

CÔNG TY CỔ
PHẦN DẦU KHÍ
ĐẦU TƯ KHAI
THÁC CẢNG
PHƯỚC AN

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Petro Vietnam Phuoc An Port Investment & Operatic Joint Stock Company

Interim financial statements

For the six-month period ended 30 June 2026



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Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company

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Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Enterprise Registration Certificate No. 3601010336 issued by the Department of Finance (formerly known as Department of Planning and Investment) of Dong Nai Province on 14 May 2008, and subsequent amendments.

The shares of the Company are trading on the Unlisted Public Company Market ("UPCoM") since 14 July 2021, under the code "PAP".

The principal activities of the Company are investing and exploring the port and logistics area.

The registered head office of the Company is located at the Phuoc An Port, Ba Truong Hamlet, Phuoc An Commune, Dong Nai City, Vietnam.

THE BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr Nguyen Thanh Dat	Chairman
Mr Truong Hoang Hai	Member
Mr Dao Minh Tung	Member
Mr Nguyen Hong Son	Member
Mr Nguyen Thai Phuc	Member
Mr Tran Nhan Tam	Member
Mr Nguyen Huu Thang	Member

THE BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Mr Bui Huu Giang	Head
Mr Dao Duc Manh	Member
Mrs Tran Thi Lam Giang	Member

MANAGEMENT

Members of the management during the period and at the date of this report are:

Mr Truong Hoang Hai	General Director
Mr Dao Minh Tung	Deputy General Director
Mr Nguyen Huu Thang	Deputy General Director
Mr Le Dinh Nghiem	Deputy General Director
Ms Tran Thi Hien Luong	Deputy General Director

LEGAL REPRESENTATIVES

The legal representatives of the Company during the period and at the date of this report are:

Mr Nguyen Thanh Dat	Chairman
Mr Truong Hoang Hai	General Director

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company

REPORT OF MANAGEMENT

The management of Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company ("the Company") is pleased to present this report and the interim financial statements of the Company for the six-month period ended 30 June 2026.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM FINANCIAL STATEMENTS

The management is responsible for the interim financial statements of each period which give a true and fair view of the interim financial position of the Company, and of the interim results of its operations and its interim cash flows for the period. In preparing those interim financial statements, the management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim financial statements; and
- ▶ prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The management confirmed that it has complied with the above requirements in preparing the accompanying interim financial statements.

STATEMENT BY THE MANAGEMENT

The management does hereby state that the accompanying interim financial statements give a true and fair view of the interim financial position of the Company as at 30 June 2026, and the interim income statement and the interim cash flow statement for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the interim financial statements.

For and on behalf of the management:

Approved, 14 August 2026

LEGAL REPRESENTATIVE



Truong Hoang Hai



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Reference: 12348132/E-69495577/LR

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

**To: The Shareholders of Petro Vietnam Phuoc An Port Investment & Operation
Joint Stock Company**

We have reviewed the accompanying interim financial statements of Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company ("the Company"), as prepared on 14 August 2026 and set out on pages 5 to 41, which comprise the interim statement of financial position as at 30 June 2026, and the interim income statement and the interim cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

Management is responsible for the preparation and true and fair presentation of the interim financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the interim financial statements, and for such internal control as the management determines is necessary to enable the preparation and presentation of the interim financial statements that are free from material misstatement, whether due to fraud or error .

Auditors' responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of the Company as at 30 June 2026, and of the interim results of its operations and its interim cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the interim financial statements.

Ernst & Young Vietnam Limited



Mañal Gistina M. Calimbas
Deputy General Director
Audit Practicing Registration Certificate
No. 1073-2026-004-1

Ho Chi Minh City, Vietnam

14 August 2026

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INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	100		2,644,410,651,910	2,097,104,205,502
<i>I. Cash and cash equivalents</i>	110	4	427,814,069,113	613,547,193,828
1. Cash	111		34,404,152,171	5,788,508,897
2. Cash equivalents	112		393,409,916,942	607,758,684,931
<i>II. Current investments</i>	120		99,812,191,780	205,101,917,807
1. Held-to-maturity investments	123	5	99,812,191,780	205,101,917,807
<i>III. Current receivables</i>	130		1,692,343,135,872	1,020,035,862,239
1. Short-term trade receivables	131	6	190,162,395,340	62,705,032,517
2. Short-term advances to suppliers	132	7	1,494,637,563,157	951,662,355,074
3. Other short-term receivables	135	8	7,543,177,375	5,668,474,648
<i>IV. Inventories</i>	140	9	4,768,039,272	2,048,109,067
1. Inventories	141		4,768,039,272	2,048,109,067
<i>V. Other current assets</i>	160		419,673,215,873	256,371,122,561
1. Short-term deferred expenses	161	10	13,516,879,525	8,876,715,972
2. Value-added tax deductible	162	16	406,097,839,540	247,435,909,781
3. Tax receivable from the State	163	16	58,496,808	58,496,808
B. NON-CURRENT ASSETS	200		12,444,938,880,941	9,098,825,355,602
<i>I. Non-current receivables</i>	210		4,058,366,000	4,058,366,000
1. Long-term advances to a supplier	212	7	3,861,366,000	3,861,366,000
2. Other long-term receivables	215		197,000,000	197,000,000
<i>II. Fixed assets</i>	220		5,610,383,879,447	4,017,118,108,754
1. Tangible fixed assets	221	11	5,580,983,427,086	3,987,491,715,988
Cost	222		5,878,964,030,344	4,172,005,359,133
Accumulated depreciation	223		(297,980,603,258)	(184,513,643,145)
2. Intangible fixed asset	227	12	29,400,452,361	29,626,392,766
Cost	228		32,214,629,304	31,471,484,304
Accumulated amortisation	229		(2,814,176,943)	(1,845,091,538)
<i>III. Investment properties</i>	240	13	518,301,198,637	-
1. Cost	241		518,301,198,637	-
<i>IV. Non-current asset in progress</i>	250		6,292,761,769,695	5,070,834,611,443
1. Construction in progress	252	14	6,292,761,769,695	5,070,834,611,443
<i>V. Other non-current asset</i>	270		19,433,667,162	6,814,269,405
1. Long-term deferred expenses	271	10	19,433,667,162	6,814,269,405
TOTAL ASSETS (280 = 100 + 200)	280		15,089,349,532,851	11,195,929,561,104

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INTERIM STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

VND

RESOURCES	Code	Notes	Ending balance	Beginning balance
C. LIABILITIES	300		11,670,227,289,667	9,244,815,428,063
I. Current liabilities	310		3,253,673,457,264	4,118,996,281,495
1. Short-term trade payables	311	15	67,517,720,238	781,927,829,801
2. Short-term advances from customers	312		3,017,677,066	51,268,764
3. Statutory obligations	314	16	2,787,183,567	2,379,587,426
4. Payables to employees	315		20,028,888,001	24,572,038,505
5. Short-term accrued expenses	316	17	60,336,587,506	60,226,316,677
6. Short-term deferred revenues	319	19	40,279,037,172	-
7. Other short-term payables	320	18	1,850,661,019,535	2,788,362,616,329
8. Short-term loans	321	20	1,208,488,406,692	460,796,386,506
9. Bonus and welfare fund	323		556,937,487	680,237,487
II. Non-current liabilities	330		8,416,553,832,403	5,125,819,146,568
1. Long-term deferred revenues	337	19	994,439,811,485	-
2. Long-term loans	339	20	7,422,114,020,918	5,125,819,146,568
D. OWNERS' EQUITY	400	21	3,419,122,243,184	1,951,114,133,041
1. Share capital	411		3,570,000,000,000	2,320,000,000,000
- Shares with voting rights	411a		3,570,000,000,000	2,320,000,000,000
2. Share premium	412		606,723,000,000	155,671,000,000
3. Other owners' capital	414		9,285,641,372	9,285,641,372
4. Investment and development fund	418		2,069,929,634	2,069,929,634
5. Accumulated losses	420		(768,956,327,822)	(535,912,437,965)
- Accumulated losses at the end of prior year	420a		(535,912,437,965)	(31,221,609,862)
- Loss of current period	420b		(233,043,889,857)	(504,690,828,103)
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		15,089,349,532,851	11,195,929,561,104

Approved, 14 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE

Tran Thi Thuy Lan

Nguyen Duy Hoa



Huong Hoang Hai

INTERIM INCOME STATEMENT

for the six-month period ended 30 June 2026
(period from 1 January 2026 to 30 June 2026)

VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from rendering of services	01	22.1	247,587,726,555	29,315,619,066
2. Deductions	02	22.1	-	322,444,000
3. Net revenue from rendering of services (10 = 1 - 2)	10	22.1	247,587,726,555	28,993,175,066
4. Cost of services rendered	11	23	304,562,449,886	138,353,213,837
5. Gross loss from rendering of services (20 = 10 - 11)	20		(56,974,723,331)	(109,360,038,771)
6. Finance income	22	22.2	44,135,548,326	9,233,003,457
7. Finance expenses	23	24	175,938,687,854	124,005,951,652
<i>In which: Interest expense</i>	24		174,927,541,474	123,475,765,252
8. Selling expenses	25	25	11,839,544,043	4,745,508,273
9. General and administrative expenses	26	25	31,887,823,832	17,742,003,639
10. Operating loss {30 = 20 + 22 - (23 + 25 + 26)}	30		(232,505,230,734)	(246,620,498,878)
11. Other profit	31		13,628,405	214,532,382
12. Other expenses	32		552,287,528	1,328,731,932
13. Other loss (40 = 31 - 32)	40		(538,659,123)	(1,114,199,550)
14. Accounting loss before tax (50 = 30 + 40)	50		(233,043,889,857)	(247,734,698,428)
15. Current corporate income tax expense	51	27.1	-	-
16. Net loss after tax (60 = 50 - 51 - 52)	60		(233,043,889,857)	(247,734,698,428)
17. Basic loss per share	70	21.5	(780)	(1,068)
18. Diluted loss per share	71	21.5	(780)	(1,068)

Approved, 14 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE

Tran Thi Thuy Lan

Nguyen Duy Hoa



Truong Hoang Hai

INTERIM CASH FLOW STATEMENT
(Indirect method)

for the six-month period ended 30 June 2026
(period from 1 January 2026 to 30 June 2026)

VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting loss before tax	01		(233,043,889,857)	(247,734,698,428)
2. Adjustments for:				
- Depreciation and amortisation	02	11, 12	114,308,981,880	80,401,785,565
- Foreign exchange gains arisen from revaluation of monetary accounts denominated in foreign currency	04		(3,835,510,099)	-
- Profit from investing activities	05		(39,203,617,986)	(9,195,392,639)
- Borrowing costs	06	24	174,927,541,474	123,475,765,252
3. Operating loss before changes in working capital	08		13,153,505,412	(53,052,540,250)
- Increase, decrease in receivables	09		(283,407,490,704)	(317,409,858,560)
- Increase, decrease in inventories	10		(2,719,930,205)	(1,770,905,527)
- Increase, decrease in payables (other than interest, corporate income tax)	11		(772,715,970,932)	729,493,642,540
- Increase, decrease in deferred expenses	12		(17,259,561,310)	(6,142,615,312)
- Borrowing costs paid	14		(62,101,152,361)	(127,049,222,152)
- Other cash outflows for operating activities	17		(198,000,000)	(176,000,000)
Net cash flows from operating activities	20		(1,125,248,600,100)	223,892,500,739
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets	21		(3,945,610,106,699)	(700,760,431,676)
2. Proceeds from disposal of fixed assets	22		-	181,818,182
3. Loans to other entities	23		(14,710,273,973)	(378,000,000,000)
4. Loan collection from other entities	24		120,000,000,000	162,000,000,000
5. Interest received	27		34,567,397,595	7,149,099,430
Net cash flows from investing activities	30		(3,805,752,983,077)	(909,429,514,064)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Issuance of shares	31	21.1	1,701,250,000,000	-
2. Drawdown of loans	33	20	3,942,546,521,097	1,039,722,406,483
3. Repayment of loans	34	20	(898,559,626,561)	(169,992,638,045)
Net cash flows from financing activities	40		4,745,236,894,536	869,729,768,438

INTERIM CASH FLOW STATEMENT (continued)
(Indirect method)

for the six-month period ended 30 June 2026
(period from 1 January 2026 to 30 June 2026)

VND

ITEMS	Code	Notes	Current period	Previous period
Net cash flows for the period (50 = 20+30+40)	50		(185,764,688,641)	184,192,755,113
Cash and cash equivalents at beginning of period	60		613,547,193,828	276,599,012,946
Effect of exchange rate changes	61		31,563,926	-
Cash and cash equivalents at end of period (70 = 50 + 60 + 61)	70	4	427,814,069,113	460,791,768,059

Approved, 14 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE

Tran Thi Thuy Lan

Nguyen Duy Hoa



Trương Hoàng Hải

NOTES TO THE INTERIM FINANCIAL STATEMENTS

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

1. CORPORATE INFORMATION

Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Enterprise Registration Certificate ("ERC") No. 3601010336 issued by the Department of Finance of Dong Nai Province on 14 May 2008, and subsequent amendments.

The shares of the Company are trading on the Unlisted Public Company Market (UPCoM) since 14 July 2021, under the code "PAP".

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

The principal activities of the Company are investing and exploring the port and logistics area.

The registered head office of the Company is located at Phuoc An Port, Ba Truong Hamlet, Phuoc An Commune, Dong Nai City, Vietnam.

The number of the Company's employees as at 30 June 2026 was 564 (31 December 2025: 482).

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The interim financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in compliance and accordance with 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 interim financial statements and their use 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 interim financial position and the interim results of operations and the interim cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

2. BASIS OF PREPARATION (continued)

2.2 Applied accounting documentation system

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

2.3 Reporting period

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

These interim financial statements are prepared for the six-month period ended 30 June 2026.

2.4 Accounting currency

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

2.5 Going concern assumption

The accompanying interim financial statements have been prepared on a going concern basis which presumes that the Company will be able to realize its assets and discharge its liabilities in the normal course of operations for the foreseeable future.

As at 30 June 2026, the Company's accumulated losses of VND 768,956,327,822 and its current liabilities also exceeded its current assets by VND 609,262,805,354. In view thereof, the Company's ability to continue its business is dependent upon achieving future profitable operations, investment project feasibility and/or the continuing support from its shareholders and lenders.

As at 30 June 2026, the Company received customer deposits for land lease rentals relating to the Phuoc An Industrial Zone project amounting to VND 1,758,121,387,662. These deposits are expected to be converted into land lease and infrastructure service payments upon the execution of the relevant land lease agreements and fulfilment of the associated conditions. As of the date of this report, the Company has completed required legal procedures and technical infrastructure development for certain land plots in accordance with the approved master plan. The Company has also completed the handover of certain land plots and the issuance of Land Use Rights Certificates to certain customers.

Based on the expected recognition of revenue from customer deposits and deferred revenue relating to land lease contracts, management considers it as appropriate to prepare the Company's interim financial statements on the going concern basis.

Accordingly, the interim financial statements do not include any adjustments to assets and liabilities that may be necessary if the Company is unable to continue as a going concern.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Change in accounting policies and disclosures

The accounting policies adopted by the Company in preparation of the interim financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended 31 December 2025 and the interim financial statements for the six-month period ended 30 June 2026 except for the changes in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC.



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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.1 Change in accounting policies and disclosures (continued)

3.1.1 Changes in accounting policies due to the adoption of new accounting regulations: Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting system ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations.

The Company has applied changes in accounting policies in accordance with Circular 99, which have affected the Company on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 29.

3.2 Cash and cash equivalents

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

3.3 Inventories

Inventories are measured at historical cost comprising cost of purchase and cost of conversion (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.

Inventories are stated at the lower of cost and net realizable value ("NRV").

NRV represents the estimated selling price in the ordinary course of business less the estimated cost to complete and the estimated cost necessary to make the sale.

The Company determines quantities and value of inventories issued in the period based on determining quantities and value for each incurred transaction, and recognises value of the inventories issued as follows:

Raw materials, tools and spare parts - cost of purchase on a weighted average basis.

Provision for diminution in value of inventories

An inventory provision represents the estimated loss to reflect the decrease in value of inventories (through diminution, damage, obsolescence, etc.) below their carrying amount, and is intended to cover actual losses incurred from the decline in value of raw materials, finished goods and other inventories. The Company recognises the inventory provision when there is evidence that the net realisable value is lower than the cost of inventories.

Increases or decreases to the provision balance are recognised in cost of goods sold in the interim income statement. When inventories expire, become obsolete, are damaged or are no longer usable, the difference between the provision previously made and the historical cost of inventories is included in the interim income statement.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Receivables

Receivables are presented in the interim statement of financial position at the carrying amounts due from customers and other debtors, after deducting provision for doubtful debts.

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

Overdue receivables are provided as follows:

<i>Overdue period</i>	<i>Provision rate (% of receivable value)</i>
From 6 months to less than 1 year	30
From 1 year to less than 2 years	50
From 2 years to less than 3 years	70
3 years or more	100

3.5 Tangible fixed assets

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities, and biological assets consisting of perennial plants for periodic outputs and working animals

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Company and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the income statement as incurred.

When tangible 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 interim income statement.

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 lessor

Assets subject to operating leases are included as the Company's investment property in the interim statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the interim income statement as incurred/added to the carrying value of the leased asset for amortisation to the interim income statement over the lease term.

For other cases under an operating lease, lease income is recognised in the interim income statement on a straight-line basis over the lease term.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset to a condition for it to be capable of operating for its intended use of the Company.

Expenditures for additions and improvements are added to the carrying amount of the assets and other expenditures are charged to the interim income statement as incurred.

When intangible 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 interim income statement.

3.8 Depreciation and amortisation

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

Buildings and structures	10 - 25 years
Means of transportation	3 - 15 years
Office equipment	3 years
Computer software	3 years

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

3.9 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not amortised but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land use rights	50 years
Infrastructure	50 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim [separate] income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognised as expenses when such costs do not meet the conditions to be recognised as fixed assets.

3.11 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are 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.

3.12 Deferred expenses

Deferred expenses are reported either as short-term or long-term prepaid expenses in the 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.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim income statement

- ▶ Prepaid insurance premium;
- ▶ Tools and consumables used for more than one year with high value;
- ▶ Repair and periodic maintenance costs of fixed assets related to business operations over multiple accounting periods;

3.13 Investments

Held-to-maturity investments

Held-to-maturity investments are stated at costs.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the balance sheet date.

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



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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Payables

Trade and other payables comprise obligations of the Company to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works.

3.15 Accruals

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognised as production and business expenses of the reporting period.

3.16 Foreign currency transactions

Transactions denominated in currencies other than the accounting currency of the Company (VND) are initially recorded using the actual transaction exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction date, as follows:

Actual transaction exchange rates

Transactions denominated in currencies other than the accounting currency of the Company (VND) are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the entity frequently conducts transactions, or at an exchange rate approximating such average transfer exchange rates at the transaction dates (hereinafter referred to as the "approximate exchange rates"). Approximate exchange rates are required to differ by no more than $\pm 1\%$ from the corresponding average buying and selling transfer exchange rates at the transaction dates. The average buying and selling transfer exchange rates are determined on a daily basis as the arithmetic average of the bank's daily buying and selling transfer exchange rates. The application of approximate exchange rates must not result in any material impact on the financial position and results of operations of the Company for the relevant accounting period

Where the commercial bank with which the Company frequently conducts transactions does not publish an exchange rate for the foreign currency in which transactions are denominated, the Company using an intermediate currency for translation into the entity's accounting currency, provided that such approach is applied consistently.

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

3.17 Share capital

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual issuance expenses incurred corresponding to the number of shares successfully issued. Issuance expense related to unsuccessful share are recognised as financial expenses.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Appropriation of net profits

Net profit after tax is available for appropriation to shareholders after approval in the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirement.

The Company maintains the following reserve funds which are appropriated from the Company'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 operation or in-depth investment.

Bonus and welfare fund

This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim statement of financial position.

3.19 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 discounts, rebates and sales returns. The following specific recognition criteria must also be met before revenue is recognised:

Rendering of services

Revenue is recognized as the service is completed. Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion. Stage of completion is measured by reference to the proportion of work completed.

Where the contract outcome cannot be reliably measured, revenue is recognised only to the extent of the expenses recognised which are recoverable.

Interest

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

3.20 Revenue deductions

Revenue deductions include trade discounts, sales allowances, and sales returns.

Revenue deductions arising in the same period in which products, goods, or services are sold are recorded as a reduction of revenue in that period. In cases where products, goods, or services are sold during the period but trade discounts, sales allowances, or sales returns arise in the subsequent year, the Company reduces the revenue recognised for the year, provided that such revenue deductions arise before the issuance date of the financial statements.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Selling expenses

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.22 General and administrative expenses

General and administrative expenses reflect actual costs incurred in the course of the general management of the Company.

3.23 Significant estimates

The preparation of the interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the interim financial statements requires management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Company's financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

3.24 Taxation

Current income tax

Current income tax assets and liabilities for the current 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 as at the balance sheet date.

Current income tax is charged or credited to the 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 balance sheet liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profits will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, 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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.24 Taxation (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each 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 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 balance sheet date.

Deferred tax is charged or credited to the 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 offset 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 to either settle current tax liabilities and assets on a net basis or to realize the assets and to 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.

3.25 Earnings per share

Basic earnings (loss) per share amounts are calculated by dividing net profit (loss) 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 (loss) after tax attributable to ordinary equity holders of the Company (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.

3.26 Related parties

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

4. CASH AND CASH EQUIVALENTS

	VND	
	Ending balance	Beginning balance
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	18,910,493	91,368,693
Cash in banks	34,385,241,678	5,697,140,204
- Vietnam Joint Stock Commercial Bank for Industry and Trade	33,489,080,633	5,299,349,550
- Others	896,161,045	397,790,654
Cash equivalents (*)	393,409,916,942	607,758,684,931
TOTAL	427,814,069,113	613,547,193,828

(*) Detail of cash equivalents are below:

	Amount (VND)	Term	Interest (%/ year)
Term deposit			
Vietnam Joint Stock Commercial Bank for Industry and Trade	324,289,916,942	1 month	4.75%
Modern Bank of Vietnam Limited	45,120,000,000	1 – 3 month	1.9%
Bank for Investment and Development of Vietnam	24,000,000,000	1 month	4.2%
TOTAL	393,409,916,942		

5. CURRENT HELD-TO-MATURITY INVESTMENTS

	VND	
	Ending balance	Beginning balance
Lending to other parties		
Ha Vuong Phat Service and Trading Building Investment Company Limited	89,580,547,944	205,101,917,807
Lam Thanh Construction Trading and Transport Company Limited	10,231,643,836	-
TOTAL	99,812,191,780	205,101,917,807
In which:		
Principal	86,000,000,000	196,000,000,000
Interest	13,812,191,780	9,101,917,807

The above loan receivable has original maturity of less than one (1) year and earning interest at 7.5% - 9.5% per annum.

These short-term lending are guaranteed for payment by the ultimate parent company of a shareholder.

Petro Vietnam Phuoc An Port Investment & Operation
Joint Stock Company

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	Ending balance	Beginning balance
Other parties	92,573,254,793	56,576,028,632
MSC Mediterranean Shipping Company S.A	30,343,009,293	15,110,923,208
Saigon Newport Corporation One Member		
Limited Company	21,198,573,485	29,027,256,758
Others	41,031,672,015	12,437,848,666
Related parties (Note 28)	97,589,140,547	6,129,003,885
TOTAL	190,162,395,340	62,705,032,517

7. ADVANCES TO SUPPLIERS

	VND	
	Ending balance	Beginning balance
Short-term	1,494,637,563,157	951,662,355,074
Other parties	609,231,037,113	951,662,355,074
Nam Khanh Trading and Services		
Joint Stock Company	456,066,093,600	459,576,093,600
Mitsui E&S Company Limited	104,872,317,000	454,841,888,000
Others	48,292,626,513	37,244,373,474
A related party (Note 28)	885,406,526,044	-
Long-term		
New Construction Investment		
Joint Stock Company		
(formerly known as Nga Son Services and		
Trading Joint Stock Company)	3,861,366,000	3,861,366,000
TOTAL	1,498,498,929,157	955,523,721,074

8. OTHER SHORT-TERM RECEIVABLES

	VND	
	Ending balance	Beginning balance
Advances to employees	3,860,032,791	4,588,914,952
Payment on behalf	2,756,516,298	1,066,372,404
Others	926,628,286	13,187,292
TOTAL	7,543,177,375	5,668,474,648
<i>In which:</i>		
Other parties	6,147,178,365	5,181,604,648
Related party (Note 28)	1,395,999,010	486,870,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

9. INVENTORIES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Raw materials	3,101,536,439	1,507,132,302
Tools and supplies	1,666,502,833	540,976,765
TOTAL	4,768,039,272	2,048,109,067

10. DEFERRED EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	13,516,879,525	8,876,715,972
Tools and supplies	6,502,264,877	1,132,681,622
External services	6,209,444,119	7,591,039,403
Software	503,958,748	124,634,940
Others	301,211,781	28,360,007
Long-term	19,433,667,162	6,814,269,405
External services	14,392,956,352	1,653,774,015
Site clearance and compensation	3,977,078,212	4,036,585,618
Tools and supplies	840,061,049	866,003,103
Software	204,546,671	257,906,669
Others	19,024,878	-
TOTAL	32,950,546,687	15,690,985,377

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

11. TANGIBLE FIXED ASSETS

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Total</i>	<i>VND</i>
Cost:						
Beginning balance	2,942,920,866,022	1,015,221,573,429	188,804,446,325	25,058,473,357	4,172,005,359,133	
New purchases	-	10,603,423,323	415,300,000	585,099,075	11,603,822,398	
Transferred from construction in-progress	495,000,000	1,509,866,654,000	184,993,194,813	-	1,695,354,848,813	
Ending balance	2,943,415,866,022	2,535,691,650,752	374,212,941,138	25,643,572,432	5,878,964,030,344	
<i>In which:</i>						
<i>Fully depreciated</i>	3,908,403,636	-	2,060,751,818	314,775,817	6,283,931,271	
Accumulated depreciation:						
Beginning balance	(109,728,213,708)	(54,669,650,479)	(17,170,804,287)	(2,944,974,671)	(184,513,643,145)	
Depreciation for the period	(48,911,469,342)	(44,868,149,463)	(18,129,285,361)	(1,558,055,947)	(113,466,960,113)	
Ending balance	(158,639,683,050)	(99,537,799,942)	(35,300,089,648)	(4,503,030,618)	(297,980,603,258)	
Net carrying amount:						
Beginning balance	2,833,192,652,314	960,551,922,950	171,633,642,038	22,113,498,686	3,987,491,715,988	
Ending balance	2,784,776,182,972	2,436,153,850,810	338,912,851,490	21,140,541,814	5,580,983,427,086	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

12. INTANGIBLE FIXED ASSET

	VND
	<i>Computer software</i>
Cost:	
Beginning balance	31,471,484,304
New purchases	743,145,000
Ending balance	32,214,629,304
<i>In which:</i>	
Fully amortised	41,733,000
Accumulated amortisation:	
Beginning balance	(1,845,091,538)
Amortisation for the period	(969,085,405)
Ending balance	(2,814,176,943)
Net carrying amount:	
Beginning balance	29,626,392,766
Ending balance	29,400,452,361

13. INVESTMENT PROPERTY

	Land use rights	Infrastructure	VND Total
Cost:			
Transferred from construction in-progress	155,036,650,620	363,264,548,017	518,301,198,637
Ending balance	155,036,650,620	363,264,548,017	518,301,198,637
Net carrying amount:			
Ending balance	155,036,650,620	363,264,548,017	518,301,198,637

The ending balance represents a portion of the land and infrastructure of Phuoc An Industrial Zone project. The Company handed over certain land plots to customers during the period from 27 June 2026 to 30 June 2026 and had also completed relevant procedures for the issuance of Land Use Rights Certificates in respect of these land plots to the relevant customers as at the date of this report.

The fair value of investment properties has not been officially revalued yet as at 30 June 2026, however, management believes that the fair value of investment properties is higher than the recorded carrying amount as at this date because the investment property has been leased at the end of the period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

14. CONSTRUCTION IN PROGRESS

Construction in progress comprises costs incurred to date for the Phuoc An Port Project and Phuoc An Industrial Zone Project and others, with details as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Phuoc An Port Project	2,939,570,714,797	1,889,572,964,842
<i>Development and construction cost</i>	2,776,665,271,845	1,819,574,596,558
<i>Capitalized borrowing costs (*)</i>	134,735,293,705	47,373,543,997
<i>Site clearance and compensation</i>	12,142,485,935	12,142,485,935
<i>Others</i>	16,027,663,312	10,482,338,352
Phuoc An Industrial Zone Project and others	3,353,191,054,898	3,181,261,646,601
<i>Development and construction cost</i>	1,510,608,541,447	1,259,425,951,450
<i>Site clearance and compensation</i>	1,359,784,527,806	1,492,779,905,850
<i>Capitalized capital costs (*)</i>	407,365,009,428	379,429,970,324
<i>Others</i>	75,432,976,217	49,625,818,977
TOTAL	6,292,761,769,695	5,070,834,611,443

(*) During the period, the Company capitalized borrowing and capital costs on the loans and capital obtained to finance the development and construction of the Phuoc An Port Project amounting to VND 27,935,039,104 and VND 87,361,749,708, respectively (2025: VND 47,373,543,997 and VND 92,203,102,058, respectively).

15. SHORT-TERM TRADE PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Other parties	66,238,896,034	37,802,502,317
<i>SANY Heavy Industry (Vietnam) Company Limited</i>	16,375,691,002	-
<i>Tin Nghia Petroleum Joint Stock Company</i>	5,891,298,620	5,274,061,880
<i>MSC Vietnam Company Limited</i>	-	8,991,431,656
<i>Others</i>	43,971,906,412	23,537,008,781
Related parties (Note 28)	1,278,824,204	744,125,327,484
TOTAL	67,517,720,238	781,927,829,801

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

16. STATUTORY OBLIGATIONS

				VND
	<i>Beginning balance</i>	<i>Increase</i>	<i>Decrease</i>	<i>Ending balance</i>
Receivables				
Deductible value-added tax ("VAT")	247,435,909,781	275,217,793,464	(116,555,863,705)	406,097,839,540
Corporate income tax	32,827,459	-	-	32,827,459
Others	25,669,349	-	-	25,669,349
TOTAL	247,494,406,589	275,217,793,464	(116,555,863,705)	406,156,336,348
Payable				
Personal income tax	2,379,587,426	3,414,924,940	(3,007,328,799)	2,787,183,567

17. SHORT-TERM ACCRUED EXPENSES

		VND
	<i>Ending balance</i>	<i>Beginning balance</i>
Costs to complete the Phuoc An Project – Phase 1	59,034,688,921	59,034,688,921
<i>Construction costs for main items</i>	24,108,703,915	24,108,703,915
<i>Construction costs for auxiliary items</i>	17,848,985,863	17,848,985,863
<i>Equipment costs</i>	17,076,999,143	17,076,999,143
Electricity and water	1,301,898,585	1,191,627,756
TOTAL	60,336,587,506	60,226,316,677

18. OTHER SHORT-TERM PAYABLES

		VND
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Deposits for land rental (*)	1,758,121,387,662	2,219,050,385,640
Interest payable	74,955,411,493	54,569,882,992
BCC with Lan Phuong Trading Company Limited	13,345,884,000	13,345,884,000
Capital advances	-	500,000,000,000
Others	4,238,336,380	1,396,463,697
TOTAL	1,850,661,019,535	2,788,362,616,329
<i>In which:</i>		
<i>Related parties (Note 28)</i>	885,685,535,721	2,006,078,439,842
<i>Other parties</i>	964,975,483,814	782,284,176,487

(*) The ending balance represents deposits from the Company's customers for land lease and infrastructure use with a total area of 560,340 m2 at the Phuoc An Port Industrial Zone project.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

19. DEFERRED REVENUE

The ending balance represents amounts invoiced to customers in respect of upfront land lease rentals, management fees and infrastructure usage fees under land lease agreements for Phuoc An Industrial Zone project. These amounts are recognised as deferred revenue and amortised to income over the period during which the Company fulfils its obligations under the respective land lease agreements. The Company handed over certain land plots to customers during the period from 27 June 2026 to 30 June 2026.



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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

20. LOANS

	Beginning balance		Increase (decrease) during period			Ending balance	
	Balance	Payable amount	Increase	Decrease	Reclassification	Amount	Payable amount
Short-term	460,796,386,506	460,796,386,506	1,606,251,646,747	(898,559,626,561)	40,000,000,000	1,208,488,406,692	1,208,488,406,692
Related party (Note 28)							
Other parties (Note 20.1)	100,800,000,000	100,800,000,000	78,000,000,000	(178,800,000,000)	-	-	-
Bank	250,000,000,000	250,000,000,000	1,033,200,000,000	(200,000,000,000)	-	1,083,200,000,000	1,083,200,000,000
(Note 20.2)	69,996,386,506	69,996,386,506	495,051,646,747	(499,759,626,561)	-	65,288,406,692	65,288,406,692
Current portion of long-term loan from a bank (Note 20.3)	40,000,000,000	40,000,000,000	-	(20,000,000,000)	40,000,000,000	60,000,000,000	60,000,000,000
Long-term							
Bank							
(Note 20.3)	5,125,819,146,568	5,125,819,146,568	2,336,294,874,350	-	(40,000,000,000)	7,422,114,020,918	7,422,114,020,918
TOTAL	5,586,615,533,074	5,586,615,533,074	3,942,546,521,097	(898,559,626,561)	-	8,630,602,427,610	8,630,602,427,610

20.1 Short-term loan from other parties

Details of the short-term loan from other parties to finance the Company's working capital are as follows:

Lender	Ending balance VND	Maturity date	Interest rate % p.a	Description of collateral
Tin Nghia Industrial Park Development Joint Stock Company	1,033,200,000,000	13 July 2026	12%	Unsecured
Tin Nghia Logistics Joint Stock Company – Bien Hoa ICD	50,000,000,000	31 December 2026	8%	Unsecured
TOTAL	1,083,200,000,000			

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

21. OWNERS' EQUITY

21.1 *Movements in owners' equity*

	Share capital	Other owner capital	Share premium	Investment and development fund	Accumulated losses	Total
						VND
For six-month period ended 30 June 2025						
Beginning balance	2,320,000,000,000	9,285,641,372	155,671,000,000	2,069,929,634	(31,221,609,862)	2,455,804,961,144
Net loss for the period	-	-	-	-	(247,734,698,428)	(247,734,698,428)
Ending balance	2,320,000,000,000	9,285,641,372	155,671,000,000	2,069,929,634	(278,956,308,290)	2,208,070,262,716
For six-month period ended 30 June 2026						
Beginning balance	2,320,000,000,000	9,285,641,372	155,671,000,000	2,069,929,634	(535,912,437,965)	1,951,114,133,041
Issuance of shares (*)	1,250,000,000,000	-	451,250,000,000	-	-	1,701,250,000,000
Consulting fee on issuance of shares	-	-	(198,000,000)	-	-	(198,000,000)
Net loss for the year	-	-	-	-	(233,043,889,857)	(233,043,889,857)
Ending balance	3,570,000,000,000	9,285,641,372	606,723,000,000	2,069,929,634	(768,956,327,822)	3,419,122,243,184

(*) On 3 February 2026, the Company's shareholders approved a plan to issue additional shares, increasing the charter capital by VND 1,250,000,000,000 in accordance with Shareholders' Resolution No. 14/NQ-PAP. Accordingly, the Company will privately place 125,000,000 shares with a total issuance value of VND 1,701,250,000,000 to investors. On the same date, the Board of Directors approved the implementation of the above-mentioned plan under Management's Resolution No. 16/NQ-PAP.

The share issuance was completed on 13 March 2026, with a total of 125,000,000 new shares issued to individual investors at an issue price of VND 13,610 per share. The total cash collected from this additional share issuance was VND 1,701,250,000,000.

The share issuance was approved by the Department of Finance of Dong Nai City through the issuance of the 14th amended ERC dated 26 March 2026. Accordingly, the Company's charter capital increased from VND 2,320,000,000,000 to VND 3,570,000,000,000.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

21. OWNERS' EQUITY (continued)

21.2 Share capital

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Ordinary shares	Ownership %	Ordinary shares	Ownership %
Hoanh Son One Member Limited Company	40,197,900	11.3	40,197,900	17.3
Vietnam Oil and Gas Group	35,000,000	9.8	35,000,000	15.1
Other shareholders	281,802,100	78.9	156,802,100	67.6
TOTAL	357,000,000	100	232,000,000	100

21.3 Capital held by shareholders

	VND	
	<i>Current period</i>	<i>Previous period</i>
Share capital		
Beginning balance	2,320,000,000,000	2,320,000,000,000
Issuance of shares (Note 21.1)	1,250,000,000,000	-
Ending balance	<u>3,570,000,000,000</u>	<u>2,320,000,000,000</u>

21.4 Shares

	<u>Number of shares</u>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Ordinary shares authorized to be issued	357,000,000	232,000,000
Ordinary shares issued and fully paid	357,000,000	232,000,000
Outstanding ordinary shares	357,000,000	232,000,000

Par value of outstanding shares: VND 10,000 per share (31 December 2025: VND 10,000 per share).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

21. OWNERS' EQUITY (continued)

21.5 Loss per share

Basic and diluted loss per share are calculated as follows:

	<i>Current period</i>	<i>Previous period</i>
Loss attributable to ordinary shareholders (VND)	(233,043,889,857)	(247,734,698,428)
Weighted average number of ordinary shares during the period	298,620,879	232,000,000
Weighted average number of ordinary shares adjusted for the effect of dilution	298,620,879	232,000,000
Loss per share (VND)		
<i>Basic loss per share</i>	<i>(780)</i>	<i>(1,068)</i>
<i>Diluted loss per share</i>	<i>(780)</i>	<i>(1,068)</i>

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these interim financial statements.

22. REVENUES

22.1 Net revenue from rendering of services

	<i>Current period</i>	<i>Previous period</i>
		VND
Total revenue	247,587,726,555	29,315,619,066
<i>In which:</i>		
<i>Loading services</i>	133,013,939,062	7,857,065,400
<i>Transportation services</i>	57,713,264,235	17,699,559,382
<i>Others</i>	56,860,523,258	3,758,994,284
Trade discounts	-	(322,444,000)
Net revenue	247,587,726,555	28,993,175,066
<i>In which:</i>		
<i>Other parties</i>	230,754,080,451	24,213,847,077
<i>Related parties (Note 28)</i>	16,833,646,104	4,779,327,989

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

22. REVENUES (continued)

22.2 Finance income

	VND	
	Current period	Previous period
Interest income	39,203,617,986	9,013,574,457
Foreign exchange gains	4,931,930,340	219,429,000
TOTAL	44,135,548,326	9,233,003,457

23. COST OF SERVICES RENDERED

	VND	
	Current period	Previous period
Loading services	228,631,535,389	117,171,872,478
Transportation services	62,601,556,567	19,947,942,609
Other services	13,329,357,930	1,233,398,750
TOTAL	304,562,449,886	138,353,213,837

24. FINANCE EXPENSES

	VND	
	Current period	Previous period
Interest expense	174,927,541,474	123,475,765,252
Foreign exchange losses	842,393,303	530,186,400
Others	168,753,077	-
TOTAL	175,938,687,854	124,005,951,652

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	Current period	Previous period
Selling expenses	11,839,544,043	4,745,508,273
Labor costs	4,329,279,801	1,954,630,713
External services	2,404,864,885	2,276,593,878
Depreciation and amortization	19,057,728	7,304,241
Others	5,086,341,629	506,979,441
General and administrative expenses	31,887,823,832	17,742,003,639
Labor costs	16,946,997,152	10,599,092,745
External services	6,287,645,849	4,593,181,381
Depreciation and amortisation	822,148,537	583,490,402
Others	7,831,032,294	1,966,239,111
TOTAL	43,727,367,875	22,487,511,912

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

26. OPERATING EXPENSES

	VND	
	<i>Current period</i>	<i>Previous period</i>
Depreciation and amortisation (Notes 11 and 12)	114,308,981,880	79,078,463,747
Labor costs	128,625,171,555	44,181,518,554
External services	41,576,414,056	33,352,706,407
Materials	24,990,150,148	1,099,965,321
Others	38,789,100,122	3,128,071,720
TOTAL	<u>348,289,817,761</u>	<u>160,840,725,749</u>

27. CORPORATE INCOME TAX

The Company has the obligation to pay corporate income tax ("CIT") at 20% of taxable profits. As the Company reported a tax loss for the six-month period ended 30 June 2026, no provision for CIT has been made.

The tax returns filed by the Company are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

27.1 CIT expense

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

	VND	
	<i>Current period</i>	<i>Previous period</i>
Accounting loss before tax	<u>(233,043,889,857)</u>	<u>(247,734,698,428)</u>
At CIT rate of 20%	(46,608,777,971)	(49,546,939,686)
<i>Adjustments:</i>		
Non-deductible expenses	110,457,506	318,392,164
Non-deductible interest expense	26,085,500,401	22,892,438,159
Unrecognized deferred tax on tax loss carried forward	<u>20,412,820,065</u>	<u>26,336,109,363</u>
CIT expense	<u>-</u>	<u>-</u>

27.2 Tax loss

The tax loss of the Company for the period differs from the loss as reported in the interim income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

27. CORPORATE INCOME TAX (continued)

27.3 Tax losses carried forward

The Company is entitled to carry each individual tax loss forward to offset against taxable profits arising within 5 (five) consecutive years subsequent to the year in which the loss was incurred. As at 30 June 2026, the Company has estimated accumulated tax losses of VND 385,502,908,104 (31 December 2025: VND 283,438,807,781) available for offset against future taxable profits. Details are as follows:

Originating year	Can be utilized up to	Tax loss amount	Utilized up to 30 June 2026	VND Unutilized as at 30 June 2026
2021	2026	1,379,464,280	-	1,379,464,280
2022	2027	1,287,125,976	-	1,287,125,976
2023	2028	6,403,413,067	-	6,403,413,067
2024	2029	16,903,989,463	-	16,903,989,463
2025	2030	257,464,814,995	-	257,464,814,995
2026	2031	102,064,100,323	-	102,064,100,323
TOTAL		385,502,908,104	-	385,502,908,104

The above estimated tax losses as per the Company's CIT declarations have not been audited by the local tax authorities as at the date of these financial statements. No deferred tax asset was recognised in respect of these tax losses carried forward because future taxable income cannot be ascertained at this stage.

27.4 Interest expense exceeding the prescribed threshold

The Company is entitled to carry forward interest expense exceeding the prescribed threshold that have not been deducted when calculating CIT for the current year ("non-deductible interest expense" or "NDIE") to the following year when determining the total deductible interest expense of the following year. The subsequent period that the interest expense can be carried forward to must not exceed a consecutive period of 5 years subsequent to the year in which the NDIE was incurred. As at balance sheet date, the Company has aggregated NDIE available as follows:

Originating year	Can be used as deductible interest expense up to	NDIE incurred	NDIE deducted	VND NDIE available to be carried forward as at 30 June 2026
2024	2029	3,232,252,291	-	3,232,252,291
2025	2030	245,686,746,456	-	245,686,746,456
2026	2031	130,427,502,006	-	130,427,502,006
TOTAL		379,346,500,753	-	379,346,500,753

The above estimated NDIE per the Company's corporate income tax declarations have not been audited by the local tax authorities as at the date of these interim financial statements. No deferred tax asset was recognised in respect of these NDIE because of the uncertainty in predicting whether this can be carried forward within the remaining time limit or not.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

28. RELATED PARTY DISCLOSURES

List of related parties that have a controlling relationship and transactions with the Company during the period and as at 30 June 2026 is as follows:

<i>Related party</i>	<i>Relationship</i>
Tuan Loc Construction Investment Corporation	Ultimate parent company of a shareholder
Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Parent company of a shareholder
Tuan Loc Commodities Limited Company	Affiliate of a shareholder
Hiep Hoa Investment Development Company Limited	Affiliate of a shareholder
Sai Gon Investment Construction and Building Construction Material Corporation	Affiliate of a shareholder
Phuoc An Logistics Transport Company Limited	Affiliate of a shareholder
Phuoc An BOT Company	Affiliate of a shareholder
Tin Nghia – Phuong Dong Industrial Park Joint Stock Company	Affiliate of a shareholder
Sonadezi Giang Dien Joint Stock Company	Chairman
Mr Nguyen Thanh Dat	Member of the Board of Directors cum General Director
Mr Truong Hoang Hai	Member of the Board of Directors
Mr Nguyen Hong Son	Member of the Board of Directors cum Deputy General Director
Mr Dao Minh Tung	Member of the Board of Directors cum Deputy General Director
Mr Nguyen Huu Thang	Member of the Board of Directors
Mr Nguyen Thai Phuc	Member of the Board of Directors
Mr Tran Nhan Tam	Former member of the Board of Directors
Mr Hoang Sy Quyet	Head of the Board of Supervision
Mr Bui Huu Giang	Member of the Board of Supervision
Mr Dao Duc Manh	Deputy General Director
Ms Tran Thi Lam Giang	Deputy General Director
Mr Le Dinh Nghiem	Shareholder
Ms Tran Thi Hien Luong	Shareholder
Mr Phan The Anh	Shareholder
Mr Tran Bao Chung	Shareholder
Mr Truong Cong Nghia	Shareholder
Mr Banh Xuan Hoai	Shareholder
Ms Vo Thi Hong Tham	Shareholder
Mr Tran Phi Hung	Shareholder
Mr Ha Van Nam	Shareholder
Mr Tran Manh Cuong	Shareholder
Mr Tran Van Nguyen	Shareholder from 26 March 2026
Mr Phan Van Khanh	Shareholder from 26 March 2026
Mr Pham Hong Khanh	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

28. RELATED PARTY DISCLOSURES (continued)

Significant transactions with related parties were as follows:

			VND
<i>Related party</i>	<i>Transaction</i>	<i>Current period</i>	<i>Previous period</i>
Tuan Loc Construction Investment Corporation	Construction costs	1,551,725,019,255	470,178,683,114
	Lending	-	81,000,000,000
	Collection of lending	-	81,000,000,000
	Rendering services	-	10,605,612,942
	Interest income	-	53,260,274
	Interest received	-	53,260,274
Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Borrowing	300,000,000,000	144,462,750,000
	Repayment	300,000,000,000	14,500,000,000
	Interest expense	12,328,767	3,292,965,286
Mr Tran Phi Hung	Capital contribution	244,980,000,000	-
Mr Pham Hong Khanh	Capital contribution	238,175,000,000	-
Mr Tran Bao Chung	Capital contribution	238,175,000,000	-
Mr Pham Van Khanh	Capital contribution	238,175,000,000	-
Mr Truong Cong Nghia	Capital contribution	183,735,000,000	-
Hiep Hoa Investment Development Company Limited	Loan payment	178,800,000,000	-
	Loan drawdown	78,000,000,000	-
	Interest expense	4,435,975,890	6,791,318,356
Mr Banh Xuan Hoai	Capital contribution	122,490,000,000	-
Ms Vo Thi Hong Tham	Capital contribution	115,685,000,000	-
Mr Tran Van Nguyen	Capital advance refund	100,000,000,000	-
	Capital contribution	74,855,000,000	-
	Capital advance	-	100,000,000,000
Mr Tran Manh Cuong	Capital advance refund	100,000,000,000	-
	Capital contribution	81,660,000,000	-
	Capital advance	-	100,000,000,000
Mr Ha Van Nam	Capital advance refund	100,000,000,000	-
	Capital contribution	68,050,000,000	-
	Capital advance	-	100,000,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

28. RELATED PARTY DISCLOSURES (continued)

Significant transactions with related parties were as follows:

Related party	Transaction	VND	
		Current period	Previous period
Mr Vo Trung Thanh	Capital advance refund	100,000,000,000	-
	Capital advance	-	100,000,000,000
Mr Hoang Thanh Hung	Capital advance refund	100,000,000,000	-
	Capital advance	-	100,000,000,000
Mr Phan The Anh	Capital contribution	95,270,000,000	-
Tuan Loc Commodities Limited Company	Rendering of services	16,399,650,000	13,565,274,135
Phuoc An Logistics Transport Company Limited	Purchase of services	12,860,173,267	455,626,037
	Payment on behalf	761,130,442	-
	Rendering services	433,996,104	-
	Collection on behalf	3,800,000	-
Sai Gon Investment Construction and Building Construction Material Corporation	Lending	-	20,000,000,000
	Lending interest	-	984,986,302

Amounts due from and due to related parties were as follows:

		VND	
<i>Related party</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<i>Short-term trade receivables</i>			
Sonadezi Giang Dien Joint Stock Company	Output VAT receivable	92,558,352,200	-
Tuan Loc Construction Investment Corporation	Rendering of services	4,784,053,163	1,284,389,424
Phuoc An Logistics Transport Company Limited	Rendering of services	246,735,184	125,841,600
Phuoc An BOT Company Limited	Rendering of services	-	3,580,614,861
Tuan Loc Commodities Company Limited	Rendering of services	-	1,138,158,000
		<u>97,589,140,547</u>	<u>6,129,003,885</u>
<i>Short-term advances to supplier</i>			
Tuan Loc Construction Investment Corporation	Construction cost	<u>885,406,526,044</u>	<u>-</u>

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

28. RELATED PARTY DISCLOSURES (continued)

Amounts due from and due to related parties were as follows: (continued)

VND

<i>Related party</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
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Other short-term receivable

Tuan Loc Construction Investment Corporation	Payment on behalf	903,416,994	-
Mr Truong Hoang Hai	Advance	486,000,000	486,000,000
Phuoc An Logistics Transport Company Limited	Payment on behalf	6,582,016	870,000
		<u>1,395,999,010</u>	<u>486,870,000</u>

Short-term trade payables

Tuan Loc Construction Investment Corporation	Purchase of services	-	743,105,806,083
Phuoc An Logistics Transport Company Limited	Purchase of services	1,278,824,204	1,019,521,401
		<u>1,278,824,204</u>	<u>744,125,327,484</u>

Other short-term payables

Tin Nghia – Phuong Dong Industrial Park Joint Stock Company	Land rental deposit	885,420,273,973	880,000,000,000
Phuoc An Logistics Transport Company Limited	Collection on behalf	265,261,748	270,978,200
Sonadezi Giang Dien Joint Stock Company	Land rental deposit	-	600,000,000,000
Mr Tran Van Nguyen	Capital advances	-	100,000,000,000
Mr Tran Manh Cuong	Capital advances	-	100,000,000,000
Mr Ha Van Nam	Capital advances	-	100,000,000,000
Mr Vo Trung Thanh	Capital advances	-	100,000,000,000
Mr Hoang Thanh Hung	Capital advances	-	100,000,000,000
Hiep Hoa Investment Development Company Limited	Interest expense	-	25,807,461,642
		<u>885,685,535,721</u>	<u>2,006,078,439,842</u>

Short-term loans

Hiep Hoa Investment Development Company Limited	Borrowing	-	100,800,000,000
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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

28. RELATED PARTY DISCLOSURES (continued)

Remuneration to members of the Board of Directors, Board of Supervision and management was as follows:

		VND	
Individual	Position	Remuneration	
		Current period	Previous period
The Board of Directors and management			
Mr Nguyen Thanh Dat	Chairman	160,534,000	27,000,000
Mr Truong Hoang Hai	Member cum General Director	251,981,000	268,850,000
Mr Nguyen Huu Thang	Member cum Deputy General Director	499,756,000	472,423,839
Mr Dao Minh Tung	Member cum Deputy General Director	282,221,000	260,772,965
Mr Nguyen Hong Son	Member	27,000,000	27,000,000
Mr Nguyen Thai Phuc	Member	27,000,000	27,000,000
Mr Tran Nhan Tam	Member	27,000,000	27,000,000
Ms Tran Thi Hien Luong	Deputy General Director	281,118,000	-
The Board of Supervision			
Mr Bui Huu Giang	Head	146,673,000	127,922,272
Mr Dao Duc Manh	Member	162,290,000	115,288,272
Ms Tran Thi Lam Giang	Member	16,200,000	16,200,000
		1,881,773,000	1,369,457,348

29. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (Note 3.1) for the current period's interim financial statements. The details are as follows:

VND			
	Beginning balance (as previously presented)	Restated	Beginning balance (as restated)
INTERIM STATEMENT OF FINANCIAL POSITION			
Cash equivalents	607,120,000,000	638,684,931	607,758,684,931
Current held-to-maturity investments	-	205,101,917,807	205,101,917,807
Short-term loan receivables	196,000,000,000	(196,000,000,000)	-
Other short-term receivables	15,409,077,386	(9,740,602,738)	5,668,474,648

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended
(period from 1 January 2026 to 30 June 2026)

30. EVENTS AFTER THE BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the interim balance sheet date that requires adjustment or disclosure in the interim financial statements of the Company.

Approved, 14 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE

Tran Thi Thuy Lan

Nguyen Duy Hoa



Truong Hoang Hai



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