fixed assets

	Buildings and structures buildings	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Historical cost						
As at 1 January 2026	434.155.654.077	1.099.616.990.102	908.752.222.494	973.591.274	1.198.220.255	**2.444.696.678.202**
New purchases	-	80.511.636.364	-	-	-	**80.511.636.364**
Transfers from construction in progress	-	-	403.567.503.644	-	-	**403.567.503.644**
Disposals	-	-	-	-	-	-
As at 30 September 2026	434.155.654.077	1.180.128.626.466	1.312.319.726.138	973.591.274	1.198.220.255	**2.928.775.818.210**
In which:						
Assets fully depreciated but still in use	416.008.714.510	557.778.837.535	3.684.165.357	973.591.274	1.198.220.255	**979.643.528.931**
Accumulated depreciation						
As at 1 January 2026	420.187.551.416	941.727.106.768	349.658.743.592	973.591.274	1.198.220.255	**1.713.745.213.305**
Charge for the period	1.361.020.464	49.729.838.008	96.968.964.847	-	-	**148.059.823.319**
Transfers to investment properties	-	-	-	-	-	-
Disposals	-	-	-	-	-	-
As at 30 September 2026	421.548.571.880	991.456.944.776	446.627.708.439	973.591.274	1.198.220.255	**1.861.805.036.624**
Net book value						
As at 1 January 2026	13.968.102.661	157.889.883.334	559.093.478.902	-	-	**730.951.464.897**
As at 30 September 2026	12.607.082.197	188.671.681.690	865.692.017.699	-	-	**1.066.970.781.586**

9. Intangible fixed assets

	Land use rights VND	Computer software VND	Total VND
Historical cost			
As at 1 January 2026	98.814.485.186	448.600.000	**99.263.085.186**
New purchases	-	-	-
Internally generated	-	-	-
Arising from businesses combination	-	-	-
Other movements	-	-	-
Disposals	-	-	-
As at 30 September 2026	98.814.485.186	448.600.000	**99.263.085.186**
Accumulated amortisation			
As at 1 January 2026	-	448.600.000	**448.600.000**
Charge for the period	-	-	-
Disposals	-	-	-
Others	-	-	-
As at 30 September 2026	-	448.600.000	**448.600.000**
Net book value			
As at 1 January 2026	98.814.485.186	-	**98.814.485.186**
As at 30 September 2026	98.814.485.186	-	**98.814.485.186**

10. Construction-in-progress

	As at 30.9.2026	As at 01.01.2026
ROV	25.308.586.737	-
AHTS vessels	352.693.684.465	442.200.349.367
Purchasing 2 container vessels	247.226.269.708	77.971.514.665
Building dock and transporting cargo in Hai Phong	3.013.636.364	3.013.636.364
52 - 58 Tran Phu Nha Trang Project	542.740.734	542.740.734
Other projects	1.086.606.060	1.086.606.060
Total	**629.871.524.068**	**524.814.847.190**

11. Short-term trade payables

	As at 30.09.2026	As at 01.01.2026
Payables to related parties	***135.812.972.445***	***108.817.882.548***
Tan Cang Maritime Services JSC.	-	3.078.972.000
Asia Investment and Asset Management JSC	2.957.206.575	16.364.603.281
Tan Cang Offshore Travel and Flight Services JSC	46.024.260.063	16.388.207.048
Asia Shipping JSC	-	21.288.494.155
Tan Cang Mermaid Subsea Services Co., Ltd.	32.554.690.772	3.809.579.785
Tan Cang - Gantry JSC	18.490.937.727	14.679.768.951
Tan Cang Dredging and Salvage JSC	1.183.291.200	-
Tan Cang - Petro Cam Ranh Co., Ltd	6.733.200.000	2.509.900.000
Tan Cang Hiep Phuoc Port JSC.	-	11.022.900
Tan Cang Maritime Support and Offshore Services JSC	4.305.239.188	8.014.440.976
Tan Cang Northern Maritime JSC	12.986.235.821	14.253.982.489
TCOTS - Cat Lai	8.683.958.854	6.454.469.549
Tan Cang Shipping JSC	1.893.952.245	1.893.952.245
Saigon Newport One Member Limited Liability Corporation	-	70.489.169
Payables to other suppliers	749.143.557.311	397.902.722.966
Asia Shipping JSC.	***14.940.995.938***	-
PetroVietNam Coating JSC.	205.242.301.843	-
PV PIPE	221.283.953.217	-
Aussie Offshore Services Limited	60.255.749.420	81.549.974.267
Haduco	65.315.726.344	62.844.426.111
Other suppliers	182.104.830.549	253.508.322.588
Total	**884.956.529.756**	**506.720.605.514**

12. Advances from customers

12a. Short – term advances from customers

	As at 30.09.2026	As at 01.01.2026
Vietsovpetro	130.863.764.734	51.329.723.726
Rosemary Overseas Ltd	21.446.526.662	21.913.289.965
Huynh Thy Trading Services Co., Ltd	8.923.233.200	8.923.233.200
Other customers	4.060.350.000	8.130.293.190
Total	**165.293.874.596**	**90.296.540.081**

12b. Long – term advances from customers

This represents a prepayment related to Joint Venture Contract No. SWPOC-TM-CA-CON-PC2-041 dated 27 June 2025 between the Company and its partners, including the PetroVietnam Southwest Pipeline Operating Co., the Vietnam-Russia Joint Venture Contractors - Vietsopetro, and PT Timas Suplindo, for the construction and installation of Block B O Mon oil pipeline, with a term of 880 days. The total contract value for the scope of work performed by the Company is VND 2,685,884,751,818. As at the reporting date, the Company had only received 10% advances equivalent to VND 268,588,475,182.

13. Taxes and other obligations to the State Budget

	As at 30.09.2026	As at 01.01.2026
Corporate income tax	113.785.064.207	203.218.108.526
Personal income tax	1.354.273.438	1.321.283.018
Foreign contractor tax	1.954.193.254	1.872.174.800
Total	**117.093.530.899**	**206.411.566.344**

Value added tax (VAT)

The Company pays value-added tax (VAT) using the credit method. The applicable VAT rates are as follows:

- Internationally provided services 0%
- Other services 10%

Corporate income tax (CIT)

In 2014, the Company additionally invested in the terminal field and started to have taxable income. According to the regulations in Article 19 and Article 20, Circular No. 78/2014/TT-BTC dated 18 June 2014, for the income from this operation, the Company is exempted from CIT in 4 years (from 2014 to 2017) and benefits a reduction of 50% of tax payable in the next 9 years (from 2018 to 2026). Besides, the income from the terminal operation enjoys incentive tax rate of 10% in 15 years from 2014 to 2028.

The Company has to pay CIT for income from other activities at the rate of 20%.

The determination of corporate income tax payable of the Company is based on the prevailing regulations on taxes. However, these regulations change for each period and the regulations on taxes for various transactions can be explained in various ways. Therefore, the tax amount presented in the Financial Statements could change when being examined by the Tax Office.

Other taxes

The Company has declared and paid these taxes in line with the prevailing regulations.

14. Short-term accrued expenses

	As at 30.09.2026	As at 01.01.2026
Accrued expenses to related parties	***18.283.235.530***	***23.428.850.164***
Saigon Newport One Member Limited Liability Corporation – Land rental	8.940.632.000	8.947.586.545
- Land rental	*8.940.632.000*	*8.940.632.000*
- Office rental	-	*6.954.545*
Tan Cang Dredging and Salvage JSC - Vessel rental	-	3.909.360.000
Tan Cang Maritime Support and Offshore Services JSC. - Ship agency costs	-	2.876.599.689
Tan Cang Technical Services JSC. - Equipment installation costs	-	566.702.800
Tan Cang Kien Giang JSC – Loan interest expenses	9.342.603.530	7.128.601.130
Accrued expenses to other organizations and individuals	***48.401.946.740***	***28.755.532.450***
Loan interest expenses	11.160.911.719	12.937.979.388
Vessel rental	22.629.006.621	225.000.000
Fuel expenses	14.609.198.850	7.746.651.745
Other short-term accrued expenses	2.829.550	7.845.901.317
Total	**66.685.182.270**	**52.184.382.614**

15. Unearned Revenue

15a. Short-term unearned revenue

	As at 30.09.2026	As at 01.01.2026
Unrealized gain from sale-and-leaseback transactions for the sale and leaseback of fixed assets (i)	53.459.800.000	106.919.600.000
Other short-term deferred revenue	21.454.580.455	21.454.545.455
Total	**74.914.380.455**	**128.374.145.455**

(i) In 2025, the Company sold Mv. TC Royal to Asia Investment and Asset Management Joint Stock Company (a related party/"Ashico") for a pre-tax price of VND 363,779,200,000. Concurrently, the Company signed an agreement dated 31 March 2025 to lease Mv. Royal back from Ashico. The lease term is 24 months with an option to extend for an additional 12 months (if applicable), effective from the transport date on 31 March 2025. At the time of the transfer, Mv. TC Royal had a carrying amount of VND 43,016,725,364 and a fair value of VND 149,940,000,000 (determined based on the valuation certificate issued by Hoa Sen Appraisal and Financial Investment Joint Stock Company - Southern Branch dated 20 March 2025). The difference between the fair value and the carrying amount of the asset, amounting to VND 106,923,274,636, was recognized as other income. The difference between the selling price and the fair value, amounting to VND 213,839,200,000, was recognized as deferred revenue and will be allocated to reduce lease expenses over the 24-month lease term.

15b. Long-term unearned revenue

	As at 30.09.2026	As at 01.01.2026
Unrealized gain from sale-and-leaseback transactions for the sale and leaseback of fixed assets	-	26.729.900.000
Other long-term deferred revenue	1.787.878.788	17.878.787.880
Total	**1.787.878.788**	**44.608.687.880**

16. Other Payables

	As at 30.09.2026	As at 01.01.2026
Payables to related parties	***80.871.490***	***105.015.274***
Saigon Newport One Member Limited Liability Corporation:	75.871.490	100.015.274
+ Social insurance and others	*75.871.490*	*100.015.274*
Tan Cang Offshore Travel and Flight Services JSC. – Payments on behalf	5.000.000	5.000.000
Payables to other organizations and individuals	***2.351.963.894***	***4.108.223.203***
Receipt of short-term deposits and mortgages	2.230.808.300	2.230.808.300
Other short-term payables	121.155.594	1.877.414.903
Total	**2.432.835.384**	**4.213.238.477**

17. Borrowings and Finance Lease Liabilities

17a. Short-term borrowings and finance lease liabilities

	As at 30.9.2026	As at 01.01.2026
Short-term loans from banks	***364.844.489.934***	***219.823.127.467***
MBBank – Dong Ho Chi Minh Branch	27.639.619.810	14.648.375.565
Vietcombank – Ho Chi Minh City Branch	174.024.301.308	111.845.247.670
Vietinbank – Dong Da Branch	37.170.062.707	-
SHBVN	126.010.506.109	93.329.504.232
Current portions of long-term loans (See Note V.19b)	***183.988.339.465***	***161.561.106.340***
Vietinbank – Dong Da Branch	44.951.755.155	65.715.673.568
SHBVN	119.669.562.785	86.013.875.092
VRB – Vung Tau Branch	11.472.052.067	9.831.557.680
HSBC	7.894.969.458	-
Total	**548.832.829.399**	**381.384.233.807**

Additional information on short-term borrowings is as follows:

Bank/Loan Agreement	*Loan purpose/Limit*	*Loan purpose/Limit Term*	*Interest rate*	*Collateral*
Vietcombank – Ho Chi Minh City Branch				
Credit Agreement No. 77/8122262/25-DN3/ CTD ngày 23/07/2025	Supplement working capital, guarantee, open L/C for business production, the limit of VND 300 bilion	12 months	7,5% - 8,2%/ year	Demand deposits at the same bank; 02 RTG 6+1 cranes and 01 Kocks 73013 crane; Property rights arising from service provision contracts
MBBank – Dong Ho Chi Minh Branch				
Credit Agreement No. 323354.25.151. 1131175.TD ngày 25/08/2025	Supplement working capital, guarantee, open L/C for business production, the limit of VND 80 bilion	12 months	7,5%/ year	02 KOCKS container cranes
Vietinbank – Dong Da Branch				
Credit Agreement No. 110/2026/-HĐCVHM/ NHCT126-0311638652 dated 20/05/2026	Supplement working capital, guarantee, open L/C for business production, the limit of VND 100 bilion	12 months	7,9%/ year	Fixed assets are machinery, equipment, and transportation vehicles.
SHBVN				

Bank/Loan Agreement	*Loan purpose/Limit*	*Loan purpose/Limit Term*	*Interest rate*	*Collateral*
Credit Agreement No. SHBVN/CMC/022025 /HDTD/TCO dated 10/02/2025	Supplement working capital, guarantee, open L/C for business production, the limit of VND 133,62 bilion	12 months	5% - 7,2%/ year	Demand deposits at the same bank
Credit Agreement No. SHBVN/CMC/ 512024 /HDTD/TANCANG dated 11/12/2024	Supplement working capital, guarantee, open L/C for business production, the limit of VND 100 bilion or its USD equivalent	12 months	USD 4,2%/year	Land use right and assets attached to land

The Company has solvency to pay short-term borrowings and financial leases.

17b. Long-term borrowings and finance lease liabilities

	As at 30.9.2026	As at 01.01.2026
Long-term loans from related parties	***36.494.545.000***	***36.494.545.000***
Tan Cang Kien Giang JSC.	36.494.545.000	36.494.545.000
Long-term loans from banks	***914.966.318.589***	***386.593.058.252***
SHBVN	551.483.553.968	303.586.937.980
Vietinbank – Dong Da Branch	106.738.564.010	73.593.119.333
VRB – Vung Tau Branch	188.174.689.292	9.413.000.939
HSBC	68.569.511.319	-
Long-term loans from individuals	***39.800.000.000***	***39.800.000.000***
Total	**991.260.863.589**	**462.887.603.252**
In which:		
Long-term loans from organizations (i)	951.460.863.589	423.087.603.252
Long-term loans from individuals (ii)	39.800.000.000	39.800.000.000

(i) Additional information on long-term borrowings and financial leases from organizations is as follows:

Bank/Loan Agreement	*Loan purpose/Limit*	*Loan purpose/Limit Term*	*Interest rate*	*Collateral*
Tan Cang Kien Giang JSC.				
Credit Agreement signed in 2020	Supplement working capital for business production	05 years	8%/ year	No collateral

Bank/Loan Agreement	*Loan purpose/Limit*	*Loan purpose/Limit Term*	*Interest rate*	*Collateral*
SHBVN				
Agreement dated 8 November 2021	Invest in the dredger 650/ Loan limit of VND 129.920.000.000	7 years	7,29%/ year	Assets formed from loan capital
Agreement dated 4 July 2023	Invest in Office Building at 52 Truong Van Bang Loan limit: VND 77.000.000.000	7 years	7,9%/ year	Assets formed from loan capital
Agreement dated 20 January 2025	Invest in Barge Tan Cang 375/ Loan limit of VND 52.000.000.000	5 years	7,9%/ year	Assets formed from loan capital
Agreement dated 24 September 2025	Invest in TC Princess/ Loan limit of VND 163.592.800.000	7 years	7,6%/ year	Assets formed from loan capital
Agreement dated 11 September 2025	Invest in TC Apollo/ Loan limit of VND 121.646.000.000	5 years	7,6%/ year	Assets formed from loan capital
Agreement dated 09 June 2026	Invest in AHTS SOM03/ Loan limit of VND 356.000.000.000	5 years	8,65%/ year	Assets formed from loan capital
VRB – Vung Tau Branch				
Agreement dated 12 Febuary 2026	Investment in building a new 1050 TEU container ship LXCB2024124	9 years	6,5%/ year	Assets formed from loan capital
Agreement dated 20 September 2023	Invest in purchasing Mv. TC Saturn	5 years	8,8%/ year	Assets formed from loan capital
Vietinbank				
Agreement dated 12 June 2018	Invest in 02 Mitsui cranes	106 months	8,4%/ year	Assets formed from loan capital
Agreement dated 15 June 2022	Invest in Mv. TC Venus	5 years	8,8%/ year	Assets formed from loan capital
Agreement dated 10 March 2025	Invest in Tan Cang 63	5 years	8,2%/ year	Assets formed from loan capital
Agreement dated 21 January 2026	Investment in building a new 1050 TEU container ship LXCB2024125	9 years	7,3%/ year	Assets formed from loan capital
HSBC				

Bank/Loan Agreement	*Loan purpose/Limit*	*Loan purpose/Limit Term*	*Interest rate*	*Collateral*
Agreement dated 26 June 2026	Investment in 02 eRTG cranes (6+1)	5 years	8,4%/ year	Assets formed from loan capital
Agreement dated 29 June 2026	Investment in 01 ROV system	5 years	8,4%/ year	Assets formed from loan capital

(ii) The long-term loans from individuals are to increase capital for offshore operation (the term of 5 years, automatically extended), invest in purchasing Mv. TC89, invest in ROV equipment and Kocks crane project (the term according to the project's operation period, 10 years, 7 years and 8 years respectively). Details are as follows:

	As at 30.9.2026	**As at 01.01.2026**
Invest in Mv. TC 89 and serve offshore operation (interest rate 8.5% to 9.0%/year)	***8.000.000.000***	***8.000.000.000***
Other individuals	8.000.000.000	8.000.000.000
Invest in ROV ATOM equipment and Kocks crane (interest rate of 25.0%/year)	**31.800.000.000**	**31.800.000.000**
Related parties	1.000.000.000	1.000.000.000
Company's employees	200.000.000	200.000.000
Other individuals	30.600.000.000	30.600.000.000
Total	**39.800.000.000**	**39.800.000.000**

The Company has solvency to pay long-term borrowings and financial leases.

18. Bonus and welfare funds

	As at 01.01.2026	**Increase due to appropriation from profit**	**Disbursement during the year**	**As at 30.09.2026**
Bonus fund, welfare fund	105.361.186.393	-	(23.948.000.000)	81.413.186.393
Bonus fund for Executive Officers and Departments.	3.802.554.608	18.035.057.953	-	21.837.612.561
Total	**109.163.741.001**	**18.035.057.953**	**(23.948.000.000)**	**103.250.798.954**

19. Owner's equity

19a. Statement on fluctuations in owner's equity

	Capital capital	Investment & development fund	Retained earnings	Other funds shares	Total
Previous year					
As at 1 January 2025	309.998.860.000	325.021.116.226	456.570.131.715	26.872.565.779	**1.118.462.673.720**
Profit for the period	-	-	901.752.897.684	-	**901.752.897.684**
Share issuance to increase capital from the investment and development fund	139.997.950.000	(139.997.950.000)	-	-	-
Appropriation for funds of the previous year	-	116.284.562.763	(214.212.156.715)	-	**(97.927.593.952)**
Share of dividends from profit of the previous year	-	-	(92.999.658.000)	-	**(92.999.658.000)**
As at 31 December 2025	**449.996.810.000**	**301.307.728.989**	**1.051.111.214.684**	**26.872.565.779**	**1.829.288.319.452**
Current year					
As at 1 January 2026	449.996.810.000	301.307.728.989	1.051.111.214.684	26.872.565.779	**1.829.288.319.452**
Capital increased during the period	300.000.100.000	(300.000.100.000)	-	-	-
Profit for the period	-	-	650.384.930.762	-	**650.384.930.762**
Appropriation for funds of the previous year	-	-	(112.499.202.500)	-	**(112.499.202.500)**
Share of dividends from profit of the previous year	-	793.542.549.963	(811.577.607.916)	-	**(18.035.057.953)**
As at 30 September 2026	**749.996.910.000**	**794.850.178.952**	**777.419.335.030**	**26.872.565.779**	**2.349.138.989.761**

19b. Details of capital contribution of the owners

	As at 30.9.2026	As at 01.01.2026
Saigon Newport One Member Limited Liability Corporation	270.000.960.000	162.000.580.000
Other shareholders	479.995.950.000	287.996.230.000
Total	**749.996.910.000**	**449.996.810.000**

19c. Number of shares

	As at 30.9.2026	As at 01.01.2026
Number of ordinary shares registered to be issued	74.999.691	44.999.681
Number of ordinary shares issued	74.999.691	44.999.681
Number of outstanding ordinary shares	74.999.691	44.999.681

Face value of outstanding shares: VND 10.000.

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

1. Sales

	Current year	Previous year
Sales of offshore services	2.988.362.978.398	1.730.288.676.278
Sales of leasing infrastructure and facilities	259.839.563.638	227.086.978.184
Sales of other services	43.508.300.340	70.089.469.509
Total	**3.291.710.842.376**	**2.027.465.123.971**

2. Costs of sales

	Current year	Previous year
Costs of offshore services	2.323.189.843.733	1.146.492.589.999
Costs of leasing infrastructure and facilities	48.389.984.858	45.790.620.922
Costs of other services	47.418.032.779	61.759.165.247
Total	**2.418.997.861.370**	**1.254.042.376.168**

3. Financial income

	Current year	Previous year
Dividends and profit received	50.111.466.617	18.737.816.554
Interest income from deposits and loans	10.482.079.708	6.102.313.180
Exchange gain due to revaluation of monetary items in foreign currencies	1.317.769.715	
Exchange gain	5.225.862.396	7.784.911.333
Total	**67.137.178.436**	**32.625.041.067**

4. Financial expenses

	Current year	Previous year
Interest expenses	49.774.882.096	35.492.722.152
Exchange loss	2.780.026.321	4.198.434.085
Exchange loss due to revaluation of monetary items in foreign currencies	-	1.455.313.943
Provisions for impairment of investments	11.190.729.571	-
Other expenses	5.510.592.263	1.540.301.468
Total	**69.256.230.251**	**42.686.771.648**

5. General and administration expenses

	Current year	Previous year
Employees	43.694.538.033	44.349.327.698
Materials, supplies	1.771.831.319	1.160.554.411
Depreciation/ (amortization) of fixed assets	1.860.406.726	1.627.395.348
Taxes, fees and legal fees	99.781.913	89.791.958
External services hired	19.939.595.274	17.444.260.504
Other expenses in cash	22.300.564.619	9.163.879.320
Total	**89.666.717.884**	**73.835.209.239**

6. Other income

	Current year	Previous year
Gains on disposal of fixed assets	-	100.502.987.780
Other income	215.463.788	847.327.417
Total	**215.463.788**	**101.350.315.197**

VII. EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

The Board of Management affirms that there are no events arising after the end of the accounting period up to the date of this report that have not been considered for adjustments or disclosures in the Financial Statements.

Prepared on 28 October 2026

Prepared by	Chief Accountant	Legal Representative
Do The Cuong	Vu Quang Tien	Nguyen Phung Hung