

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**To:** Hanoi Stock Exchange

To implement the provisions at Clause 3, Article 14 of the Circular No. 96/2020/TT-BTC dated November 16, 2020 of Ministry of Finance guides information disclosure on the stock market, VIP Greenport JSC discloses financial statements (FS) for the fourth quarter of 2025 with HNX as below:

1. Company Name: **VIP GREEN PORT JOINT STOCK COMPANY**

- Stock code: VGR
- Add: Dinh Vu - Cat Hai economic zone, Dong Hai Ward, Hai Phong, Viet Nam.
- Tel: 0225.8830333 Fax: 0225.8830688
- Email:..... Website: <http://vipgreenport.com.vn>

2. Content of published information:

- Financial statements for the fourth quarter of 2025

- ☒ Separate financial statements (Listed company has no subsidiaries and the superior accounting unit has affiliated units);
- ☐ Consolidated financial statements most (Listed company has subsidiaries);
- ☐ General combination financial statements (Listed company has an accounting unit directly under the organization of its own accounting apparatus.)

- Cases that must explain the cause:

+ The audit organization gives an opinion other than an unqualified opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes

☐ No

Explanation Statement in case of Yes:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2022)

☐ Yes

☐ No

Explanation Statement in case of Yes:

☐ Yes

☐ No



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

☒ Yes

☐ No

Explanation Statement in case of Yes:

☒ Yes

☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☐ Yes

☐ No

Explanation Statement in case of Yes:

☐ Yes

☐ No

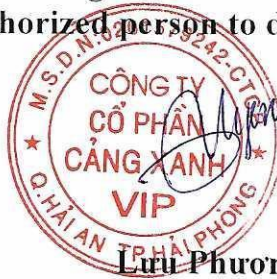
This information was published on the company's website on: 20/01/2026 at the link: <https://vipgreenport.com.vn/index.php/danh-muc/tin-co-dong>.

Attachment:

- Financial statements Quarter IV/2025;
- Explanation Statement.

Organization representative

Authorized person to disclose information



Lưu Phương Uyên



Hai Phong, January 19th, 2026.

To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

Pursuant to the information disclosure regulations of organizations listed on the stock market, VIP Green Port Joint Stock Company (stock code: VGR) would like to provide an explanation for the change in profit after corporate income tax in the Statement of Profit or Loss for the fourth quarter of 2025 compared to the same period last year has fluctuated by 10% or more in the Financial Statements as follows:

Currency: Vietnamese Dong

STT	Items	Quarter IV 2024	Quarter IV 2025	Difference	Percentage of difference (%)
1	Profit after tax	70,468,391,305	134,998,456,167	64,530,064,862	92%

Main reasons:

The increase in profit after tax was mainly attributable to the completion of the allocation of major repair expenses, the application of higher domestic service rates, and the full depreciation of certain fixed assets.

These are the main reasons leading to the increase in profit in the fourth quarter of 2025 compared to the same period in 2024

Sincerely.

Receiving:

- As above
- Archive at the Financial Department

Legal Representative

GIÁM ĐỐC
Nguyễn Kim Dương Hòai

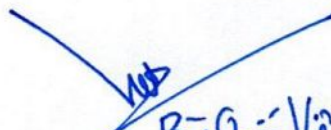
Profit and Loss Statement
(Full form)

4th Quarter of 2025

Unit: VND

Description	Item no	Notes No	4th Quarter of		Year To Date End of	
			2025	2024	Q4-2025	Q4-2024
1	2	3	4	5	6	7
1. Revenue from sales of merchandises and services	01	V.16	295,395,823,457	303,098,028,477	1,153,228,375,257	1,093,033,466,599
2. Revenue deductions	02					
3. Net revenue from sales of merchandises and services (10 = 01 - 02)	10		295,395,823,457	303,098,028,477	1,153,228,375,257	1,093,033,466,599
4. Cost of goods sold	11	V.21	136,343,424,644	202,735,762,396	550,773,565,939	646,070,716,064
5. Gross profit from sales of merchandise and services (20 = 10 - 11)	20		159,052,398,813	100,362,266,081	602,454,809,318	446,962,750,535
6. Financial income	21	V.17	11,041,036,368	4,495,129,546	32,683,788,463	21,616,903,122
7. Financial expenses	22	V.18	135,281,437	48,310,389	404,473,820	836,414,391
- Interest expense	23					
8. Selling expenses	25	V.19	14,307,168,877	15,877,955,594	69,723,041,396	45,284,641,600
9. General and administration expenses	26	V.20	4,828,146,006	490,299,116	26,126,864,900	30,383,726,328
10. Net profit from operating activity {30 = 20 + (21 - 22) - (25 + 26)}	30		150,822,838,861	88,440,830,528	538,884,217,665	392,074,871,338
11. Other income	31		8,000,000	42,000,000	19,989,434,343	557,775,292
12. Other expenses	32			170,821,824	25,710,000	1,808,048,778
13. Other profit (40 = 31 - 32)	40		8,000,000	-128,821,824	19,963,724,343	(1,250,273,486)
14. Total accounting profit before tax (50 = 30 + 40)	50		150,830,838,861	88,312,008,704	558,847,942,008	390,824,597,852
15. Current corporate income tax expense	51	V.22	15,832,382,694	17,843,617,399	62,173,438,383	50,099,163,386
16. Deferred corporate income tax expense	52					
17. Net profit after tax (60 = 50 - 51 - 52)	60		134,998,456,167	70,468,391,305	496,674,503,625	340,725,434,466
18. Profit from basic shares (*)	70		1,642	1,114	5,955	5,260
19. Diluted earnings per shares (*)	71		1,642	1,114	5,955	5,260
- Number of shares outstanding during the period	90					
- Number of ordinary shares is expected to be released more	91					
- Welfare and Reward funds was extracted	92					

Day: 19. Month: 01. Year: 2026

Prepared by
(Sign, fullname)Chief accountant
(Sign, fullname)Director
(Sign, fullname, stamp)

Bùi Quốc Việt




KẾ TOÁN TRƯỞNG
Nguyễn Thị Thùy Dương

GIÁM ĐỐC
Nguyễn Kim Dương Khôi

BALANCE SHEET

As at 31/12/25

(Applies to businesses meet the assumption of Going Concern)

Unit: VND

ASSETS	Code	Notes No	31/12/2025	01/01/2025
1	2	3	4	5
A. SHORT-TERM ASSETS	100		969,886,603,739	716,871,517,892
I. CASH AND CASH EQUIVALENT VALUE	110	V.1	414,559,407,470	285,292,504,619
1. Cash	111		196,659,407,470	145,672,504,619
- Cash in hand (including checks)	111A		349,028,618	238,945,279
- Cash at bank	111B		196,310,378,852	145,433,559,340
- Cash in transit	111C			
2. Cash equivalents	112		217,900,000,000	139,620,000,000
- Time deposits in banks	112A		217,900,000,000	139,620,000,000
- Other investments held to maturity	112B			
II. SHORT-TERM FINANCIAL INVESTMENTS	120		425,460,000,000	282,960,000,000
1. Securities investment	121			
2. Provision for diminution in value of Short-term investments (*)	122			
3. Investments held to maturity	123	V.2	425,460,000,000	282,960,000,000
III. SHORT-TERM RECEIVABLES	130		82,719,442,431	111,925,499,738
1. Trade accounts receivables	131	V.3	74,473,026,475	92,881,484,884
2. Advances to supplies	132		3,453,717,119	14,171,974,167
3. Short-term inter-company receivables	133			
- Capital in the units about foreign exchange differences	133A			
- Intercompany receivables of borrowing costs eligible for capitalization	133B			
- Other inter-company receivables	133C			
4. Receivables by the Scheduled Progress of Construction Contracts	134			
5. Receivables of short-term loans	135			
6. Other receivables	136	V.4	4,792,698,837	4,872,040,687
- Short-term collateral and deposit -244	136L			
7. Provisions for short-term bad debts (*)	137			
8. Pending assets (loss under pendency)	139			
IV. INVENTORIES	140	V.5	32,166,863,259	27,123,453,714
1. Inventories	141		32,166,863,259	27,123,453,714
2. Provisions for devaluation of inventories (*)	149			
V. OTHER SHORT-TERM ASSETS	150		14,980,890,579	9,570,059,821
1. Short-term prepaid expenses	151	V.7a	12,744,797,626	8,221,627,109
2. Deductible VAT	152		2,236,092,953	1,348,432,712
3. Taxes and other receivables from State Budget	153			
4. Exchange traded transaction of government bonds	154			
5. Other short-term assets	155			
B. LONG-TERM ASSETS	200		427,339,754,543	475,935,997,388

I. LONG-TERM RECEIVABLE	210			
1. Long-term receivables from customers	211			
2. Long-term advances to supplies	212			
3. Working capital in subsidiaries	213			
4. Long-term inter-company receivables	214			
5. Receivables of long-term loans	215			
6. Other long-term receivables	216			
7. Provisions for long-term bad debts (*)	219			
I. FIXED ASSETS	220	V.6	178,966,135,289	217,278,510,443
1. Tangible fixed assets	221	V.6a	178,953,635,287	217,256,010,438
- Original Cost	222		1,172,457,383,407	1,172,457,383,407
- Accumulated depreciation (*)	223		(993,503,748,120)	(955,201,372,969)
2. Financial lease assets	224			
- Original Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible assets	227	V.6b	12,500,002	22,500,005
- Original Cost	228		2,032,375,000	2,032,375,000
- Accumulated amortization (*)	229		(2,019,874,998)	(2,009,874,995)
III. INVESTMENT PROPERTIES	230			
- Original Cost	231			
- Accumulated amortization (*)	232			
IV. UNFINISHED LONG-TERM ASSETS	240			
1. Long-term work in progress	241			
- Work in progress	241A			
- Provisions for devaluation of inventories	241B			
2. Capital construction in progress	242			
V. LONG-TERM FINANCIAL INVESTMENTS	250			
1. Investment in subsidiaries	251			
2. Investments in joint venture, corporations	252			
3. Other long-term investments	253			
4. Provision for devaluation of long-term investments (*)	254			
5. Investments held to maturity	255			
II. OTHER NON-CURRENT ASSETS	260	V.7b	248,373,619,254	258,657,486,945
1. Long-term prepayment	261		248,373,619,254	258,657,486,945
2. Deferred tax assets	262			
3. Long-term equipment, supplies and spare parts	263			
4. Other non-current assets	268			
TOTAL ASSETS (270 = 100 + 200)	270		1,397,226,358,282	1,192,807,515,280

RESOURCES	Code	Explan ation	Closing	Opening
1	2	3	4	5
RESOURCES				
C. LIABILITIES	300		203,512,948,417	193,755,691,040
I. CURRENT LIABILITIES	310		203,512,948,417	193,755,691,040
1. Short-term trade accounts payable	311	V.8	77,629,468,437	71,546,873,387
2. Short-term advances from customers	312		1,512,921,205	1,449,402,805
3. Tax and other payables to State budget	313	V.9	32,580,173,937	18,571,109,987



4. Payables to employees	314		21,247,981,690	18,769,008,859
5. Short-term accrued expenses	315	V.10	15,328,468,604	2,570,445,502
6. Short-term inter-company payables	316			
7. Payables by Scheduled Progress of Construction Contracts	317			
8. Short-term Unearned Revenue	318			
9. Other short-term payables	319	V.12	120,065,985	861,869,214
10. Short-term borrowings and debts	320			
11. Provision for short-term payables	321	V.11	50,131,087,273	76,000,000,000
12. Bonus and welfare fund	322	V.13	4,962,781,286	3,986,981,286
13. Price Stabilization Fund	323			
14. Exchange traded transactions of government bonds	324			
II. LONG-TERM LIABILITIES	330			
1. Long-term trade accounts payable	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term inter-company payables of business capital.	334			
5. Other Long-term inter-company payables.	335			
6. Long-term Unearned Revenue	336			
7. Other long-term payables	337			
8. Long-term loans and borrowings	338			
9. Convertible Bonds	339			
10. Preference shares	340			
11. Payable Deferred Income Tax	341			
12. Provision for long-term payables	342			
13. Science and Technology Development Fund	343			
D. OWNER'S EQUITY	400		1,193,713,409,865	999,051,824,240
I. OWNER'S EQUITY	410	V.14	1,193,713,409,865	999,051,824,240
1. Working capital	411		822,249,590,000	632,500,000,000
- Ordinary shares with voting rights	411a	V.15	822,249,590,000	632,500,000,000
- Preferred shares	411b			
2. Equity surplus	412			
3. Bond conversion option	413			
4. Other owner's funds	414			
5. Share in fund	415			
6. Differences from Asset Revaluation	416			
7. Foreign exchange differences	417			
- Foreign exchange differences	417a			
8. Investment and development funds	418		39,126,504,639	39,126,504,639
9. Support fund and arrangements business	419			
10. Other owner's funds	420			
11. Undistributed profits after tax	421		332,337,315,226	327,425,319,601
- Accumulated Undistributed Profit by The End of The Previous Period	421a		112,729,601	327,425,319,601
- Undistributed Profit of the Current Period	421b		332,224,585,625	
- Undistributed Profit	421c			
12. Capital construction sources	422			
	429			
II. ADMINISTRATIVE FUNDS & OTHERS	430			
1. Administrative funds	431			
- Administrative funds	431A			
- Funds of current year	431B			
2. Fixed assets invested form administrative fund	432			
TOTAL LIABILITIES AND OWNER'S EQUITY	440		1,397,226,358,282	1,192,807,515,280

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Day. 19 Month. 01 Year. 2021

Prepared by
(sign, fullname)


Bùi Quốc Việt

Chief accountant
(sign, fullname)



Director

(sign, fullname, stamp)



KẾ TOÁN TRƯỞNG
Nguyễn Thị Thủy Dương

GIÁM ĐỐC

Nguyễn Kim Dương Khôi



STATEMENT OF CASH FLOWS

(Full form)

(Under indirect method)

4th quarter of 2025

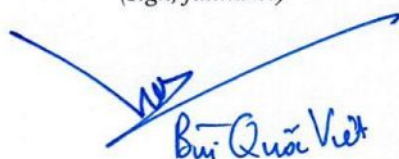
Unit: VND

Description	Code	Explanati on	Accumulated from opening to the end of this quarter	
			Q4-2025	Q4-2024
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		558,847,942,008	390,824,597,852
2. Reconciliate for:				
- Depreciation of fixed assets and investment properties	02		38,312,375,154	57,737,751,074
- Provisions	03		(25,868,912,727)	76,000,000,000
- Unrelised gains (losses) from revaluation of foreign currencies items	04		(2,914,965,878)	(2,121,875,360)
- Gains, loss from investment	05		(25,274,610,432)	(15,943,126,042)
- Loan Interest	06			
- Other adjustment	07			
3. Operating profit before movements in working capital	08		543,101,828,125	506,497,347,524
- Increase/decrease in receivables	09		28,229,247,181	(22,588,481,255)
- Increase/decrease in inventories	10		(5,043,409,545)	(7,483,488,489)
- Increase/decrease in payables (excluding interest and income tax payable)	11		20,564,411,861	9,043,738,899
- Increase/decrease in prepaid expenses	12		5,760,697,174	12,349,327,078
- Increase or decrease in trading securities	13			
- Interest paid	14			
- Corporation income tax paid	15		(48,087,480,140)	(32,655,179,620)
- Other Cash inflow from operating activities	16		-	
- Other Cash outflow for operating activities	17		(10,087,200,000)	(9,292,400,000)
Net cash flows from operating activities	20		534,438,094,656	455,870,864,137
II. Cash flows from investment activities				
1. Acquisition of fixed assets and other long-term assets	21			(1,942,460,000)
2. Proceeds from sale of fixed assets	22			
3. Payments for lending, purchasing debt instruments of other entities	23		(741,460,000,000)	(326,760,000,000)
4. Recovery from lending, re-sell debt instruments of other entities	24		598,960,000,000	467,816,299,943
5. Payments for investment in other entities	25			
6. Recovery of investment in other entities	26			
7. Interest, dividend, profit derives from investments	27		25,363,717,282	17,006,830,749
Net cash flows from investment activities	30		(117,136,282,718)	156,120,670,692
III. Cash flows from financial activities				
1. Receipts from capital contribution	31		189,749,590,000	
2. Return capital to equity owners, re-buy share issued by the Company	32			
3. Proceeds from borrowings	33			

4. Payments of loan principal	34			
5. Payments for debt from finance leasing	35			
6. Share income, dividend paid to investors	36		(480,699,508,000)	(506,000,000,000)
Net cash flows from financial activities	40		(290,949,918,000)	(506,000,000,000)
Net cash flows in the period (50=20+30+40)	50		126,351,893,938	105,991,534,829
Cash at the beginning of the period	60		285,292,504,619	177,166,735,577
Effect of foreign exchange difference on cash	61		2,915,008,913	2,134,234,213
Cash at the end of the period	70	V.1	414,559,407,470	285,292,504,619

Day. 19. Month. 04. Year 2026

Prepared by
(sign, fullname)


Bùi Quốc Việt

Chief accountant
(sign, fullname)



KẾ TOÁN TRƯỞNG
Nguyễn Thị Thùy Dương

Director
(sign, fullname, stamp)



GIÁM ĐỐC
Nguyễn Kim Dương Khôi



1- Principles for recording cash and cash equivalents:



Transactions arising in foreign currencies are converted into Vietnamese Dong. At the end of the year, monetary items with foreign currency base are converted at the average inter-bank exchange rate announced by the State Bank of Vietnam on the balance sheet date.

2- Principles of inventory recording:

- Principles of inventory recording:
Calculated at cost and other directly related costs incurred.
- Inventory valuation method: First in first out
- Inventory accounting method: Continuous declaration
- Method of setting up provision for devaluation of inventory: Difference between original price and actual price.

3- Principles of recording and depreciating fixed assets and investment real estate:

Principles of recording assets (tangible, intangible, financial):

The original value of fixed assets is recorded at the actual cost incurred. During the usage process, fixed assets are reflected according to the original cost, accumulated depreciation and residual value.

- Method of depreciation of fixed assets (tangible, intangible, financial): Straight-line method.

4- Principles of recording and depreciating investment real estate:

- Principles of recording investment real estate
- Investment real estate depreciation method

5- Principles of recording financial investments:

- Investments in subsidiaries, associates, and jointly controlled entities:
Determined using the cost method. Net profits distributed from subsidiaries and associates arising after the date of investment are recognized in the Income Statement. Other distributions (other than net profits) are considered as a recovery of investments and are recognized as a reduction in the cost of investment.
- Short-term securities investments: Are securities investments with a recovery period of less than 1 year or within 1 business cycle.
- Other short-term and long-term investments:

Investments are short-term if they are due within one year or one business cycle. They are long-term investments if they are due within one year or more than one business cycle.

- Method of establishing short-term and long-term investment hedge.

Although the investment depreciation reserve is established at the end of the year, the difference between the original cost of investments recorded in the accounting books is greater than the market value of the investment at the time the reserve is established.

6- Principles for recording and capitalizing borrowing costs:

- Principles of recording borrowing costs
- The capitalization rate is used to determine the capitalized borrowing costs during the period.

7- Principles for recording and capitalizing other expenses:

- Advance payment:
Prepaid expenses only related to production and business costs in the current fiscal year are recorded as short-term prepaid expenses. Expenses incurred in subsequent periods or incurred at one time that are too large will be recorded as long-term prepaid expenses for gradual allocation to business results.
Prepaid expense allocation method: Monthly method.
- Other expenses
- Method and time of distributing trade advantage

8- Principles for recording payable expenses: Based on actual occurrence during the period.

9- Principles and methods of recording provisions payable

10- Principles of recording ownership:

- Principles for recording investment capital of owners, shares, and other assets of owners:
According to actual value generated.

11- Principles and methods of revenue recognition:

- Sales revenue:

Revenue is recognised when the outcome of a transaction can be measured reliably. In cases involving several periods, revenue is recognised in each period based on the percentage of completion of the work as of the balance sheet date of the previous period.
Revenue from providing services:

Revenue is recognised when the outcome of a transaction can be measured reliably. In cases involving several periods, revenue is recognised in each period based on the percentage of completion of the work as of the balance sheet date of the previous period.
- Financial operating revenue:

Revenue is recognised when the outcome of a transaction can be measured reliably. In cases involving several periods, revenue is recognised in each period based on the percentage of completion of the work as of the balance sheet date of the previous period.

- Construction contract revenue:

12- Principles and methods of recording financial expenses: According to the actual arising situation.

13- Principles and methods of recording current corporate income tax expenses, expenses

Refundable corporate income tax: According to the actual situation.

14- Risk prevention businesses:

Foreign currency accounts are revalued at the transfer purchase rate of the commercial bank where the enterprise opens the account.

15- Other accounting principles and methods

V- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Unit: Vietnamese Dong

1 Cash and cash equivalents

	31/12/2025	31/12/2024
	VND	VND
Cash	349,028,618	238,945,279
Cash in bank	196,310,378,852	145,433,559,340
Cash equivalents	217,900,000,000	139,620,000,000
	414,559,407,470	285,292,504,619

2 Short-term financial investment:

	31/12/2025	31/12/2024
	VND	VND
Held to maturity investment	425,460,000,000	282,960,000,000

3 Accounts receivable from customers

	31/12/2025	31/12/2024
	VND	VND
(a) Related parties		
Evergreen Transport Agency Joint Venture Company (VN)	30,699,843,224	36,450,305,336
Blue Star Shipping Company Limited	32,292,000	35,272,800
Green Port Service One Member Co., Ltd.	6,759,725,100	1,180,482,060
Green Investment Service and Development Joint Stock Company	536,310,161	
VICONSHIP HO CHI MINH COMPANY LIMITED HA NOI BRANCH	149,774,400	47,152,800
Green Logistics Center Company Limited	598,574,880	346,377,600
(c) Third Party		
MAERSK LINE A/S	16,069,943,963	40,325,075,048
Vietnam Maritime Links Co., Ltd.		1,674,853,075
Yang Ming Marine Transport Co.,	4,208,804,485	23,127,700
TS Hanoi Container Line Co., Ltd.		8,964,351,215
TS CONTAINER LINES PTE.LTD	10,518,723,787	
INTERASIA LINES SINGAPORE PTE. LTD.	1,377,061,053	
Wan Hai Lines Ltd.,	2,029,883,253	1,119,742,754
MAERSK LOGISTICS & SERVICES VIETNAM COMPANY LIMITED		147,759,490
International Shipping Company Pty Ltd	108,639,923	
FESCO Ocean Management Hong Kong Limited	888,532,369	1,474,973,874

MARINA LOGISTIC & AGENCIES COMPANY LIMITED	22,410,171	817,994,354
Other customers	472,507,706	274,016,778
	<u>74,473,026,475</u>	<u>92,881,484,884</u>

4 Other Receivables

	31/12/2025	31/12/2024
	VND	VND
Interest Receivables from Bank Deposit	4,520,795,837	4,609,902,687
Social Insurance Funds Receivables	271,903,000	262,138,000
Deposit	<u>4,792,698,837</u>	<u>4,872,040,687</u>



5 Inventory

	31/12/2025	31/12/2024		
	Giá gốc (VND)	Dự phòng	Original price (VND)	Provision
Spare parts, raw materials	32,166,863,259		27,123,453,714	

6 Fixed assets

(a) Tangible fixed assets

	Building	Machinery and Equipments	Vehicle transport	Tool office
	VND	VND	VND	VND
Original price				
Opening balance	395,144,373,892	59,513,682,563	712,280,934,602	5,518,392,350
Purchase during the period				
Closing balance	395,144,373,892	59,513,682,563	712,280,934,602	5,518,392,350
Accumulated depreciation				
Opening balance	257,749,416,168	57,257,337,878	635,651,150,172	4,543,468,751
Depreciation during the period	12,444,429,019	419,571,040	25,156,746,763	281,628,329
Closing balance	270,193,845,187	57,676,908,918	660,807,896,935	4,825,097,080
Residual value				
Opening balance	137,394,957,724	2,256,344,685	76,629,784,430	974,923,599
Closing balance	124,950,528,705	1,836,773,645	51,473,037,667	693,295,270

(b) Intangible fixed assets

	Computer software VND
Original price	
Opening balance	2,032,375,000
Occurred during the period	
Closing balance	<u>2,032,375,000</u>
Accumulated depreciation	
Opening balance	2,009,874,995
Depreciation during the period	10,000,003
Closing balance	<u>2,019,874,998</u>
Residual value	
Opening balance	22,500,005
Closing balance	<u>12,500,002</u>

7 Prepaid Expenses:**(a) Short-term prepaid expenses**

	31/12/2025 VND	31/12/2024 VND
Yard Rental Cost		3,660,326,183
Insurance premium	895,159,283	558,120,761
Tools and supplies	11,849,638,343	3,953,503,023
Office Repair		49,677,142
Closing balance	<u>12,744,797,626</u>	<u>8,221,627,109</u>

(b) Long-term prepaid expenses

	Infrastructure costs VND	Other costs VND	Total VND
Opening balance	256,678,060,336	1,979,426,609	258,657,486,945
Increase in period			-
Allocation during the period	9,249,659,832	1,034,207,859	10,283,867,691
Closing balance	<u>247,428,400,504</u>	<u>945,218,750</u>	<u>248,373,619,254</u>

8 Shortterm trade account Payable

Payables to vendors details by major supplier

		Original price and payable amount at	
		31/12/2025	31/12/2024
(a) Related parties			
Green Star Lines Shipping Company Limited		6,955,136,280	6,131,356,560
Green Logistics Center Company Limited		1,160,361,276	1,812,352,320
Central Container Joint Stock Company		16,850,000	138,150,000
Green Investment, Service and Development Joint Stock Company		3,518,116,174	5,715,274,001
Quang Binh-Dinh Vu Dry Port Joint Stock Company		248,400,000	1,232,509,756
NAM HAI DINH VU PORT COMPANY LIMITED		39,697,476,185	40,517,502,509
(b) Third Party			
Kocks Ardelt Kranbau GmbH		205,763,988	1,006,563,303
Vinaship Maritime Services Co., Ltd.		2,760,379,214	1,033,353,396
Nhan Bien Maritime Services Co., Ltd.		389,462,040	275,717,520
NGUYEN PHAT COMPANY LIMITED			117,292,951
DUY LINH TRADING JOINT STOCK COMPANY		9,342,130,745	
Dinh Vu Shipping Services Joint Stock Company		819,802,080	1,170,883,080
SON LAM TRADING AND LOGISTICS COMPANY LIMITED		580,000,000	580,000,000
THINH TIEN INVESTMENT, TRADING AND SERVICES CO., LTD		2,576,522,100	
An Khuê Security Service Company		162,000,000	
Truong Thanh Materials Company Limited		12,171,500	12,171,500
Thang Long Auto Tire Joint Stock Company			170,694,000
Chan Nam Construction Company Limited		6,079,333,200	8,971,501,800
Branch of Maritime Construction Consulting Joint Stock Company in Hai Phong city		1,947,047,860	
Other suppliers		1,158,515,795	2,661,550,691
Ending balance:		<u>77,629,468,437</u>	<u>71,546,873,387</u>

9 Taxes and other Receivables/Payables to Government

	01/01/2025	Amount payable in the quarter	Amount offset in the quarter	Amount paid in the quarter	31/12/2025
	VND	VND	VND	VND	VND
Receivables					
Input VAT	1,348,432,712	40,020,257,055	(39,132,596,814)		2,236,092,953
Must Pay					
Output VAT		50,238,326,065	(39,132,596,814)	(11,105,729,251)	-
Personal income tax	1,127,126,221	5,389,529,754		(5,466,424,047)	1,050,231,928
Corporate Income Tax	17,443,983,766	62,173,438,383		(48,087,480,140)	31,529,942,009
Other taxes	-	3,000,000		(3,000,000)	
	18,571,109,987	117,804,294,202	(39,132,596,814)	(64,662,633,438)	32,580,173,937



10 Short-Term Accrued expenses:

	31/12/2025	31/12/2024
	VND	VND
Accrued electricity bill	250,676,647	289,503,930
Accrued water usage costs	12,618,712	18,080,920
Accrued Expense of yard leasing	11,700,000,000	
Accrued commission cost for lifting and lowering to the shipping line	3,218,312,135	2,106,835,500
Subcontractor cost provision	146,861,110	156,025,152
Closing balance	15,328,468,604	2,570,445,502

11 Provision for short-term payables

	31/12/2025	31/12/2024
	VND	VND
Dredging costs	50,131,087,273	76,000,000,000
	50,131,087,273	76,000,000,000

12 Other Payables

	31/12/2025	31/12/2024
	VND	VND
Unpaid union dues		297,777,000
Other Companies	120,065,985	564,092,214
	120,065,985	861,869,214

13 Bonus and welfare fund

	31/12/2025	31/12/2024
	VND	VND
Opening balance	3,986,981,286	5,279,381,286
Increase during the period	7,000,000,000	8,000,000,000
Decrease during period	(6,024,200,000)	(9,292,400,000)
Closing balance	4,962,781,286	3,986,981,286

14 Change in Owner's Capital

	Equity	Increase charter capital from issuing shares to pay dividends (*)	Accumulated profit/loss	Development and investment fund	Total
	VND	VND	VND	VND	VND
Balance as of 31/12/2024	632,500,000,000		327,425,319,601	39,126,504,639	999,051,824,240
Net profit for the period	-		496,674,503,625		496,674,503,625
Bonus for Supervisory Board and Board of Directors			(4,063,000,000)		(4,063,000,000)
Dividend paid		189,749,590,000	(480,699,508,000)		(290,949,918,000)
Distributed to Bonus and welfare fund			(7,000,000,000)		(7,000,000,000)
Balance as of 30/09/2025	632,500,000,000	189,749,590,000	332,337,315,226	39,126,504,639	1,193,713,409,865

(*)This amount will be adjusted down by VND 410,000 in October 2025 based on the exact charter capital after the issuance of dividend shares, as stated in Notice No. 4115/TB-SGDHN of the Hanoi Stock Exchange.

Reason: Rounding adjustment for fractional differences in the number of shares issued to minor shareholders

15 Equity

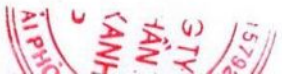
The Company's approved and issued share capital is:

	31/12/2025		31/12/2024	
	Number of shares	VND	Number of shares	VND
Approved share capital	82,224,959	822,249,590,000	63,250,000	632,500,000,000
Issued share capital				
Common stock	82,224,959	822,249,590,000	63,250,000	632,500,000,000
Number of shares outstanding				
Common stock	82,224,959	822,249,590,000	63,250,000	632,500,000,000

The ordinary shares have a par value of VND 10,000. Each ordinary share carries one vote at the Company's shareholders' meetings. Shareholders are entitled to receive dividends declared by the Company from time to time. All ordinary shares rank equally with respect to the Company's remaining assets.

* Off-balance sheet items
Foreign currencies

	31/12/2025		31/12/2024	
	Original currency	Equivalent to VND	Original currency	Equivalent to VND
USD	7,347,863.85	193,814,796,022	5,008,478.19	126,477,783,093
EUR	7.67	191,251	7.67	191,251
		<u>193,814,987,273</u>		<u>126,477,974,344</u>



16 Revenue of goods and services

Total revenue represents the total value of services provided, excluding value added tax,

	3 month period ends on	
	31/12/2025	31/12/2024
	VND	VND
Container stevedoring	255,192,919,673	260,216,373,118
Storage, refrigeration, inspection, quarantine services	18,673,621,143	22,233,836,532
Tugboat operations	3,567,276,860	4,360,980,915
Other services	17,962,005,781	16,286,837,912
	<u>295,395,823,457</u>	<u>303,098,028,477</u>

17 Financial revenue

	3 month period ends on	
	31/12/2025	31/12/2024
	VND	VND
Interest on deposits and loans	8,082,027,455	4,233,091,477
Exchange rate difference / foreign currency sale profit	2,959,008,913	262,038,069
	<u>11,041,036,368</u>	<u>4,495,129,546</u>

18 Financial costs

	3 month period ends on	
	31/12/2025	31/12/2024
	VND	VND
Interest expense		
Realized exchange loss	135,281,437	48,310,389
	<u>135,281,437</u>	<u>48,310,389</u>

19 Selling Expenses

	3 month period ends on	
	31/12/2025	31/12/2024
	VND	VND
Commission	13,003,814,485	9,068,119,302
Employee costs	910,403,876	1,013,578,542
Other costs	392,950,516	5,796,257,750
	<u>14,307,168,877</u>	<u>15,877,955,594</u>

20 General and Administration Expenses

3 month period ends on

	31/12/2025	31/12/2024
	VND	VND
Labor costs	2,794,046,816	(4,806,380,200)
Depreciation expense	258,497,691	270,409,422
Office supplies costs	129,279,158	111,129,311
Outsourcing service costs	279,925,958	3,936,973,437
Other business management costs	1,366,396,383	978,167,146
	<u>4,828,146,006</u>	<u>490,299,116</u>

21 Cost of services sold by segments

3 month period ends on

	31/12/2025	31/12/2024
	VND	VND
Labor costs	10,670,512,136	13,272,390,730
Depreciation expense	9,300,345,552	10,287,379,740
Fuel and auxiliary oil costs	5,999,536,173	6,649,008,951
Outsourcing service costs	107,794,136,505	169,900,959,036
Other costs	2,578,894,278	2,626,023,939
	<u>136,343,424,644</u>	<u>202,735,762,396</u>

22 Corporate income tax

(a) Compare to actual tax rates

3 month period ends on

	31/12/2025	31/12/2024
	VND	VND
Accounting profit/loss before tax	<u>150,830,838,861</u>	<u>88,312,008,704</u>
Tax calculated at the Company's tax rate	30,166,167,772	18,062,035,374
Corporate income tax on non-deductible expenses	749,298,808	8,612,782,895
Tax exemption	(15,083,083,886)	(8,831,200,870)
Tax payable	<u>15,832,382,694</u>	<u>17,843,617,399</u>

(b) Applicable tax rate

According to the terms of the Investment License, the Company is obliged to pay the State income tax at 10% of taxable profits for the first 15 years from the first year of revenue and the normal tax rate for the following years. According to current tax regulations, the Company applies preferential tax rates from 2016. Current tax regulations also allow the Company to be exempted from income tax for 4 years from the first year of taxable profits and to reduce income tax by 50% for the next 9 years.

All the above tax exemptions will not apply to other income, which will be taxed at 20% from 2016 (2015: 22%).

23 Major transactions with related parties

In addition to the balances with related parties presented in other notes to the financial statements, during the year/period the Company had the following major transactions with related parties:

		Transaction value for the 3-month period ended on	
		31/12/2025	31/12/2024
		VND	VND
(a)	Shareholders		
	<i>Vietnam Container Joint Stock Company</i>		
	Service Provider		
	Buy service	7,990,144,580	2,703,000,000
	Buy property		
	Interest expense		
	Interest expense paid		
	Other costs		
	Dividend payment	89,375,000,000	94,050,000,000
(b)	Other related companies		
	<i>Evergreen Transport Agency Joint Venture Company (VN)</i>		
	Sell Service	89,886,212,301	94,283,058,571
	Buy service	8,301,304,600	5,516,823,500
	Dividend payment	35,750,000,000	
	<i>Green Star Lines Company Limited</i>		
	Buy service	16,320,421,000	14,068,198,000
	Sell Service	78,880,000	61,700,000
	<i>Green Logistics Center Company Limited</i>		
	Buy service	3,513,301,547	4,160,206,000
	Sell Service	1,309,973,000	571,176,500

Central Container Joint Stock Company

Buy service	1,954,864,834	1,841,575,381
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Green Development and Investment Service Joint Stock Company

Buy service	7,388,296,954	6,417,016,475
Sell Service	7,542,571,630	5,812,386,000

Green Port Service Company Limited

Sell Service	11,064,010,221	12,532,276,040
Buy service	849,775,928	2,532,754,399

Viconship Ho Chi Minh City One Member Co., Ltd. Branch in Hanoi City

Sell Service	138,680,000	57,680,000
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Quang Binh-Dinh Vu Depot Joint Stock Company

Sell Service		
Buy service	690,000,000	4,033,785,635

Nam Hai Dinh Vu Port Company Limited

Sell Service	1,803,556,659	205,920,000
Buy service	51,184,206,067	44,277,641,473

Member of Director Board

Salary and bonus	4,227,942,413	3,875,228,602
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CICP NG

Date 19... Month 01... Year 2021

Accountant
(Signature and full name)

Bùi Quốc Việt

Chief Accountant
(Signature and full name)

Nguyễn Thị Thùy Dương

Director
(Signature, full name and stamp)



KẾ TOÁN TRƯỞNG
Nguyễn Thị Thùy Dương

GIÁM ĐỐC
Nguyễn Kim Dương Khôi