

Southern Waterborne Transport Corporation

SOWATCO

CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2026

CONSOLIDATED FINANCIAL STATEMENT

As at 30 June 2026

VND

ASSETS	Code	Notes	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		781,221,338,111	640,772,293,259
I. Cash and cash equivalents	110	4	457,657,838,211	380,200,395,932
1. Cash	111		65,554,824,513	59,463,820,589
2. Cash equivalents	112		392,103,013,698	320,736,575,343
II. Short-term investment	120	5	100,916,684,920	89,795,191,772
1. Held-to-maturity investment	123		100,916,684,920	89,795,191,772
III. Current accounts receivable	130	6	203,547,299,987	151,455,827,640
1. Short-term trade receivables	131	6.1	144,844,703,979	120,528,903,858
2. Short-term advances to suppliers	132		38,032,007,797	32,367,455,013
3. Other short-term receivables	135		37,610,094,245	15,457,641,385
4. Provision for doubtful short-term receivables	136	6.2	(16,939,506,034)	(16,898,172,616)
IV. Inventory	140		5,189,207,882	6,097,425,092
1. Inventory	141	7	5,189,207,882	6,097,425,092
VI. Other current assets	160		13,910,307,111	13,223,452,823
1. Short-term deferred costs	161	8	4,127,038,811	2,929,882,527
2. Deductible value-added tax	162		9,493,795,807	6,543,861,523
3. Tax receivable from the State	163		289,472,493	3,749,708,773
B. NON-CURRENT ASSETS	200		1,622,020,978,507	1,552,432,636,546
I. Long-term receivables	210		7,056,450,000	7,056,450,000
1. Other long-term receivables	215	9	7,056,450,000	7,056,450,000
II. Fixed assets	220		812,028,760,541	832,628,423,420
1. Tangible fixed assets	221	10	785,758,390,535	805,581,688,574
- Cost	222		1,497,468,089,135	1,469,912,603,096
- Accumulated depreciation	223		(711,709,698,600)	(664,330,914,522)
2. Intangible assets	227	11	26,270,370,006	27,046,734,846
- Cost	228		32,872,003,832	32,872,003,832
- Accumulated depreciation	229		(6,601,633,826)	(5,825,268,986)
V. Long-term asset in progress	250		94,896,755,835	47,533,803,868
1. Construction in progress	252	12	94,896,755,835	47,533,803,868
VI. Long-term investments	260	13	702,448,455,727	659,492,528,058
1. Investment in joint venture and associates	262		701,635,331,088	658,679,403,419
2. Investment in other entities	263		813,124,639	813,124,639
VII. Other long-term assets	270		5,590,556,404	5,721,431,200
1. Long-term prepaid expenses	271	8	3,083,574,129	3,522,653,471
2. Deferred tax assets	272		2,506,982,275	2,198,777,729
TOTAL ASSETS	280		2,403,242,316,618	2,193,204,929,805

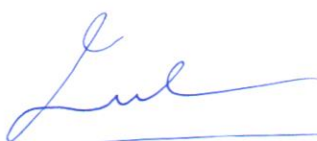
CONSOLIDATED FINANCIAL STATEMENT

As at 30 June 2026

VND

RESOURCES	Code	Notes	30/06/2026	01/01/2026
C. LIABILITIES	300		261,149,814,383	225,879,975,808
I. Current liabilities	310		198,130,088,067	158,645,082,666
1. Short-term trade payables	311	14	94,155,936,307	72,135,979,321
2. Short-term advances from customers	312	15	1,842,415,310	15,800,014,503
3. Statutory obligations	314		21,881,321,371	20,027,931,673
4. Payables to employees	315		21,015,458,735	23,494,619,762
5. Short-term accrued expenses	316	17	32,775,442,470	1,985,810,143
6. Short-term unearned revenue	319		150,000,000	150,000,000
7. Other short-term payables	320	18	16,398,202,241	14,895,392,456
8. Short-term loans	321	19	8,268,307,779	8,141,082,133
10. Bonus and welfare fund	323		1,643,003,854	2,014,252,675
II. Non-current liabilities	330		63,019,726,316	67,234,893,142
1. Other long-term liabilities	338	18	11,161,000,000	11,161,000,000
2. Long-term loans	339	19	48,816,800,899	53,140,634,392
3. Long-term provision	343		3,041,925,417	2,933,258,750
D. OWNERS' EQUITY	400	20	2,142,092,502,235	1,967,324,953,997
1. Share capital	411		671,000,000,000	671,000,000,000
- Ordinary shares with voting rights	411a		671,000,000,000	671,000,000,000
2. Other owners' capital	414a		530,450,206	530,450,206
3. Consolidation reserve	414b		(56,911,927,829)	(56,911,927,829)
4. Investment and development fund	418		20,667,931,199	19,485,574,431
5. Other funds belonging to owners' equity	419	20.4	49,565,919,026	49,565,919,026
6. Undistributed earnings	420		1,454,391,688,355	1,280,735,588,063
' - Undistributed earnings as at prior year-end	420a		1,275,259,980,973	970,449,307,151
' - Undistributed earnings of current period	420b		179,131,707,382	310,286,280,912
7. Non-controlling interests	429	20.5	2,848,441,278	2,919,350,100
TOTAL LIABILITIES AND OWNERS' EQUITY	440		2,403,242,316,618	2,193,204,929,805

Ho Chi Minh City, 25 July 2026


Pham Quang Minh
Preparer

Trinh Van Quy
Chief Accountant

Dang Vu Thanh
General Director

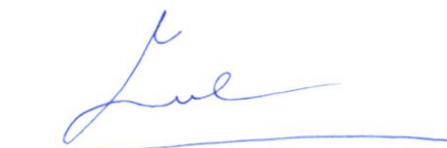
CONSOLIDATED INCOME STATEMENT

As at 30 June 2026

VND

ITEMS	Code	Notes	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
1. Revenue from sales of goods and rendering of services	01	21.1	370,305,566,061	275,165,308,156	686,344,040,356	535,038,844,214
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services	10	21.1	370,305,566,061	275,165,308,156	686,344,040,356	535,038,844,214
4. Cost of goods sold and services rendered	11	22	283,536,725,124	212,359,131,366	538,531,015,003	417,165,120,373
5. Gross profit from sale of goods and rendering of services	20		86,768,840,937	62,806,176,790	147,813,025,353	117,873,723,841
6. Finance income	22	21.2	6,339,532,850	24,879,441,293	33,006,006,055	44,542,642,997
7. Finance expenses	23	23	1,550,737,559	2,275,570,194	2,715,008,190	4,430,984,265
<i>In which: Borrowing costs</i>	24		1,229,135,667	698,436,312	2,241,548,171	2,640,284,638
8. General and administrative expenses	26	23	6,050,345,544	5,337,052,925	12,811,794,708	10,988,222,081
9. Share in profit of associates	27		38,336,857,757	12,107,341,545	42,955,927,669	18,966,102,692
10. Operating profit	30		123,844,148,441	92,180,336,509	208,248,156,179	165,963,263,184
11. Other income	31	26	351,853,208	599,519,019	389,902,161	625,837,608
12. Other expenses	32	26	60,920,633	510,846,930	113,001,578	598,683,064
13. Other profit	40		290,932,575	88,672,089	276,900,583	27,154,544
14. Accounting profit before tax	50		124,135,081,016	92,269,008,598	208,525,056,762	165,990,417,728
15. Current corporate income tax expense	51	27.1	17,766,523,399	12,699,908,108	29,424,462,748	23,357,030,505
16. Deferred tax expense	52	27.1	(201,459,934)	(216,904,703)	(308,204,546)	(357,676,859)
17. Net profit after tax	60		106,570,017,551	79,786,005,193	179,408,798,560	142,991,064,082
18. Net profit after tax attributable to shareholders of the parent	61		106,655,591,578	79,784,438,415	179,479,707,382	142,960,131,841
19. Net profit after tax attributable to non-controlling interests	62	20.5	(85,574,027)	1,566,778	(70,908,822)	30,932,241
20. Basic earnings per share	70	20.3	1,590	1,189	2,675	2,131

Ho Chi Minh City, 25 July 2026


Pham Quang Minh
Preparer

Trinh Van Quy
Chief Accountant

Dang Vu Thanh
General Director

CONSOLIDATED CASH FLOW STATEMENT

As at 30 June 2026

(Under indirect method)

VND

ITEMS	Code	Notes	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
Accounting profit before tax	01		208,525,056,762	165,990,417,728
<i>Adjustments for:</i>				
Depreciation and amortisation	02	10	48,155,148,918	47,820,306,260
Reversal of provisions	03		41,333,418	231,302,821
Foreign exchange (gains) losses arising from revaluation of monetary accounts denominated in foreign currency	04		8,491,119	1,148,142,114
Profits from investing activities	05		(104,024,202,867)	(66,853,361,603)
Borrowing costs	06	23	2,241,548,171	2,640,284,638
Operating profit before changes in working capital	08		154,947,375,521	150,977,091,958
Increase/Decrease in receivables	09		(48,437,245,769)	(7,600,022,254)
Increase/Decrease in inventories	10		908,217,210	(6,145,566,503)
Increase/Decrease in payables	11		38,912,791,594	5,637,454,502
Increase/Decrease in deferred costs	12		(758,076,942)	958,457,395
Borrowing costs have been paid	14		(1,491,548,171)	(1,944,284,638)
Corporate income tax paid	15	16	(29,475,660,955)	(15,848,648,196)
Other cash outflows for operating activities	17		(4,666,609,787)	(4,569,498,921)
Net cash flows from operating activities	20		109,939,242,701	121,464,983,343
II. CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase and construction of fixed assets	21		(50,829,451,175)	(23,659,343,879)
Placement in term deposits and loans to other entities	23		(11,121,493,148)	(160,000,000,000)
Proceeds from term deposits and loan collections	24		-	400,000,000
Interest and dividends received	27		33,794,030,367	44,048,998,637
Net cash flows used in investing activities	30		(28,156,913,956)	(139,210,345,242)

CONSOLIDATED CASH FLOW STATEMENT

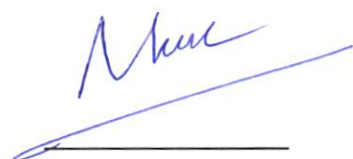
As at 30 June 2026

(Under indirect method)

VND

ITEMS	Code	Notes	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of loans	34	19	(4,208,019,857)	(50,575,014,851)
Dividends paid	36		(119,787,500)	-
Cash flows used in financing activities	40		(4,327,807,357)	(50,575,014,851)
Net increase in cash and cash equivalents	50		77,454,521,388	(68,320,376,750)
Cash and cash equivalents at beginning of period	60		380,200,395,932	426,221,094,240
Impact of exchange rate fluctuation	61		2,920,891	152,148,466
Cash and cash equivalents at end of period	70	4	457,657,838,211	358,052,865,956

Ho Chi Minh City, 25 July 2026


Pham Quang Minh

Preparer


Trinh Van Quy

Chief Accountant



Dang Vu Thanh

General Director

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*As at 30 June 2026***1 CORPORATE INFORMATION**

The Group comprises Southern Waterborne Transport Corporation and its subsidiaries, jointly-controlled entity and associates. Details are as follows:

The Company

Southern Waterborne Transport Corporation ("the Company") was formerly a State-owned enterprise established in accordance with Decision No. 2124/QĐ-TCCB-LĐ issued by the Ministry of Transport on 13 August 1996 and Business Registration Certificate ("BRC") No. 4106000097 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 18 May 2005.

On 4 July 2008, the Company was equitized as a shareholding company in accordance with Decision No. 854/QĐ-TTg issued by the Prime Minister of the Socialist Republic of Vietnam. This equitization was formalized by the DPI of Ho Chi Minh City through the issuance of BRC No. 4103013615 on 9 June 2009 and the 2nd amended BRC on 26 April 2012.

On April 26, 2012, the Company was converted to Enterprise Registration Certificate (ERC) No. 0300447173 issued by the Department of Planning and Investment of Ho Chi Minh City and the 6th adjusted ERC dated November 03, 2025.

The Company's normal course of business cycle is 12 months.

The Company's principal activities are grouped into: inland waterway transport of cargo; cargo road transport by containers; agent services for transport; warehouses and commodity storage (including ICD, inland port); direct supporting services for road and waterway transport; goods loading, other supporting services related to transport; shipbuilding and float components; repairing and maintaining ships; preparing construction sites; doing business in real-estate, land use rights of owner, users or leased land; provision and management of labour resources;

The Company's registered head office is located at 298 Huynh Tan Phat Street, Tan Thuan Ward, Ho Chi Minh City, Vietnam.

As at 31 June 2026, the Company has five (5) subsidiaries and three (3) jointly-controlled entity and associates, with details as follows:

Subsidiary**Engineering Construction Joint Stock Company ("ECCO")**

The Company owns 99.02% of the equity of ECCO, a joint stock company established under the Law on Enterprises of Vietnam pursuant to the Business Registration Certificate No. 0300441118 issued by the Ho Chi Minh City Department of Planning and Investment on May 15, 2000 and subsequent amended Business Registration Certificates. ECCO's principal activity is the construction of civil works. ECCO's registered office is at 298 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City.

Can Tho Shipyard Joint Stock Company ("Can Tho Shipyard")

The Company owns 70% of the equity of Can Tho Shipyard, a joint stock company established under the Enterprise Law of Vietnam pursuant to the Business Registration Certificate No. 5703000110 issued by the Department of Planning and Investment of Can Tho City on September 14, 2004 and subsequent amended Business Registration Certificates. The principal activity of Can Tho Shipyard is to provide shipbuilding and floating structure services. Can Tho Shipyard has its registered office at 77B Tran Phu, Cai Khe Ward, Can Tho City.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*As at 30 June 2026***1 CORPORATE INFORMATION (continued)****Southern Waterway Mechanic and Engineering Services Joint Stock Company ("SOWATMES")**

The Company owns 51% of the equity of SOWATMES, a joint stock company established under the Law on Enterprises of Vietnam pursuant to the Business Registration Certificate No. 4103001933 issued by the Department of Planning and Investment of Ho Chi Minh City on November 20, 2003 and subsequent amended Business Registration Certificates. The principal activity of SOWATMES is the construction of civil works. SOWATMES has its registered office at 59 Pham Ngoc Thach, Xuan Hoa Ward, Ho Chi Minh City.

Sowatco Tri Phuong Joint Stock Company ("SOWATCO TRI PHUONG")

The Company owns 99.997% of the equity of SWCTP, a joint stock company established under the Law on Enterprises of Vietnam under the Business Registration Certificate No. 2301257330 issued by the Department of Planning and Investment of Bac Ninh Province on September 6, 2023. SWCTP's main activities are port operations and river transport. SWCTP has its registered office at Dinh Village, Dai Dong Commune, Bac Ninh Province, Vietnam.

Mekong Can Tho Port Joint Stock Company ("MCP")

The Company owns 99.99% of the equity of MCP, a joint stock company established under the Law on Enterprises of Vietnam under the Business Registration Certificate No. 0318650987 issued by the Department of Finance of Ho Chi Minh City on June 19, 2025. MCP's main activity is inland waterway freight transport. MCP has its registered office at 52 Truong Son, Tan Son Hoa Ward, Ho Chi Minh City, Vietnam.

Jointly-controlled entity and associates**First Logistics Development Joint Venture Company ("VICT")**

The Company owns 37% of the equity capital of VICT, a joint venture enterprise established under the Law on Foreign Investment in Vietnam and the current Investment Law under the Investment License ("GPĐT") No. 996/GP issued by the Ministry of Planning and Investment on September 22, 1994 and under subsequent amended GPĐTs. VICT's main activities are to construct and operate a container port in Tan Thuan Ward, Ho Chi Minh City and to provide freight forwarding and container transportation services by road for customers who directly use the container port services. VICT is headquartered at A5 Street, Quarter 5, Tan Thuan Ward, Ho Chi Minh City.

Southern Waterways General Services Joint Stock Company ("SOWATCOSER")

The Company owns 26.27% of the equity of SOWATCOSER, a joint stock company established under the Law on Enterprises of Vietnam pursuant to the Business Registration Certificate No. 0303215396 issued by the Department of Planning and Investment of Ho Chi Minh City on April 1, 2004 and subsequent amended Business Registration Certificates. The principal activity of SOWATCOSER is to provide other support services related to transportation. SOWATCOSER has its registered office at 38 Ton That Thuyet, Xom Chieu Ward, Ho Chi Minh City.

Dong Nai Port Joint Stock Company ("PDN")

The Company owns 20.25% of the equity of Dong Nai Port Joint Stock Company, a Joint Stock Company established under the Law on Enterprises of Vietnam according to the Business Registration Certificate No. 3600334112 issued by the Department of Planning and Investment of Dong Nai Province on April 1, 2006. The main activity of Dong Nai Port is port services business, Dong Nai Port has its registered office at No. 1B-D3, Binh Duong Quarter, Long Hung Ward, Dong Nai Province, Viet Nam

The number of the Group's employees as at 30 June 2026 was 524 (31 Dec 2025: 532).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*As at 30 June 2026***2 BASIS OF PREPARATION****2.1 Applied accounting standards and system**

The consolidated financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 – Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

+ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);

+ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);

+ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);

+ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and

+ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal system.

2.3 Fiscal year

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

2.4 Accounting currency

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

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the financial period ended 30 June 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2026

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, and highly liquid investments with an original maturity of not more than three (3) months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 Inventories

(including raw materials, direct labor cost, other directly related cost and manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition. In case the net realizable value ("NRV") is lower than the original price, inventories are stated at NRV. NRV represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories which are valued at the cost of purchase on a weighted average method.

Provision for obsolete inventories

An inventory provision is made for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the consolidated balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement. When inventories are expired, obsolete, damaged or become useless, the difference between the provision previously made and the historical cost of inventories is included in the consolidated income statement.

3.3 Receivables

Receivables are presented in the consolidated balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful receivables.

The provision for doubtful receivables represents outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded into general and administrative expense in the consolidated income statement. When bad debts are determined as unrecoverable and accountant has written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the consolidated income statement.

3.4 Fixed assets

Tangible fixed assets and intangible assets are stated at cost less accumulated depreciation and amortisation

The cost of a fixed asset comprises its purchase price and any directly attributable costs of bringing the fixed asset to working condition for its intended use. Expenditures for additions and improvements are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

Land use rights

Land use rights are recorded as intangible assets representing the value of the right to use the land parcels acquired by the Company. The useful lives of land use rights are assessed as either definite or indefinite. Accordingly, the land use right with a definite useful life representing the land lease are amortised over the lease term while the land use right with an indefinite useful life is not amortised.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*As at 30 June 2026***3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.5 Depreciation and amortisation**

Depreciation of tangible fixed assets and amortisation of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 50 years
Machinery and equipment	4 - 10 years
Means of transportation	6 - 15 years
Office equipment	3 - 7 years
Software	8 years

3.6 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company is the lessee

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

Where the Company is the lessor

Assets under operating leases are recognised as fixed assets in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease agreement are recognised in the consolidated income statement when incurred.

Income from operating leases is recognised in the consolidated statement of income on a straight-line basis over the lease term.

3.7 Construction in progress

Construction in progress represents tangible fixed assets under construction and is stated at cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into use.

3.8 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds and are recognised as an expense during the period when incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*As at 30 June 2026***3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.9 Prepaid expenses**

Prepaid expenses are reported either as short-term or long-term prepaid expenses in the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

3.10 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

3.11 Investments

Investment in associates

Investment in associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence and which is neither a subsidiary nor a joint venture. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, investment in associates is carried in the interim consolidated balance sheet at cost plus post acquisition changes in the Group's share of net assets of the associates.

The share of post-acquisition profit (loss) of the associates is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends receivable from associates reduce the carrying amount of the investment

The interim financial statements of the associates are prepared for the same reporting year and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Investment in jointly-controlled entity

The Corporation's investment in a jointly controlled entity is accounted for using the equity method. Under this method, the Corporation's investment in a jointly controlled entity is presented in the consolidated balance sheet at cost, and then adjusted for changes in the Corporation's share of the net assets of the jointly controlled entity after the joint venture. The consolidated income statement reflects the Corporation's share of the operating results of the jointly controlled entity after the joint venture.

The Group's share of the profits (losses) of the jointly controlled entity is recognised in the consolidated income statement. In addition, when there is a change recognised directly in the equity of the joint venture, the Group recognises its share of such changes in equity. The cumulative post-venture changes are adjusted against the carrying amount of the investment in the jointly controlled entity. Dividends received from the jointly controlled entity are offset against the investment in the jointly controlled entity.

The share of profit (loss) of the jointly-controlled entity is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend receivable from jointly-controlled entity reduces the carrying amount of the investment

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*As at 30 June 2026***3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.11 Investments (continued)**

The financial statements of the jointly-controlled entity are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Investment in other entities

Investment in other entities is stated at acquisition cost.

Provision for diminution in value of investments

Provision for diminution in value of investments is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the consolidated income statement.

Held-to-maturity investment

Held-to-maturity investment is stated at acquisition cost. After initial recognition, held-to-maturity investment is measured at recoverable amount. Any impairment loss incurred is recognised as expense in the consolidated financial statements and deducted against the value of such investments.

3.12 Accrual for severance pay

The severance pay to employee is accrued at the end of each reporting year for employees who have been worked for more than 12 months at Corporation. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation will be adjusted at the end of each reporting period following the average monthly salary of the last 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employee will be taken to the consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employees upon termination of their labour contract following Article 46 of the Labour Code.

3.13 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates ruling at the date of the transaction, determined as follows:

Transactions resulting in receivables are recorded at the buying exchange rate of the commercial bank designated for collection; and

Transactions resulting in liabilities are recorded at the selling exchange rate of the commercial bank designated for payment.

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the balance sheet date, determined as follows:

Monetary assets are translated at buying exchange rate of the commercial bank where the Company conducts transactions regularly; and

Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*As at 30 June 2026***3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.14 Appropriation of net profits**

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to the reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting:

Investment and development fund

This fund is set aside for use in the Company's expansion of its operations or of in-depth investments.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability in the consolidated balance sheet.

Dividends

Dividends proposed by the Company's Board of Directors are classified as an allocation of undistributed earnings within the equity section of the consolidated balance sheet, until they have been approved by the Company's shareholders at the annual general meeting. When these dividends have been approved by the shareholders and declared, they are recognised as a liability in the consolidated balance sheet.

3.15 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit after tax for the period attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.16 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Revenue from construction contracts

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*As at 30 June 2026***3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.16 Revenue recognition (continued)**

Where the outcome of a construction contract can be determined reliably and certified by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date which is certified by the customers. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

Rendering of services

Revenue is recognised when the services had been performed and completed.

Interest income

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Rental income

Rental income arising from operating leases is accounted for on a straight line basis over the lease term in the consolidated income statement.

Dividend income

Dividend income is recognised when the Company's entitlement as an investor to receive the dividend is established.

3.17 Taxation**Current income tax**

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted by the balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the interim balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*As at 30 June 2026***3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.17 Taxation (continued)**

Deferred tax liabilities are recognised for all taxable temporary differences

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss.

- In respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss.

- In respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each interim balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each interim balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the interim balance sheet date.

Deferred tax is charged or credited to the separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- Either the same taxable entity; or

- when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. The Group's business segments are derived mainly from rendering of freight forwarding and logistic services; shipbuilding and float components; construction works; labour export activities; commercial trading; and investment activities which are mainly taking place within Vietnam

3.19 Related parties

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

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4 CASH AND CASH EQUIVALENTS

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Cash on hand	1,619,861,820	624,012,374
Cash at banks	63,934,962,693	58,839,808,215
Cash equivalents (*)	392,103,013,698	320,736,575,343
TOTAL	457,657,838,211	380,200,395,932

(*) Cash equivalents represent cash in VND deposited at banks with an original term of less than three (3) months and earning interest at interest rates ranging from 4,5%/year to 4,7%/year.

4.1 Demand deposit

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch	53,706,137,319	40,546,553,216
Other	10,228,825,374	18,293,254,999
TOTAL	63,934,962,693	58,839,808,215

4.2 Cash equivalents

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch	290,000,000,000	230,000,000,000
Vietnam Foreign Trade Commercial Bank - Ho Chi Minh City Branch	70,000,000,000	60,000,000,000
Other	32,103,013,698	30,736,575,343
TOTAL	392,103,013,698	320,736,575,343

5 HELD TO MATURITY INVESTMENT

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch (i)	50,000,000,000	50,000,000,000
Lending to related parties (*)	35,000,000,000	25,000,000,000
Interest receivable from related parties (*)	3,941,616,427	3,150,671,224
Other (*)	11,975,068,493	11,644,520,548
TOTAL	100,916,684,920	89,795,191,772

(i) These are bank deposits in VND with a remaining term of no more than twelve (12) months and earning interest at an interest rate of 4.7%/year. In which, the Company used the deposit at Vietnam Commercial and Industrial Bank - Ho Chi Minh City Branch with an amount of VND 50,000,000,000 as collateral for long-term loans from the company's bank.

(*) The balance is converted according to Circular 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance.

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6 CURRENT ACCOUNTS RECEIVABLE

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Short-term trade receivables	144,844,703,979	120,528,903,858
<i>Accounts receivable from customers providing services.</i>	129,666,535,130	108,561,559,458
MSC Mediterranean Shipping Company S.A	19,231,792,719	11,639,688,795
Tan Cang - Cai Mep International Terminal Company Limited	17,590,062,834	17,396,647,267
CMA-CGM Viet Nam Joint Stock Company	11,039,398,513	7,131,134,846
MAERSK A/S	10,255,956,554	8,063,375,275
Others	71,549,324,510	64,330,713,275
<i>Accounts receivable from related parties (see Note 28)</i>	15,178,168,849	11,967,344,400
Short-term advances to suppliers	38,032,007,797	32,367,455,013
<i>Prepayment to the suppliers</i>	38,011,452,938	32,346,900,144
Viet Xinh House Architecture and Construction Company Limited	5,814,590,124	
Thinh Hung Construction Company Limited	4,800,000,000	4,800,000,000
Branch of Marine Construction Consulting Joint Stock Company	1,886,258,000	987,644,000
Others	25,510,604,814	26,559,256,144
<i>Prepayment to the related parties (see Note 28)</i>	20,554,859	20,554,869
receivables	37,610,094,245	15,457,641,385
<i>Other receivables from other parties</i>	32,513,279,189	15,452,478,385
Advance payment	27,554,504,646	10,611,189,720
Receivable from agencies for payroll and social insurance of crew members	1,438,140,774	1,438,140,774
Others	3,520,633,769	3,403,147,891
<i>Other receivables from related parties (see Note 28)</i>	5,096,815,056	5,163,000
Provision for doubtful short-term receivables	(16,939,506,034)	(16,898,172,616)
NET	203,547,299,987	151,455,827,640

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6 CURRENT ACCOUNTS RECEIVABLE (continued)

6.2 Provision of provision for doubtful short-term receivables were as follows:

	VND	
	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Beginning balance	16,898,172,616	17,070,735,368
Provision during the period	41,333,418	405,039,821
Reversal of provision during the period	-	(173,737,000)
Ending balance	16,939,506,034	17,302,038,189

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
	Cost Recoverable amount	Cost Recoverable amount
747 Engineering Construction and Trading Joint Stock Company	6,463,918,325 -	6,463,918,325 -
Huu Le Trading Service Company Limited	3,027,910,886 -	3,027,910,886 -
Son Hong Cement Company Limited	1,000,000,000 -	1,000,000,000 -
Others	6,803,554,582 355,877,759	6,762,221,164 355,877,759
TOTAL	17,295,383,793 355,877,759	17,254,050,375 355,877,759

7 INVENTORIES

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Work in process	3,810,641,646	5,296,689,452
Raw materials	1,378,566,236	800,735,640
TOTAL	5,189,207,882	6,097,425,092

8 COSTS WAITING FOR ALLOCATION

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Short-term	4,127,038,811	2,929,882,527
Spare parts, tools and equipment	3,536,434,299	2,668,563,009
Insurance fee	560,768,273	106,200,000
Others	29,836,239	155,119,518
Long-term	3,083,574,129	3,522,653,471
Spare parts, tools and equipment	3,083,574,129	3,521,004,757
Other	-	1,648,714
TOTAL	7,210,612,940	6,452,535,998

9 OTHER LONG-TERM RECEIVABLES

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Deposit for port lease	7,000,000,000	7,000,000,000
Others	56,450,000	56,450,000
TOTAL	7,056,450,000	7,056,450,000

10 TANGIBLE FIXED ASSETS

VND

ITEMS	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Total
Cost:					
As at 01 Jan 2026	625,659,704,189	211,901,042,563	631,735,218,164	616,638,180	1,469,912,603,096
New purchases	133,079,770	750,000,000	-	-	883,079,770
Transfer from construction in progress	21,006,511,485	-	6,267,733,346	-	27,274,244,831
Other increase	(601,838,562)	-	-	-	(601,838,562)
As at 30 Jun 2026	<u>646,197,456,882</u>	<u>212,651,042,563</u>	<u>638,002,951,510</u>	<u>616,638,180</u>	<u>1,497,468,089,135</u>
<i>In which:</i>					
Accumulated depreciation:					
As at 01 Jan 2026	223,052,045,521	99,599,887,326	341,089,567,861	589,413,814	664,330,914,522
Depreciation for the period	12,497,990,177	7,422,128,031	27,455,524,594	3,141,276	47,378,784,078
As at 30 Jun 2026	<u>235,550,035,698</u>	<u>107,022,015,357</u>	<u>368,545,092,455</u>	<u>592,555,090</u>	<u>711,709,698,600</u>
Net carrying amount:					
As at 01 Jan 2026	402,607,658,668	112,301,155,237	290,645,650,303	27,224,366	805,581,688,574
As at 30 Jun 2026	410,647,421,184	105,629,027,206	269,457,859,055	24,083,090	785,758,390,535

11 INTANGIBLE ASSETS

			VND
	Land use rights	Software	Total
Cost:			
As at 01 Jan 2026	24,684,259,832	8,187,744,000	32,872,003,832
As at 30 Jun 2026	24,684,259,832	8,187,744,000	32,872,003,832
Accumulated depreciation:			
As at 01 Jan 2026	2,919,218,254	2,906,050,732	5,825,268,986
Amortisation for the period	260,929,596	515,435,244	776,364,840
As at 30 Jun 2026	3,180,147,850	3,421,485,976	6,601,633,826
Net carrying amount:			
As at 01 Jan 2026	21,765,041,578	5,281,693,268	27,046,734,846
As at 30 Jun 2026	21,504,111,982	4,766,258,024	26,270,370,006

12 CONSTRUCTION IN PROGRESS

		VND
	As at 30 Jun 2026	As at 01 Jan 2026
Construction, renovation and upgrading of warehouses	94,725,903,935	47,362,951,968
Other	170,851,900	170,851,900
TOTAL	94,896,755,835	47,533,803,868

13 LONG-TERM INVESTMENTS

		VND
	As at 30 Jun 2026	As at 01 Jan 2026
Investment in jointly-controlled entity and associates	701,635,331,088	658,679,403,419
Investment in other entities	813,124,639	813,124,639
TOTAL	702,448,455,727	659,492,528,058

13 INVESTMENTS**13.1 Investment in jointly-controlled entity and associates**

Details of investments in joint ventures and associates as at 30 June 2026, consolidated using the equity method, are as follows:

				VND
	Dong Nai Port Joint Stock Company	First Logistics Development Joint Venture Company	Southern Waterways General Services Joint Stock Company	TOTAL
Cost of investment				
As at 01 Jan 2026	293,737,601,250	155,730,813,876	3,039,240,000	452,507,655,126
As at 30 Jun 2026	293,737,601,250	155,730,813,876	3,039,240,000	452,507,655,126
Accumulated profit (loss) after purchasing joint ventures and associated companies				
As at 01 Jan 2026	215,550,548,923	(9,279,868,198)	(98,932,432)	206,171,748,293
Profit (loss) for the period	50,743,233,223	14,712,694,446	-	65,455,927,669
Dividends received during the period	(22,500,000,000)	-	-	(22,500,000,000)
As at 30 Jun 2026	243,793,782,146	5,432,826,248	(98,932,432)	249,127,675,962
Residual value				
As at 01 Jan 2026	509,288,150,173	146,450,945,678	2,940,307,568	658,679,403,419
As at 30 Jun 2026	537,531,383,396	161,163,640,124	2,940,307,568	701,635,331,088

13.2 Investing in other entities

					VND
<i>Cost of investment</i>	<i>As at 30 Jun 2026</i>		<i>As at 01 Jan 2026</i>		
	<i>Value</i>	<i>own (%)</i>	<i>Value</i>	<i>own (%)</i>	
Saigon - Hiep Phuoc Port Joint Stock Company	440,000,000	0,05	440,000,000	0,05	
MN Labor Export and Water Transport Services Joint Stock Company	373,124,639	-	373,124,639	-	
TOTAL	813,124,639		813,124,639		

14 SHORT-TERM TRADE PAYABLES

VND

	As at 30 Jun 2026		As at 01 Jan 2026	
	Cost price	Repayable debt	Cost price	Repayable debt
The seller must pay the customer	66,962,479,944	66,962,479,944	52,751,060,331	52,751,060,331
<i>Nhat Steel Accessories and Building Joint Stock Company</i>	11,471,525,724	11,471,525,724	-	-
<i>Phuoc An Service Co., Ltd</i>	11,389,203,180	11,389,203,180	11,609,551,831	11,609,551,831
<i>Thinh Phat Transport and Logistics Co., Ltd</i>	10,079,349,381	10,079,349,381	7,472,665,295	7,472,665,295
<i>Kien Hong Logistics Co., Ltd.</i>	5,839,239,359	5,839,239,359	4,012,171,456	4,012,171,456
<i>Ban Mai Media & Communication Co., Ltd.</i>	4,820,538,419	4,820,538,419	5,021,132,802	5,021,132,802
<i>Other suppliers</i>	23,362,623,881	23,362,623,881	24,635,538,947	24,635,538,947
Requires payment to related parties	27,193,456,363	27,193,456,363	19,384,918,990	19,384,918,990
TOTAL	94,155,936,307	94,155,936,307	72,135,979,321	72,135,979,321

15 SHORT-TERM ADVANCES FROM CUSTOMERS

VND

	As at 30 Jun 2026		As at 01 Jan 2026	
	Cost price	Repayable debt	Cost price	Repayable debt
Customer	1,824,272,661	1,824,272,661	5,337,782,915	5,337,782,915
<i>International Depot Services Co., Ltd.</i>	1,421,829,449	1,421,829,449	4,412,062,567	4,412,062,567
<i>Others</i>	402,443,212	402,443,212	925,720,348	925,720,348
Related parties	18,142,649	18,142,649	10,462,231,588	10,462,231,588
TOTAL	1,842,415,310	1,842,415,310	15,800,014,503	15,800,014,503

16 STATUTORY OBLIGATIONS

				VND
	As at 01 Jan 2026	Increase during the year	Decrease during the year	As at 30 Jun 2026
Value-added tax	2,032,388,319	21,736,597,982	(19,937,136,146)	3,831,850,155
Corporate income tax	17,206,814,539	29,424,462,748	(29,475,660,955)	17,155,616,332
Personal income tax	788,728,815	1,545,049,696	(1,439,923,627)	893,854,884
Land tax	-	5,388,204,270	(5,388,204,270)	-
TOTAL	20,027,931,673	58,094,314,696	(56,240,924,998)	21,881,321,371

				VND
	As at 01 Jan 2026	Increase during the year	Decrease during the year	As at 30 Jun 2026
Receivables				
Value-added tax	6,543,861,523	4,736,295,197	(1,786,360,913)	9,493,795,807
Land tax	3,749,708,773	-	(3,460,236,280)	289,472,493

17 SHORT-TERM ACCRUED EXPENSES

		VND
	As at 30 Jun 2026	As at 01 Jan 2026
External services	26,972,441,062	1,886,054,608
Interest expense	750,000,000	-
Others	5,053,001,408	99,755,535
TOTAL	32,775,442,470	1,985,810,143

18 OTHER PAYABLES

		VND
	As at 30 Jun 2026	As at 01 Jan 2026
Short-term		
Receive deposit	356,000,000	256,000,000
Others	16,042,202,241	14,639,392,456
	16,398,202,241	14,895,392,456
Long-term		
Deposit in relation to Business Cooperation Contract	10,000,000,000	10,000,000,000
Deposits for house and yard rental	1,161,000,000	1,161,000,000
	11,161,000,000	11,161,000,000
TOTAL	27,559,202,241	26,056,392,456

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19 LOANS

VND						
	As at 30 Jun 2026		Trong năm		As at 01 Jan 2026	
	Value	Number of people unable to repay debts	Increase	Reduce	Value	Number of people unable to repay debts
Short-term						
Current portion of long-term loans	8,268,307,779	-	-	-	8,141,082,133	-
Long-term						
Bank loans	48,816,800,899	-	-	-	53,140,634,392	-
TOTAL	57,085,108,678	-	-	-	61,281,716,525	-

Movements of loans were as follows:

	VND		
	Short-term loans	Long-term loans	Total
As at 01 Jan 2026	8,141,082,133	53,140,634,392	61,281,716,525
Transfer to current portion	4,335,245,503	(4,335,245,503)	-
Repayment of loans	(4,208,019,857)	-	(4,208,019,857)
Exchange rate difference	-	11,412,010	11,412,010
As at 30 Jun 2026	8,268,307,779	48,816,800,899	57,085,108,678

Southern Waterborne Transport Corporation

No.298 Huynh Tan Phat Street, Tan Thuan Ward,
Ho Chi Minh City, Vietnam

Consolidated financial statements

Quarter II 2026

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19 LOANS (continued)
Long-term loans from banks

The Company obtained long-term loans under the framework financing agreements (Loan Agreement No. 2613-VIE and No. 2614-VIE on 8 October 2010) between the Vietnamese Government and Asian Development Bank (“ADB”) to finance the project under the State-owned enterprise Reform and Corporate Governance Facilitation Program. The Company also obtained long-term bank loans to finance its projects, with details as follows:

Bank	Purpose of loans	As at 30 Jun 2026		Repayment term	Interest rate % p.a.	Description of collateral
		VND	Original amount USD			
Vietnam Development Bank – Headquarters II						
Ordinary Operations Loan Agreement (“OCR Loan”)	To finance the Company’s financial and corporate restructuring projects	38,718,201,367	1,541,023	Principal and interest are payable on a semi-annual basis falling on 15 May and 15 November, starting from 2015 to 2034	LIBOR interest rate plus the difference at each time announced by ADB (1.50%)	The remaining value of the vehicle as of June 30, 2026 is VND 661,951,169, and the term deposit in the bank is VND 50,000,000,000.
Special Operation Loan Agreement (“ADF Loan”)	To finance the Company’s operational restructuring and strengthening projects	5,152,887,004	205,090	Principal and interest are payable on a semi-annual basis falling on 15 May and 15 November, starting from 2018 to 2041	1% per annum (for the grace period) and 1.5% per annum for subsequent years (1.00%)	
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch						
Loan 2 - VND	To finance machinery and equipment for the Long Binh Port Project	13,214,020,307		Principal is payable on 31 January 2030. Loan interest is payable on a monthly basis falling on the 25th	9% p.a. for the first 2 years from the first drawdown date (2018); Then, 3% p.a. plus the basis rate for subsequent years	The remaining value of the vehicle as of June 30, 2026 is VND 34,628,253,599.
TOTAL		57,085,108,678	1,746,113			
<i>In which:</i>	Non-current portion	48,816,800,899				
	Current portion	8,268,307,779				

20 OWNERS' EQUITY

20.1 Movements in owners' equity

	Share capital	Other owners' capital	Investment and development fund	Other funds belonging to owners' equity	Consolidation reserve	Undistributed earnings	VND Total
For the period from 01 Jan 2025 to 30 Jun 2025							
As at 01 Jan 2025	671,000,000,000	530,450,206	18,113,801,578	49,565,919,026	(54,497,407,794)	1,210,786,398,564	1,895,499,161,580
Net profit for the period	-	-	-	-	-	142,960,131,841	142,960,131,841
Bonus and welfare fund distributor	-	-	-	-	-	(1,371,772,853)	(1,371,772,853)
Investment and development fund provision	-	-	1,371,772,853	-	-	(1,371,772,853)	-
Bonus of the Board of Directors	-	-	-	-	-	(2,743,545,707)	(2,743,545,707)
Remuneration of the Board of Directors	-	-	-	-	-	(348,000,000)	(348,000,000)
As at 30 Jun 2025	671,000,000,000	530,450,206	19,485,574,431	49,565,919,026	(54,497,407,794)	1,347,911,438,992	2,033,995,974,861
For the period from 01 Jan 2026 to 30 Jun 2026							
As at 01 Jan 2026	671,000,000,000	530,450,206	19,485,574,431	49,565,919,026	(56,911,927,829)	1,280,735,588,063	1,964,405,603,897
Net profit for the period	-	-	-	-	-	179,479,707,382	179,479,707,382
Bonus and welfare fund distributor	-	-	-	-	-	(1,182,356,768)	(1,182,356,768)
Investment and development fund provision	-	-	1,182,356,768	-	-	(1,182,356,768)	-
Bonus of the Board of Directors	-	-	-	-	-	(3,110,893,554)	(3,110,893,554)
Remuneration of the Board of Directors	-	-	-	-	-	(348,000,000)	(348,000,000)
As at 30 Jun 2026	671,000,000,000	530,450,206	20,667,931,199	49,565,919,026	(56,911,927,829)	1,454,391,688,355	2,139,244,060,957

20 OWNERS' EQUITY (continued)

20.2 Shareholders

	As at 30 Jun 2026		
	Number of ordinary share	Charter capital amount (VND)	% ownership
Sotrans Infrastructure Investment One- member Company Limited	56,625,000	566,250,000,000	84.39
South Logistics Joint Stock Company	6,000,000	60,000,000,000	8.94
Others	4,475,000	44,750,000,000	6.67
TOTAL	67,100,000	671,000,000,000	100.00

20.3 Shares

	Number of shares	
	As at 30 Jun 2026	As at 01 Jan 2026
Ordinary shares authorised to be issued	67,100,000	67,100,000
Ordinary shares issued and fully paid	67,100,000	67,100,000

The par value of each outstanding share: VND 10,000. Shareholders holding ordinary shares of the Company are entitled to receive dividends declared by the Company. Each ordinary share represents a voting right without restriction

20.4 Earnings per share

	VND	
	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Net profit after tax attributable to ordinary equity holders of the parent	179,479,707,382	142,960,131,841
Less: Bonus and welfare fund (VND) (i)	-	(591,178,384)
Net profit after tax attributable to ordinary equity holders	179,479,707,382	142,368,953,457
Weighted average number of ordinary shares	67,100,000	67,100,000
Earnings per share (VND/share)		
- Basic earnings per share	2,675	2,122
- Diluted earnings per share	2,675	2,122

(i) The profit used to calculate earnings per share for the six-month accounting period ending June 30, 2025 has been adjusted downward for the allocation of the reward and welfare fund according to Resolution No. 01/SWC/NQ-DHĐCĐ of the Annual General Meeting of Shareholders 2026 dated April 22, 2026.

The profit used to calculate earnings per share for the six-month accounting period ending June 30, 2026 has not been adjusted downward for the allocation of the reward and welfare fund because there is no Resolution of the General Meeting of Shareholders to establish the fund from after-tax profits for this period.

There are no potential dilutive ordinary shares during the period and up to the balance sheet date

20 OWNERS' EQUITY (continued)

20.5 Dividends declared and paid during the period

	VND	
	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Dividends declared and paid during the period	-	234,850,000,000

Pursuant to Resolution No. 01/SWC/NQ-ĐHĐCĐ of the 2026 Annual General Meeting of Shareholders dated April 22, 2026, the Company's shareholders approved the 2025 dividend rate of 0%.

20.6 Other funds belonging to owners' equity

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Capital expenditures for Long Binh Port's project	47,725,378,239	47,725,378,239
Equitisation fund	1,840,540,787	1,840,540,787
TOTAL	49,565,919,026	49,565,919,026

20.7 Non-controlling interests

	VND	
	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Beginning balance	2,919,350,100	2,812,275,651
Net profit for the period	(70,908,822)	30,932,241
Ending balance	2,848,441,278	2,843,207,892

21 REVENUES

21.1 Net revenue from sale of construction and rendering of services

VND

	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Rendering of services	308,620,146,132	263,337,096,106	564,219,883,813	490,730,113,453
Sale of construction	61,685,419,929	11,828,212,050	122,124,156,543	44,308,730,761
TOTAL	370,305,566,061	275,165,308,156	686,344,040,356	535,038,844,214
In which:				
Other customers	299,066,034,390	245,339,215,958	545,513,042,246	458,068,545,024
Related parties	71,239,531,671	29,826,092,198	140,830,998,110	76,970,299,190

21.2 Finance income

VND

	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Interest income				
Dividends	-	18,750,000,000	22,500,000,000	33,750,000,000
Interest income	6,336,611,959	5,977,292,827	10,503,085,164	10,640,494,531
Unrealised gain	2,920,891	152,148,466	2,920,891	152,148,466
TOTAL	6,339,532,850	24,879,441,293	33,006,006,055	44,542,642,997

22 COST OF CONSTRUCTION AND SERVICES RENDERED

VND

	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Cost of services rendered	226,881,474,333	199,435,670,112	423,408,838,301	373,137,838,725
Cost of construction	56,655,250,791	12,923,461,254	115,122,176,702	44,027,281,648
TOTAL	283,536,725,124	212,359,131,366	538,531,015,003	417,165,120,373

23 FINANCE EXPENSES

VND

	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Interest expense	1,229,135,667	698,436,312	2,241,548,171	2,640,284,638
Foreign exchange losses	11,412,010	1,300,290,580	11,412,010	1,300,290,580
Others	310,189,882	276,843,302	462,048,009	490,409,047
TOTAL	1,550,737,559	2,275,570,194	2,715,008,190	4,430,984,265

24 GENERAL AND ADMINISTRATIVE EXPENSES

VND

	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Labour costs	3,914,213,998	1,256,076,318	7,913,446,822	4,376,546,374
External services	428,530,592	462,951,822	647,708,009	890,874,750
Depreciation and amortisation	266,022,777	152,431,404	399,123,378	282,571,005
Others	1,441,578,177	3,465,593,381	3,851,516,499	5,438,229,952
TOTAL	6,050,345,544	5,337,052,925	12,811,794,708	10,988,222,081

25 OPERATING COSTS

VND

	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
External services	169,462,938,108	141,985,926,383	346,239,033,574	277,083,641,115
Labour costs	40,029,470,994	28,469,906,914	68,993,738,184	57,750,539,161
Depreciation and amortisation	22,196,250,143	23,853,756,057	48,149,226,918	47,820,306,260
Raw materials	53,936,944,451	18,788,387,861	77,792,060,093	35,490,319,016
Others	3,961,466,972	4,598,207,076	10,168,750,942	10,008,536,902
TOTAL	289,587,070,668	217,696,184,291	551,342,809,711	428,153,342,454

26 OTHER INCOME AND EXPENSES

VND

	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Other income	351,853,208	599,519,019	389,902,161	625,837,608
Compensation from suppliers	351,852,623	598,339,164	389,886,514	623,650,796
Others	585	1,179,855	15,647	2,186,812
Other expenses	60,920,633	510,846,930	113,001,578	598,683,064
Others	60,920,633	510,846,930	113,001,578	598,683,064
Net Other Profit	290,932,575	88,672,089	276,900,583	27,154,544

27 CORPORATE INCOME TAX

The statutory corporate income tax rate applicable to the Company and its subsidiaries is at 20% of taxable income.

27.1 CIT expense

	VND			
	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Current tax expense	17,766,523,399	12,699,908,108	29,424,462,748	23,357,030,505
Deferred tax expense	(201,459,934)	(216,904,703)	(308,204,546)	(357,676,859)
TOTAL	17,565,063,465	12,483,003,405	29,116,258,202	22,999,353,646

Reconciliation between the CIT expense and the accounting profit multiplied by CIT rate is presented below:

	VND			
	Quarter II of Year 2026	Quarter II of Year 2025	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Accounting profit before tax	124,135,081,016	92,269,008,598	208,525,056,762	165,990,417,728
At applicable CIT rate of 20%	24,827,016,203	18,453,801,720	41,705,011,352	33,198,083,546
Adjustments:				
Share in (gain) loss from associates	(7,667,371,551)	(2,421,468,309)	(8,591,185,534)	(3,793,220,538)
Other adjustments	-	(30,847,739)	-	-
CIT-exempt income	-	(3,750,000,000)	(4,500,000,000)	(6,750,000,000)
Non-deductible expenses	405,418,813	231,517,733	502,432,384	344,490,638
CIT expense	17,565,063,465	12,483,003,405	29,116,258,202	22,999,353,646

27 CORPORATE INCOME TAX (continued)

27.2 *Deferred tax*

The deferred tax assets recognised by the Group, and the movements thereon, are as follows:

VND

	Consolidated Financial Statement		Consolidated Income Statement	
	As at 30 Jun 2026	As at 01 Jan 2026	For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Consolidation	1,248,393,031	948,014,699	300,378,332	360,684,392
Unrealized profit	721,245,814	735,152,933	(13,907,119)	(13,534,133)
Provisions	608,385,083	586,651,750	21,733,333	10,526,600
Provision for doubtful short-term receivables	(71,041,653)	(71,041,653)	-	-
Deferred tax assets	2,506,982,275	2,198,777,729		
Deferred tax expense to income statement			308,204,546	357,676,859

28 RELATED PARTY DISCLOSURES

The list of related parties having controlling relationships with the Company and other related parties having material transactions during the period and as at 30 June 2026 is as follows:

Related party	Relationship
ITL Group Corporation	Ultimate parent company
South Logistic Joint Stock Company	Parent company's owner
First Logistics Development Joint Venture Company	Joint venture
Southern Waterways General Services Joint Stock Company	Associate
Dong Nai Port Joint Stock Company	Associate
ITL Logistics Joint Stock Company	Affiliate
Sotrans Logistics One Member Co., Ltd	Affiliate
Vietranstimex Multimodal Transport Holding Company	Affiliate
Southern Port Joint Stock Company	Affiliate
ITL Freight Management Joint Stock Company	Affiliate
MLC ITL Logistics Company Limited	Affiliate
Bac Ky Investment Joint Stock Company	Affiliate
ITL Logistics Joint Stock Company – Northside Branch	Affiliate
ITL VSIP Company Limited	Affiliate
ITL Logistics Da Nang Company Limited	Affiliate
ITL Binh Duong Company Limited	Affiliate
ITL Logistic Joint Stock Company Branch in Central Region	Affiliate
Sontrans Infrastructure Investment CO.,LTD	Affiliate

28 RELATED PARTY DISCLOSURES (continued)

Significant transactions with related parties were as follows

Related party	Transaction	VND	
		As at 30 Jun 2026	As at 01 Jan 2026
ITL Group Corporation	Rendering of services	-	-
	Payment on behalf of	29,629,855	-
South Logistic Joint Stock Company	Purchase of services	26,622,513,175	35,756,251,488
	Rendering of services	249,189,457	-
First Logistics Development Joint Venture Company	Rendering of services	24,669,597,307	22,429,052,178
	Purchase of services	414,751,635	176,091,980
Dong Nai Port Joint Stock Company	Rendering of services	-	106,583,334
	Dividends received	22,500,000,000	33,750,000,000
Southern Port Joint Stock Company	Purchase of materials	26,196,519,256	17,496,327,270
Sotrans Logistics One Member Co., Ltd	Rendering of services	112,617,008,921	2,595,088,076
	Lending	-	160,000,000,000
	Lending interest	-	2,705,819,177
ITL Logistics Joint Stock Company	Rendering of services	2,970,621,330	9,925,607,182
	Purchase of tractor truck	1,111,111,112	-
	Purchase of services	75,854,386	-
Vietranstimex Multimodal Transport Holding Company	Rendering of services	82,284,820	73,713,178
	Lending interest	790,945,203	790,945,203
ITL Vsp Company Limited	Rendering of services	-	22,682,048,793
Bac Ky Investment Joint Stock Company	Rendering of services	-	19,054,160,158
ITL Logistic Joint Stock Company Branch in Central Region	Rendering of services	-	-
ITL Freight Management Joint Stock Company	Rendering of services	56,648,147	49,018,512
MLC ITL Logistics Company Limited	Rendering of services	185,648,128	25,027,779

28 RELATED PARTY DISCLOSURES (continued)

As at the end of Q2 2026, Receivables and Payables to Related Parties are as follows:

		VND	
Related party	Transaction	As at 30 Jun 2026	As at 01 Jan 2026
Held To Maturity Investment			
Vietranstimex Multimodal Transport Holc	Lending	25,000,000,000	25,000,000,000
Sotrans Logistics One Member Co., Ltd	Lending	10,000,000,000	-
TOTAL		35,000,000,000	25,000,000,000
Vietranstimex Multimodal Transport Holc	<i>Lending interest</i>	3,941,616,427	3,150,671,224
TOTAL		3,941,616,427	3,150,671,224
Short-term trade receivables			
First Logistics Development Joint Venture Company	Rendering of services	8,023,496,100	7,377,159,296
Sotrans Logistics One Member Co., Ltd	Rendering of services	5,245,468,148	-
Others	Rendering of services	1,909,204,601	4,590,185,104
TOTAL		15,178,168,849	11,967,344,400
Other short-term receivables			
Sotrans Logistics One Member Co., Ltd	Collection	5,091,652,056	-
ITL VSIP Company Limited	Collection	5,163,000	5,163,000
TOTAL		5,096,815,056	5,163,000
Other long-term receivable			
South Logistic Joint Stock Company	Deposit	7,000,000,000	7,000,000,000
Short term advance payment			
Sotrans Logistics One Member Co., Ltd	Purchase of services	-	10,339,750,571
South Logistic Joint Stock Company	Purchase of services	-	104,338,368
ITL Group Corporation	Purchase of services	18,142,649	18,142,649
TOTAL		18,142,649	10,462,231,588
Short-term trade payables			
South Logistic Joint Stock Company	Purchase of services	22,729,451,721	15,631,449,122
Southern Port Joint Stock Company	Purchase of services	4,262,120,000	3,613,640,000
ITL Group Corporation	Purchase of services	178,524,784	118,464,784
Sotrans Logistics One Member Co., Ltd	Purchase of services	23,359,858	-
First Logistics Development Joint Venture Company	Purchase of services	-	21,365,084
TOTAL		27,193,456,363	19,384,918,990

28 RELATED PARTY DISCLOSURES (continued)

Individual	Position	VND	
		Remuneration	
		For the period from 01 Jan 2026 to 30 Jun 2026	For the period from 01 Jan 2025 to 30 Jun 2025
Mr Dang Vu Thanh	General Director cum BOD member	1,963,960,840	1,730,209,141
Mr Dang Doan Kien	BOD Chairman	780,951,050	775,886,427
Mr Tran Tuan Anh	BOD member	613,960,840	608,709,141
Mr Pham Hai Anh	Deputy General Directo	810,000,000	639,500,000
Mr To Huu Hung	Deputy General Directo	630,000,000	525,500,000
Mr Nguyen Mai Khanh Trinh	Head of BOS	323,180,419	322,354,571
Ms Dinh Thi Phuong Vy	Member of BOS	201,987,762	201,471,607
Mr Nguyen Dang Truong	Member of BOS	201,987,762	201,471,607
TOTAL		5,526,028,673	5,005,102,494

29 OPERATING LEASE COMMITMENTS

The Company leases land and office under an operating lease arrangement, with future minimum rental amounts due as follows

	VND	
	As at 30 Jun 2026	As at 01 Jan 2026
Less than 1 year	6,020,852,072	6,020,852,072
From 1 - 5 years	24,083,408,286	24,083,408,286
More than 5 years	157,085,263,421	159,721,174,767
TOTAL	187,189,523,779	189,825,435,125

30 SEGMENT INFORMATION

	Shipbuilding and float components	Construction works	Freight forwarding and logistic services	Investment activities	TOTAL
For the period from 01 Jan 2026 to 30 Jun 2026					
Segment revenue	-	144,996,248,972	541,347,791,384	74,599,277,726	760,943,318,082
Segment results	-	6,935,946,509	140,877,078,844	67,700,396,731	215,513,422,084
<u>Reconciliation:</u>					
Unallocated revenue					389,902,161
Interest income					10,503,085,164
Interest expense					(2,241,548,171)
Unallocated expenses					(15,639,804,476)
Accounting profit before tax					208,525,056,762
<u>Other segment information</u>					
Depreciation	-	47,101,154	47,331,682,924	-	47,378,784,078
As at 30 Jun 2026					
Segment assets	2,009,103,536	5,274,718,554	1,497,226,956,602	804,803,281,421	2,309,314,060,113
<u>Reconciliation:</u>					
Unallocated assets					(8,732,753,527)
Total assets					2,403,242,316,618
Segment liabilities	-	-	92,283,925,204	-	92,283,925,204
<u>Reconciliation:</u>					
Unallocated liabilities					143,889,445,307
Total liabilities					261,149,814,383

30 SEGMENT INFORMATION (continued)

	Shipbuilding and float components	Construction works	Freight forwarding and logistic services	Investment activities	TOTAL
For the period from 01 Jan 2025 to 30 Jun 2025					
Segment revenue	-	44,308,730,761	490,730,113,453	61,921,238,746	596,960,082,960
Segment results	-	281,449,113	117,592,274,728	55,508,535,796	173,382,259,637
<u>Reconciliation:</u>					
Unallocated revenue					625,837,608
Interest income					10,640,494,531
Interest expense					(2,640,284,638)
Unallocated expenses					(16,017,889,410)
Accounting profit before tax					165,990,417,728
<u>Other segment information</u>					
Depreciation	-	70,888,383	46,977,303,785	-	47,048,192,168
Provision for doubtful receivables	-	-	(231,302,821)	-	(231,302,821)
As at 30 Jun 2025					
Segment assets	2,528,558,795	26,508,226,081	1,381,028,655,593	669,120,159,195	2,079,185,599,664
<u>Reconciliation:</u>					
Unallocated assets					190,178,751,232
Total assets					2,269,364,350,896
Segment liabilities	-	6,159,413,938	80,631,644,309	-	86,791,058,247
<u>Reconciliation:</u>					
Unallocated liabilities					145,734,109,896
Total liabilities					232,525,168,143

31 EVENTS OCCURRING AFTER THE END OF THE SECOND QUARTER OF 2026

There are no material events occurring after the end of the Q2 2026 accounting period that require adjustment to or disclosure in the consolidated financial statements.

Ho Chi Minh City, 25 July 2026



Pham Quang Minh

Preparer



Trinh Van Quy

Chief Accountant



Dang Vu Thanh

General Director