

No.: 428 /CBTT-VOSA

Ho Chi Minh City, October 20, 2026

**PERIODIC DISCLOSURE OF INFORMATION ON FINANCIAL
STATEMENTS**

To: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market, Vietnam Ocean Shipping Agency Corporation hereby discloses its Consolidated Financial Statements (FS) for Quarter 3 of 2026 to the Hanoi Stock Exchange as follows:

1. Name of organization: Vietnam Ocean Shipping Agency Corporation

- Securities code: VSA

- Head office address: 5th Floor, No. 12 Tan Trao, Tan My Ward, Ho Chi Minh City

- Contact telephone: (028) 54161820 / 54161821 / 54161822

- Email: vosagroup@vosagroup.com

Website: www.vosa.com.vn

2. Content of disclosed information:

- Consolidated Financial Statements for Quarter 3 of 2026.

☐ Separate FS (the listed organization has no subsidiary and the superior accounting unit has dependent units);

☒ Consolidated FS (the listed organization has subsidiaries);

☐ General FS (the listed organization has dependent accounting units that organize their own accounting apparatus).

- Cases subject to explanation of reasons:

+ The audit organization issues an opinion other than an unqualified opinion on the FS (applicable to the FS audited in 2026):

☐ Yes

☐ No

Explanatory document where “Yes” is ticked:

☐ Yes

☐ No

+ Profit after tax in the reporting period differs by 5% or more before and after audit, or changes from a loss to a profit or vice versa (applicable to the FS audited in 2026):

☐ Yes

☐ No

Explanatory document where “Yes” is ticked:

☐ Yes

☐ No



+ Profit after corporate income tax in the business performance report of the reporting period changes by 10% or more compared with the report of the same period of the previous year:

☒ Yes

☐ No

Explanatory document where “Yes” is ticked:

☒ Yes

☐ No

+ Profit after tax in the reporting period is a loss, or changes from a profit in the report of the same period of the previous year to a loss in this period or vice versa:

☐ Yes

☐ No

Explanatory document where “Yes” is ticked:

☐ Yes

☐ No

This information was disclosed on the Company’s website on October 20, 2026 at the link: <https://vosa.com.vn/co-dong/bao-cai-tai-chinh/>

3. Report on transactions valued at 35% or more of total assets in 2026.

Where the listed organization has such a transaction, it is requested to report the following in full:

- Content of the transaction:

- Ratio of transaction value to total asset value of the enterprise (%) (*based on the most recent annual financial statements*);

- Date of completion of the transaction:

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

**Person Authorized to Disclose
Information**

Attachments:

- Consolidated Financial Statements for
Quarter 3 of 2026.



Trần Công Toàn

VIET NAM OCEAN SHIPPING AGENCY CORPORATION



**CONSOLIDATED
FINANCIAL STATEMENTS
QUARTER 03/2026**

Ho Chi Minh City, Oct 2026.

VIET NAM OCEAN SHIPPING AGENCY CORPORATION

5th Floor, No. 12 Tan Trao Street, Tan My Ward, Ho Chi Minh City

Tax Code: 0300437898

FORM NO. B 01a-DN/HN

 (Issued under Circular No. 43/2026/TT-BTC dated
April 20, 2026 by the Ministry of Finance)

CONSOLIDATED BALANCE SHEET

As of September 30, 2026

Unit: VND

ASSETS	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
A - CURRENT ASSETS	100		534,988,570,567	514,566,177,826
I - Cash and cash equivalents	110	III.1	167,952,301,041	229,002,506,262
1. Cash	111		141,952,301,041	118,002,506,262
2. Cash equivalents	112		26,000,000,000	111,000,000,000
II - Short-term financial investments	120	III.2	96,040,646,403	66,120,000,000
1. Trading securities	121		-	-
2. Allowance for diminution in value of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		96,040,646,403	66,120,000,000
III - Short-term receivables	130		254,139,891,957	204,231,060,077
1. Short-term trade accounts receivable	131	III.3	161,730,007,040	139,013,924,089
2. Short-term advances to suppliers	132	III.4	25,156,285,513	16,320,870,593
3. Short-term intra-company receivables	133		-	-
4. Construction contract receivables based on progress billings	134		-	-
5. Other short-term receivables	135	III.5	68,200,528,894	49,185,383,610
6. Allowance for doubtful short-term debts (*)	136	III.6	(946,929,490)	(289,118,215)
7. Shortage of assets awaiting resolution	137		-	-
IV - Inventories:	140		-	-
1. Inventories	141	III.7	-	-
2. Provision for devaluation of inventories (*)	142		-	-
VI - Other current assets	160		16,855,731,166	15,212,611,487
1. Short-term prepaid expenses	161	III.12	6,048,180,663	3,600,298,077
2. Deductible value-added tax	162		10,794,861,887	11,378,097,031
3. Taxes and other receivables from the State budget	163		12,688,616	234,216,379
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		-	-
B - NON-CURRENT ASSETS	200		119,681,228,190	125,577,730,028
I - Long-term receivables	210		1,106,534,800	2,057,620,825
1. Long-term trade accounts receivable	211		-	-
2. Long-term repayments to suppliers	212		-	-
3. Operating capital in dependent units	213		-	-
4. Long-term internal receivables	214		-	-
5. Other long-term receivables	215		1,106,534,800	2,057,620,825
6. Provision for long-term doubtful debts (*)	216		-	-
II - Fixed assets	220		40,383,328,952	46,783,456,742
1. Tangible fixed assets	221	III.8	31,703,697,361	35,163,321,796
- Historical Cost	222		129,149,503,582	138,410,946,153
- Accumulated depreciation (*)	223		(97,445,806,221)	(103,247,624,357)
2. Finance lease fixed assets	224		-	-
- Historical Cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	III.9	8,679,631,591	11,620,134,946
- Historical Cost	228		13,481,484,478	15,674,112,996
- Accumulated amortization (*)	229		(4,801,852,887)	(4,053,978,050)
IV - Investment property	240	III.10	18,800,118,716	19,353,879,827
- Historical Cost	241		117,303,080,204	107,706,916,115
- Accumulated depreciation	242		(98,502,961,488)	(88,353,036,288)
V - Long-term work in progress	250		453,067,408	212,326,667
1. Long-term production and business work-in-progress	251		-	-
2. Construction in progress	252	III.11	453,067,408	212,326,667
VI - Long-term financial investments	260	III.12	5,194,976,723	5,194,976,723



VIET NAM OCEAN SHIPPING AGENCY CORPORATION

5th Floor, No. 12 Tan Trao Street, Tan My Ward, Ho Chi Minh City

Tax Code: 0300437898

FORM NO. B 01a-DN/HN

 (Issued under Circular No. 43/2026/TT-BTC dated
April 20, 2026 by the Ministry of Finance)

CONSOLIDATED BALANCE SHEET

As of September 30, 2026

Unit: VND

ASSETS	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		3,500,873,059	3,500,873,059
3. Equity investments in other entities	263		1,694,103,664	1,694,103,664
4. Allowance for impairment of long-term investments in other entities (*)	264		-	-
5. Long-term held-to-maturity investments	265		-	-
6. Allowance for long-term held-to-maturity investments (*)	266		-	-
VII - Other long-term assets	270		53,743,201,591	51,975,469,244
1. Long-term prepayments	271	III.12	53,743,201,591	51,975,469,244
2. Deferred income tax assets	272		-	-
3. Long-term equipment, supplies, and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS	280		654,669,798,757	640,143,907,854
EQUITY AND LIABILITIES				
C - LIABILITIES	300		315,856,449,672	301,262,011,121
I - Current liabilities	310		313,379,896,194	298,945,180,370
1. Short-term trade account payables	311	III.13	111,021,149,650	92,116,028,826
2. Short-term advances from customers	312	III.14	19,877,870,966	11,606,618,511
3. Dividends and profits payable	313	III.15	452,958,335	-
4. Short-term taxes and other payables to Government budget	314	III.16	6,255,901,535	10,276,166,600
5. Payable to employees	315		26,460,584,364	33,630,412,582
6. Short-term accrued expenses	316	III.17	20,505,573,191	8,747,430,621
7. Short-term intra-company payables	317		-	-
8. Payables under schedule of construction contract	318		-	-
9. Short-term unearned revenue	319	III.19	3,416,697,396	976,927,264
10. Other short-term payables	320	III.18	115,356,046,131	132,243,041,206
11. Short-term borrowings and finance lease liabilities	321		2,002,107,710	1,674,867,962
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		8,031,006,916	7,673,686,798
14. Price stabilisation fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II-Non-current liabilities	330		2,476,553,478	2,316,830,751
1. Long-term trade account payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to the State budget	333		-	-
4. Long-term accrued expenses	334		-	450,000,000
5. Inter-company payables for operating capital	335		-	-
6. Long-term inter-company payables	336		-	-
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338		2,381,882,106	1,784,700,288
9. Long-term borrowings and finance lease liabilities	339		-	-
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred tax liabilities	342		94,671,372	82,130,463
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-
D - EQUITY	400		338,813,349,085	338,881,896,733
1. Owner's invested capital	411	III.20	140,964,860,000	140,964,860,000
- Common shares with voting rights	411a		140,964,860,000	140,964,860,000
- Preferred shares	411b		-	-

VIET NAM OCEAN SHIPPING AGENCY CORPORATION

5th Floor, No. 12 Tan Trao Street, Tan My Ward, Ho Chi Minh City

Tax Code: 0300437898

FORM NO. B 01a-DN/HN

(Issued under Circular No. 43/2026/TT-BTC dated
April 20, 2026 by the Ministry of Finance)

CONSOLIDATED BALANCE SHEET

As of September 30, 2026

Unit: VND

ASSETS	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
2. Share premium	412		-	-
3. Conversion options on convertible bonds	413		-	-
4. Other owner's capital	414		-	-
5. Treasury shares (*)	415		-	-
6. Asset revaluation reserve	416		-	-
7. Foreign exchange difference reserve	417		-	-
8. Investment and development fund	418		169,057,359,067	169,057,359,067
9. Other funds belonging to owner's equity	419		-	-
10. Retained earnings	420		28,791,130,018	28,859,677,666
- Accumulated retained earnings to the end of the previous period	420a		7,435,075,426	5,123,749,363
- Retained earnings for the current period	420b		21,356,054,592	23,735,928,303
TOTAL RESOURCES	440		654,669,798,757	640,143,907,854

Preparer

Head of Finance and Accounting Department

Ho Chi Minh City, Date 20 Month 10 Year 2026

General Director



Le Pham My Hang

Nguyen Thi Thanh Thuy

Phan Nhan Thao

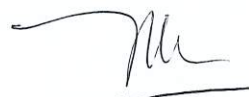
CONSOLIDATED INCOME STATEMENT
For the accounting period from January 01, 2026 to September 30, 2026

Unit: VND

ITEMS	Code	Notes	Quarter III		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales of goods and provision of services	01	IV.1	327,663,010,979	241,975,639,559	1,026,816,445,755	795,419,595,525
2. Revenue deductions	02	IV.1	-	-	-	-
3. Net revenue from sales of goods and provision of services (10=01-02)	10	IV.1	327,663,010,979	241,975,639,559	1,026,816,445,755	795,419,595,525
4. Cost of goods sold	11	IV.2	302,906,907,796	217,226,450,576	951,082,825,055	725,704,002,877
5. Gross profit from sales of goods and provision of services (20=10-11)	20		24,756,103,183	24,749,188,983	75,733,620,700	69,715,592,648
6. Gain/loss from sale and disposal of investment property	21					
7. Financial income	22	IV.3	3,699,965,765	4,213,839,343	11,697,175,629	13,697,866,967
8. Financial expenses	23	IV.4	693,709,809	569,054,223	1,991,962,142	2,177,866,707
In which: Interest expenses	24		25,741,503	27,405,106	38,193,322	78,230,199
9. Selling expenses	25					
10. General and administrative expenses	26	IV.5	19,091,275,646	17,171,570,272	55,741,440,235	52,543,995,508
11. Share of profit or loss in joint ventures and associates	27		-		-	
12. Net operating profit [30 = 20 + 21 + 22 - (23 + 25 + 26)]	30		8,671,083,493	11,222,403,831	29,697,393,952	28,691,597,400
13. Other income	31	IV.6	728,465,256	7,285,379	943,542,340	184,795,612
14. Other expenses	32	IV.7	1,541,503,141	757,445,297	2,272,715,019	823,190,673
15. Other profit/(loss) (40 = 31 - 32)	40		(813,037,885)	(750,159,918)	(1,329,172,679)	(638,395,061)
16. Total net profit before tax (50=30+40)	50		7,858,045,608	10,472,243,913	28,368,221,273	28,053,202,339
17. Current corporate income tax expense	51	IV.9	2,291,640,120	2,291,397,540	6,999,625,772	5,912,077,561
18. Deferred corporate income tax expense	52		-	-	12,540,909	12,540,907
19. Net profit after tax (60=50-51-52)	60		5,566,405,488	8,180,846,373	21,356,054,592	22,128,583,871
20. Basic earnings per share (*)	70		395		1,515	1,570
21. Diluted earnings per share (*)	71		395		1,515	1,570

Preparer

Manager of Accounting and Financial Dept


Le Pham My Hang


Nguyen Thi Thanh Thuy


Ho Chi Minh City, Date 10/10/2026
General Director
Phan Nhan Thao

VIET NAM OCEAN SHIPPING AGENCY CORPORATION

Floor 5, No. 12 Tan Trao Street, Tan My Ward, Ho Chi Minh City

Tax Code: 0300437898

FORM B 03a-DN/HN

 Circular No. 43/2026/TT-BTC dated April 20, 2026 of
the Ministry of Finance

STATEMENT OF CASH FLOWS

(Indirect method)

For the accounting period from January 01, 2026 to September 30, 2026

Unit: VND

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter, Current year	Accumulated from the beginning of the year to the end of this quarter, Prior year
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		28,368,221,273	28,053,202,339
2. Adjustments for				-
- Depreciation of fixed assets and investment properties	02		7,094,770,901	7,354,463,189
- Provisions	03		657,811,275	-
- Foreign exchange gains/losses from revaluation of foreign currency monetary items	04		16,567,306	(58,402,909)
- Profits/losses from investing and financing activities	05		(6,709,108,801)	(4,997,640,910)
- Interest expenses	06		38,193,322	78,230,199
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		29,466,455,276	30,429,851,908
- Increase/decrease in receivables	09		(52,053,305,714)	4,895,374,620
- Increase/decrease in inventories	10		-	-
- Increase/decrease in payables (excluding interest payable, corporate income tax payable)	11		12,565,751,077	68,968,541,282
- Increase/decrease in prepayments	12		(4,215,614,933)	2,655,916,371
- Increase/decrease in held-for-trading securities	13		-	-
- Borrowing costs paid	14		(38,193,322)	(78,230,199)
- Corporate income tax paid	15		(5,668,039,073)	(5,319,204,769)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows for operating activities	17		(6,970,796,122)	(4,086,435,979)
Net cash flows from operating activities	20		(26,913,742,811)	97,465,813,234
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets and other long-term assets	21		(381,622,741)	(1,049,545,000)
2. Proceeds from disposals of fixed assets and other long-term assets	22		404,090,909	90,000,000
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(91,105,410,959)	(4,000,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		63,505,410,959	-
5. Cash paid for equity investments in other entities	25		-	-
6. Cash received from divestment from other entities	26		-	-
7. Cash received from interest, dividends, and profits shared	27		7,219,143,691	6,318,884,527

VIET NAM OCEAN SHIPPING AGENCY CORPORATION

Floor 5, No. 12 Tan Trao Street, Tan My Ward, Ho Chi Minh City

Tax Code: 0300437898

FORM B 03a-DN/HN

 Circular No. 43/2026/TT-BTC dated April 20, 2026 of
the Ministry of Finance

STATEMENT OF CASH FLOWS

(Indirect method)

For the accounting period from January 01, 2026 to September 30, 2026

Unit: VND

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter, Current year	Accumulated from the beginning of the year to the end of this quarter, Prior year
1	2	3	4	5
Net cash flows from investing activities	30		(20,358,388,141)	1,359,339,527
III. Cash flows from financing activities			-	
1. Capital contribution and issuance of shares	31		-	-
2. Payments for capital returns to owners and repurchase of issued shares	32		-	-
3. Drawdown of borrowings	33		3,359,944,822	7,827,800,370
4. Repayment of borrowings	34		(3,032,705,074)	(5,750,713,112)
5. Repayments of principal of finance lease obligations	35		-	-
6. Dividends and profits paid to owners	36		(14,096,486,000)	(20,671,680,400)
Net cash flows from financing activities	40		(13,769,246,252)	(18,594,593,142)
Net cash flows during the period (50 = 20 + 30 + 40)	50		(61,041,377,204)	80,230,559,619
Cash and cash equivalents at the beginning of the period	60		229,002,506,262	220,057,534,001
Effect of exchange rate fluctuations on foreign currencies	61		(8,828,017)	103,548,876
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70		167,952,301,041	300,391,642,496

Preparer

Manager of Accounting and Financial Dep

Ho Chi Minh City, Date 26 Month 10 Year 2026

General Director

Le Pham My Hang

Nguyen Thi Thanh Thuy



Phan Nhan Thao

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

I- CORPORATE OPERATING CHARACTERISTICS

1- Form of capital ownership

Vietnam Ocean Shipping Agency Corporation was equitized from the State-owned Enterprise - Vietnam Ocean Shipping Agency, pursuant to Decision No. 5099/QĐ-BGTVT dated December 30, 2005, of the Ministry of Transport, and registered as a joint stock company. The Company's shares were listed on the Hanoi Stock Exchange on December 22, 2015, under the ticker symbol VSA.

The Company operates under Enterprise Registration Certificate for Joint Stock Company No. 0300437898, first issued by the Department of Planning and Investment of HCMC on October 20, 2006, and registered for the 16th amendment on March 26, 2026.

The Company's head office is located at: 5th Floor, No. 12 Tan Trao Street, Tan My Ward, Ho Chi Minh City.

The Company's charter capital is 140,964,860,000 VND, equivalent to 14,096,486 shares. The par value per share is 10,000 VND.

The Company's subsidiaries consolidated in the consolidated financial statements as of September 30, 2026 include:

No.	Company name	Ownership interest rate	Voting rights rate	Address	Principal business activities
1	Northern Freight International Company Limited	100%	1	No. 25 Dien Bien Phu Street, Gia Vien Ward, Hai Phong City	Other service activities related to transportation
2	VITAMAS Company limited	100%	1	No. 44 - 46 Nguyen Tat Thanh, Xom Chieu Ward, Ho Chi Minh City	Other service activities related to transportation
3	VOSA SAI GON Company Limited	100%	1	10th Floor, No. 1 Dinh Le, Xom Chieu Ward, Ho Chi Minh City	Other service activities related to transportation

2- Business sectors

Maritime services and commerce.

3- Lines of business

Freight agency and tallying; maritime brokerage and maritime services; ship agency and maritime agency; manufacturing of technical gaskets; container transport by road; office leasing; ship supply services; import-export, trading, and consignment agency for domestic and foreign goods, including: industrial production chemicals (excluding highly toxic chemicals), agricultural and seafood products; freight transport by road and inland waterways; cargo handling; consignment agency; international multimodal transport; tugboat services; logistics services; trading, leasing, and repairing containers; maritime transport business; warehousing business; tourist accommodation business: hotels (excluding hotel operations at head office); customs clearance agency services.

II- ACCOUNTING REGIME AND ACCOUNTING POLICIES APPLIED BY THE COMPANY

1- Accounting period, currency used in accounting

The Company's accounting period follows the calendar year, beginning on January 01 and ending on December 31 each year.

The accounting currency is Vietnamese Dong (VND).

2- Accounting standards and accounting regime applied

The Company applies the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 by the Minister of Finance. Statement on compliance with accounting standards and accounting regime The Company has complied with Vietnamese Accounting Standards and relevant guidance circulars issued by the State. The financial statements are prepared and presented in accordance with all requirements of each applicable accounting standard, circular guiding standard implementation, and the prevailing Enterprise Accounting Regime.'

3- Basis for preparation of financial statements

The Company's consolidated financial statements are prepared on the basis of consolidating the separate financial statements of the Company and the financial statements of the subsidiaries controlled by the Company. The financial statements of the subsidiaries apply accounting policies consistent with those of the Company. Where necessary, the financial statements of the subsidiaries are adjusted to ensure consistency in the accounting policies applied across the Company and its subsidiaries.

4- Financial instruments

Initial recognition

The Company's financial assets comprise cash and cash equivalents, trade and other receivables, loans, and long-term investments. At initial recognition, financial assets are measured at purchase price/issuance cost plus other directly attributable transaction costs related to the purchase or issuance of such financial assets.

The Company's financial liabilities comprise borrowings, trade and other payables, and accrued expenses. At initial recognition, financial liabilities are measured at issuance price plus transaction costs directly attributable to the issuance of such financial liabilities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

Measurement after initial recognition

Currently, there are no specific regulations on the revaluation of financial instruments after initial recognition.

5- Foreign currency transactions

Transactions in foreign currencies during the fiscal year are translated into Vietnamese Dong at the actual exchange rates at the transaction dates. These actual exchange rates are determined based on the following principles:

- When buying or selling foreign currencies: the exchange rate stipulated in the foreign currency purchase and sale contract between the Company and the commercial bank;
- When recognizing receivables: the buying exchange rate of the commercial bank designated by the Company for customer settlement at the transaction date;
- When recognizing payables: the selling exchange rate of the commercial bank where the Company expects to transact at the transaction date.

Actual exchange rates used for revaluing foreign currency monetary items at the date of the Financial Statements are determined based on the following principles:

- For items classified as assets: the foreign currency buying exchange rate of the commercial bank where the Company regularly transacts;
- For foreign currency deposits: the buying exchange rate of the bank where the Company maintains its foreign currency account;

For items classified as liabilities: the foreign currency selling exchange rate of the commercial bank where the Company regularly transacts.

All actual exchange differences arising during the year and differences resulting from the revaluation of year-end balances of foreign currency monetary items at the date of the Financial Statements are recognized in the income statement for the fiscal year. Gains from foreign exchange differences arising from the year-end revaluation of foreign currency monetary items are not used for profit distribution or dividend payments.

6- Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank deposits, cash in transit, and short-term investments with a maturity or recovery period of no more than three months from the acquisition date that are readily convertible into known amounts of cash and subject to an insignificant risk of conversion into cash.

7- Financial investments

Held-to-maturity investments comprise: term bank deposits held to maturity to earn periodic interest and other held-to-maturity investments.

Investments in joint ventures and associates are initially recognized in the accounting records at cost. After initial recognition, the carrying amounts of these investments are measured at cost less allowance for impairment.

Capital investments in other entities comprise: investments in equity instruments of other entities over which the Company does not have control, joint control, or significant influence. The initial carrying amount of these investments is determined at cost. After initial recognition, the carrying amount of these investments is determined at cost less allowance for impairment.

The allowance for impairment of investments is made at the year-end as follows:

- For investments in joint ventures and associates: the allowance for impairment is recognized when the investee incurs losses, based on the Financial Statements of the joint venture or associate at the time of making the allowance.
- For long-term investments (not classified as trading securities) where the Company does not have significant influence over the investee: if the investment is in listed shares or its fair value can be reliably determined, the allowance is based on the market price of the shares; if the fair value of the investment cannot be determined at the reporting date, the allowance is based on the investee's Financial Statements at the time of making the allowance.
- For held-to-maturity investments: allowance for doubtful debts is made based on recoverability in accordance with statutory regulations.

8- Receivables

Receivables are tracked in detail by maturity, debtor, original currency, and other factors according to the management requirements of the Company.

An allowance for doubtful debts is made for: overdue receivables stipulated in economic contracts, loan agreements, contractual commitments, or debt covenants, as well as undue receivables that are unlikely to be recovered. In particular, the allowance for overdue receivables is based on the original repayment term under the initial sales contract, regardless of any debt extension between the parties, and for undue receivables where the debtor has become bankrupt or is undergoing dissolution procedures, is missing, or has absconded.

9- Fixed assets

Tangible fixed assets and intangible fixed assets are initially recognized at cost. During their useful lives, tangible fixed assets and intangible fixed assets are stated at historical cost, accumulated depreciation/amortisation, and carrying amount.

Depreciation of fixed assets is calculated using the straight-line method over their estimated useful lives as follows:

Category of fixed assets

- Buildings and structures

Number of years

06 – 44

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

- Machinery and equipment	5
- Vehicles and transmission equipment	05 – 11
- Management tools and equipment	03 – 10
- Land use rights	34 – 50
- Computer software	03-05

10- Investment property

Investment property is initially recognized at cost.

Investment property held for operating lease is stated at historical cost, accumulated depreciation, and carrying amount. Depreciation is calculated using the straight-line method over the estimated useful lives as follows:

- Buildings and structures: 05 – 20 years

Investment property is derecognised from the Financial Statements upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the investment property is recognised in the income statement in the period of disposal. Transfers from owner-occupied property or inventories to investment property are made only when there is a change in use, evidenced by end of owner-occupation and commencement of an operating lease to another party or completion of construction. Transfers from investment property to owner-occupied property or inventories are made only when there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. Transfers between investment property, owner-occupied property, and inventories do not change the carrying amount or cost of the property at the date of transfer.

11- Construction in progress

Construction in progress reflects costs directly related to the construction of workshops and installation of machinery and equipment that have not yet been completed. Assets under construction and installation are not depreciated.

12- Operating leases

An operating lease is a lease of fixed assets under which substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Payments made under operating leases are recognised in the income statement on a straight-line basis over the term of the operating lease.

13- Prepayments

Expenses incurred that are related to the business performance of multiple accounting periods are recorded as prepayments and allocated gradually to business performance in subsequent accounting periods.

Prepaid land rental expenses comprise prepaid land rentals, including those related to leased land for which the Company has obtained land use right certificates but which do not qualify for recognition as intangible fixed assets under Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013 providing guidelines on the management, use, and depreciation of fixed assets, as well as other costs incurred to secure the use of leased land. These expenses are recognised and reported in the income statement on a straight-line basis over the term of the land lease agreement. The calculation and allocation of long-term prepayments into production and business costs for each accounting period are based on the nature and extent of each type of expense to select an appropriate allocation method and criteria; prepayments are amortised gradually into production and business costs using the straight-line method.

14- Liabilities

Liabilities are monitored by due date, creditor, original currency, and other factors according to the Company's management requirements.

15- Borrowings

Borrowings are monitored by lender, loan contract, and maturity of the loans and finance lease liabilities. For borrowings and liabilities in foreign currencies, detailed monitoring is conducted by original currency.

16- Borrowing costs

Borrowing costs are recognised as production and operating expenses in the year they are incurred, except for borrowing costs directly attributable to the construction or production of qualifying assets, which are included in the cost of those assets (capitalised) when meeting the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs". In addition, for specific borrowings used for the construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is less than 12 months.

17- Accrued expenses

Payables for goods and services received from suppliers or provided to buyers during the reporting period but not yet paid, along with other payables, are recognised in production and operating expenses of the reporting period.

The recognition of accrued expenses into production and operating expenses for the year is carried out in accordance with the matching principle between revenue and expenses incurred during the year. Accrued expenses will be settled against actual incurred expenses. Any difference between the accrued amount and the actual expense is reversed.

18- Unearned revenue

Unearned revenue includes revenue received in advance, such as amounts prepaid by customers for one or more accounting periods for property leasing.

19- Owners' equity

Owners' contributed capital is recognised on the basis of the actual capital contributed by the owners.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

Undistributed earnings reflect business performance (profit, loss) after corporate income tax and the distribution of profits or settlement of losses of the Company. Dividends and profits paid to owners in excess of undistributed earnings are treated as a reduction in contributed capital. Undistributed earnings may be distributed to investors based on their capital contribution ratio upon approval by the General Meeting of Shareholders and after appropriation to funds in accordance with the Company's Charter and Vietnamese legal regulations.

The Company appropriates the following reserve funds from its net profit after corporate income tax upon proposal by the Board of Directors and approval by shareholders at the Annual General Meeting of Shareholders.

- Investment and development fund: This fund is appropriated to serve the expansion of operations or in-depth investment of the Company.

- Bonus and welfare fund and Managers' bonus fund: These funds are appropriated to provide monetary awards, material incentives, common benefits, and welfare improvements for employees, and are presented as liabilities on the Statement of Financial Position.

Dividends payable to shareholders are recognised as a liability on the Company's Statement of Financial Position upon notification of dividend payment by the Company's Board of Directors and notification of the record date for dividend entitlement by the Vietnam Securities Depository.

20- Revenue

Revenue from the provision of services

Revenue from the provision of services is recognised when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the date of the Statement of Financial Position can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Revenue arising from interest, royalties, dividends, distributed profits, and other financial income is recognised when both of the following two (2) conditions are satisfied:

- It is probable that economic benefits associated with the transaction will flow to the Company;
- The amount of revenue can be measured reliably.

Dividends and distributed profits are recognised when the Company's right to receive dividend payments or profit distributions from capital contributions is established.

21- Cost of goods sold

Cost of sales during the year is recognized in accordance with revenue arising in the year and ensures compliance with the prudence principle. Losses of supplies and goods exceeding normal limits, costs exceeding normal operating capacity, and inventory losses after deducting the liabilities of related collectives and individuals are fully and promptly recognized in cost of sales during the year.

22- Financial expenses

Expenses recognized in financial expenses comprise:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Provision for diminution in value of trading securities, allowance for losses on investments in other entities, losses incurred upon disposal of foreign currencies, foreign exchange losses, etc.

The above items are recognized at total amounts incurred during the year, without offsetting against financial income.

23- Corporate income tax

Current corporate income tax expense is determined based on taxable income for the year and the corporate income tax rate applicable in the current financial year.

The Company is subject to a corporate income tax rate of 20% on production and business activities generating taxable income for the financial year ended September 30, 2026.

24- Earnings per share

Basic earnings per share is calculated by dividing post-tax profit or loss attributable to ordinary shareholders of the Company (after adjusting for the appropriation to Bonus and Welfare Fund and Executive Board Bonus Fund) by the weighted average number of ordinary shares outstanding during the year.

25- Related parties

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

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

In considering each relationship of related parties for the preparation and presentation of the financial statements, the Company pays attention to the substance of the relationship rather than merely the legal form.

26- Segment information

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

As the Company's principal activities are shipping agency, maritime shipping, and associated services in Vietnam, the Company does not present segment reports by business sector or geographical area.

III ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

1 CASH AND CASH EQUIVALENTS

	<u>30/09/2026</u>	<u>01/01/2026</u>
Cash on hand	103,810,871	84,291,494
Demand bank deposits	141,848,490,170	117,918,214,768
Cash equivalents (*)	26,000,000,000	111,000,000,000
	<u>167,952,301,041</u>	<u>229,002,506,262</u>

Details of demand deposit balances:

	<u>30/09/2026</u>	<u>01/01/2026</u>
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	126,824,035,183	106,601,855,649
- Military Commercial Joint Stock Bank	4,968,121,379	4,160,111,155
- Vietnam Technological and Commercial Joint Stock Bank	4,494,542,832	2,768,428,341
- Vietnam Maritime Commercial Bank	1,424,857,568	2,689,511,807
- Joint Stock Commercial Bank for Investment and Development of	3,751,920,068	1,537,286,725
- Saigon - Hanoi Commercial Joint Stock Bank (SHB)	2,955,693	-
- Loc Phat Vietnam Commercial Joint Stock Bank (LPBank)	289,666	-
- Vietnam - Russia Joint Venture Bank	381,767,781	161,021,091
	<u>141,848,490,170</u>	<u>117,918,214,768</u>

Details of cash equivalent balances:

	<u>30/09/2026</u>	<u>01/01/2026</u>
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	26,000,000,000	52,000,000,000
- Joint Stock Commercial Bank for Investment and Development of		40,000,000,000
- Saigon - Hanoi Commercial Joint Stock Bank		14,000,000,000
- Loc Phat Vietnam Commercial Joint Stock Bank		5,000,000,000
- Military Commercial Joint Stock Bank		
	<u>26,000,000,000</u>	<u>111,000,000,000</u>

(*) As at September 30, 2026, cash equivalents represent term deposits with terms from 01 month to 03 months deposited at Commercial Joint Stock Banks with interest rates ranging from 4.55%/year to 4.75%/year.

2 FINANCIAL INVESTMENTS

a) Short-term investments

Landscape print

b) Capital investments in other entities

Landscape print

2 FINANCIAL INVESTMENTS

a) Short-term investments

	As of September 30, 2026		As of January 01, 2026	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Held-to-maturity investments (*)				
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	26,720,000,000	26,720,000,000	30,720,000,000	30,720,000,000
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch	-	-	400,000,000	400,000,000
- Loc Phat Vietnam Joint Stock Commercial Bank - Ha Tinh Branch	37,000,000,000	37,000,000,000	10,000,000,000	10,000,000,000
- Saigon - Hanoi Commercial Joint Stock Bank - Ha Thanh Branch	20,000,000,000	20,000,000,000	10,000,000,000	10,000,000,000
- Military Commercial Joint Stock Bank - South Saigon Branch	-	-	15,000,000,000	15,000,000,000
- Kien Long Commercial Joint Stock Bank (KienlongBank)	10,000,000,000	10,000,000,000		-
- Accrued interest value	2,320,646,403	2,320,646,403		
Total	96,040,646,403	96,040,646,403	66,120,000,000	66,120,000,000

(*) As of September 30, 2026, term deposits with maturities from 06 months to 12 months were deposited at Joint Stock Commercial Banks with interest rates ranging from 4.75%/year to 8.8%/year.

b) Capital investments in other entities

	As of September 30, 2026		As of January 01, 2026	
	Cost	Book value under equity	Cost	Book value under equity
	VND	VND	VND	VND
b.1) Investments in associates	8,794,200,000	- 3,500,873,059	8,794,200,000	- 3,500,873,059
- NYK Auto Logistics (Vietnam) Co., Ltd.	7,248,600,000	1,955,273,059	7,248,600,000	1,955,273,059
- Sinotrans Container Lines (Vietnam) Co., Ltd.	1,545,600,000	1,545,600,000	1,545,600,000	1,545,600,000
	8,794,200,000	3,500,873,059	8,794,200,000	- 3,500,873,059

	As of September 30, 2026			As of January 01, 2026		
	Cost	Fair value(*)	Allowance	Cost	Fair value	Allowance
	VND	VND	VND	VND	VND	VND
b.2) Investments in other entities	1,694,103,664	1,694,103,664	-	1,694,103,664	1,694,103,664	-
- Yusen Logistics and Transport (Vietnam) Co., Ltd.	1,072,836,000	1,072,836,000	-	1,072,836,000	1,072,836,000	-
- Yusen Logistics (Vietnam) Co., Ltd.	63,746,040	63,746,040	-	63,746,040	63,746,040	-
- Lotus Joint Venture Company	557,521,624	557,521,624	-	557,521,624	557,521,624	-
	1,694,103,664	1,694,103,664		1,694,103,664	1,694,103,664	

(*) As at September 30, 2026, the Company did not revalue the fair value of investments in other entities due to insufficient basis for valuation. Therefore, the Company presents the fair value at the cost of the investment.

Details of investees:

Investee name	Place of incorporation and operation	Ownership	Voting rights	Principal business activities
<i>Associates</i>				
- NYK Auto Logistics (Vietnam) Co., Ltd.	Ho Chi Minh City	20.00%	20.00%	Maritime transport, freight forwarding, and warehousing services.
- Sinotrans Container Lines (Vietnam) Co., Ltd. (4)	Ho Chi Minh City	20.00%	20.00%	Maritime transport, freight forwarding,

Other entities

Details of the Company's investments in other entities are as follows:

Company name	Place of incorporation and operation	Ownership	Voting rights	Principal business activities
- Yusen Logistics and Transport (Vietnam) Co., Ltd. (1)	Hanoi City	51.00%	0.00%	Road freight transport, forwarding, and warehouse leasing; customs clearance

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

3 SHORT-TERM TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
Related parties				
Vinalines Nha Trang Joint Stock Company	125,410,683	(125,410,683)	125,410,683	(125,410,683)
VIMC Dinh Vu Port Joint Stock Company	-		55,000,000	
Can Tho Port Joint Stock Company	12,960,000		25,920,000	
Maritime Development Joint Stock Company	23,230,800			
Cai Lan International Container Terminal Co., Ltd.	-		847,985,954	
Dinh Vu Port Investment & Development Joint Stock Company	5,400,000		16,200,000	
VIMC Logistics Joint Stock Company - Ho Chi Minh City Branch	760,309,059			
VIMC Logistics Joint Stock Company - Ho Chi Minh City Branch	7,344,000			
Nhat Viet International Transport Co., Ltd.	36,823,142			
VIMC Container Shipping Joint Stock Company	1,425,700,000		1,025,350,000	
Cai Lan Port Investment Joint Stock Company	138,600,000		143,571,824	
	2,535,777,684	(125,410,683)	2,239,438,461	(125,410,683)
Other parties				
Naigai Nitto Logistics Vietnam Company Limited	15,060,006,245		14,646,693,907	
VNO IMPORT EXPORT TRADING SERVICE CO., LTD	1,636,200,000		6,553,618,200	
Nui Phao Mining Company Ltd	8,163,884,215		3,967,129,294	
Netma Joint Stock Company	8,169,869,920		2,308,860,576	
Hoa Phat Hai Duong Steel Joint Stock Company	-		9,775,429,599	
Daeho Steel Vietnam Co., Ltd.	5,433,266,424		501,159,897	
Dai Dung Metallic Manufacture Construction and Trade Joint Stock Company	4,139,989,639		-	
Hyundai Aluminum Vina Joint Stock Company	569,575,512		3,446,528,700	
FedEx Logistics Vietnam Co., Ltd.	-		1,740,918,139	
Alk Vina Joint Stock Company	-		1,265,961,502	
Vietnam Machinery Installation Corporation - JSC	-		6,135,497,058	
KD Sports Vietnam Company Limited	4,412,752,378		4,832,453,924	
Other trade receivables	114,144,462,707	(946,929,490)	83,839,673,293	(192,520,809)
	161,730,007,040	(946,929,490)	139,013,924,089	(192,520,809)

4 SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
Related parties				
VIMC Maritime Project Management Board - Branch of Vietnam Maritime Corporation	330,026,400		330,026,400	
Da Nang Port Joint Stock Company	9,475,920			
	339,502,320	-	330,026,400	-
Other parties				
Thanh Vinh Construction and Trading Joint Stock Company	11,124,772,858		-	
Quang Ninh Maritime Administration	5,124,768,232		3,390,034,558	
B12 Oil Port	2,091,501,100		2,044,003,000	
Ha Long Investment Company Limited	1,112,736,000		1,391,802,400	
Hai Phong Maritime Port Authority	-		2,744,762,371	
Advances to other suppliers	5,702,507,323		6,750,268,264	
	25,156,285,513	-	16,320,870,593	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

5 OTHER RECEIVABLES

	30/09/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
a) Short-term				
Dividends and profits receivable	-		1,818,943,011	
Interest receivable on deposits and loans	-		1,415,829,191	
Advances to employees and receivables from employees	4,322,748,717		1,660,542,810	
Collateral and security deposits	8,458,515,104		7,741,360,440	
Other receivables	55,419,265,073	-	36,548,708,158	(96,597,406)
+ Disbursements on behalf for transport, ocean freight, storage fees, documentation fees, and stevedoring for shipping lines	30,372,524,417		26,555,336,286	
+ Other receivables	25,046,740,656		9,993,371,872	
	68,200,528,894	-	49,185,383,610	(96,597,406)
b) Long-term				
- Collateral and security deposits	1,106,534,800		2,057,620,825	
	1,106,534,800	-	2,057,620,825	-
c) In which: Other receivables from related parties				
Vietnam Maritime Corporation	357,798,600		357,798,600	
VIMC CONTAINER TRANSPORT JOINT STOCK COMPANY	1,920,477,815		1,505,189,510	
Da Nang Port Tugboat Joint Stock Company	110,160,000		-	
Yusen Logistics and Transportation (Vietnam) Co., Ltd.	-		1,818,943,011	
	2,388,436,415	-	3,681,931,121	-

6 DOUBTFUL DEBTS

	30/09/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
Total value of receivables and loans that are overdue or not yet overdue but doubtful of recovery				
+ Vinalines Nha Trang Joint Stock Company	125,410,683	(125,410,683)	125,410,683	(125,410,683)
+ Shipping Corporation of India	-	-	96,597,406	(96,597,406)
+ Vmodule Company Limited	50,000,000	(25,000,000)	50,000,000	
+ An Phu Trading and Forwarding Service Co., Ltd.	1,454,215,118	(680,895,970)	1,361,791,941	
+ Global Blue Sea Seafood Import-Export Trading Co., Ltd.	65,837,427	(19,751,228)	65,837,427	
+ Vinashin Ocean Shipping One Member Co., Ltd.	95,871,609	(95,871,609)	95,871,609	(67,110,126)
	1,791,334,837	(946,929,490)	1,795,509,066	(289,118,215)

7 INVENTORIES

	30/09/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
Goods in transit	-		0	
	-	-	-	-

8 TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Office equipment	Total
Cost					
Opening balance	73,817,886,963	3,249,996,545	58,313,571,038	3,029,491,607	138,410,946,153
- Purchases during the period				90,282,000	90,282,000
- Transferred from CIP completed					-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

- Internal transfers					
- Transferred to investment property	(7,352,935,571)	-	-	-	(7,352,935,571)
- Disposals and sales	-	(52,409,091)	(1,946,379,909)	-	(1,998,789,000)
- Other decreases					
Ending balance	66,464,951,392	3,197,587,454	56,367,191,129	3,119,773,607	129,149,503,582
Accumulated depreciation					
Opening balance	49,606,021,361	3,066,816,018	47,726,312,326	2,848,474,652	103,247,624,357
- Depreciation charge for the period	1,211,778,519	37,221,948	1,698,332,333	150,028,047	3,097,360,847
- Other increases					
- Internal transfers					
- Reclassifications	(2)	-	2	-	-
- Transferred to investment property	(6,900,389,983)	-	-	-	(6,900,389,983)
- Disposals and sales	-	(52,409,091)	(1,946,379,909)	-	(1,998,789,000)
- Other decreases					
Ending balance	43,917,409,895	3,051,628,875	47,478,264,752	2,998,502,699	97,445,806,221
Net book value					
At the beginning of the period	24,211,865,602	183,180,527	10,587,258,712	181,016,955	35,163,321,796
At the end of the period	22,547,541,497	145,958,579	8,888,926,377	121,270,908	31,703,697,361

List of tangible fixed assets representing 10% or more of total tangible fixed assets during the period:

Name of tangible fixed asset	Category	Cost	Accumulated depreciation	Net book value
Office on 5th Floor, Petroland Building, No. 12 Tan Trao, Tan Phu Ward, District 7, HCMC.	Buildings and structures	18,532,556,000	5,907,252,268	12,625,303,732
General Warehouse 1C	Buildings and structures	9,253,026,998	6,457,987,668	2,795,039,330

9 INTANGIBLE FIXED ASSETS

Cost	Land use rights	Computer software	Total
Beginning balance	9,563,901,878	6,110,211,118	15,674,112,996
- Purchases during the year		50,600,000	50,600,000
- Other increases			
- Internal transfers			
- Disposals and sales			
- Transferred to investment property	(2,243,228,518)		(2,243,228,518)
Ending balance	7,320,673,360	6,160,811,118	13,481,484,478
Accumulated amortisation			
Beginning balance	37,201,904	4,016,776,146	4,053,978,050
- Amortisation charge for the period	1,424,070	760,868,161	762,292,231
- Other increases			
- Reclassifications			
- Disposals and sales			
- Transferred to investment property	(14,417,394)		(14,417,394)
Ending balance	24,208,580	4,777,644,307	4,801,852,887
Net book value			
At the beginning of the period	9,526,699,974	2,093,434,972	11,620,134,946
At the end of the period	7,296,464,780	1,383,166,811	8,679,631,591

List of intangible fixed assets representing 10% or more of total intangible fixed assets during the period:

Name of intangible fixed asset	Category	Cost	Accumulated amortisation	Carrying amount
Land use rights No. 11, South Can Tho River New Urban Area	Land use rights	2,140,247,000		2,140,247,000
Land use rights at 107 Nguyen Thi Dinh	Land use rights	2,646,702,360		2,646,702,360
Land (Headquarters at No. 04 Quang Trung, Ward 1, Vung Tau City, Ba Ria - VT)	Land use rights	2,164,000,000		2,164,000,000
Fast accounting software	Computer software	1,518,000,000	1,087,900,000	430,100,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

10 INVESTMENT PROPERTY

	Land use rights	Infrastructure	Buildings and structures	Total
Cost				
Beginning balance	11,857,348,584	71,984,825,618	23,864,741,913	107,706,916,115
- Internal transfers				-
- Increase from reclassification	2,243,228,518		7,352,935,571	9,596,164,089
Ending balance	14,100,577,102	71,984,825,618	31,217,677,484	117,303,080,204
Accumulated depreciation				
Beginning balance	5,248,185,048	62,096,190,111	21,008,661,129	88,353,036,288
- Depreciation during the period	187,741,163	2,913,521,481	133,855,179	3,235,117,823
- Internal transfers				-
- Increase from reclassification	14,417,394		6,900,389,983	6,914,807,377
Ending balance	5,450,343,605	65,009,711,592	28,042,906,291	98,502,961,488
Carrying amount				
At the beginning of the period	6,609,163,536	9,888,635,507	2,856,080,784	19,353,879,827
At the end of the period	8,650,233,497	6,975,114,026	3,174,771,193	18,800,118,716

List of investment properties during the period accounting for 10% or more of total investment property value:

Name of Investment Property	Type	Cost	Accumulated depreciation	Carrying amount
Cai Lan Container Yard	Investment property - infrastructure	36,742,645,754	31,690,531,934	5,052,113,820
Animal feed warehouse	Investment property - infrastructure	31,835,967,664	30,370,291,798	1,465,675,866

11 CONSTRUCTION IN PROGRESS

	30/09/2026	01/01/2026
- Construction cost of warehouse fence 222 Dong Da	181,414,394	181,414,394
- Other expenses (1B general warehouse project)	271,653,014	30,912,273
- Construction cost of Yen The office renovation		
	453,067,408	212,326,667

12 PREPAYMENTS

	30/09/2026	01/01/2026
a) Short-term		
- Insurance prepayments	104,916,377	13,188,529
- Tools and supplies pending allocation	16,722,605	43,524,106
- Asset repair expenses	9,166,668	65,472,778
- Other short-term prepayments	5,917,375,013	3,478,112,664
	6,048,180,663	3,600,298,077
b) Long-term		
- Prepaid land rental (*)	50,738,762,762	51,722,567,963
- Asset repair expenses	2,831,970,004	
- Tools and supplies pending allocation	1,822,664	238,500,486
- Other long-term prepayments	170,646,161	14,400,795
	53,743,201,591	51,975,469,244

(*) These are land rental expenses that the Company paid in a lump sum for the entire lease term of land lots in Ho Chi Minh City, Da Nang City, and Hai Phong City. Among them, the primary item is the one-off prepayment for land rental at No. 25 Dien Bien Phu Street, May To Ward, Ngo Quyen District, Hai Phong City for a 50-year lease term (from June 24, 2016 to June 24, 2066). The Company completed all required procedures and was granted the "Certificate of Land Use Rights and Ownership of House and Other Assets Attached to Land" by the State on May 17, 2017 with an initial recognized value of land use rights of 60,896,981,000 VND. The remaining unamortized balance as at September 30, 2026 was 48,717,584,834 VND (the recorded figure as at January 01, 2026 was 49,631,039,546 VND; prepaid land rental amortized during the first 6 months of 2026 was 913,454,712 VND). These expenses are recognized and amortized to the income statement on a straight-line basis over the land lease term.

13 SHORT-TERM TRADE PAYABLES

Related parties	30/09/2026	01/01/2026
- Hoang Dieu Port One Member Limited Company	1,832,998,732	581,077,746
- Cai Lan International Container Terminal Co., Ltd.	1,896,064,097	3,619,277,295

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

- Da Nang Port Logistics Joint Stock Company	-	11,621,277
- VIMC Logistics Joint Stock Company - Hai Phong Branch	38,178,000	-
- Cua Lo Port Towage and Marine Services Joint Stock Company	-	195,745,406
- SITC - Dinh Vu Logistics Co., Ltd.	1,242,000	
- Vietnam Maritime Corporation - JSC	3,970,620	104,400,000
	3,772,453,449	4,512,121,724

Short-term trade payables

- Hoa Trung Transport Tourism Trading Company Limited	-	3,575,739,600
- Euro Pac Logistics Pte., Ltd	1,674,215,076	750,944,222
- Hoang Anh Waterway Transport and Trading Co., Ltd.	1,793,927,616	3,516,018,262
- Quang Ninh Port Joint Stock Company	2,987,656,757	412,824,096
- Tien Bo Trading and Transport Co., Ltd.	934,924,520	1,753,500,960
- Da Phuc Wharf Services Joint Stock Company	625,659,339	1,157,097,165
- Vn Anlogs Company Limited	3,611,376,850	2,403,660,985
- IATA Vietnam Company Limited	5,866,485,800	2,186,038,551
- Minh Chau Trading and Transport Joint Stock Company	2,937,200,000	2,735,586,000
- Tan Truong Transport Trading Co., Ltd.	2,184,350,680	1,024,327,000
- Phuc Minh Phat Trading and Transport Co., Ltd.	796,057,200	750,870,000
- Saigon Newport One Member Limited Liability Corporation	247,854,290	171,594,918
- Payables to other parties	88,787,802,308	71,677,827,067
	112,447,510,436	92,116,028,826

14 SHORT-TERM ADVANCES FROM CUSTOMERS

Related parties

	<u>30/09/2026</u>	<u>01/01/2026</u>
- Phuong Dong Maritime and Trading Transport JSC	-	2,010,286
	-	2,010,286

Short-term advances from customers

- Hoa Phat Hai Duong Steel Joint Stock Company	6,240,118,682	-
- Hachiuma Steamship Co., Ltd	-	405,895,866
- Duong Linh Production Company Limited	815,456,595	1,409,755,194
- Gio Shipping Co., Ltd	-	278,744,483
- Thong Yi Trading	-	13,478,863
- Multi International Ltd	1,642,353,517	719,233,497
- Richland Bulk Pte. Ltd	-	1,306,150,000
- Gac Logistics and Shipping Vietnam Limited	-	-
- Other customers	11,179,942,172	7,473,360,608
	19,877,870,966	11,606,618,511

15 DIVIDENDS AND PROFITS PAYABLE

	<u>30/09/2026</u>	<u>01/01/2026</u>
- Dividends and profits payable	452,958,335	-
	452,958,335	-

16 TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE

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16 . TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE

	Receivables at beginning of year	Payables at beginning of year	Payables incurred during the year	Amount actually paid during the year	Receivables at end of year	Payables at end of year
	VND	VND	VND	VND	VND	VND
- Value added tax		567,366,292	8,822,786,366	7,842,435,845		1,547,716,813
- Corporate income tax	138,925,764	1,117,544,728	6,999,625,772	5,668,039,073		2,310,205,663
- Personal income tax	95,290,615	549,271,660	2,243,332,349	2,392,604,658	12,688,616	317,397,352
- Natural resource tax						
- Property tax and land rental		891,489,941	3,106,326,298	2,669,659,632		1,328,156,607
- Environmental protection tax						
- Other taxes		7,150,493,979	3,847,683,251	10,245,752,130		752,425,100
+ Foreign contractor VAT and CIT		7,150,493,979	3,847,683,251	10,245,752,130		752,425,100
+ Other taxes						
- Fees, charges, and other payables			268,416,000	268,416,000		-
	<u>234,216,379</u>	<u>10,276,166,600</u>	<u>25,288,170,036</u>	<u>29,086,907,338</u>	<u>12,688,616</u>	<u>6,255,901,535</u>

The Company's tax finalisation is subject to examination by the tax authorities. Because the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the tax amounts presented in the interim financial statements may be subject to change upon the decision of the tax authorities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

17 ACCRUED EXPENSES

a) Short-term

	30/09/2026	01/01/2026
- Accrued cost of services rendered	11,438,668,508	4,279,626,085
- Accrued land rental expenses	2,778,640,000	888,762,295
- Office rental expenses	-	1,544,089,350
- Other short-term accrued expenses	6,288,264,683	1,411,519,771
- Remuneration		623,433,120
	20,505,573,191	8,747,430,621

a) Long-term

	30/09/2026	01/01/2026
- Major repairs of fixed assets		450,000,000
	-	450,000,000

18 OTHER PAYABLES

a) Short-term

	30/09/2026	01/01/2026
- Trade union fees	808,520,943	975,697,090
- Social insurance	20,170,093	19,994,066
- Health insurance	31,064	-
- Unemployment insurance	13,806	-
- Short-term deposits and collateral received	5,754,499,602	6,002,456,078
- Dividends and profits payable		452,958,335
- Other payables	108,772,810,623	124,791,935,637
+ Payments made on behalf and funds received to pay on behalf of shipping lines	51,319,479,245	89,437,671,135
<i>Sinotrans Container Lines Co., Ltd.</i>	4,155,228,195	33,540,419,965
<i>Shanghai Zhonggu Logistics Co., Ltd.</i>	9,320,920,568	9,320,920,568
<i>Namsung Tax</i>	3,727,848,513	3,727,848,513
<i>Grand China Shipping Co., Ltd.</i>	1,328,360,089	1,328,360,089
<i>Qingdao Dongji Shipping Co., Ltd.</i>	1,500,223	1,500,223
<i>Southern Maritime Pilot One Member Co., Ltd.</i>	1,991,493,718	1,317,893,624
<i>Dongji Container Line Co., Limited</i>	322,283,529	322,283,529
<i>Tan Cang Pilot One Member Co., Ltd.</i>	2,630,977,065	2,936,796,716
<i>Other parties</i>	27,840,867,345	36,941,647,908
+ Deposits from shipping lines	35,451,104,469	23,693,693,705
+ Funds held on behalf of SYMS Vietnam Co., Ltd. (*)	3,737,387,440	3,737,387,440
+ Other items	18,264,839,469	7,923,183,357
	115,356,046,131	132,243,041,206

b) Long-term

- Long-term deposits and collateral received	2,381,882,106	1,784,700,288
	2,381,882,106	1,784,700,288

c) In which: Other payables to related parties

- Hoang Dieu Port One Member Limited Company	4,606,782,522	3,349,781,405
- Can Tho Port Joint Stock Company	45,000,000	45,000,000
- Vietnam Maritime Corporation - JSC	99,960,000	
- SP - PSA International Port Co., Ltd.	78,572,842	76,370,911
- Da Nang Port Joint Stock Company	788,037,536	-
- Thi Vai General Port Joint Stock Company	390,813,114	
- Da Nang Port Tugboat Joint Stock Company	319,975,020	-
- Phuoc Dong Shipping and Trading Joint Stock Company	2,010,286	
	6,331,151,320	3,471,152,316

(*) This represents an escrow deposit received by the Company to guarantee the performance of ship agency-related services. SYMS Vietnam Co., Ltd. has temporarily suspended operations or ceased operations.

19 UNEARNED REVENUE

	30/09/2026	01/01/2026
- Revenue received in advance from service activities	3,416,697,396	976,927,264
- Other short-term unearned revenue	3,416,697,396	976,927,264

20 OWNERS' EQUITY

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20 OWNER'S EQUITY

Statement of changes in owner's equity

	Owner's contributed capital	Investment and development fund	Other funds under owner's equity	Undistributed earnings	Total
	VND	VND	VND	VND	VND
Balance as of January 01, 2025	140,964,860,000	165,913,555,864	-	35,702,339,132	342,580,754,996
Profit for the previous period				22,128,583,871	22,128,583,871
Appropriation to investment and development fund	-	3,143,803,203	-	(3,143,803,203)	-
Appropriation to bonus and welfare fund	-	-	-	(4,870,242,510)	(4,870,242,510)
Appropriation to management bonus fund	-	-	-	(346,290,000)	(346,290,000)
Dividends paid	-	-	-	(21,144,729,000)	(21,144,729,000)
					-
Balance as of September 30, 2025	140,964,860,000	169,057,359,067	-	28,325,858,290	338,348,077,357
Balance as of January 01, 2026	140,964,860,000	169,057,359,067	-	28,859,677,666	338,881,896,733
Profit for this period	-	-	-	21,356,054,592	21,356,054,592
Appropriation to investment and development fund	-	-	-	-	-
Appropriation to bonus and welfare fund	-	-	-	(6,617,701,306)	(6,617,701,306)
Appropriation to management bonus fund	-	-	-	(710,414,934)	(710,414,934)
Appropriation for dividend payment	-	-	-	(14,096,486,000)	(14,096,486,000)
Ending balance as at September 30, 2026	140,964,860,000	169,057,359,067	-	28,791,130,018	338,813,349,085

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

21 OFF-BALANCE SHEET ITEMS

	30/09/2026	01/01/2026
- Foreign currencies		
- United States Dollar (USD)	3,591,269.46	2,465,242.56
- Russian Ruble (RUB)	753,060.17	4,890.00

IV ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

1 GROSS REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	9 Months of 2026	9 Months of 2025
- Revenue from marine services	819,117,714,852	616,997,726,545
Revenue from shipping agency services	61,156,751,467	50,044,114,658
Revenue from freight forwarding agency services	739,637,069,301	521,987,302,827
Revenue from tallying services	18,323,894,084	18,014,440,966
Revenue from liner agency services	-	26,951,868,094
- Revenue from warehousing services	123,264,202,981	103,022,843,725
- Revenue from sales of goods	11,918,095,869	
- Revenue from other services	72,516,432,053	75,399,025,255
	1,026,816,445,755	795,419,595,525

2 COST OF GOODS SOLD

	9 Months of 2026	9 Months of 2025
- Cost of marine services	766,986,737,877	560,126,514,995
Cost of shipping agency services	37,578,645,565	29,747,511,414
Cost of freight forwarding agency services	721,314,916,677	505,789,793,691
Cost of tallying services	8,093,175,635	10,866,987,551
Cost of liner agency services	-	13,722,222,339
- Cost of warehousing services	114,096,700,069	97,922,679,932
- Cost of goods sold	11,732,028,032	
- Cost of other services	58,267,359,077	67,654,807,950
	951,082,825,055	725,704,002,877

3 FINANCIAL INCOME

	9 Months of 2026	9 Months of 2025
Interest income from deposits and loans	6,043,667,892	4,568,479,700
Dividends and distributed profits	261,350,000	354,161,210
Foreign exchange gains arising during the period	5,260,050,989	8,775,226,057
Foreign exchange gains from period-end revaluation	132,106,748	0
	11,697,175,629	13,697,866,967

4 FINANCIAL EXPENSES

	9 Months of 2026	9 Months of 2025
Interest expenses	38,193,322	78,230,199
Foreign exchange losses arising during the period	1,805,094,766	2,099,636,508
Foreign exchange losses from period-end revaluation	148,674,054	0
	1,991,962,142	2,177,866,707

5 GENERAL AND ADMINISTRATIVE EXPENSES

	9 Months of 2026	9 Months of 2025
Labour costs	32,695,274,193	34,162,525,985
Outside services expenses	9,221,738,937	7,871,179,978
Depreciation of fixed assets	1,535,954,886	1,790,279,797
Management supplies and office stationery expenses	355,572,334	-
Management materials and supplies expenses	2,201,632,077	1,543,587,540
Taxes, fees, and charges	1,061,609,553	1,154,431,882
Other monetary expenses	7,915,249,574	6,021,990,326
Provision expenses	754,408,681	
	55,741,440,235	52,543,995,508

6 OTHER INCOME

	9 Months of 2026	9 Months of 2025
Income from disposal and liquidation of fixed assets	419,090,909	90,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

Other income	524,451,431	94,795,612
	<u>943,542,340</u>	<u>184,795,612</u>

7 OTHER EXPENSES

	<u>9 Months of 2026</u>	<u>9 Months of 2025</u>
Expenses from disposal of fixed assets	15,000,000	15,000,000
Fines, tax arrears, and administrative penalties	2,227,970,407	355,531,677
Other expenses	29,744,612	452,658,996
	<u>2,272,715,019</u>	<u>823,190,673</u>

8 OPERATING EXPENSES BY NATURE

	<u>9 Months of 2026</u>	<u>9 Months of 2025</u>
Raw materials and supplies costs	7,990,985,344	5,898,053,719
Labour costs	90,947,259,578	97,789,178,588
Tools, supplies, and equipment costs	355,572,334	-
Depreciation of fixed assets	7,094,770,901	7,354,463,189
Taxes, charges, and fees	1,061,609,553	-
Provision expenses	754,408,681	-
Outside service expenses	860,137,000,925	639,008,396,652
Other monetary expenses	38,482,657,974	28,197,906,237
	<u>1,006,824,265,290</u>	<u>778,247,998,385</u>

9 CURRENT CORPORATE INCOME TAX EXPENSE

	<u>9 Months of 2026</u>	<u>9 Months of 2025</u>
Total accounting profit before tax	28,368,221,273	28,053,202,339
Adjustments to increase or decrease accounting profit to determine taxable corporate income:		
- Upward adjustments	6,629,907,590	1,507,185,471
- Downward adjustments	7,238,122,712	2,410,432,705
Taxable income	608,215,122	903,247,234
Corporate income tax rate	34,998,128,863	29,560,387,810
Deferred corporate income tax	20%	20%
Corporate income tax payable	12,540,909	12,540,907
	<u>6,999,625,772</u>	<u>5,912,077,561</u>

V RELATED PARTY TRANSACTIONS AND BALANCES

The list of related parties and their relationships with the Company are as follows:

Related party

Vietnam Maritime Corporation
DaNang Port Joint Stock Company
Port of Hai Phong Joint Stock Company
CanTho Port Joint Stock Company
Saigon Port Joint Stock Company
Nghe Tinh Port Joint Stock Company
CamRanh Port Joint Stock Company
Cai Lan International Container Terminal Limited Liability Company
VOSA Shipping and Logistics Joint Stock Company
DinhVu Port Investment & Development Joint Stock Company
Da Nang Port Logistics Joint Stock Company
Vietnam Maritime Corporation
QuyNhon Port Logistics Service Company Limited
CaiLan Port Investment Joint Stock Company
VIMC Logistics Joint Stock Company
Vietnam Ocean Shipping Joint Stock Company (Vitraschart)
Transvina High-Tech Cargo Transport Co., Ltd.
Vietnam Ocean Shipping Joint Stock Company - Hanoi Branch
VIMC Shipping Company
Yusen Logistics (Singapore) Pte., Ltd

Relationship

Parent company
Under the same parent company
Under the same parent company
Under the same parent company
Under the same parent company
Under the same parent company
Under the same parent company
Under the same parent company
Under the same parent company
Under the same parent company
Under the same Parent Company
Under the same Parent Company
Under the same Parent Company
Under the same Parent Company
Under the same Parent Company
Dependent unit of the Parent Company
Joint venture party

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

In addition to the related-party disclosures presented in the notes above, the Company entered into the following transactions with related parties during the period:

Transactions arising during the period:

	9 Months of 2026	9 Months of 2025
Revenue from rendering of services		
- VIMC Shipping Company	-	13,777,778
- VIMC Dinh Vu Port Joint Stock Company	194,444,460	402,777,810
- Dinh Vu Port Investment & Development Joint Stock Company	70,000,000	237,360,000
- Cai Lan International Container Terminal LLC	1,667,356,341	3,013,194,305
- VOSA Shipping and Logistics Joint Stock Company	7,870,370	14,380,000
- Can Tho Port Joint Stock Company	108,000,000	72,000,000
- SITC Dinh Vu Logistics Company Limited	13,517,824	
- Phuong Dong Shipping and Trading Joint Stock Company	-	24,074,074
- Cai Lan Port Investment Joint Stock Company	1,237,301,060	318,952,830
- VIMC CONTAINER Transport Joint Stock Company	4,293,481,434	2,719,714,732
- Hai Dang Ship Management Company Limited	93,846,886	
- SCC Crew Supply Company Limited	87,100,713	
- Maritime Development Joint Stock Company	56,060,000	
- VIMC Logistics Joint Stock Company	17,210,000	
- VIMC Logistics Joint Stock Company - Ho Chi Minh City Branch	1,204,440,663	
- Nhat Viet International Transport Co., Ltd.	419,183,352	
	9,469,813,103	6,816,231,529

Key management personnel compensation:

	Position	9 Months of 2026	9 Months of 2025
		VND	VND
		3,125,166,201	2,561,989,876
- Ms. Do Thi Thanh Thuy	Chairman (appointed on March 06, 2026)	102,232,000	
- Phan Nhan Thao	General Director (appointed on November 01, 2025)	816,073,683	3,800,000
- Mr. Tran Tuan Hai	Board of Director' member	237,062,968	210,110,860
- Mr. Nguyen Duc Thien	Board of Director' member	592,133,968	428,160,160
- Mr. Tran Hong Quang	Board of Director' member	152,462,968	138,710,860
- Mr. Nguyen The Tiep	Board of Director' member	193,982,968	172,890,860
- Dang Hong Truong	Board of Director' member	149,962,968	107,296,407
- Ms. Vu Thi Thanh Duyen	Head of the Supervisors (appointed on March 06, 2026)	67,964,000	
- Nguyen Son Ha	Member of the Board of Supervisors	131,994,968	98,632,407
- Nguyen Thi Minh Nguyet	Member of the Board of Supervisors	101,851,484	3,700,000
- Mr. Do Tien Duc	Chairman (dismissed on March 06, 2026)	160,286,453	224,710,290
- Ms. Duong Thi Hong Hanh	Head of the Supervisors (dismissed on March 06, 2026)	89,498,968	111,036,407
- Ms. Nguyen Thi Thanh Trang	Deputy General Director (dismissed on November 01, 2025)	207,229,914	498,562,470
- Nguyen Dinh Tu	Deputy General Director in charge (dismissed on April 01, 2025)	87,125,407	364,667,389
- Mr. Nguyen Hong Hai	Member of the Board of Supervisors (dismissed on June 26, 2025)	35,303,484	155,834,860
- Mr. Hoang Viet	Head of the Supervisors (dismissed on April 15, 2024)	-	21,938,453
- Ms. Tran Thi Hanh	Member of the Board of Supervisors (dismissed on April 15, 2024)	-	21,938,453
- Mr. Vu Phuoc Long	Board of Director' member (dismissed on April 15, 2024)	-	28,519,989

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 01, 2026 to September 30, 2026

-	Ms. Nguyen Bich Thao	Board of Director' member (dismissed on April 15, 2024)	12,156,250
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Besides the transactions with related parties mentioned above, other related parties had no transactions during the period and had no outstanding balances with the Company at the end of the accounting period.

Ho Chi Minh City, Date 20 Month 10 2026

Preparer



Le Pham My Hang

Head of Finance and Accounting
Department



Nguyen Thi Thanh Thuy



General Director

Phan Nhan Thao