

DOAN XA PORT JOINT STOCK COMPANY

Address : No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

Tax code : 0200443827

Stock code : DXP

**SEPARATE FINANCIAL STATEMENTS
FOR QUARTER III/2025**



Hai Phong City, October 2025

REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Doan Xa Port Joint Stock Company (hereinafter referred to as the Company) presents its report together with the Financial Statements for the period ended September 30, 2025

COMPANY

Doan Xa Port Joint Stock Company is equitized from Doan Xa Loading and Unloading Enterprise according to the Prime Minister's Decision No. 1372/QĐ-TTg dated October 19, 2001 on the transformation of Doan Xa Loading and Unloading Enterprise into Doan Xa Port Joint Stock Company. The company operates under the Enterprise Registration Certificate No. 0203000123 issued by the Department of Planning and Investment of Hai Phong City for the first time on 27/11/2001 and its changes. The company was granted an enterprise code of 0200443827 and is currently operating under the 18th amended Business Registration Certificate dated June 14, 2025.

Company headquarters: No.15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City.

BOARD OF DIRECTORS AND EXECUTIVE BOARD, MANAGEMENT

The members of the Board of Directors during the year and at the date of this report include:

Mr. Bui Tuan Minh	Chairman	(Appointed on 06 June 2025)
Mr. Hoang Van Quang	Chairman	(Resigned on 06 June 2025)
Mr. Tran Viet Hung	Member	
Mr. Hoang Van Minh	Member	(Appointed on 06 June 2025)
Mr. Duong Ba Linh	Member	(Appointed on 06 June 2025)
Mr. Nguyen Ngoc Dao	Member	(Resigned on 06 June 2025)
Mr. Le Manh Hoan	Member	(Resigned on 06 June 2025)

The members of the Board of Directors who led the Company during the year and at the date of this report

Mr. Hoang Van Minh	General Director
Mr. Tran Van Son	Deputy General Director
Mr. Nguyen Van Thuc	Deputy General Director
Mr. Tran Thanh Tuan	Deputy General Director

The legal representative of the Company at the date of this report is Mr. Hoang Van Minh (General Director)

The Audit Committee members include:

Mrs Tran Thi Hang	Prefect	(Appointed on 06 June 2025)
Ms. Hoang Thi Phuong Dung	Prefect	(Resigned on 06 June 2025)
Mrs. Hoang Thanh Mai	Member	
Mrs. Le Tran Anh Thu	Member	(Appointed on 06 June 2025)

RESPONSIBILITIES OF THE BOARD OF DIRECTORS

The Board of General Directors is responsible for the preparation of the financial statements which give a true and fair view of the financial position, results of operations and cash flows of the Company. In preparing these financial statements, the Board of Directors of the Company undertakes to comply with the following

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates with caution;
- State clearly whether the accounting standards applied to the Company have been complied with or not and all material deviations from these standards have been presented and explained in the Financial Statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business;
- Design and implement an effective internal control system to ensure that the preparation and presentation of financial statements are free from material misstatement, whether due to fraud or error.

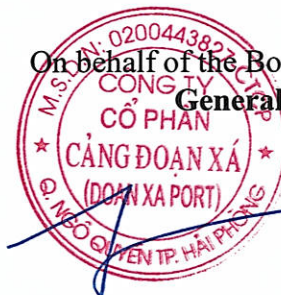
The Board of General Directors of the Company ensures that accounting records are maintained to accurately and fairly reflect the Company's financial position at all times, and that the financial statements are prepared in compliance with the prevailing regulations of the State. The Board is also responsible for safeguarding the Company's assets and implementing appropriate measures to prevent and detect fraud and other violations.

The Board of General Directors commits that the Company complies with Decree 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Securities Law and the Company does not violate the obligation to disclose information as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market.

APPROVAL OF FINANCIAL STATEMENTS

The Board of General Directors approved the attached Financial Statements. The Statements have fairly and fairly reflected the Company's financial position as at September 30, 2025, its business performance and cash flow situation 09 months 2025, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and in compliance with legal regulations related to the preparation and presentation of financial statements.

On behalf of the Board of General Directors
General Director



Hoang Van Minh
Hai Phong, October 27, 2025

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City
SEPARATE FINANCIAL STATEMENTS - QUARTER III/2025

BALANCE SHEET

As of September 30, 2025


ASSET	Code	Note	30/09/2025 VND	01/01/2025 VND
A. CURRENT ASSETS	100		617.469.556.517	537.734.045.161
I. Cash and cash equivalents	110	III.1	3.792.871.795	28.205.454.330
1. Cash	111		3.792.871.795	12.392.336.522
. Cash equivalents	112		-	15.813.117.808
II. Short-term investments	120	III.2	474.660.000.000	411.640.000.000
1. Held-to-maturity investments	123		474.660.000.000	411.640.000.000
III. Short-term receivables	130		89.890.884.558	92.157.336.008
1. Short-term trade receivables	131	III.3	37.719.204.085	85.720.140.151
2. Short-term prepayments to suppliers	132		1.122.814.840	202.337.339
3. Other short-term receivables	136	III.4	51.048.865.633	6.318.269.642
4. Provision for short-term doubtful debts	137		-	(83.411.124)
IV. Inventories	140	III.6	46.998.980.441	5.351.074.064
1. Inventories	141		46.998.980.441	5.351.074.064
V. Other short-term assets	150		2.126.819.723	380.180.759
1. Short-term prepaid expenses	151	III.9a	847.975.202	380.180.759
2. Deductible VAT	152		1.278.844.521	-
3. Taxes and other receivables from State budget	153	III.14	-	-
B. NON-CURRENT ASSETS	200		514.618.739.100	469.368.901.342
II. Fixed assets	220		24.156.462.886	23.292.135.284
1. Tangible fixed assets	221	III.8	23.972.795.996	23.023.688.394
- Historical cost	222		277.482.240.075	296.819.162.991
- Accumulated depreciation	223		(253.509.444.079)	(273.795.474.597)
4. Intangible fixed assets	227	III.10	183.666.890	268.446.890
- Historical cost	228		1.340.960.000	1.582.960.000
- Accumulated amortization	229		(1.157.293.110)	(1.314.513.110)
III. Long-term assets in progress	240		9.496.184	-
1. Construction in progress	242	III.7	9.496.184	-
VI. Long-term investment	250	III.2	486.411.401.977	444.721.401.977
. Investments in subsidiaries	251		41.690.000.000	-
. Investments in joint ventures and associates	252		447.305.948.664	447.305.948.664
. Equity investments in other entities	253		5.766.336.836	5.766.336.836
. Provision for devaluation of long-term investments	254		(8.350.883.523)	(8.350.883.523)
IV. Other long-term assets	260		4.041.378.053	1.355.364.081
1. Long-term prepaid expenses	261	III.9b	4.041.378.053	1.355.364.081
TOTAL ASSETS	270		1.132.088.295.617	1.007.102.946.503

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1.132.088.295.617 1.007.102.946.503

Hai Phong, October 27, 2025
General Director





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General Director

Hoang Van Minh

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

SEPARATE FINANCIAL STATEMENTS - QUARTER III/2025

INCOME STATEMENT

Quarter III - 2025

ITEMS	Code	Note	Quarter III		Accumulated from the beginning of the year to the end of this period	
			This year	Previous Year	This year	Previous Year
			VND	VND	VND	VND
1. Revenue from sales of goods and rendering of services	01	18	174.339.036.466	293.086.865.607	422.180.828.003	498.229.200.148
2. Revenue deductions	02	19				
3. Net revenue from sales of goods and rendering of services	10	20	174.339.036.466	293.086.865.607	422.180.828.003	498.229.200.148
4. Cost of goods sold and services rendered	11	21	131.938.125.034	265.316.896.965	313.320.446.951	441.399.261.791
5. Gross profit from sales of goods and rendering of services	20		42.400.911.432	27.769.968.642	108.860.381.052	56.829.938.357
6. Financial income	21	22	7.628.792.395	3.004.140.478	21.609.068.516	10.818.732.470
7. Financial expense	22	23	924.071.124	3.384.610.422	2.416.025.376	5.155.969.883
<i>In which: Interest expense</i>	23		924.071.124	1.490.613.681	2.416.025.376	1.674.291.888
9. Selling expense	25	26a	9.146.163.237	3.641.619.022	21.609.779.595	3.712.590.845
10. General and administrative expense	26	26b	3.071.061.643	3.985.904.519	13.191.315.191	12.819.902.777
11. Net profit from operating activities	30		36.888.407.823	19.761.975.157	93.252.329.406	45.960.207.322
12. Other income	31	24	197.000	69.933.362	1.569.201.069	81.784.082
13. Other expense	32	25	-	124.872.026	-	133.366.512
14. Other profit	40		197.000	(54.938.664)	1.569.201.069	(51.582.430)
15. Total net profit before tax	50		36.888.604.823	19.707.036.493	94.821.530.475	45.908.624.892
16. Current corporate income tax expense	51	27	7.355.853.465	3.996.325.505	18.823.310.595	9.083.807.714
17. Profit after corporate income tax	60		29.532.751.358	15.710.710.988	75.998.219.880	36.824.817.178
18. Basic earnings per share	70		493	262	1.269	615

Preparer



Nguyen Thi Thao

Chief Accountant



Nguyen Thi Thanh Ha



Hai Phong, October 27, 2025

General Director

Hoang Van Minh

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

SEPARATE FINANCIAL STATEMENTS - QUARTER III/2025

CASH FLOW STATEMENT*(Indirect method)**Quarter III 2025*

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this period	
			This year	Previous Year
I. CASH FLOW FROM OPERATING ACTIVITIES				
1. Profit before tax	01		94.821.530.475	45.908.624.892
2. Adjustment for			(22.166.959.730)	(6.362.067.370)
- Depreciation and amortization of fixed assets and investment properties	02		(3.221.385.752)	2.719.658.649
- Provisions	03		(83.411.124)	
- Exchange gains / losses from retranslation of monetary items denominated in foreign currency	04		-	5.142.527
- Gains / losses from investment	05		(21.278.188.230)	(10.761.160.434)
- Interest expense	06		2.416.025.376	1.674.291.888
3. Operating profit before changes in working capital	08		72.654.570.745	39.546.557.522
- Increase or decrease in receivables	09		1.071.018.053	(104.149.828.842)
- Increase or decrease in inventories	10		(41.647.906.377)	(3.979.923.257)
- Increase or decrease in payables (excluding interest payable/ corporate income tax payable)	11		57.407.448.940	(95.110.465.488)
- Increase or decrease in prepaid expenses	12		(8.739.882.222)	(2.179.715.667)
- Interest paid	14		(2.344.031.265)	(1.674.291.888)
- Corporate income tax paid	15		(8.594.971.898)	(11.523.720.252)
- Other receipts from operating activities	16		(1.500.000.000)	-
- Other payments on operating activities	17		(984.495.000)	(2.566.808.744)
Net cash flow from operating activities	20		67.321.750.976	(181.638.196.616)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		(4.085.713.354)	(13.757.388.283)
2. Proceeds from disposals of fixed assets and other long-term assets	22		1.500.000.000	-
3. Loans and purchase of debt instruments from other entities	23		(474.660.000.000)	(411.030.000.000)
4. Collection of loans and resale of debt instrument of other entities	24		411.640.000.000	395.476.439.347
5. Equity investments in other entities	25		(41.690.000.000)	
6. Interest and dividend received	27		23.670.859.186	16.478.873.687
Net cash flow from investing activities	30		(83.624.854.168)	(12.832.075.249)

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this period	
			This year	Previous Year
			VND	VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		139.739.016.209	231.216.224.000
2. Repayment of principal	34		(117.893.429.052)	(231.216.224.000)
4. Dividends or profits paid to owners	36		(29.955.066.500)	(29.947.999.450)
Net cash flow from financing activities	40		(8.109.479.343)	(29.947.999.450)
Net cash flows in the year	50		(24.412.582.535)	(224.418.271.315)
Cash and cash equivalents at the beginning of the year	60		28.205.454.330	287.772.136.417
Effect of exchange rate fluctuations	61		-	(5.142.527)
Cash and cash equivalents at the end of the year	70	III.1	3.792.871.795	63.348.722.575

Preparer



Nguyen Thi Thao

Chief Accountant



Nguyen Thi Thanh Ha

Hai Phong, October 27, 2025

General Director




Hoang Van Minh

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City
SEPARATE FINANCIAL STATEMENTS - QUARTER III/2025

NOTES TO FINANCIAL STATEMENTS

Quarter III- 2025

I. CHARACTERISTICS OF ENTERPRISE ACTIVITIES**Form of capital ownership**

The Company's charter capital is VND 599,101,330,000, divided into 59,910,133 shares, with a par value of VND 10,000 per share, without preferential shares.

Business field: Port Operation and bitumen trading

Business activities

The Company's main activities are:

- Cargo handling services, warehouse business, transportation and waterway transport services, freight forwarding, maritime agency
- Wholesale and retail of solid, liquid, and gas fuels and related products.

The Company's normal business cycle is 12 months.

As of September 30, 2025, the Company has one (01) dependent branch (Branch of Doan Xa Port Joint Stock Company located in Long Bien Ward, Hanoi) and one (01) direct subsidiary as follows

	Subsidiary	Principal Activities	Place of Incorporation, Registration, and Operation	Ownership Percentage	Voting rights percentage
1	Doan Xa Port Sea Shipping Joint Stock Company	Leasing of machinery, equipment and vessels	Ngo Quyen Ward, Hai Phong City	92%	92%

* Number of employees: As of September 30, 2025, the Company has 183 employees (1 January 2025: 190).

II. ACCOUNTING SYSTEM AND ACCOUNTING POLICY**1. Accounting period and accounting currency**

The Company's annual accounting period according to the calendar year begins on January 1 and ends on December 31 of each year.

This accounting period: From January 1, 2025 to September 30, 2025

The Company maintains its accounting records in Vietnam Dong (VND).

2. Standards and Applicable Accounting Policies*Applicable Accounting Policies*

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

Declaration of compliance with Accounting Standards and Accounting System

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of the Standards and the current Enterprise Accounting Regime being applied.

3. Foreign currency transactions

Foreign currency transactions during the accounting period are converted into Vietnamese Dong at the actual exchange rate on the transaction date.

This actual exchange rate is determined according to the following principles:

- When buying and selling foreign currency: the exchange rate is specified in the foreign currency buying and selling contract between the Company and the commercial bank;
- When recording receivables: is the buying rate of the commercial bank where the Company designates the customer to pay at the time the transaction occurs;

- When recording payables: is the selling rate of the commercial bank where the Company plans to transact at the time the transaction occurs;
- When purchasing assets or making immediate payments in foreign currency: is the buying rate of the commercial bank where the Company makes the payment.

4. Cash and cash equivalents

Cash includes cash in hand and demand bank deposits.

Cash equivalents are short-term investments with a recovery period of no more than 03 months from the investment date, are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

5. Receivables

Receivables are tracked in detail by receivable term, receivable entity, original currency, and other factors according to the Company's management needs.

Provision for doubtful debts is made for each doubtful debt based on the expected level of loss that may occur.

6. Inventories

Inventories are initially recorded at cost, including purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their location and condition at the time of initial recording. After initial recording, at the time of preparing the Financial Statements, if the net realizable value of the inventory is lower than the original price, the inventory is recorded at net realizable value.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

7. Financial investments

Held-to-maturity investments: are investments that the Company has the intention and ability to hold until maturity.

Held-to-maturity investments include bank deposits with maturities of more than three months to one year and are recorded at cost.

8. Fixed assets

Tangible fixed assets and intangible fixed assets are initially recorded at cost. During use, tangible fixed assets and intangible fixed assets are recorded at cost, accumulated depreciation and residual value. Depreciation is calculated using the straight-line method.

Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

- Buildings, structures	03 - 13 years
- Machinery and equipment	06 - 10 years
- Transportation, motor vehicles	03 - 10 years
- Office equipment and furniture	03 - 05 years

9. Prepaid expenses

Expenses incurred related to the business performance of many accounting periods are recorded as prepaid expenses to be gradually allocated to the business performance in the following accounting periods.

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

10. Payables

Payables are monitored by payment term, payable entity, original currency and other factors according to the Company's management needs.

11. Borrowings and finance lease liabilities

The value of the finance lease liability is the total amount payable calculated by the present value of the minimum lease payments or the fair value of the leased asset.

Loans and financial lease liabilities are tracked by each lending entity, each loan agreement and the repayment term of the loans and financial lease liabilities. In case of loans and liabilities in foreign currency, detailed tracking is performed in the original currency.

12. Borrowing costs

Borrowing costs are recorded as production and business expenses in the period when incurred, except for borrowing costs directly related to the investment, construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs".

13. Accrued expenses

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid and other payables are recorded in production and business expenses of the reporting period.

The recording of payable expenses into production and business expenses during the period is carried out according to the principle of matching between revenue and expenses incurred during the period.

14. Provisions for payables

Provisions are only recognized when the following conditions are satisfied:

- The company has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of economic benefits will be required to settle the obligation;
- Provide a reliable estimate of the value of that liability.

The amount recognised as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the reporting period.

The provision for payables is recorded in the production and business expenses of the accounting period. The difference between the amount of provision for payables established in the previous period that is not fully used and the amount of provision for payables established in the reporting period is reversed and recorded as a reduction in production and business expenses of the period.

15. Owner's equity

Owner's equity is recorded at the actual capital contributed by the owner.

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the Company's profit distribution or loss handling situation. Profit distribution is made when the Company has undistributed profit after tax. Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders and after setting aside funds according to the Company's Charter and the provisions of Vietnamese law.

16. Revenue

Sales revenue

Sales revenue is recognized when all of the following conditions are met:

- The significant risks and rewards of ownership of the product or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- Revenue is measured with relative certainty;
- The Company has obtained or will obtain economic benefits associated with the sale transaction;
- Identify the costs associated with a sales transaction.

Rendering of services

Revenue from rendering of services shall be recognised when all the following conditions have been satisfied:

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

Financial revenue

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when both (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- Revenue is measured with relative certainty;

18. Cost of goods sold

Cost of goods sold during the year is recorded in accordance with revenue generated during the year and ensures compliance with the principle of prudence.

19. Financial expenses

Expenses recorded in financial expenses include:

- Borrowing costs;
- Exchange rate losses of transactions involving foreign currencies

20. Corporate income tax

Current corporate income tax expense is determined based on taxable income in the period and corporate income tax rate in the current accounting period.

21. Related Parties

Parties are considered related if one party has the ability to control or has significant influence over the other party in making decisions regarding financial policies and operations. Parties are also considered related if they are under common control or are significantly influenced together.

In considering the relationship of related parties to serve for the preparation and presentation of Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

III. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. CASH AND CASH EQUIVALENTS

	30/09/2025	01/01/2025
	VND	VND
- Cash	609.300.275	69.204.496
- Demand deposits	3.183.571.520	12.323.132.026
- Cash equivalents	-	15.813.117.808
	3.792.871.795	28.205.454.330

2. FINANCIAL INVESTMENTS

Held to maturity investments

	30/09/2025	01/01/2025
	Original cost	Original cost
	VND	VND
- Deposits from 06 months to 12 months	474.660.000.000	411.640.000.000
	474.660.000.000	411.640.000.000

Investment in a Subsidiary

	30/09/2025	01/01/2025
	Original cost	Original cost
	Provisioned cost	Provisioned cost

-	Original cost	Provisioned cost	Original cost	Provisioned cost
Doan Xa Port Sea Shipping Joint Stock Compar	41.690.000.000	-		

3. SHORT-TERM RECEIVABLES FROM CUSTOMERS

	30/09/2025	01/01/2025
	Value	Value
	VND	VND
a) Short term		
Related parties	564.886.061	67.291.254.540
- Traffic Materials Trading and Import-Export Joint Stock Company	564.886.061	66.339.464.040
- VN Asphalt Joint Stock Company	-	951.790.500
Others	37.154.318.024	18.428.885.611
- International Maritime Agency and Brokerage Limited Liability Company	10.373.305.914	7.169.849.173
- Other customers	26.781.012.110	11.259.036.438
	37.719.204.085	85.720.140.151

b) Long term

4. OTHER SHORT-TERM RECEIVABLES

	30/09/2025	01/01/2025
	Value	Value
	VND	VND
a) Short term		
Social insurance	130.129.860	-
Interest receivable	8.070.690.985	4.990.704.160
Dividends and profits receivable	-	672.570.000
Receivables from employees	30.019.442	82.317.818
Advance receivable	426.025.346	286.445.000
Other receivables	42.392.000.000	286.232.664
	51.048.865.633	6.318.269.642

b) Long term

5. DOUBTFUL DEBTS

Receivables, loans that are overdue or not overdue but unlikely to be recovered:

	30/09/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Truong Thinh Phat Import-Export and Transportation Trading Joint Stock Company			278.037.080	194.625.956
	-	-	278.037.080	194.625.956

6. INVENTORIES

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	-	-	-	-
Raw materials	4.072.838.203	-	4.092.201.483	-
Tools, supplies	414.001.620	-	674.672.567	-
Work in progress	-	-	-	-
Goods	42.512.140.618	-	584.200.014	-
	46.998.980.441	-	5.351.074.064	-

7. LONG-TERM ASSETS IN PROGRESS

	30/09/2025	01/01/2025
Construction in progress: Metal canopy for goods shelter	9.496.184 -	-
	31/12/2024	01/01/2024

8. PREPAID EXPENSES

	30/09/2025	01/01/2025
	VND	VND
a) Short term		
Tools and equipment	314.914.175 -	136.613.189
Other short-term prepaid expenses	533.061.027 -	243.567.570
	847.975.202	380.180.759
b) Long term		
Inspection and dredging costs	3.153.442.859 -	1.277.148.439
Other long-term prepaid expenses	887.935.194 -	78.215.642
	4.041.378.053	1.355.364.081

8. TANGIBLE FIXED ASSETS

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DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

Notes to the Financial Statements (Continued)**8 TANGIBLE FIXED ASSETS**

	Buildings, structures	Machinery and equipment	Means of transportation and transmission	Office equipment	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	62.221.033.501	9.940.221.561	222.304.557.725	2.353.350.204	296.819.162.991
- Purchase in the period	74.853.000	56.500.000	3.726.530.354	227.830.000	4.085.713.354
- Completed construction investment			(23.336.704.270)	(85.932.000)	(23.422.636.270)
Ending balance	62.295.886.501	9.996.721.561	202.694.383.809	2.495.248.204	277.482.240.075
Accumulated depreciation					
Beginning balance	(62.044.583.478)	(9.940.221.561)	(199.571.501.468)	(2.239.168.090)	(273.795.474.597)
- Depreciation during the period	(96.137.300)	(2.835.125)	(2.985.952.196)	(51.681.131)	(3.136.605.752)
			23.336.704.275	85.932.000	23.422.636.275
Ending balance	(62.140.720.778)	(9.943.056.686)	(179.220.749.389)	(2.204.917.221)	(253.509.444.074)
Net carrying amount					
Beginning balance	176.450.023		22.733.056.257	114.182.114	23.023.688.394
Ending balance	155.165.723	53.664.875	23.473.634.420	290.330.983	23.972.796.001

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the year: VND

- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: 236.843.623.321 VND

10. INTANGIBLE FIXED ASSETS

	Software	Cộng
	VND	VND
Original cost		
Beginning balance	1.582.960.000	1.582.960.000
- Other reductions	(242.000.000)	(242.000.000)
Ending balance	1.340.960.000	1.340.960.000
Giá trị hao mòn lũy kế		
Beginning balance	(1.314.513.110)	(1.314.513.110)
- Depreciation for the period	(84.780.000)	(84.780.000)
- Other reductions	242.000.000	242.000.000
Ending balance	(1.157.293.110)	(1.157.293.110)
Giá trị còn lại		
<i>At the beginning of the year</i>	268.446.890	268.446.890
At the end of the period	183.666.890	183.666.890

	30/09/2025		01/01/2025	
	Cost	Provision	Cost	Provision
Vietnam Hi-tech transportation Co., Ltd.	47.305.948.664	(7.890.544.187)	47.305.948.664	(7.890.544.187)
Tratigroup Corporation Joint Stock Company	400.000.000.000		400.000.000.000	
	447.305.948.664	(7.890.544.187)	447.305.948.664	(7.890.544.187)

Details of the Company's associated investment companies as at september 30, 2025 are as follows:

Name of Investment Company	Interest rate	Voting share ratio	Principal activities
Vietnam Hi-tech transportation Co., Ltd.	39,00%	39,00%	Cargo transportation, combined with high-tech cargo transportation along the coastal route.
Tratigroup Corporation Joint Stock Company	47,06%	47,06%	Trading in solid, liquid, and gas materials, and related products.

The investment in Tratigroup Joint Stock Company as of September 30, 2025, is 400,000,000,000 VND, representing 47.06% of the charter capital. Currently, the company is operating normally

The investment in Vietnam Hi-tech transportation Co., Ltd. as of september 30, 2025, is 47,305,948,664 VND, representing 39.00% of the charter capital. Currently, the company is operating normally.

12 Investment in other entities

	30/09/2025		01/01/2025	
Name of Investment Company	Cost	Provision	Cost	Provision
Dinh Vu Port Investment and Development Joint Stock Company	1.203.026.136	-	1.203.026.136	-
Military Commercial Joint Stock Bank	1.563.310.700	-	1.563.310.700	-
Hai Phong Maritime Investment and Trading Joint Stock Company	3.000.000.000	(460.339.336)	3.000.000.000	(460.339.336)
	5.766.336.836	(460.339.336)	5.766.336.836	(460.339.336)

(*) As of September 30, 2025, the investment in Dinh Vu Port Investment and Development Joint Stock Company comprises 224,190 shares, equivalent to VND 1,203,026,136, representing 0.56% of its charter capital. Dinh Vu Port Investment and Development Joint Stock Company is listed on HOSE under the stock code DVP. The closing price as of september 30, 2025, was VND 71,900 per share.

(**) As of September 30, 2025, the investment in Military Commercial Joint Stock Bank comprises 157,113 shares, equivalent to VND 1,563,310,700, representing 0.002% of its charter capital. Military Commercial Joint Stock Bank is listed on HOSE under the stock code MBB. The closing price of MBB shares on September 30, 2025, was VND 26,200 per share.

(***) The investment in Hai Phong Maritime Investment and Trading Joint Stock Company had a value of VND 3,000,000,000 as of September 30, 2025, equivalent to 300,000 shares, accounting for 3.525% of the charter capital. Currently, the company is temporarily suspended from operations.

13. TRADE PAYABLES

	30/09/2025	01/01/2025
	Value	Value
	VND	VND
a) Short term		
<i>Related parties</i>	62.837.091.143	23.995.187.362
- Traffic Materials Trading and Import-Export Joint Stock Company	58.192.151.966	20.940.949.581
- VN Asphalt Joint Stock Company	288.471.529	1.370.930.000
- Vietnam Hi-tech Transportation Co., Ltd.	4.356.467.648	1.683.307.781
<i>Others</i>	6.230.784.698	12.493.598.264
- Truong Xuan Trading and Transportation Joint Stock Company	219.970.080	463.138.456
- International Maritime Agency and Brokerage Limited Liability Company	3.603.563.640	2.495.991.247
- TRAFIGURA PTE LIMITED	-	3.618.021.600
- PACIFIC WELLS PTE LTD	-	3.587.360.400
- Others	2.407.250.978	2.329.086.561
	69.067.875.841	36.488.785.626

b) Long term

14. ACCRUED EXPENSES

	30/09/2025	01/01/2025
	VND	VND
a) Short term		
- Interest expense	72.720.972	72.233.239
- Electricity, water	5.702.123	76.877.815
- Board of Directors and Supervisory Board remuneration	374.400.000	400.000.000
- Salaries	-	4.000.000.000
- Others	3.862.462.591	525.763.617
	4.315.285.686	5.074.874.671

b) Dài hạn

15. BORROWINGS AND FINANCE LEASE LIABILITIES

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16. TAX AND OTHER PAYABLES TO THE STATE BUDGET

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DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

Notes to the Financial Statements (Continued)

SEPARATE FINANCIAL STATEMENTS - QUARTER III/2025

15 BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2025		During the period		30/09/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
Bank loan	-	-	139.739.016.209	117.893.429.052	114.354.823.292	114.354.823.292
International Joint Stock Commercial Bank - Quang Ninh Branch	92.509.236.135	92.509.236.135	21.430.582.600	101.821.684.135	12.118.134.600	12.118.134.600
Joint Stock Commercial Bank for Investment and Development of Vietnam – Hai Phong Branch			57.195.543.192	-	57.195.543.192	57.195.543.192
Vietnam Prosperity Joint Stock Commercial Bank			29.980.432.000		29.980.432.000	29.980.432.000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hai Phong Branch			31.132.458.417	16.071.744.917	15.060.713.500	15.060.713.500
Total Short-term borrowings	92.509.236.135	92.509.236.135	139.739.016.209	117.893.429.052	114.354.823.292	114.354.823.292
b) Long-term borrowings						

DOAN XA PORT JOINT STOCK COMPANY

Address: No. 15, Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City

Notes to the Financial Statements (Continued)

SEPARATE FINANCIAL STATEMENTS - QUARTER III/2025

16 TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Beginning balance		During the year		Ending balance	
	Receivable 01/01/2025	Payables 01/01/2025	Payables in the year	Actual payment in the year	Receivables 30/09/2025	Payables 30/09/2025
	VND	VND	VND	VND	VND	VND
- Value Added Tax	-	682.163.474	33.869.440.302	34.551.603.776	-	-
- Corporate income tax	-	4.190.117.467	18.823.310.595	8.594.971.898	-	14.418.456.164
- Personal income tax	-	41.094.904	2.595.919.777	2.515.575.363	-	121.439.318
- Land tax and land rent	-	-	4.348.518.003	1.739.407.200	-	2.609.110.803
- Fees, charges and other payables	-	-	5.000.000	5.000.000	-	-
	-	4.913.375.845	59.642.188.677	47.406.558.237	-	17.149.006.285

17. OTHER PAYABLES

	30/09/2025	01/01/2025
	VND	VND
Trade union fee	392.980.396	225.385.533
Dividends or profits payable	83.566.575	79.179.000
Other payables	519.078.094	198.680.537
	995.625.065	503.245.070

b) Long term

Long-term deposits, collateral received

18. OWNER'S EQUITY

a) Changes in owner's equity

	Owner's investment capital	Owner's equity	Development Investment Fund	Retained earnings	Total
		VND	VND	VND	VND
Beginning balance of previous year	599.101.330.000	1.123.771.566	168.189.656.117	71.727.285.234	840.142.042.917
Profit for previous period	-	-	-	36.824.817.178	36.824.817.178
Cash dividend	- -	-	-	(29.955.066.500)	(29.955.066.500)
Provision of funds from profits	-	-	-	(1.904.230.750)	(1.904.230.750)
Other decrease	- -	- -	- -	9.000.000	9.000.000
Ending balance of previous year	599.101.330.000	1.123.771.566	168.189.656.117	76.701.805.162	845.116.562.845
Beginning balance of current year	- 599.101.330.000	1.123.771.566	168.189.656.117	93.649.267.191	862.064.024.874
Profit for this year	-	-	-	75.998.219.880	75.998.219.880
Cash dividend	-	-	-	(29.955.066.500)	(29.955.066.500)
Benefit reward fund	-	-	-	(1.400.000.000)	(1.400.000.000)
Provision for the executive	-	-	-	(1.350.000.000)	(1.350.000.000)
Ending balance for this period	599.101.330.000	1.123.771.566	168.189.656.117	136.942.420.571	905.357.178.254

b, Details of Contributed capital	Ending of the period	Rate	Beginning of the year	Rate
	VND	%	VND	%
Mr. Hoang Van Quang	78.051.600.000	13,03%	78.051.600.000	13,03%
Mr. Nguyen Van Thuc	55.000.000.000	9,18%	55.000.000.000	9,18%
Tratimex P&L Joint Stock Company	600.000	0,00%	600.000	0,00%
Other Shareholders	466.049.130.000	77,79%	466.049.130.000	77,79%
	599.101.330.000	100%	599.101.330.000	100%

c) Capital transactions with owners and dividend and profit distribution

	30/09/2025	01/01/2025
	VND	VND
Owner's equity		
- At the beginning of the year	599.101.330.000	599.101.330.000
- At the end of the period	599.101.330.000	599.101.330.000
Distributed dividends and profit		
- Dividends, profits divided on previous year's profits	29.955.066.500	-

d) Stocks

	30/09/2025	01/01/2025
	VND	VND
Number of shares registered for issuance	59.910.133	59.910.133
Number of shares sold to the public	59.910.133	59.910.133
- Common stock	59.910.133	59.910.133
- Cổ phiếu ưu đãi		
Số lượng cổ phiếu được mua lại	59.910.133	59.910.133
- Cổ phiếu phổ thông	59.910.133	59.910.133
- Cổ phiếu ưu đãi		
Number of shares outstanding	59.910.133	59.910.133
- Common stock	59.910.133	59.910.133
- Cổ phiếu ưu đãi	-	-
Outstanding shares par value (VND):	10.000	10.000

e) Company funds

	30/09/2025	01/01/2025
	VND	VND
- Development investment fund	168.189.656.117	168.189.656.117
	168.189.656.117	168.189.656.117

g) Income and expenses, profits and losses directly recorded to owner's equity in accordance with specific Accounting standards

19. OFF-BALANCE SHEET ITEMS

Foreign currencies	Calculation unit	30/09/2025	01/01/2025
- US Dollar	USD	27.074,74	5.488,29

20. TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	9 months in 2025	9 months in 2024
	VND	VND
Revenue from sale of goods	279.784.662.700	413.323.853.777
Revenue from rendering of services	142.396.165.303	84.905.346.371
	422.180.828.003	498.229.200.148

21. COST OF GOODS SOLD

	9 months in 2025	9 months in 2024
	VND	VND
Cost of finished products and goods sold	253.970.947.052	395.422.934.751
Cost of services provided	59.349.499.899	45.976.327.040
	313.320.446.951	441.399.261.791

22. FINANCIAL INCOME

	9 months in 2025	9 months in 2024
	VND	VND
Interest income	20.121.530.730	9.700.555.434
Dividends or profits received	1.156.657.500	1.060.605.000
Realised exchange gain	330.880.286	57.572.036
	21.609.068.516	10.818.732.470

23. FINANCIAL EXPENSES

	9 months in 2025	9 months in 2024
	VND	VND
Interest expense on loans	2.416.025.376	1.674.291.888
Foreign exchange loss arising during the period	-	3.438.919.090
Other financial expenses	-	42.758.905
	2.416.025.376	5.155.969.883

24. OTHER INCOME

	9 months in 2025	9 months in 2024
	VND	VND
Revenue from the liquidation of fixed assets	1.500.000.000	-
Other income	69.201.069	81.784.082
	1.569.201.069	81.784.082

25. OTHER EXPENSES

	9 months in 2025	9 months in 2024
	VND	VND
Other expenses	-	133.366.512
	-	133.366.512

26. SELLING EXPENSES AND GENERAL ADMINISTRATIVE EXPENSES**a) Selling expenses include:**

	9 months in 2025	9 months in 2024
	VND	VND
Raw materials	409.798.244	19.553.939
Labour expenses	3.779.295.976	976.264.633
Tools, equipment, supplies expenses	180.789.407	17.053.800
Depreciation expenses	332.650.399	34.586.112
Expenses of outsourcing services	11.702.084.551	2.612.863.965
Other expenses in cash	5.205.161.018	52.268.396
	21.609.779.595	3.712.590.845

b) General administrative expense include:

	9 months in 2025	9 months in 2024
	VND	VND
Raw materials	437.060.136	94.212.708
Labour expenses	6.731.124.647	5.827.245.961
Tools, equipment, supplies expenses	210.308.636	347.365.865
Depreciation expenses	654.641.127	626.815.321
Tax, Charge, Fee	2.615.213.646	3.220.903.595
Expenses of outsourcing services	1.305.101.623	1.388.094.720
Other expenses in cash	1.237.865.376	1.315.264.607
	13.191.315.191	12.819.902.777

27. CURRENT CORPORATE INCOME TAX EXPENSES

	VND	VND
<i>Corporate income tax from main business activities</i>		
Total accounting profit before corporate income tax	451.680.000	576.418.676
Adjustments to increase	451.680.000	576.418.676
- Other non-deductible expenses	451.680.000	576.418.676
Adjustments for reduction	(1.156.657.500)	(1.066.005.000)
Dividends, distributed profits	(1.156.657.500)	(1.060.605.000)
Bonuses from government agencies	-	(5.400.000)
Taxable income	94.116.552.975	45.419.038.568
Current corporate income tax expense (tax rate 20%)	18.823.310.595	9.083.807.714

28. OPERATING EXPENSES BY NATURE

	9 months in 2025	9 months in 2024
	VND	VND
Raw materials, supplies and goods expenses	7.681.568.077	4.764.949.041
Labor cost	41.005.261.246	28.522.097.121
Depreciation of fixed assets	3.217.274.198	2.719.658.649
Outsourced service expenses	32.359.382.185	24.071.049.979
Other expenses	9.471.310.696	2.871.388.811
	93.734.796.402	62.949.143.601

Details of related parties and their relationships are as follows:

Name

Tratigroup Joint Stock Company
 Vietnam Hi-tech transportation Co., Ltd.
 Doan Xa Port Sea Shipping Joint Stock Company
 VN Asphalt Joint Stock Company
 Traffic Materials Trading and Import-Export Joint Stock Company
 Members of the Board of Directors, Supervisory Board, Executive Board, Chief Accountant, and other individuals related to these members

Relationship

Associate
 Associate
 Direct subsidiary
 Subsidiary of an associate
 Common member of management board
 Key management personnel

30. SEGMENT REPORTING

Because the Company's main activities mainly arise in the territory of Vietnam, the Company does not present Segment Reports by business sector and geographical area.

31. COMPARATIVE FIGURES

Unless otherwise disclosed, the comparative information as of January 1, 2025 is carried forward from the figures presented in the Company's financial statements audited by UHY Audit and Advisory Co., Ltd. for the year ended December 31, 2024

Preparer



Nguyen Thi Thao

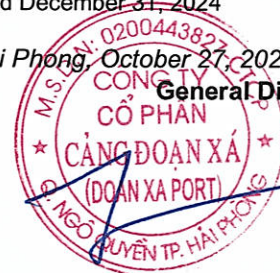
Chief Accountant



Nguyen Thi Thanh Ha

Hai Phong, October 27, 2025

General Director




Hoang Van Minh