

CONSOLIDATED FINANCIAL STATEMENT
SAIGON PORT JOINT STOCK COMPANY

Quarter 1 of 2026

(For the fiscal period from 01 January 2026 to 31 March 2026)



SAIGON PORT JOINT STOCK COMPANY

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

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THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

Code	ASSETS	Note	Closing balance	Opening Balance
100	A. CURRENT ASSETS		1,914,386,634,645	2,049,079,199,646
110	I. Cash and cash equivalents	V.01	482,876,003,094	544,443,051,692
111	1. Cash		204,376,003,094	188,388,859,911
112	2. Cash equivalents		278,500,000,000	356,054,191,781
120	II. Short-term investments	V.02	1,087,130,117,192	1,154,151,425,165
121	1. Held-for-trading securities			
122	2. Provision for held-for-trading securities (*)			
123	3. Held-to-maturity investments		1,087,130,117,192	1,154,151,425,165
130	III. Current accounts receivables		238,908,711,666	252,961,722,262
131	1. Short-term trade receivables	V.03	187,616,192,836	200,151,877,455
132	2. Short-term advances to suppliers		18,638,194,202	23,025,334,783
133	3. Short-term internal receivables			
134	4. Construction contract receivables based on ag			
135	5. Other short-term receivables	V.04	59,341,380,535	55,066,627,708
136	6. Provision for doubtful short-term receivables (V.05	(26,687,055,907)	(25,282,117,684)
137	7. Shortage of assets awaiting for resolution			
140	IV. Inventories	V.06	27,396,424,821	22,312,759,446
141	1. Inventories		27,396,424,821	22,312,759,446
149	2. Provision for devaluation of inventories (*)			
150	V. Other current assets		78,075,377,872	75,210,241,081
151	1. Short-term prepaid expenses	V.07	14,090,220,678	11,595,701,318
152	2. Value-added tax deductible	V.15	43,261,864,616	42,919,957,582
153	3. Taxes and other receivables from the State Bu	V.15	20,723,292,578	20,694,582,181
154	4. Government bonds held for resale			
155	5. Other current assets			
200	B. NON-CURRENT ASSETS		4,133,127,319,175	4,049,218,102,774
210	I. Long-term receivables		472,337,334,451	474,055,458,037
211	1. Long-term trade receivables	V.03	77,150,885,895	81,408,356,188
212	2. Long-term advance to suppliers			
213	3. Paid-in capital in dependent units			
214	4. Long-term internal receivables			
215	5. Other long-term receivables	V.04	395,186,448,556	392,647,101,849
216	6. Provision for doubtful long-term receivables (V.05		

THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

Code	ASSETS	Note	Closing balance	Opening Balance
220	II. Fixed assets		1,613,000,041,274	1,625,875,201,712
221	1. Tangible fixed assets	V.08	1,590,042,561,227	1,603,486,476,948
222	- Cost		3,795,558,546,181	3,784,040,838,033
223	- Accumulated depreciation (*)		(2,205,515,984,954)	(2,180,554,361,085)
224	2. Finance lease fixed assets			
225	- Cost			
226	- Accumulated depreciation (*)			
227	3. Intangible fixed assets	V.09	22,957,480,047	22,388,724,764
228	- Cost		78,510,046,935	77,535,046,935
229	- Accumulated amortisation (*)		(55,552,566,888)	(55,146,322,171)
240	IV. Investment properties	V.10	164,056,469,458	165,419,819,620
241	- Cost		222,174,136,000	222,174,136,000
242	- Accumulated depreciation (*)		(58,117,666,542)	(56,754,316,380)
250	V. Long-term assets in progress	V.11	94,239,290,125	86,450,114,680
251	1. Long-term work in progress		39,362,089,920	39,313,490,216
252	2. Construction in progress		54,877,200,205	47,136,624,464
260	VI. Long-term investments	V.12	1,763,195,077,166	1,676,562,029,006
261	1. Investments in subsidiaries			
262	2. Investments in associates, jointly controlled er		1,333,715,695,666	1,247,373,617,506
263	3. Investment in other entities		470,712,573,980	470,712,573,980
264	4. Provision for long-term investments		(167,984,573,980)	(167,984,573,980)
265	5. Held-to-maturity investments		126,751,381,500	126,460,411,500
270	VII. Other long-term assets		26,299,106,701	20,855,479,719
271	1. Long-term prepaid expenses	V.07	14,986,698,646	9,055,002,300
272	2. Deferred tax assets	V.20	11,312,408,055	11,800,477,419
273	3. Long-term tools, supplies and spare parts	V.06		
274	4. Other long-term assets			
269	5. Goodwill			
280	TOTAL ASSETS		6,047,513,953,820	6,098,297,302,420

THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

Code	RESOURCES	Note	Closing balance	Opening Balance
300	C. LIABILITIES		2,685,697,028,057	2,884,250,343,198
310	I. Current liabilities		759,396,804,026	892,135,082,372
311	1. Short-term trade payables	V.13	83,124,825,256	97,330,286,408
312	2. Short-term advances from customers		5,759,048,786	4,545,693,046
313	3. Dividends and profits payable		821,124,594	574,654,425
314	4. Tax and other payables to the State budget	V.14	89,369,440,693	162,646,114,723
315	5. Payables to employees		71,462,048,338	123,833,008,329
316	6. Short-term accrued expenses	V.15	16,890,378,114	18,217,676,969
317	7. Short-term internal payables			
318	8. Construction contract payables based on agree			
319	9. Short-term unearned revenue	V.16		
320	10. Short-term other payables	V.17	440,405,629,038	423,512,127,325
321	11. Short-term loan and finance lease obligations	V.18	29,258,899,562	29,324,217,377
322	12. Short-term provisions			
323	13. Bonus and welfare fund		22,305,409,645	32,151,303,770
324	14. Price stabilization fund			
325	15. Government bonds held for repurchase			
330	II. Non-current liabilities		1,926,300,224,031	1,992,115,260,826
331	1. Long-term trade payables			
332	2. Long-term advances from customers			
333	3. Long-term taxes and other payables to the			
334	4. Long-term accrued expenses			
335	5. Long-term internal payables in relation to capi			
336	6. Long-term internal payables			
337	7. Long-term unearned revenue			
338	8. Other long-term payables	V.17	1,744,177,256,911	1,794,177,256,911
339	9. Long-term loans and finance lease obligations	V.18	14,629,356,550	14,662,105,464
340	10. Convertible bonds			
341	11. Preference shares			
342	12. Deferred tax liabilities	V.19	167,493,610,570	183,275,898,451
343	13. Long-term provisions			
344	14. Scientific and technological development fund			



THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

Mã số	RESOURCES	Note	Closing balance	Opening Balance
400	D. OWNER'S EQUITY		3,361,816,925,763	3,214,046,959,222
410	I. Capital	V.20	3,361,816,925,763	3,214,046,959,222
411	1. Contributed charter capital		2,162,949,610,000	2,162,949,610,000
411a	- Shares with voting rights		2,162,949,610,000	2,162,949,610,000
411b	- Preference shares			
412	2. Share premium			
413	3. Convertible bond - options			
414	4. Other owners' capital			
415	5. Treasury shares			
416	6. Asset revaluation reserve		(2,074,575,373)	(2,074,575,373)
417	7. Foreign exchange differences reserve		96,055,999,923	111,297,214,515
418	8. Investment and development fund		349,633,034,478	307,875,725,899
419	9. Other funds belonging to owner's equity			
420	10. Retained earnings		638,647,556,231	492,532,645,250
420a	- Undistributed earnings by the end of prior period		494,727,299,249	129,029,533,082
420b	- Undistributed earnings of the current period		143,920,256,982	363,503,112,168
421	12. Fund for capital expenditure			
422	13. Non-controlling interests		120,535,935,416	119,796,328,459
430	II. Funds and other funds			
431	1. Funds			
432	2. Funds for forming fixed assets			
440	TOTAL LIABILITIES AND OWNERS' EQUITY		6,047,513,953,820	6,098,297,302,420

Nguyen Ngoc Tam
Preparer

Ho Chi Minh City, 14 April 2026

Tran Thu Giang
Head of Accounting



Nguyen Le Chon Tam
General Director

CONSOLIDATED INCOME STATEMENT

Quarter 01 Year 2026

Unit: VND

			From 01/01/2026 to 31/03/2026	From 01/10/2025 to 31/03/2025
1. Revenue from sales of goods and rendering of services	01	VI.22	293,698,708,865	263,037,763,249
2. Deductions	02		0	
3. Net revenue from sales of goods and rendering of services	10		293,698,708,865	263,037,763,249
4. Cost of goods sold and services rendered	11	VI.23	189,368,068,584	171,662,689,007
5. Gross profit from sales of goods and rendering of services	20		104,330,640,281	91,375,074,242
6. Gain/(Loss) on sale and disposal of investment property	21			
7. Financial income	22	VI.24	19,840,702,189	18,793,966,758
8. Financial expenses	23	VI.25	9,691,292,804	9,048,351,113
- Including: Interest expense	24		9,611,490,899	233,747,742
9. Shares of profit/(loss) of associates, joint-ventures	2x		83,231,975,558	60,016,325,182
10. Selling expenses	25		8,099,310	
11. General and administrative expenses	26	VI.26	38,682,722,056	39,917,624,037
12. Operating profit/(loss)	30		159,021,203,858	121,219,391,032
13. Other income	31	VI.27	1,166,282,580	2,482,706,462
14. Other expenses	32	VI.28	229,273,296	2,003,054,038
15. Other profits/(loss)	40		937,009,284	479,652,424
16. Accounting profit/(loss) before tax	50		159,958,213,142	121,699,043,456
17. Current corporate income tax expense	51	VI.29	30,592,567,720	21,023,663,347
18. Deferred tax income/(expense)	52	VI.30	(15,294,218,517)	(8,931,637,148)
19. Net profit/(loss) after tax	60		144,659,863,939	109,607,017,257
19.1. Net profit/(loss) after tax attributable to share	61		143,920,256,982	110,588,794,343
19.2. Net profit/(loss) after tax attributable to non-c	62		739,606,957	(981,777,086)
20. Basic earnings/(loss) per share	70	VI.31	665	511.29
21. Diluted earnings/(loss) per share	71	VI.31	665	511.29

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Nguyen Ngoc Tam
Preparer
Ho Chi Minh City, 14 April 2026

Tran Thu Giang
Head of Accounting

Nguyen Le Chon Tam
General Director

CONSOLIDATED CASH FLOW STATEMENT

By indirect method
Quarter 01 Year 2026

Unit: VND

Code	Items	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	I. Cash flows from operating activities		
01	1. Profit/(loss) before tax	159,958,213,142	121,699,043,456
	2. Adjustments for:	(63,305,371,101)	-40,507,347,201
02	- Depreciation and amortisation	26,702,830,123	27,035,106,381
03	- Provisions/(reversal of provisions)	1,404,938,223	1,970,241,875
04	- Foreign exchange (gains)/losses arisen from revaluation of monetary accounts denominated in foreign currency	(1,245,743,732)	(2,506,166,687)
05	- (Profits)/losses from investing activities	(99,778,886,614)	(76,024,451,769)
06	- Interest expense	9,611,490,899	9,017,922,999
07	- Other adjustments	-	-
08	3. Operating profit/(loss) before changes in working	96,652,842,041	81,191,696,255
09	- (Increase)/decrease in receivables	8,451,515,223	(46,420,714,259)
10	- (Increase)/decrease in inventories	(5,132,265,079)	(1,866,653,262)
11	- Increase/(decrease) in payables	(97,695,833,478)	(25,696,946,450)
12	- (Increase)/decrease in prepaid expenses	(8,426,215,706)	(11,224,861,423)
14	- Interest paid	(129,152,156)	-
15	- Corporate income tax paid	(114,311,526,768)	(66,912,854,236)
16	- Other cash inflows from operating activities	10,000,000	1,069,039,322
17	- Other cash outflows for operating activities	(9,827,505,500)	(8,001,555,742)
20	Net cash flows from/(used in) operating activities	-130,408,141,423	-77,862,849,796
	II. Cash flow from investing activities		
21	1. Purchase and construction of fixed assets and other long-term assets	(21,733,283,889)	(81,355,540)
22	2. Proceeds from disposals of fixed assets and other long-term assets	25,722,222	
23	3. Loans to other entities and payments for purchase of debt instruments of other entities	(142,752,775,345)	(71,376,150,000)
24	4. Collections from borrowers and proceeds from sale of debt instruments of other entities	220,566,874,035	58,145,100,000
25	5. Payments for investments in other entities	-	-
26	6. Proceeds from sale of investments in other entities	-	103,770,980
27	7. Interest and dividends received	12,467,468,430	5,170,869,813
30	Net cash flows from/(used in) investing activities	68,574,005,453	(8,037,764,747)
	III. Cash flow from financing activities		
33	3. Drawdown of borrowings	-	-
34	4. Repayment of borrowings	-	-
36	6. Dividends paid/Profit distributed	246,470,169	(654,930,350)
40	Net cash flows from/(used in) financing activities	246,470,169	(654,930,350)
50	Net increase/(decrease) in cash for the period	(61,587,665,801)	(86,555,544,893)
60	Cash and cash equivalents at the beginning of the period	544,443,051,692	503,960,924,443
61	Impact of exchange rate fluctuation	20,617,203	30,513,891
70	Cash and cash equivalents at the end of the period	482,876,003,094	417,435,893,442

Nguyen Ngoc Tam
Preparer

Tran Thu Giang
Head of Accounting

Nguyen Le Chon Tam
General Director

CONSOLIDATED FINANCIAL STATEMENT NOTES

For the fiscal period from 1 January 2026 to 31 March 2026

*(These notes are an integral part of the consolidated financial statements
and should be read in conjunction with them)*

(These notes should be read in conjunction with the Financial Statements.)

I. CHARACTERISTICS OF BUSINESS ACTIVITIES

1 Structure of ownership

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

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

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

2 Business field: Seaport exploitation

3 Business activities

The Company's main production and business activities include:

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

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

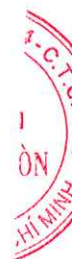
Freight forwarding, storage and packing services; loading, unloading, forwarding, transporting oversized and over-weight goods.

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

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

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

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



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

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

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

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

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

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

4. Normal business cycle

Normal business cycle: 12 months

5 The operating characteristics of the company during the accounting period have an impact on the Financial Statements:

6 Corporate structure

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

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

6.2 As at 31/03/2026, the company has 05 subsidiaries

➤ **Saigon Port Logistics Joint Stock Company.**

The company's headquarters is located at No. 3 - Nguyễn Tất Thành Street - Ward 12 - District 4 – Ho Chi Minh City.

As of March 31 2026, the company holds 74.13% of the equity in this subsidiary..

➤ **Saigon Gateway Terminal Joint Stock Company.**

The company's headquarters is located on the 1st floor, No. 3 - Nguyễn Tất Thành Street - Ward 12 - District 4 - Ho Chi Minh City.

As of March 31 2026, the company holds 90.54% of the equity in this subsidiary.

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

The company's headquarters is located at No. 212 - Nguyễn Văn Linh Street - Tân Thuận Tây Ward - District 7 - Ho Chi Minh City.

As at March 31 2026, the company holds 63.31% of the equity in this subsidiary.

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

The company's headquarters is located at No. 18B – Lưu Trọng Lư Street – Tân Thuận Đông Ward – District 7 – Ho Chi Minh City.

As at March 31 2026, the company holds 51% of the equity in this subsidiary.

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

The company's headquarters is located at No. 242 – Bùi Văn Ba Street – Tân Thuận Đông Ward – District 7 – Ho Chi Minh City.

As at March 31 2026, the company holds 51.43% of the equity in this subsidiary.

6.3 As at 31/03/2026, The company has 4 joint ventures, associates companies.

a) SP – PSA International Port Co., Ltd

The capital contribution of Saigon Port in the joint venture is VND 889,963,320,000, with an ownership ratio of 36%.

b) SP – SSA International Container Services Joint Venture Company

The capital contribution of Saigon Port in the joint venture is VND 1,190,479,064,044, with an ownership ratio of 38.93%.

c) Korea Express Sai Gon Port Co., Ltd

The capital contribution of Saigon Port in the joint venture is VND 34,198,586,309, with an ownership ratio of 50%.

d) Thi Vai General Port Joint Stock Company

The capital contribution of Saigon Port in the joint venture is VND 12,600,000,000, with an ownership ratio of 21%.

6.4 Long-term investments

Cai Mep International Terminal Co., Ltd



Equity contribution of Saigon Port: VND 166,684,573,980, ownership percentage: 15%

Ngoc Vien Dong Urban Development Investment Co., Ltd

Equity contribution of Saigon Port: VND 300.001.000.000

In Q2/2016, Ngoc Vien Dong Urban Development Investment Co., Ltd. increased its charter capital to VND 5,400 billion. According to regulations, Saigon Port JSC did not participate in the capital increase. The equity contribution rights in Ngoc Vien Dong were transferred. The ownership interest of Saigon Port JSC after the capital increase was 5.56%.

II ACCOUNTING PERIOD AND ACCOUNTING POLICY

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

III STANDARDS AND APPLICABLE ACCOUNTING POLICIES

1 Applicable accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance and Circular No. 202/2014/TT-BTC dated 22 Decmeber 2014 by the Ministry of Finance on the preparation and presentation of consolidated financial statements.

2 Declaration of compliance with Accounting Standards and Accounting System.

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

3 Basis for preparing consolidated financial statements

The Company's consolidated financial statements are prepared based on the consolidation of the Company's individual financial statements and the financial statements of the subsidiaries controlled by the parent company for the same accounting period.

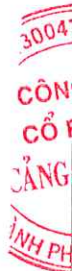
The financial statements of the subsidiaries are prepared for the same accounting period as the parent company's financial statements. If necessary, the financial statements of the subsidiaries are adjusted so that the accounting policies applied by the parent company and the subsidiaries are consistent.

The balances, income, and expenses, including unrealized profits arising from intercompany transactions, are eliminated upon the consolidation of the financial statements.

The interest of minority shareholders represents the portion of profit or loss and net assets not held by the parent company's shareholders and is presented separately in the consolidated balance sheet and consolidated income statement.

4 Investment in joint ventures and associates

A joint venture or associate is a company in which Saigon Port JSC has significant influence but does not have control over the financial and operational policies.



Investments in joint ventures and associates are accounted for in the consolidated financial statements using the equity method.

IV SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Types of Exchange Rates Applied in Accounting

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

- Actual transaction exchange rate;
Accounting exchange rate.

2 Cash and cash equivalents

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

Exchange rate differences arising from the revaluation of monetary items and liabilities at the end of the accounting period are determined based on the buying exchange rate of Vietcombank – Ho Chi Minh City Branch as at 31 March 2025.

3 Financial investments

3.1 Investments held to maturity

Comprise term deposits held to maturity to earn profits periodically.

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

3.2 Investment in associates and other entities

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

3.3 Provision for impairment of financial investments

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

For long-term investments (not classified as trading securities) with no significant influence on the investee: If the investment is in listed shares or the fair value of the investment can be reliably determined, the provision for impairment is based on the market value of the shares. If the fair value of the investment cannot be determined at the reporting date, the provision for impairment is based on the financial statements of the investee at the time of provision recognition.

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

4 Trade and other receivables

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

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

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

5 Inventories

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

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

Inventories is recorded by perpetual method.

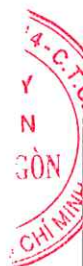
6 Fixed assets and depreciation of fixed assets

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

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

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

7 Prepaid expenses



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

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

- Tool and equipment expenses
- Goodwill value upon equitization

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

8 Liabilities

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

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

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

9 Accrued expenses

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

10 Equity

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

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

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

11 Revenue

Sales revenue:

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

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

Revenue from service provision

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

- Revenue can be reliably measured;
- It is probable that economic benefits will be received from the service provision transaction;
- The portion of work completed as of the balance sheet date can be reliably measured;
- The costs incurred for the transaction and the costs to complete the service provision transaction can be reliably measured

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

Financial revenue

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

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

Other income

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



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

12 Costs of goods sold

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

The provision for inventory write-down is recognized in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value and the carrying amount of the inventory when the net realizable value is lower.

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

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

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

Cost of goods sold expenses not considered deductible for corporate income tax purposes under the Tax Law, but supported by complete invoices and documents and properly recorded under the Company's Accounting System, are not reduced from accounting expenses but are adjusted in the corporate income tax finalization to increase the payable corporate income tax amount.

13 Financial expenses

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

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

14 Operating expenses

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

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

15 Principles and methods for recognizing current corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate applicable for the current year. The corporate income tax rate applied is 20%.

V . ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET		Unit: VND		
01 . CASH AND CASH EQUIVALENTS		Closing balance	Opening Balance	
Cash on hand		6,076,848,474	1,481,467,766	
Demand deposits		198,299,154,620	186,907,392,145	
Cash in transit				
Cash equivalents		278,500,000,000	356,054,191,781	
Total		482,876,003,094	544,443,051,692	
02 . FINANCIAL INVESTMENTS		Closing balance	Opening Balance	
Held-to-maturity investments				
Short-term deposits		823,895,500,841	745,718,599,531	
Short-term loans receivable		78,424,068,500	234,706,038,500	
Interest receivable from loans		184,810,547,851	173,726,787,134	
Total		1,087,130,117,192	1,154,151,425,165	
03 . CUSTOMERS RECEIVABLES		Closing balance	Opening Balance	
a) Short-term		187,616,192,836	200,151,877,455	
Receivables from unrelated parties		144,120,859,414	152,338,315,885	
Receivables from related parties (Note 34)		43,495,333,422	47,813,561,570	
b) Long-term		77,150,885,895	81,408,356,188	
Receivables from unrelated parties		77,150,885,895	81,408,356,188	
Total (a+b)		264,767,078,731	281,560,233,643	
<i>In which details for entities with balances greater than 10% of total receivables</i>				
<i>Vinalines Container Shipping Company</i>				
Cai Mep International Terminal Company Limited		97,139,672,895	101,430,102,688	
<i>SP-SSA International Container Services Associates, jointly controlled entities</i>				
04 . OTHER RECEIVABLES		Closing balance	Opening Balance	
a) Short-term		59,341,380,535	55,066,627,708	
Receivables from equitization		28,719,686,558	28,719,686,558	
Receivables from advances		7,403,515,432	901,457,761	
Deposit interest receivables from bank		3,511,543,799	10,092,404,572	
Receivables from Vien Dong Pearl Urban Development Investment Co., Ltd about the relocation support money		7,489,704,254	7,489,704,254	
Other receivables		12,216,930,492	7,863,374,563	
b) Long-term		395,186,448,556	392,647,101,849	
Long-term deposits		3,997,599,612	4,647,708,473	
SP-PSA International Port Loan Guarantee		313,358,760,000	313,358,760,000	
Compensation for site clearance of Hai Phong port		74,640,633,376	74,640,633,376	
Other receivables		3,189,455,568		
Total (a+b)		454,527,829,091	447,713,729,557	
05 . BAD DEBT (APPENDIX 01)				
06 . INVENTORIES				
Items	Closing balance		Opening Balance	
	Historical cost	Provision	Historical cost	Provision
a) Short-term	27,396,424,821		22,312,759,446	
Raw materials	11,033,437,950		10,107,828,289	
Tools and	6,855,716,143		6,934,190,758	
Work in progress	440,656,000		436,949,979	
Goods	9,066,614,728		4,833,790,420	

b) Long -term

Raw materials

Cộng(a+b)	27,396,424,821	22,312,759,446
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07 .	ACCRUED EXPENSES	Closing balance	Opening Balance
a)	Short-term	14,090,220,678	11,595,701,318
	Tools and equipment	299,420,830	373,093,573
	Equipment insurance	2,768,133,173	1,972,852,544
	Fixed asset repairs	10,968,326,040	411,693,440
	Other prepaid expenses	54,340,635	8,838,061,761
b)	Long-term	14,986,698,646	9,055,002,300
	Tools and equipment, supplies, insurance	1,324,219,391	535,247,143
	Other long-term prepaid expenses	13,662,479,255	8,519,755,157
	Total (a + b)	29,076,919,324	20,650,703,618

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

09 . INCREASE AND DECREASE IN INTANGIBLE FIXED ASSETS

Items	Land using rights	Software	Other intangible fixed assets	Total
Historical cost				
Opening Balance	53,041,446,221	9,963,778,203	14,356,822,511	77,362,046,935
Increase during the period		975,000,000		975,000,000
Reclassified and newly acqu		975,000,000		975,000,000
Decrease during the period				
Reclassification, others				
Closing balance	53,041,446,221	11,111,778,203	14,356,822,511	78,510,046,935
Accumulated depreciation				
Beginning Balance	33,167,331,286	7,623,120,792	14,355,870,093	55,146,322,171
Depreciation during the peri	188,814,966	216,953,561	476,190	406,244,717
Closing balance	33,356,146,252	7,840,074,353	14,356,346,283	55,552,566,888
Net book value				
Opening Balance	19,874,114,935	2,513,657,411	952,418	22,388,724,764
Closing balance	19,685,299,969	3,271,703,850	476,228	22,957,480,047

10 . INCREASE AND DECREASE IN INVESTED REAL ESTATE

Items	Land using rights
Historical cost	
Begging Balance	222,174,136,000
Closing balance	222,174,136,000
Accumulated depreciation	
Begging Balance	56,754,316,380
- Depreciation during the period	1,363,350,162
Closing balance	58,117,666,542
Net carrying amount	
Begging Balance	165,419,819,620
Closing balance	164,056,469,458

11 .	NON-CURRENT ASSET IN PROGRESS	Closing balance	Opening Balance
	Work in progress	39,362,089,920	39,313,490,216
	Purchases	2,565,470,000	1,240,635,000
	Construction in progress	52,311,730,205	45,895,989,464
	Total	94,239,290,125	86,450,114,680
	<i>In which: Details for construction items greater than 10%</i>		
	<i>Hiep Phuoc Logistics Area</i>	2,550,659,096	2,550,659,096
	<i>Hiep Phuoc Saigon Port Project</i>	36,695,791,482	36,695,791,482

12 . LONG-TERM FINANCIAL INVESTMENT (APPENDIX 03)

13 .	PAYABLES	Closing balance	Opening Balance
	Short-term		
	Payables to unrelated parties	73,439,089,767	95,124,926,428
	Payables to related parties (Note 34)	2,285,697,492	2,205,359,980
	Total	75,724,787,259	97,330,286,408
	<i>In which details for entities with balances greater than 10% of total liabilities</i>		
	<i>General Corporation for Waterway Construction - JSC - Branch 01 (Construction of Pier No. 2)</i>	24,205,404,807	24,205,404,807

14 . TAXES AND STATE PAYABLES

Items	Opening Balance	Payable	Amount paid	Closing balance
Taxes	162,646,114,723	63,947,302,824	137,223,976,854	89,369,440,693
Value add taxes	4,969,116,784	10,870,401,601	11,101,178,025	4,738,340,360
Corporate income taxes	115,171,823,733	30,592,567,720	114,311,526,768	31,452,864,685
Personal income taxes	2,257,652,024	9,711,483,103	11,587,781,283	381,353,844
Land tax and land rent	40,247,522,182	12,549,359,622	-	52,796,881,804
Other taxes		223,490,778	223,490,778	

15 .	EXPENSES PAYABLE	Closing balance	Opening Balance
	Short-term		
	Employee Housing	15,110,451,909	15,096,760,678
	Other expenses payable	1,779,926,205	3,120,916,291
	Total	16,890,378,114	18,217,676,969

16 .	UNREALIZED REVENUE	Closing balance	Opening Balance
	Short-term unearned revenue		
	Total		

17 .	OTHER PAYABLES	Closing balance	Opening Balance
a)	Short-term	440,405,629,038	424,086,781,750
	Trade union fee	720,732,631	1,112,979,941
	Social insurance	1,926,206,123	
	Health insurance	340,310,678	
	Unemployment insurance	152,630,240	
	Short-term deposits and collateral received	10,475,869,239	8,986,006,639
	Payables on equitization	161,900,914,229	161,900,914,229
	Interest payable on loans to SP-PSA International Port	240,018,926,685	230,536,587,942
	Other short-term payables	24,870,039,213	21,550,292,999
b)	Long-term	1,744,177,256,911	1,794,177,256,911

Deposit	2,862,990,661	2,862,990,661
Support for workers who quit their jobs according to Decision 46/2010/QĐ-TTĐ	78,955,506,250	78,955,506,250
Payable to the State Budget about advance to serve the Saigon - Hiep Phuoc Port Construction investment Project	499,000,000,000	549,000,000,000
Guarantee for loan for Sp-PSA International Port	313,358,760,000	313,358,760,000
Vien Dong Pearl Urban Development Investment Company Limited	850,000,000,000	850,000,000,000
Other long-term payable		
Total (a+b)	2,184,582,885,949	2,218,264,038,661

18 . LOANS AND FINANCIAL LEASE DEBT (APPENDIX NO. 04)

19 . DEFERRED TAX ASSETS AND DEFERRED TAX LIABILITIES

	<u>Closing balance</u>	<u>Opening Balance</u>
a) Deferred tax assets	11,800,477,419	12,810,192,403
<i>Deferred tax assets relate to unused taxable expenses</i>	<i>11,312,408,055</i>	<i>11,800,477,419</i>
b) Deferred tax liabilities	183,275,898,451	239,868,623,501
<i>Deferred tax liabilities arise from taxable temporary difference (Joint venture reserve)</i>	<i>167,493,610,570</i>	<i>183,275,898,451</i>

20 . OWNER'S EQUITY

a Equity Fluctuation Reconciliation Table (Appendix No. 05)

b Details of Owner's Investment Capital

Items	<u>Closing balance</u>		<u>Opening Balance</u>	
	Rate	Value	Rate	Value
State Capital	65.45%	#####	65.45%	1,415,649,060,000
Shareholders' Capital	34.55%	747,300,550,000	34.55%	747,300,550,000
Cộng	100%		100%	

c Transactions on Owner's Equity	From 01/01/2025 to 31/12/2025
At the beginning of the period	2,162,949,610,000
Increased capital during the period	
Decreased capital during the period	
At the end of the period	2,162,949,610,000

d Shares	Closing balance	Opening Balance
Quantity of Authorized issuing shares	216,294,961	216,294,961
Quantity of issuing shares		
<i>Common shares</i>	216,294,961	216,294,961
Quantity of outstanding shares in circulation		
<i>Common shares</i>	216,294,961	216,294,961
Par value per share	10.000 VND per share	10.000 VND per share

e Corporate Funds	Closing balance	Opening Balance
Development Investment Fund	349,633,034,478	349,633,034,478
Total	349,633,034,478	349,633,034,478

21 . Off-balance sheet items	Closing balance	Opening Balance
1. Materials, goods received for safekeeping, received for sale		
<i>Unused materials</i>		
2. Foreign currencies (USD)	323,623.10	264,936.87

VI NOTES FOR ITEMS PRESENTED ON BUSINESS PERFORMANCE REPORTS			
22	REVENUE	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	With Unrelated Parties		
	Port operation services	221,606,741,881	131,605,156,344
	Other activities	1,743,344,275	66,206,442,966
	With Related Parties (TM 34)		
	Revenue from rendering of services	70,348,622,709	65,226,163,939
	Total	293,698,708,865	263,037,763,249
23	COST OF GOODS SOLD	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	Port operation services	188,548,696,775	170,361,716,395
	Other activities	819,371,809	1,300,972,612
	Total	189,368,068,584	171,662,689,007
24	FINANCIAL INCOME	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	Interest on deposits and loans	16,521,188,834	16,008,126,987
	Dividends and profits received		
	Realized exchange gains	1,950,155,312	2,631,176,189
	Gains from sale of securities		
	Cash discount income	1,311,829,323	-
	Other financial activities	57,528,720	154,663,582
	Total	19,840,702,189	18,793,966,758
25	FINANCIAL EXPENSES	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	Interest expenses	9,611,490,899	9,017,922,999
	Realized exchange losses	79,801,905	30,428,114
	Reserve for financial investment losses		
	Securities transaction fees		
	Total	9,691,292,804	9,048,351,113
26	GENERAL AND ADMINISTRATIVE EXPENSES	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	Employee expenses	22,599,438,176	21,201,519,588
	Other expenses	14,678,345,657	16,745,862,574
	Provision expenses	1,404,938,223	1,970,241,875
	Allocated goodwill		
	Total	38,682,722,056	39,917,624,037
27	OTHER INCOME	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	Gain from liquidation, disposal of fixed assets	25,722,222	360,000
	Other income	1,140,560,358	2,482,346,462
	Total	1,166,282,580	2,482,706,462
28	OTHER EXPENSES	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	Asset disposal expenses	-	-

	Other expenses	229,273,296	2,003,054,038
	Total	229,273,296	2,003,054,038
29	CURRENT CORPORATE INCOME TAX EXPENSES	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	Current corporate Income Tax Expenses	30,592,567,720	21,023,663,347
	Total	30,592,567,720	21,023,663,347
30	DEFERRED CORPORATE INCOME TAX EXPENSES	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	- Deferred income tax expense arising from taxable temporary differences	(15,294,218,517)	(8,931,637,148)
	Total	(15,294,218,517)	(8,931,637,148)
31	BASIC EARNINGS PER SHARE	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	Net profit after tax	143,920,256,982	110,588,794,343
	- Adjustments to increase or decrease accounting profit		
	- Profit or loss attributable to common stockholders		
	Average shares outstanding during the period	216,294,961	216,294,961
	Basic earnings per share	665.39	511.29
32	BUSINESS AND PRODUCTIONS COST BY ITEMS	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	Raw material costs	21,190,000,633	22,893,548,606
	Labor expenses	70,768,264,521	69,943,365,401
	Depreciation of fixed assets	26,702,830,123	27,035,106,381
	Provision expenses / (Reversal of provisions)	1,404,938,223	1,970,241,875
	Outsourced services expenses	75,830,242,464	85,185,489,484
	Other expenses	29,782,125,678	27,658,844,713
	Total	225,678,401,642	234,686,596,460
33	Financial Instruments		
	Financial assets	Closing balance	Opening Balance
	Cash and cash equivalents	482,876,003,094	544,443,051,692
	Short-term trade receivables	160,929,136,929	174,869,759,771
	Long-term trade receivables	77,150,885,895	81,408,356,188
	Short-term other receivables	59,341,380,535	55,066,627,708
	Long-term other receivables	395,186,448,556	392,647,101,849
	Financial investments	3,018,309,768,338	2,998,698,028,151
	Provision for impairment of financial investments	(167,984,573,980)	(167,984,573,980)
	Provision for long-term doubtful debts		
	Total	4,025,809,049,367	4,079,148,351,379
	Financial liabilities	Closing balance	Opening Balance
	Short-term loan and finance leases obligations	29,258,899,562	29,324,217,377
	Short-term trade payables	83,124,825,256	97,330,286,408
	Short-term other payables	440,405,629,038	423,512,127,325
	Long-term other payables	1,744,177,256,911	1,794,177,256,911
	Short-term accrued expenses	16,890,378,114	18,217,676,969
	Long-term loan and finance leases obligations	14,629,356,550	14,662,105,464
	Total	2,328,486,345,431	2,377,223,670,454

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

Liquidity risk

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

The table below details the Company's remaining contractual maturities for its non-derivative financial liabilities and their agreed repayment terms. The table has been drawn up based on the undiscounted cash flows of the financial liabilities based on the earliest date on which the company can be required to pay.

Items	Under 1 year	From 1 to 5 year	Total
Opening balance			
Trade payables	97,330,286,408		97,330,286,408
Accrued expenses	18,217,676,969		18,217,676,969
Other payables	423,512,127,325	1,794,177,256,911	2,217,689,384,236
Loan and finance lease obligati	29,324,217,377	14,662,105,464	43,986,322,841
Total	568,384,308,079	1,808,839,362,375	2,377,223,670,454
Items	Under 1 year	From 1 to 5 year	Total
Closing balance			
Loan and finance lease obligati	29,258,899,562	14,629,356,550	43,888,256,112
Trade payables	83,124,825,256		83,124,825,256
Accrued expenses	16,890,378,114		16,890,378,114
Other payables	440,405,629,038	1,744,177,256,911	2,184,582,885,949
Total	569,679,731,970	1,758,806,613,461	2,328,486,345,431

VII . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1 . Actual loan amount during the period	From 01/01/2026 to 31/03/2026
Principal debt collection according to regular loan agreements	
Total	
2 . Actual repayment of loan principal	From 01/01/2026 to 31/03/2026
Principal repayment according to regular loan agreements	-
Total	-

34 . RELATED PARTY INFORMATION

a . Related party transactions

a1 . Sales transactions

Company	Relationship	From 01/01/2026 to 31/03/2026
CSG - SSA International Container Service Company	Associates, jointly controlled entities	25,063,032,000
Thi Vai General Port Joint Stock Company	Associates, jointly controlled entities	59,250,000
SP - PSA International Port Company	Associates, jointly controlled entities	10,000,000
Korea Express Saigon Port Company Limited	Associates, jointly controlled entities	831,457,568
VIMC Container Shipping Company	Subordinate Unit of Parent Company	16,033,488,372
Vietnam Maritime Corporation	Parent Company	-

VIMC Shipping Company	Subordinate Unit of Parent Company	-
Vietnam Ocean Shipping Agency Coporation	Same Parent Company	-
Vietnam Ocean Shipping Joint Stock Company (Vosco)	Same Parent Company	8,710,288,348
VIMC Logistics Joint Stock Company	Same Parent Company	4,248,600
Maritime Development Joint Stock Company	Same Parent Company	1,149,000
Vinaship Shipping Joint Stock Company	Same Parent Company	444,987,769
Can Tho Port Joint Stock Company	Same Parent Company	323,875,000
Quy Nhon Port Logistics Services Company Limited		1,620,000
Biendong Shipping Company Limited	Same Parent Company	-
Branch of the Vietnam Maritime Corporation	Parent Company	-
Vosa Saigon Company Limited		14,447,466
Transportation & Trading Services Joint		-
Dong Do Maritime Joint Stock Company	Associate company	-
Vosco Trading and Services Joint Stock Company		-
International Labor Cooperation and Maritime Transport Joint Stock Company		-
Phuong Dong Shipping and Trading Joint Stock Company (OSTC)		-
Viet Nam Sea Transport and Chartering Joint		3,333,333
Vitamas Company Limited		1,111,111
Hau Giang Maritime Services Company Limited		-
Cai Mep International Port Company Limited		18,171,624,545
Saigon Ben Tre Trading Service Transport		-
NYK Autologistic Vietnam Company Limited		674,709,597
Total		70,348,622,709

a2 . Purchase transaction

Company	Relationship	From 01/01/2026 to 31/03/2026	
Korea Express Saigon Port Company Limited	Associates, jointly controlled entities	1,910,128,553	
SP-SSA International Container Services	Associates, jointly controlled entities		
Thi Vai General Port Joint Stock Company	Associates, jointly controlled entities		
SP-PSA International Port Company Limited	Associates, jointly controlled entities	104,051,030	
VIMC Marine Transport Company	Subordinate Unit of Parent Company		
Vietnam Ocean Shipping Joint Stock Company (Vosco)	Same Parent Company		
Vietnam Maritime Corporation	Parent Company		
VIMC Logistics Joint Stock Company	Same Parent Company		
Maritime Development Joint Stock Company	Same Parent Company	2,196,944,839	
Project Management Board for Specialized Branch of Maritime Construction Investment	Subordinate Unit of		
Tan Hung Phuc Maritime Service Joint Stock			
Saigon Ben Tre Trading Service Transport			
Total		4,211,124,422	

b . BALANCES WITH RELATED PARTIES

b1 . Receivables (Short-term)

Company	Relationship	31/03/2026	01/01/2026
Korea Express Saigon Port Company	Associates, jointly controll	387,309,097	231,341,089
Thi Vai General Port Joint Stock	Associates, jointly controll	63,990,000	63,990,000
CSG - SSA International Container Service Joint Stock Company	Associates, jointly controll	1,433,605,500	1,362,334,492
SP - PSA International Port Company	Associates, jointly controll		
Cai Mep International Port Company	Associate company	19,988,787,000	20,021,746,500

VIMC Container Shipping Company			
VIMC Shipping Company	Subordinate Unit of Parent Company		
VIMC Container Shipping Company	Same Parent Company	17,036,455,656	21,630,688,259
Vietnam Maritime Agency Joint Stock	Same Parent Company		
Vinaship Shipping Joint Stock Company	Same Parent Company		
Vietnam Ocean Shipping Joint Stock	Same Parent Company	3,758,979,473	4,139,536,978
VIMC Logistics Joint Stock Company			
International Labor Cooperation and NYK Autologistic Vietnam Company		305,489,196	427,914,252
Branch of Vietnam Maritime	Branch of Parent Company		
Can Tho Port Joint Stock Company	Same Parent Company	272,317,500	
Quy Nhon Port Joint Stock Company			
Cam Ranh Port Joint Stock Company		248,400,000	
Hau Giang Maritime Services One			
Vosco Shipping Agency and Logistics			
Dong Do Maritime Joint Stock Company			
Total		43,495,333,422	47,877,551,570

b2 . Liabilities

<u>Company</u>	<u>Relationship</u>	<u>31/03/2026</u>	<u>01/01/2026</u>
CSG - SSA International Container Service Joint Stock Company	Associates, jointly controll	-	-
Korea Express Saigon Port Company Limited	Associates, jointly controll	865,867,462	721,455,949
Thi Vai General Port Joint Stock Company	Associates, jointly controll		
SP - PSA International Port Company Limited	Associates, jointly controll		161,138,581
VIMC Logistics Joint Stock Company	Same Parent Company		
Maritime Development Joint Stock Company	Same Parent Company	1,419,830,030	617,965,450
Vietnam Maritime Corporation	Parent Company		200,000,000
VIMC Maritime Specialized Project	Subordinate Unit of		
Tan Hung Phuc Maritime Services Joint Branch of Maritime Construction Consulting Joint Stock Company			504,800,000
Saigon Ben Tre Trading Service Transport Logistics Joint Stock Company			
Total		2,285,697,492	2,205,359,980

c Remuneration of key management personnel:

<u>Name</u>	<u>Position</u>	<u>From 01/01/2026 to 31/03/2026</u>	<u>From 01/01/2025 to 31/03/2025</u>
Mr. Huynh Van Cuong	Chairman of the Board of Direct	367,096,818	274,329,089
Mr. Nguyen Ngoc Toi	Member of the Board of Directo	-	167,502,914
Mr. Nguyen Thanh Nam	Member of the Board of Directo	233,881,143	-
Mr. Nguyen Van Phuong	Member of the Board of Directo	-	167,502,914
Mr. Ly Quang Thai	Member of the Board of Directo	48,000,000	47,000,000
Mrs. Do Thi Thanh Thuy	Member of the Board of Directo (Appointed on 26/05/2023)	48,000,000	47,000,000
Mrs. Ho Thi Thu Hien	Member of the Board of Directo (Appointed on 26/05/2023)	-	-
Mrs. Trinh Thi Ngoc Bien	Member of the Board of Directo	48,000,000	47,000,000
Mr. Vu Phuoc Long	Member of the Board of Directo	223,537,864	167,440,630
Mr. Le Van Chien	Member of the Board of Directo	48,000,000	47,000,000
Mr. Nguyen Le Chon Tam	General Director (Appointed on 14/03/2022)	342,913,131	153,460,446
		-	-

Mr. Nguyen Uyen Minh	Deputy General Director	221,904,000	167,502,914
Mr. Tran Ngoc Thach	Deputy General Director	221,904,000	167,502,914
Mr. Pham Truong Giang	Deputy General Director	221,904,000	167,440,630
	(Appointed on 26/05/2023)	-	-
	(Resigned on Member of the Board of Directors From 26/05/2023)	-	-
Mrs. Tran Thu Giang	Head of Finance and Accounting Department	162,106,894	143,679,666
Mrs. Vu Thi Thanh Duyen	Head of the Supervisory Board	48,000,000	47,000,000
Mrs. Vu Thi Phuong Thao	Supervisor	37,200,000	35,300,000
	(Appointed on 22/04/2022)	-	-
Mrs. Chu Thi Nga	Supervisor	37,200,000	35,300,000
	(Appointed on 26/05/2023)	-	-
Total		2,357,647,850	1,928,962,117

35 . COMPARATIVE DATA

Comparative figures for Balance Sheet Items are figures on the Financial Statements for the Period From 01/01/2026 to 31/03/2026.



Nguyen Ngoc Tam

Preparer

Ho Chi Minh City, 14 March 2026



Tran Thu Giang

Head of Accounting



Nguyen Le Chon Tam

General Director

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SAIGON PORT JOINT STOCK COMPANY

Notes to the consolidated financial statements
For the accounting period ending 31 March, 2026

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

05 BAD DEBT

APPENDIX NO.1

No	Debt age - Companies	31/03/2026			01/01/2026		
		Historical cost	Provision	Recoverable value	Historical cost	Provision	Recoverable value(*)
1	Overdue debt over 3 years	18,466,224,394	-18,466,224,394	-	18,343,551,759	-18,343,551,759	-
	Nam Trieu Shipping Company Limited	12,046,738,697	(12,046,738,697)	-	12,046,738,697	(12,046,738,697)	-
	Minh Nam Shipping Company Limited	793,180,562	(793,180,562)	-	793,180,562	(793,180,562)	-
	Duong Giang Company Limited	929,633,000	(929,633,000)	-	929,633,000	(929,633,000)	-
	Saigon Shipyard & Repair Factory Company Limited	860,765,392	(860,765,392)	-	860,765,392	(860,765,392)	-
	Cai Mep International Port Company			-			-
	Duyen Hai Thermal Power Company Limited	799,930,840	(799,930,840)	-	799,930,840	(799,930,840)	-
	Other Entities	3,035,975,903	(3,035,975,903)	-	2,913,303,268	(2,913,303,268)	-
2	Overdue debt From 2 years - 3 years	5,166,790,884	(3,616,753,619)	1,550,037,265	5,636,728,891	(3,945,710,224)	1,691,018,667
	SP-SSA International Container Services Associates, jointly controlled			-			-
	Cai Mep International Port Company Limited			-			-
	Other Entities	5,166,790,884	(3,616,753,619)	1,550,037,265	5,636,728,891	(3,945,710,224)	1,691,018,667
3	Overdue debt over 1 year	2,470,996,617	(1,235,498,309)	1,235,498,308	1,705,277,772	(852,638,886)	852,638,889
	Cai Mep International Port Company	614,368,722	(307,184,361)	307,184,361			
	NOW STAR Shipping Company Limited	72,319,200	(36,159,600)	36,159,600			
	TOP TILE Joint Stock Company			-			-
	Royal Manufacture and Investment Joint Stock Company			-			-
	Other Entities	1,784,308,695	(892,154,348)	892,154,347	1,705,277,772	(852,638,886)	852,638,889
4	Overdue debt under 1 year	12,105,324,151	(3,368,579,585)	8,736,744,562	7,134,056,050	(2,140,216,815)	4,993,839,231
	Elia Trading Company Limited	2,542,553,904	(762,766,171)	1,779,787,733			
	Thep Vuong Company Limited	2,783,991,056	(835,197,317)	1,948,793,739			
	Other Entities	6,778,779,191	(1,770,616,097)	5,008,163,090	7,134,056,050	(2,140,216,815)	4,993,839,231
	Total	38,209,336,046	(26,687,055,907)	11,522,280,139	32,819,614,472	(25,282,117,684)	7,537,496,788

SAIGON PORT JOINT STOCK COMPANY

Notes to the consolidated financial statements
For the accounting period ending 31 March, 2026

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

APPENDIX NO.2

06. INCREASE AND DECREASE IN TANGIBLE FIXED ASSETS

Unit: VND

No	Items	Building & structure	Machinery & equipment	Vehicles & transmission equipment	Office equipment & management tools	Other fixed assets	Total tangible fixed assets
I	Historical cost						
1	Opening Balance	2,487,771,073,959	647,501,412,200	576,883,222,327	38,738,501,726	33,146,627,821	3,784,040,838,033
2	Increase during the period		151,030,000	10,240,000,000	1,126,678,148		11,517,708,148
	- Due to acquisition and new c		151,030,000	10,240,000,000	1,126,678,148		11,517,708,148
	- Other increase						
3	Decrease during the period						
	- Due to liquidation, transfer						
	- Other decrease						
4	Closing balance	2,487,771,073,959	647,652,442,200	587,123,222,327	39,865,179,874	33,146,627,821	3,795,558,546,181
II	Depreciation of fixed assets						
1	Opening Balance	1,131,241,426,600	507,734,491,153	479,735,961,258	34,649,434,254	27,193,047,820	2,180,554,361,085
2	Increase during the period	14,584,150,198	5,642,382,060	4,054,444,895	432,877,733	247,768,983	24,961,623,869
	- Due to depreciation of fixed a	14,584,150,198	5,642,382,060	4,054,444,895	432,877,733	247,768,983	24,961,623,869
	- Other increases						
3	Decrease during the period						
	- Due to liquidation, transfer						
	- Other decreases						
4	Closing balance	1,145,825,576,798	513,376,873,213	483,790,406,153	35,082,311,987	27,440,816,803	2,205,515,984,954
III	Net book value						
1	Opening Balance	1,356,529,647,359	139,766,921,047	97,147,261,069	4,089,067,472	5,953,580,001	1,603,486,476,948
2	Closing balance	1,341,945,497,161	134,275,568,987	103,332,816,174	4,782,867,887	5,705,811,018	1,590,042,561,227

12 LONG TERM FINANCIAL INVESTMENTS

APPENDIX NO.3

Investments	31/03/2026					01/01/2026				
	Cost	Accumulated Reserve	Value determined using the equity method	Voting Proportion	Ownership Proportion	Cost	Accumulated Reserve	Value determined using the equity method	Voting Proportion	Ownership Proportion
12.1 Associates, jointly controlled entities	2,132,370,970,353	(300,000,000)	1,333,715,695,666			2,132,670,970,353	(300,000,000)	1,247,373,617,506		
a) Associates entities	2,132,370,970,353		1,333,415,695,666			2,132,370,970,353		1,247,073,617,506		
1 CSG - SSA International Container Service Joint Ventures	1,190,479,064,044		889,075,612,841	38.93%	38.93%	1,190,479,064,044		823,032,197,956	38.93%	38.93%
In which:	1,190,479,064,044		1,190,479,064,044			1,190,479,064,044		1,190,479,064,044		
- (Capital contribution of Saigon Port			(301,403,451,203)					(367,446,866,088)		
- Accumulated losses corresponding to the capital contribution of Saigon Port)										
2 SP- PSA International Port Co., Ltd.	895,093,320,000		389,225,820,230	36.00%	36.00%	895,093,320,000		372,221,731,279	36.00%	36.00%
In which:	895,093,320,000		895,093,320,000			895,093,320,000		895,093,320,000		
- (Capital contribution of Saigon Port			(505,867,499,770)					(522,871,588,721)		
- Accumulated losses corresponding to the capital contribution of Saigon Port)										
3 Korea Express Saigon Port Co., Ltd	34,198,586,309		31,999,172,784	50.00%	50.00%	34,198,586,309		30,913,526,283	50.00%	50.00%
4 Thi Vai General Port Joint Stock Company	12,600,000,000		23,115,089,811	21.00%	21.00%	12,600,000,000		20,906,161,988	21.00%	21.00%
b) Jointly controlled	300,000,000	(300,000,000)	300,000,000			300,000,000	(300,000,000)	300,000,000		
1 Tan Hung Phuc Service Trading Investment Company Limited	300,000,000	(300,000,000)	300,000,000	30.00%	30.00%	300,000,000	(300,000,000)	300,000,000	30.00%	30.00%

12.2	Investment in other entities	470,712,573,980	(167,684,573,980)	470,712,573,980	(167,684,573,980)	470,712,573,980	(167,684,573,980)	470,712,573,980	(167,684,573,980)
1	Cai Mep International Port Co., Ltd.	166,684,573,980	(166,684,573,980)	166,684,573,980	(166,684,573,980)	166,684,573,980	(166,684,573,980)	166,684,573,980	(166,684,573,980)
2	Vien Dong Pearl Urban Development Investment Co., Ltd.	300,001,000,000		300,001,000,000		300,001,000,000		300,001,000,000	
3	Quy Nhon Port Joint Stock Company	620,000,000		620,000,000		620,000,000		620,000,000	
4	Investment with Welfare Fund	3,407,000,000	(1,000,000,000)	3,407,000,000	(1,000,000,000)	3,407,000,000	(1,000,000,000)	3,407,000,000	(1,000,000,000)
4.1	Saigon Port Southern Steel Football Joint Stock Company	1,000,000,000	(1,000,000,000)	1,000,000,000	(1,000,000,000)	1,000,000,000	(1,000,000,000)	1,000,000,000	(1,000,000,000)
4.2	Saigon Port Technical, Trading and Service Joint Stock Company	1,000,000,000		1,000,000,000		1,000,000,000		1,000,000,000	
4.3	Saigon Port Stevedoring and Service Joint Stock Company	780,000,000		780,000,000		780,000,000		780,000,000	
4.4	CSG Import-Export & Service Joint Stock Company	627,000,000		627,000,000		627,000,000		627,000,000	
4.5	Maritime Bank								
	Total(12.1+12.2+)	2,603,383,544,333	(167,984,573,980)	1,804,428,269,646	(167,984,573,980)	2,603,383,544,333	(167,984,573,980)	1,718,086,191,486	(167,984,573,980)

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SAIGON PORT JOINT STOCK COMPANY

Notes to the consolidated financial statements
For the accounting period ending 31 March, 2026

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

APPENDIX NO.4

19 LOANS AND FINANCE LEASES

Items	31/03/2026		From 01/01/2026 - 31/03/2026		01/01/2026	
	Value	Recoverable value	Increase	Decrease	Value	Recoverable value
a SHORT-TERM LOANS	29,258,899,562	29,258,899,562	-	65,317,815	29,324,217,377	29,324,217,377
Long-term debt due for repayment	29,258,899,562	29,258,899,562	-	65,317,815	29,324,217,377	29,324,217,377
Asian Development Bank	29,258,899,562	29,258,899,562		65,317,815	29,324,217,377	29,324,217,377
b LONG-TERM LOANS	14,629,356,550	14,629,356,550		32,748,914	14,662,105,464	14,662,105,464
Asian Development Bank (ADB)	14,629,356,550	14,629,356,550		32,748,914	14,662,105,464	14,662,105,464
Total (a+b)	43,888,256,112	43,888,256,112		98,066,729	43,986,322,841	43,986,322,841



SAIGON PORT JOINT STOCK COMPANY

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

Notes to the consolidated financial statements
For the accounting period ending 31 March, 2026

21. STATEMENT OF CHANGES IN OWNER'S EQUITY

APPENDIX NO.5

Items	Owner's equity	Fund Shares	Asset revaluation difference	Exchange rate difference	Development Investment Fund	Undistributed profits	Non-controlling interests	Total
1. Opening Balance	2,162,949,610,000	-	(2,074,575,373)	91,209,916,408	349,633,034,478	492,532,645,250	119,796,328,459	3,214,046,959,222
2. Increases during the period	-	-	-	915,448,603	-	146,114,910,981	739,606,958	147,769,966,541
- Increases in capital during the period						-	-	-
- Profits, during the period						143,920,256,982	739,606,957	144,659,863,939
- Other increases			-	-		2,194,653,999		2,194,653,999
- Increases due to consolidation during the period				915,448,603	-	-	0.5	915,448,604
3. Decreases during the period	-	-	-	-	-	-	-	-
- Distribution of profits						-		-
- Other decreases			-			-		-
- Decreases due to consolidation						-		-
- Separation of Non-controlling Interests							-	-
4. Closing balance	2,162,949,610,000	-	(2,074,575,373)	92,125,365,011	349,633,034,478	638,647,556,231	120,535,935,417	3,361,816,925,763