

No : ...03.../2026/CBTT

Da Nang, January 27th, 2026

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, Central Container JSC disclosures financial statements (FS) for the Quarter 4 of year 2025 with HNX as below :

1. Company Name : **CENTRAL CONTAINER JOINT STOCK COMPANY**

- Stock code : VSM

- Add : 75 Quang Trung street, Hai Chau ward, Da Nang city, Viet Nam .

- Tel: 0236.3822.922

Fax: 0236.3826.111

- Email: viconshipdanang@viconship.com

Website: <https://www.viconshipdanang.com>

2. Content of published information:

- Financial statements for Quarter 4 of the year 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

Explanatory text 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

Explanatory text 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

Explanatory text 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

Explanatory text in case of Yes:



Yes



No

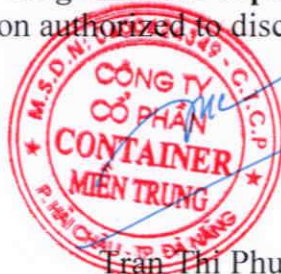
This information was published on the company's website on: 27/01/2026 at the link:
<https://viconshipdanang.com/quan-he-co-dong>

Attachement:

- Financial statements
Quarter 4 of year 2025;
- Explanatory Text.

Organization representative

Person authorized to disclose information



MID-YEAR CONSOLIDATED BALANCE SHEET
As at December 31st 2025

Unit: VND

ASSETS	Code	Note	Closing balance	Opening balance
A - SHORT- TERM ASSETS	100		95.652.053.536	77.429.860.088
I. Cash and cash equivalents	110	05	41.031.126.826	35.025.898.191
1. Cash	111		21.031.126.826	18.025.898.191
2. Cash equivalents	112		20.000.000.000	17.000.000.000
II. Short-term financial investments	120	06	200.000.000	-
1. Securities trading	121		-	-
2. Provision for devaluation of trading securities (*)	122		-	-
3. Held to maturity investments	123		200.000.000	-
III. Short-term Accounts receivable	130		51.483.450.830	37.932.791.427
1. Accounts receivable from customers	131	07	37.952.234.204	35.849.914.748
2. Short-term advances to suppliers	132	08	1.019.310.491	260.408.419
3. Short-term internal receivables	133		-	-
4. Receivables according to the progress of the construction contract	134		-	-
5. Receivables from short-term loans	135		-	-
6. Other receivables	136	09	13.711.308.343	2.468.310.781
7. Provision for short-term doubtful debts (*)	137	10	(1.199.402.208)	(645.842.521)
IV. Inventories	140		1.840.647.677	3.093.958.638
1. Inventory	141	11	1.840.647.677	3.093.958.638
2. Provision for devaluation of inventories	149		-	-
V. Other short-term assets	150		1.096.828.203	1.377.211.832
1. Short-term prepaid expenses	151	15	942.205.209	1.279.343.817
2. VAT deductibles	152		-	-
3. Tax and other receivables from the State budget	153		154.622.994	97.868.015
B. LONG-TERM ASSETS	200		37.428.097.291	46.957.698.014
I. Long-term receivables	210		300.000.000	480.800.000
1. Long-term accounts receivable	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Business capital of affiliated units	213		-	-
4. Long-term internal receivables	214		-	-
5. Receivables from long-term loans	215		-	-
6. Other receivables	216	08	300.000.000	480.800.000
7. Provision for long-term doubtful debts (*)	219		-	-

MID-YEAR CONSOLIDATED BALANCE SHEET

As at December 31st 2025

(Continued)

Unit: VND

ASSETS	Code	Note	Closing balance	Opening balance
II. Fixed assets	220		35.400.338.918	44.445.199.543
1. Tangible fixed assets	221	13	35.237.448.293	44.202.621.418
- Historical cost	222		129.518.809.823	129.555.837.443
- Accumulated depreciation (*)	223		(94.281.361.530)	(85.353.216.025)
2. Financial lease fixed assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	14	162.890.625	242.578.125
- Historical cost	228		328.500.000	328.500.000
- Accumulated depreciation (*)	229		(165.609.375)	(85.921.875)
III. Investment property	230		-	-
- Historical cost	231		-	-
- Accumulated depreciation (*)	232		-	-
IV. Long-term unfinished assets	240	12	413.200.000	258.250.000
1. Cost of work in progress	241		-	-
2. Cost of construction in progress	242		413.200.000	258.250.000
IV. Long-term financial investments	250		-	-
1. Equity in subsidiaries	251		-	-
2. Investment in joint-venture	252		-	-
3. Other capital investments	253		-	-
4. Provision for financial investments (*)	254		-	-
5. Held to maturity securities	255		-	-
V. Other long-term assets	260		1.314.558.373	1.773.448.471
1. Long-term prepayments	261	15	1.314.558.373	1.773.448.471
2. Deferred income tax assets	262		-	-
3. Instrument and tool for replacement	263		-	-
4. Other long-term assets	268		-	-
5. Goodwill	269		-	-
TOTAL ASSETS	270		133.080.150.827	124.387.558.102

MID-YEAR CONSOLIDATED BALANCE SHEET

As at December 31st 2025

(Continued)

Unit: VND

RESOURCES	Code	Note	Closing balance	Opening balance
C. LIABILITIES	300		34.130.870.565	36.457.169.525
I. Short-term liabilities	310		34.130.870.565	36.457.169.525
1. Trade payables	311	16	18.269.437.169	21.609.684.792
2. Advances from customer	312	17	13.179.464	139.332.563
3. Tax and other payables to State budget	313	18	1.416.099.726	952.318.030
4. Payable to employees	314		12.183.923.969	11.514.592.577
5. Accured expenses	315	19	-	-
6. Internal payables	316		-	-
7. Construction contract progress payment due to suppliers	317		-	-
8. Unearned revenues	318		-	-
9. Other short-term payables	319	20	2.221.515.448	1.899.734.274
10. Borrowings and financial lease liabilities	320	21	-	-
11. Provision for payable	321		-	-
12. Bonus and welfare fund	322		26.714.789	341.507.289
13. Price stabilization fund	323		-	-
14. Government Bond Trading	324		-	-
II. Long-term liability	330		-	-
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Accured expenses	333		-	-
4. Internal payables for business capital	334		-	-
5. Internal payables	335		-	-
6. Unearned revenues	336		-	-
7. Other long-term payables	337		-	-
8. Borrowings and financial lease liabilities	338		-	-
9. Convertible bond	339		-	-
10. Preferences shares	340		-	-
11. Deferred tax payables	341		-	-
12. Provision for long-term payables	342		-	-
13. Science and technology development fund	343		-	-

MID-YEAR CONSOLIDATED BALANCE SHEET

As at December 31st 2025

(Continued)

Unit: VND

RESOURCES	Code	Note	Closing balance	Opening balance
D. OWNER'S EQUITY	400		98.949.280.262	87.930.388.577
I. Equity	410	22	98.949.280.262	87.930.388.577
1. Paid-in capital	411		50.324.750.000	33.549.960.000
- Ordinary shares with voting rights	411A		50.324.750.000	33.549.960.000
- Preferred shares	411B		-	-
2. Surplus in equity	412		-	-
3. Right to convert bonds	413		-	-
4. Other capital of the owner	414		1.382.700.000	1.382.700.000
5. Treasury shares (*)	415		-	-
6. Difference on revaluation of assets	416		-	-
7. Exchange rate differences	417		-	-
8. Investment and development fund	418		32.354.101.158	32.354.101.158
9. Enterprise organization assistance fund	419		-	-
10. Other funds belonging to equity	420		-	-
11. Undistributed profit after tax	421		12.691.123.440	18.635.270.087
- Retained earnings accumulated to the prior year end	421a		190.580.087	6.385.395.347
- Retained earnings of the current year	421b		12.500.542.353	12.249.874.740
13. Non-controlling interests	429		2.196.605.664	2.008.357.332
TOTAL RESOURCES	440		133.080.150.827	124.387.558.102

Prepared by



Le Thi Hoang Ly

Chief Accountant



Tran Thi Phuoc

Director



Dang Tran Gia Thoai

Da Nang, Jan 26 th 2026

MID-YEAR CONSOLIDATED INCOME STATEMENTS

The fourth quarter of 2025

Unit: VND

ITEMS	Code	Note	Fourth quarter of this year	Fourth quarter of last year	Accumulated to the 4th quarter of this year	Accumulated to the 4th quarter of last year
1. Revenue from sales of goods and rendering of services	[01]	24	80,074,929,531	83,234,680,181	298,497,292,483	294,480,746,178
2. Sales reductions	[02]					
3. Net revenue from sales of goods and rendering services (10 = 01 - 02)	[10]		80,074,929,531	83,234,680,181	298,497,292,483	294,480,746,178
4. Cost of goods sold	[11]	25	72,509,559,229	73,511,594,606	266,960,243,873	263,141,177,521
5. Gross profit (20 = 10 - 11)	[20]		7,565,370,302	9,723,085,575	31,537,048,610	31,339,568,657
6. Revenue from financial activities	[21]	26	282,576,048	149,004,792	714,053,712	616,568,272
7. Financial expenses	[22]	27	1,735,565	5,519,914	38,701,234	399,162,945
- In which, interest payable:	[23]				13,808,219	378,475,046
8. Selling expenses	[24]	30	1,181,225,833	1,451,976,000	4,926,381,833	3,473,041,705
9. General and administrative expenses	[25]	30	2,403,221,304	4,222,158,878	11,182,358,971	12,188,484,028
10. Net profit from operating activities (30 = 20 + (21 - 22) - (24 + 25))	[30]		4,261,763,648	4,192,435,575	16,103,660,284	15,895,448,251
11. Other income	[31]	28	38,217,226	52,765,371	282,296,894	376,066,198
12. Other expenses	[32]	29	3,203,151	15,769,468	99,175,501	120,947,498
13. Other profits (40 = 31 - 32)	[40]		35,014,075	36,995,903	183,121,393	255,118,700
14. Profit/loss before tax (50 = 30 + 40)	[50]		4,296,777,723	4,229,431,478	16,286,781,677	16,150,566,951
15. Current corporate income tax expenses	[51]	31	959,947,143	1,216,000,752	3,589,889,992	3,799,242,475
16. Deferred corporate income tax expenses	[52]			11,176,784		18,611,932
17. Profit/loss after CIT (60 = 50 - 51 - 52)	[60]		3,336,830,580	3,002,253,942	12,696,891,685	12,332,712,544
- Profit after tax of the parent company			3,304,250,879	3,036,953,994	12,500,543,353	12,249,874,740
- After-tax profit of unregulated shareholders			32,579,701	(34,700,052)	196,348,332	82,837,804

Prepared by



Le Thi Hoang Ly

Chief Accountant



Tran Thi Phuong S



Dang Tran Gia Thoi

MID-YEAR CONSOLIDATED CASH FLOW STATEMENTS
Indirect method
The fourth quarter of 2025

Unit: VND

ITEMS	Code	Accumulated to the 4th quarter of this year	Accumulated to the 4th quarter of last year
I. Cash flows from operating activities			
1. Profit before tax	01	16.286.781.677	16.150.566.951
2. Adjustments for:		9.180.360.327	9.768.271.307
+ Depreciation of fixes assets	02	9.130.360.625	9.592.642.086
+ Provisions	03	553.559.687	450.310.920
+ (Gain)/loss unrealized exchange rate differences	04	(50.450.859)	(186.176.896)
+ (Gain)/ loss from investing activities	05	(466.917.345)	(466.979.849)
+ Interest expense	06	13.808.219	-
+ Other adjusting items	07	-	378.475.046
3. Operating profits before movements in working capital	08	25.467.142.004	25.918.838.258
- (Increase)/ decrease in receivables	09	(13.963.112.949)	805.212.324
- (Increase)/ decrease in inventories	10	1.253.310.961	(1.964.511.624)
- Increase/ (decrease) in accounts payable (excluding interest payables, CIT payables)	11	(2.057.532.424)	1.461.299.515
- (Increase)/ decrease in prepaid expenses	12	796.028.706	621.543.460
- Interest paid	14	(13.808.219)	(490.394.296)
- Corporate income tax paid	15	(3.512.536.548)	(3.638.220.711)
- Other revenues from business activities		-	-
- Other payments from operating activities	17	(1.992.792.500)	(1.891.600.000)
Net cash flow from operating activities	20	5.976.699.031	20.822.166.926
II. Cash flow from investing activities			
1. Cash paid for purchase or construction of fixed assets	21	(240.450.000)	(7.183.935.115)
2. Proceeds from the liquidation, sale of assets and other assets	22	25.000.000	65.454.545
3. Cash outflow for lending, buying debt instrument of other entities	23	-	-
4. Cash recovered from lending, selling debt instrument of other entities	24	-	-
5. Investment in other entities	25	(200.000.000)	
6. Cash recovered from investment in other entities	26		
7. Proceeds from loan interest, dividends	27	416.949.950	518.804.755
Net cash flow from investing activities	30	1.499.950	(6.599.675.815)
III. Cash flow from financing activities			
1. Payment of loan principal	34	-	(13.263.157.895)
2. Dividends and profits paid to the owner	35	-	(4.083.910.200)
Net cash flows from financing activities	40	-	(17.347.068.095)
Net cash flows during the year	50	5.978.198.981	(3.124.576.984)
Cash and cash equivalents - opening balance	60	35.025.898.191	37.965.257.699
Impact of foreign exchange differences	61	27.029.654	185.217.476
Cash and cash equivalents - closing balance	70	41.031.126.826	35.025.898.191

Prepared by



Le Thi Hoang Ly

Chief Accountant



Tran Thi Phuoc

Director



Dang Tran Gia Thoai

NOTES TO THE MID-YEAR CONSOLIDATED FINANCIAL STATEMENTS**For the fourth quarter of 2025**

(These notes form part of and should be read in conjunction with the accompanying consolidated financial statements)

1. Nature of operations**1.1. Overview**

Central Container Joint Stock Company (the “Company”) was converted from Central Container Company Limited (a limited liability company that was first granted a Business Registration Certificate on 13/06/2002 by the Da Nang Department of Planning and Investment). Since its establishment, the Company has amended its Business Registration Certificate ten times, with the latest amendment dated 03/07/2025, and its new enterprise code being 0400424349. The Company is an independent accounting entity, operating in compliance with the Enterprise Law, its Charter, and other relevant regulations.

1.2. Principal scope of business:

- Warehouse operation and management;
- Container agency services, shipping agency services, multimodal freight forwarding agency services, and organization of consolidated transportation for import-export and transit goods. International multimodal transportation. Airline ticket agency services;
- Maritime brokerage for domestic and international shipping lines;
- Container cleaning services.

1.3. Enterprise structure

The Company has one dependent branch and one subsidiary, i.e. Qui Nhon Container Joint Stock Company, as detailed below:

Branch/Subsidiary	Address	Scope of business	Ownership and voting rights
Branch in Quy Nhon	83 Hai Ba Trung Street, Quy Nhon Ward, Gia Lai Province	Provision of transportation-related support services	
Qui Nhon Container Joint Stock Company – Subsidiary	83 Hai Ba Trung Street, Quy Nhon Ward, Gia Lai Province	Provision of transportation-related support services	83.8%

2. Accounting period, currency used in accounting

The Company’s annual accounting period starts on 01 January and ends on 31 December.

Consolidated financial statements and accounting transactions are expressed in Vietnamese Dong (VND).

3. Applied accounting standards and accounting system

The Company adopts Vietnamese Accounting Standards and Vietnamese Corporate Accounting System as guided in Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 providing amendments and supplements to certain articles of Circular No. 200/2014/TT-BTC promulgated by the Ministry of Finance.

These consolidated financial statements are prepared and presented in accordance with Circular No. 202/2014/TT-BTC dated 22/12/2014 issued by the Ministry of Finance.

4. Summary of significant accounting policies**4.1 Principles and methods for preparing consolidated financial statements**

NOTES TO THE MID-YEAR CONSOLIDATED FINANCIAL STATEMENTS**(cont'd)****For the fourth quarter of 2025***(These notes form part of and should be read in conjunction with the accompanying consolidated financial statements)***4.1.1 Basis of consolidation**

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries.

Subsidiaries are entities controlled by the Company. Control is achieved where the Company has the power to govern the financial and operating policies of an investee entity so as to obtain benefits from its activities. The financial statements of subsidiaries are consolidated from the effective date of control up to the date of cease to control.

The financial statements of the subsidiaries are prepared for the same year as the parent company, using consistent accounting policies. Adjustments are made for any differences in accounting policies that may exist to ensure consistency between the subsidiaries and the Company.

All intra-company balances and transactions, unrealized profits or losses arising from intra-company transactions, have been eliminated in full when preparing the consolidated financial statements.

4.1.2 Business combination

The assets, liabilities, and contingent liabilities of a subsidiary are recognized at their fair value on the acquisition date. Any excess of the purchase price over the total fair value of the acquired assets is recognized as goodwill. Any deficiency between the purchase price and the total fair value of the acquired assets is recognized in the income statement for the accounting period in which the subsidiary acquisition occurs.

4.1.3 Method of recognizing non-controlling interests

Non-controlling interests represent the portion of net assets in a subsidiary not held by the Company and are presented within equity in the consolidated balance sheet, separately from parent shareholders' equity. The value of non-controlling interests in the net assets of consolidated subsidiaries includes: Non-controlling interests at the acquisition date, measured at the fair value of the subsidiary's net assets at the acquisition date; non-controlling interests in changes in total equity from the acquisition date to the beginning of the reporting period; and non-controlling interests in changes in total equity occurring during the reporting period. Losses in subsidiary are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Non-controlling interests represent the portion of profit or loss in a subsidiary not held by the Company. They are determined based on the non-controlling interest percentage and the subsidiary's profit after corporate income tax and are presented as a separate line item in the consolidated income statement.

4.2 Exchange rate differences applied in accounting

Transactions denominated in foreign currency are translated into VND using the actual exchange rate announced by the commercial bank where the Company trades on the date of the transactions.

At the balance sheet date, monetary items denominated in foreign currency that are classified as assets are revaluated using the buying exchange rate and monetary items denominated in foreign currency that are classified as liabilities are revaluated using the selling exchange rate of the commercial bank where the Company regularly trades. Foreign currency deposits in banks are revaluated using the buying exchange rate of the bank where the Company opens foreign currency accounts.

Exchange rate differences are realized in accordance with Vietnamese Accounting Standard No. 10 "The Effects of Changes in Foreign Exchange Rates". Accordingly, foreign exchange differences arising during the year and those resulting from the revaluation of the closing balances of monetary items denominated in foreign currencies are recorded in the financial results for the year.

NOTES TO THE MID-YEAR CONSOLIDATED FINANCIAL STATEMENTS**(cont'd)****For the fourth quarter of 2025***(These notes form part of and should be read in conjunction with the accompanying consolidated financial statements)***4.3 Cash and cash equivalents**

Cash includes cash on hand and bank demand deposits.

All short-term investments which are collectible of 3 months or less as from purchasing date, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value at reporting date shall be recognized as cash equivalents.

4.4 Receivables

Receivables include trade receivables and other receivables:

- Trade receivables are trade-related amounts arising from trading activities between the Company and its customers.
- Other receivables include non-trade amounts which are not related to trading activities, intra-company transactions.

Receivables are recorded at cost less provision for doubtful debts. Provision for doubtful debts represents the estimated loss amounts at the balance sheet date for overdue receivables which the Company has claimed many times but still has not collected yet or which have not been overdue but the debtor has been in the state of insolvency, doing dissolution procedures, missing or running away.

4.5 Inventories

Inventories are stated at the lower of cost and net realizable value.

Value of inventories is calculated using the weighted average method and accounted for using the perpetual method. Cost of raw materials comprises costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition.

Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

Provision for decline in value of inventories is made for each kind of inventories when the net realizable value of that kind of inventories is less than cost.

4.6 Tangible fixed assets**Cost**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state. The costs incurred after the initial recognition of tangible fixed asset shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from the use of those assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

NOTES TO THE MID-YEAR CONSOLIDATED FINANCIAL STATEMENTS**(cont'd)****For the fourth quarter of 2025***(These notes form part of and should be read in conjunction with the accompanying consolidated financial statements)****Depreciation***

Depreciation of tangible fixed assets is calculated on a straight-line basis over their estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. Details are as follows:

<u>Kinds of assets</u>	<u>Depreciation period (years)</u>
Buildings, architectures	05 - 25
Machinery, equipment	05 - 10
Motor vehicles	05 - 10
Office equipment	04 - 10

4.7 Intangible fixed assets***Cost***

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of intangible fixed assets comprises all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state.

Amortization

Intangible fixed assets being land use rights are not subject to amortization.

Other intangible fixed assets are amortized on a straight-line basis over their estimated useful lives. The amortization period complies with Circular No. 45/2013/TT-BTC dated 25/04/2013 by the Ministry of Finance.

The amortization periods for intangible fixed assets at the Company are as follows:

<u>Kind of assets</u>	<u>Amortization period (years)</u>
Computer software	2 - 5

4.8 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses. These are expenditures that have been incurred but related to the operations of many accounting periods. The Company's primary prepayments are as follows:

- Tools and instruments put in use: Allocated in accordance with the straight-line method for a period of 3 years or less.
- Land rental: Allocated using the straight-line method over the lease term.
- Other prepaid expenses: the Company selects appropriate method and criteria of allocation over the period in which economic benefits are expected to be received based on the nature and extent of the prepaid expenses.

4.9 Payables

Payables include trade payables and other payables.

NOTES TO THE MID-YEAR CONSOLIDATED FINANCIAL STATEMENTS**(cont'd)****For the fourth quarter of 2025***(These notes form part of and should be read in conjunction with the accompanying consolidated financial statements)*

- Trade payables are trade-related amounts, arising from trading activities between the company and its suppliers.
- Other payables are non-trade amounts, which are not related to trading activities, intra-company transactions.

Payables are recognized at cost and reported as short-term or long-term payables based on the remaining terms at the balance sheet date.

Payables are monitored according to their creditors, principal terms, remaining terms and original currencies.

4.10 Accrued expenses

Accruals are recognized for amount to be paid in the future for goods and services received, whether or not billed to the Company.

4.11 Loans and finance lease liabilities

Loans and finance lease liabilities are recorded at cost and classified into current and non-current liabilities based on the remaining terms at the balance sheet date.

The Company monitors loans and finance lease liabilities according to their creditors, loan agreements, principal terms, remaining terms and original currencies.

Borrowing costs

Borrowing costs comprise interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing costs are recognized as an expense in the period in which they are incurred, except to the extent that they qualify the conditions to be capitalized in accordance with Accounting Standard "Borrowing costs".

Borrowing costs associated with a particular borrowing for the purpose of obtaining a qualifying asset shall be capitalized as part of the cost of that asset. For general borrowing funds, the borrowing costs eligible for capitalization in the period shall be determined according to the capitalization rate, which is the weighted average of the borrowing costs applicable to the borrowings of the Company that are outstanding during the period.

Capitalization of borrowing costs shall be suspended during extended periods in which it suspends active development of a qualifying asset, except to the extent that the suspension is necessary. Capitalization shall be ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

4.12 Owners' equity

Share capital represents the amount of capital actually contributed by shareholders.

Profit distribution

Profit after corporate income tax is available for appropriation to funds and to shareholders in accordance with the Company's Charter or as resolved by the General Meeting of Shareholders.

Dividends paid to shareholders shall not exceed the undistributed profit after tax, taking into account non-monetary items within undistributed post-tax profits that may impact cash flow and the Company's ability to pay dividends.

4.13 Recognition of revenue and other income

NOTES TO THE MID-YEAR CONSOLIDATED FINANCIAL STATEMENTS**(cont'd)****For the fourth quarter of 2025***(These notes form part of and should be read in conjunction with the accompanying consolidated financial statements)*

- Revenue from sales and service provision is recognized to the extent that it is probable to obtain economic benefits, it can be reliably measured and the following conditions are also met:
 - ✓ Revenue from the sale of goods is recognized in the income statement when the significant risks and rewards of ownership have been transferred to the buyer and there are no significant uncertainties regarding recovery of the consideration due or the likely return of goods;
 - ✓ Revenue from service provision is recognized when the services have been rendered. In case that the services are to be provided in many fiscal years, the determination of revenue in each period is done on the basis of the service completion rate as of the balance sheet date.
- Revenue from financing activities is recognized when revenue is determined with relative certainty and it is possible to obtain economic benefits from the transactions.
 - ✓ Interest is recognized on the basis of the actual term and interest rates;
 - ✓ Dividends and profits shared are recognized when the Company has the rights to receive dividends or profit from the capital contribution. Stock dividends are not recognized as financial revenue. Dividends received in the period before investment date shall be recorded as a decrease in value of investment.
- Other income is the income derived out of the Company's scope of business and recognized when it can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company.

4.14 Cost of goods sold

Cost of products, goods sold and services rendered shall be recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

Costs of inventories and services rendered which are incurred in excess of the ordinary level shall be charged out to cost of goods sold in the period, not to the production cost of goods and services.

4.15 Financial expenses

Financial expenses reflect expenses or losses related to financial investment activities, including interest expenses, losses incurred from foreign currency sales, foreign exchange losses, and other expenses attributable to investing activities.

4.16 Selling expenses, administrative expenses

Selling expenses reflect expenses actually incurred in the process of selling products, goods, and rendering services.

Administrative expenses reflect expenses actually incurred related to the overall administration of the Company.

4.17 Current corporate income tax expense, deferred corporate income tax expense

Corporate income tax expenses include current income tax and deferred income tax.

Current income tax is the tax amount computed based on the taxable income in the period at the tax rates ruling at the balance sheet date. The difference between taxable income and accounting profit is due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

NOTES TO THE MID-YEAR CONSOLIDATED FINANCIAL STATEMENTS**(cont'd)****For the fourth quarter of 2025***(These notes form part of and should be read in conjunction with the accompanying consolidated financial statements)*

Deferred income tax is determined for temporary differences at the balance sheet date between the tax base of assets and liability and their carrying amount for financial reporting purpose.

4.18 Financial instruments**Initial recognition***Financial assets*

A financial asset is recognized initially at cost plus transaction costs directly attributable to the acquisition of the asset. The Company's financial assets comprise cash on hand, cash at bank, trade receivables, and other receivables.

Financial liabilities

A financial liability is recognized initially at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities comprise loans, trade payables, accrued expenses, and other payables.

Subsequent measurement

Currently, there has been no requirement for subsequent measurement of financial instruments.

4.19 Applicable tax rates and charges payable to the State Budget

- Value-added tax (VAT): A 10% VAT rate is applied to transportation services. From 01/01/2025 to 30/06/2025, this activity was subject to an 8% VAT rate in accordance with Resolution No. 174/2024/QH15 dated 30/11/2024 of the National Assembly and Resolution No. 204/2025/QH15 dated June 17, 2025, of the National Assembly.
- Corporate income tax (CIT): A CIT rate of 20% is applied.
- Other taxes and obligations are fulfilled in accordance with the prevailing regulations.

4.20 Related parties

Parties are considered to be related if one party has the ability to (directly or indirectly) control the other party or exercise significant influence over the other party in making financial or operational decisions.

CENTRAL CONTAINER JOINT STOCK COMPANY

No. 75 Quang Trung, Hai Chau ward, Da Nang city

5. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
- Cash in hands	250.416.511	364.125.873
- Cash in bank	20.780.710.315	17.661.772.318
- Cash and cash equivalents	20.000.000.000	17.000.000.000
Total	41.031.126.826	35.025.898.191

6. SHORT-TERM FINANCIAL INVESTMENTS

	Closing balance VND	Opening balance VND
- 12-month term deposit	200.000.000	-
Total	200.000.000	-

7. ACCOUNTS RECEIVABLES FROM CUSTOMERS

Unit: VND

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
a. Short- term				
- Carlsberg Vietnam Beer Co., Ltd	3.962.079.520	-	6.160.482.036	-
- Sea & Air Freight International JSC	3.085.010.105	-	2.436.902.461	-
- Maersk Logistics & Services Viet Nam Co., LTD	5.318.395.000	-	6.238.475.000	-
- Others	25.586.749.579	-	21.014.055.251	-
b. Long- term				
Total	37.952.234.204	-	35.849.914.748	-

c. Trade receivables with related parties

		Closing balance	Opening balance
- Da Nang Port Logistics JSC	Common key management personnel	212.295.000	74.415.000
- Vietnam Container Shipping JSC	Parent Company	-	25.130.000
- Viconship Ho Chi Minh One Member at Ha Noi Co.LTD	Same parent company	82.524.799	123.626.069
- Viconship Ho Chi Minh One Member Co., Ltd	Same parent company	-	4.830.000
- Greenport Services One Member Limited Liability Company	Same parent company	-	11.940.000
- VSC Green Logistics Joint Stock Company	Same parent company	23.130.000	14.760.000
- Green Logistics Centre Joint Stock Company	Same parent company	10.215.000	-
- VIP Green Port Joint Stock Company	Same parent company	16.850.000	138.150.000
Total		345.014.799	392.851.069

8. PREPAID FOR SUPPLIERS

Unit: VND

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
a. Short-term	1.019.310.491	-	260.408.419	-
- VETC Automatic Tolling Co., Ltd	347.699.557	-	188.346.759	-
- Xuan Trung Viet Construction One Member Limited Liability Company	500.000.000	-	-	-
- Others	171.610.934	-	72.061.660	-
Total	1.019.310.491	-	260.408.419	-

CENTRAL CONTAINER JOINT STOCK COMPANY

No. 75 Quang Trung, Hai Chau ward, Da Nang city

9. OTHER RECEIVABLES

Unit: VND

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
a. Short-term	13.711.308.343	-	2.468.310.781	-
- Pledge, mortgage, margin deposit, security deposit	10.317.328.000		-	
- Advances	528.092.153	-	848.275.023	-
- Accrued interest	72.783.835	-	47.816.440	-
- Others receivables	2.793.104.355	-	1.572.219.318	-
- Frit Hue JSC	892.187.885	-	191.757.999	-
- Baosteel Can Making (Hue)	344.987.166	-	714.216.072	-
- Vietnam Container JSC	723.799.213	-	-	-
- Others	832.130.091	-	666.245.247	-
b. Long-term	300.000.000	-	480.800.000	-
- Collaterals, deposits	300.000.000		480.800.000	
Total	14.011.308.343	-	2.949.110.781	-

10. BAD DEBT

Unit: VND

	Closing balance		Opening balance	
	Historical cost	Amount receivable	Historical cost	Amount receivable
- Total amount receivables whether overdue or undue but having low recovering ability	1.304.776.725	105.374.517	1.328.304.931	682.462.410
Details				
- Khanh Huy private enterprise	35.705.100		35.705.100	
- VBL Da Nang Company Limited	6.200.000		6.200.000	
- Hai Ha Company Limited	36.500.000		36.500.000	
- Truong Vo Production and Trading Co., Ltd.	30.986.600		30.986.600	
- Phuong Bac Shipping Trading Service JSC	16.247.000		16.247.000	
- Tan Thuan Transportation Trading Co., LTD	900.665.840		900.665.840	450.332.920
- Thien Phuc Joint Stock Company	101.615.953	30.484.785	180.573.505	180.573.505
- Thua Thien Hue Wood Processing Joint Stock Company	106.985.331	74.889.732	51.555.985	51.555.985
- Others	69.870.901		69.870.901	
Total	1.304.776.725	105.374.517	1.328.304.931	682.462.410

11. INVENTORIES

	Closing balance		Opening balance	
	VND	VND	VND	VND
	Historical cost	Provision	Historical cost	Provision
- Material	1.840.647.677		3.093.958.638	
Total	1.840.647.677	-	3.093.958.638	-

* Inventory value of stagnant, inferior, deteriorated quality at the end of the year: VND 0.

* Inventory value used for mortgaging, pledging and securing debts payable at the end of the year: VND 0.

12. LONG-TERM UNFINISHED ASSETS

	Closing balance	Opening balance
	VND	VND
- Transportation management software	413.200.000	258.250.000
Total	413.200.000	258.250.000

13. INCREASE / DECREASE IN TANGIBLE FIXED ASSETS

Unit: VND

Items	Building and architecture	Machinery and Equipment	Transportation	Management tools	Total
Historical costs					
Opening balance	11.820.769.112	33.000.000	117.489.137.240	212.931.091	129.555.837.443
Increases	-	-	-	85.500.000	85.500.000
- <i>Purchases</i>	-	-	-	85.500.000	85.500.000
Decreases	-	-	(122.527.620)	-	(122.527.620)
- <i>Liquidation</i>	-	-	(122.527.620)	-	(122.527.620)
Closing balance	11.820.769.112	33.000.000	117.366.609.620	298.431.091	129.518.809.823
Accumulated depreciation					
Opening balance	8.248.447.389	33.000.000	76.897.963.425	173.805.211	85.353.216.025
Increases	469.549.656	-	8.550.902.160	30.221.309	9.050.673.125
- <i>Depreciation</i>	469.549.656	-	8.550.902.160	30.221.309	9.050.673.125
Decreases	-	-	(122.527.620)	-	(122.527.620)
- <i>Liquidation</i>	-	-	(122.527.620)	-	(122.527.620)
Closing balance	8.717.997.045	33.000.000	85.326.337.965	204.026.520	94.281.361.530
Remaining value					
Opening of the year	3.572.321.723	-	40.591.173.815	39.125.880	44.202.621.418
Closing of the year	3.102.772.067	-	32.040.271.655	94.404.571	35.237.448.293

- The remaining value at the end of the period of tangible fixed assets under mortgage:

VND 0

- Tangible fixed assets at the end of the period that have been fully depreciated but are still in use:

VND 36.410.268.955

14. INCREASE /DECREASE IN INTANGIBLE FIXED ASSETS

Unit: VND

Items	Land use rights	Accounting Software	Copyright, patent	Total
Historical costs				
Opening balance		328,500,000		328,500,000
Increases				
- <i>Purchases</i>	-	-	-	-
- <i>Other decreases</i>		-	-	-
Closing balance	-	328,500,000	-	328,500,000
Accumulated depreciation				
Opening balance (*)		85,921,875		85,921,875
Increases		79,687,500		79,687,500
- <i>Depreciation</i>	-	79,687,500	-	79,687,500
- <i>Other increases</i>				
Decreases				
Closing balance	-	165,609,375	-	165,609,375
Remaining value				
Opening of the year (*)		242,578,125		242,578,125
Closing of the year	-	162,890,625	-	162,890,625

- The remaining value at the end of the period of intangible fixed assets under mortgage:

VND 0

- Intangible fixed assets at the end of the period that have been fully depreciated but are still in use:

VND 66,000,000

CENTRAL CONTAINER JOINT STOCK COMPANY

No. 75 Quang Trung, Hai Chau ward, Da Nang city

15. PREPAID EXPENSES

	Closing balance	Opening balance
	VND	VND
a. Short-term	942.205.209	1.279.343.817
- Renovation costs of Hoa Cam ICD	84.771.101	-
- Tools waiting allocation	621.297.018	1.279.343.817
- Other expenses	236.137.090	-
b. Long-term	1.314.558.373	1.773.448.471
- Land rental cost	1.245.037.500	1.726.987.500
- Tools waiting allocation	39.148.372	46.460.971
- Other expenses	30.372.501	-
Total	2.226.391.081	3.052.792.288

16. TRADE PAYABLES

	Closing balance		Opening balance	
	Book value	Amount payable	Book value	Amount payable
	VND	VND	VND	VND
Short-term	18.269.437.169	18.269.437.169	21.609.684.792	21.609.684.792
- CH11 – Petrolimex Da Nang One Member Limited Liability Company	1.997.901.529	1.997.901.529	1.875.470.897	1.875.470.897
- Da Nang Port JSC	1.481.578.695	1.481.578.695	2.633.496.723	2.633.496.723
- Marine Connections Vietnam Company Lmt	1.843.474.110	1.843.474.110	1.843.474.110	1.843.474.110
- Evergreen Shipping Agency (Vietnam) Company Limited	2.793.173.997	2.793.173.997	807.103.829	807.103.829
- Hiep Vinh An Company Limited	1.475.731.440	1.475.731.440	1.587.378.600	1.587.378.600
- Others	8.677.577.398	8.677.577.398	12.862.760.633	12.862.760.633
Total	18.269.437.169	18.269.437.169	21.609.684.792	21.609.684.792

Trade payables with related parties

	Relationship	Closing balance	Opening balance
		VND	VND
- Viconship Ho Chi Minh One Member Co., Ltd	Same Parent company	38.178.000	4.052.800
- Viconship Ho Chi Minh One Member at Ha Noi Co., Ltd	Same Parent company	9.558.000	244.758.000
- Da Nang Port Logistics JSC	Common key management personnel	30.733.365	108.800.700
Total		78.469.365	357.611.500

17. ADVANCES FROM CUSTOMERS

	Closing balance		Opening balance	
	Value	Amount payable		Amount payable
	VND	VND	VND	VND
Short-term	13.179.464	13.179.464	139.332.563	139.332.563
- Others	13.179.464	13.179.464	139.332.563	139.332.563
Total	13.179.464	13.179.464	139.332.563	139.332.563

CENTRAL CONTAINER JOINT STOCK COMPANY

No. 75 Quang Trung, Hai Chau ward, Da Nang city

18. TAXES AND OTHER PAYABLES TO STATE

Unit: VND

Description	Opening balance		Amount to be paid	Actual amount paid	Closing balance	
	Receivable	Payable			Receivable	Payable
Value added tax (*)		34.352.018	2.834.230.045	2.415.678.788	-	452.903.275
Corporate income tax (**)	32.123.005	917.966.012	3.589.889.992	3.512.536.548	-	963.196.451
Personal income tax	65.745.010		1.566.753.097	1.594.188.498	93.180.411	-
Land tax and rent fee	-	-	84.843.330	146.285.913	61.442.583	-
Other taxes	-	-	6.000.000	6.000.000	-	-
Total	97.868.015	952.318.030	8.081.716.464	7.674.689.747	154.622.994	1.416.099.726

The tax finalization of the Company will be subject to examination by the tax authorities. Because the application of tax laws and regulations to many different types of transactions can be explained in various ways, the amount which is presented in the Financial statements may be changed based on the decision of Tax authorities.

19. ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
a. Short-term	-	-
b. Long-term	-	-
Total	-	-

20. OTHER PAYABLES

	Closing balance VND	Opening balance VND
a. Short-term	2.221.515.448	1.899.734.274
- Union funds	437.280.048	721.740.702
- Short-term collateral, deposits	393.000.000	547.000.000
- Other Payables	1.391.235.400	630.993.572
b. Long-term	-	-
c. Outstanding overdue debts	-	-
Total	2.221.515.448	1.899.734.274

CENTRAL CONTAINER JOINT STOCK COMPANY

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Mid-year consolidated financial statements

The fourth quarter of 2025

21. BORROWINGS AND FINANCE LEASE LIABILITIES

	Closing balance		In the period		Opening balance	
	Value	Amount payable	Increase	Decrease	Value	Amount payable
a. Short-term	-	-	7,000,000,000	7,000,000,000	0	0
Short-term loans						
Short-term debts	-	-	7,000,000,000	7,000,000,000	0	0
- <i>Container Viet Nam JSC(*)</i>	-	-	7,000,000,000	7,000,000,000	0	0
b. Long-term	-	-	-	-	0	0
- <i>Container Viet Nam JSC</i>	-	-		0	0	0
Total	-	-	7,000,000,000	7,000,000,000	0	0

Unit: VND

(*) Contract for receiving capital support No. 01/HTV/VSC_VSM/2025 dated March 27, 2025 between Central Container Joint Stock Company (the recipient of capital) and Vietnam Container Joint Stock Company (capital support party);

- The support limit is VND 7.000.000.000 (Seven billion Vietnamese dong).
- The support period is 12 months from the first disbursement date.
- Principal is paid once every 01 months and is paid in 12 installments.
- Fixed interest rate: 6.0% per year.
- The balance at December 31, 2025 is VND 0

CENTRAL CONTAINER JOINT STOCK COMPANY

No. 75 Quang Trung, Hai Chau ward, Da Nang city

Mid year consolidated financial statements
The fourth quarter of 2025

22. OWNER'S EQUITY

a. Owner's equity fluctuation table

Unit: VND

	Owner's equity	Other owner's equity	Investment and Development fund	Undistributed profit after tax	Profit of shareholders non-	Total
Opening balance in last year	33.549.960.000	1.382.700.000	26.457.385.910	1.996.946.480	18.045.593.843	81.432.586.233
- Net revenue				82.837.804	12.249.874.740	12.332.712.544
- Appropriate funds			5.896.715.248	(13.511.952)	(7.050.203.296)	(1.167.000.000)
- Dividend				(57.915.000)	(4.025.995.200)	(4.083.910.200)
- Provision for the reward fund of the Board of Directors and the Supervisory Board					(584.000.000)	(584.000.000)
Closing balance in last year	33.549.960.000	1.382.700.000	32.354.101.158	2.008.357.332	18.635.270.087	87.930.388.577
Opening balance in this year	33.549.960.000	1.382.700.000	32.354.101.158	2.008.357.332	18.635.270.087	87.930.388.577
- Net revenue				196.348.332	12.500.543.353	12.696.891.685
- Appropriate investment and development fund						-
- Dividend	16.774.790.000				(16.774.790.000)	-
- Appropriate bonus and welfare fund				(8.100.000)	(1.191.900.000) -	(1.200.000.000)
- Appropriate bonus to Board of Directors and Supervisory Board					(478.000.000)	(478.000.000)
Closing balance in this year	50.324.750.000	1.382.700.000	32.354.101.158	2.196.605.664	12.691.123.440	98.949.280.262

CENTRAL CONTAINER JOINT STOCK COMPANY

No. 75 Quang Trung, Hai Chau ward, Da Nang city

b. Details of owner's equity	Closing balance	Opening balance
	VND	VND
Vietnam Container Shipping JSC	32.711.250.000	21.807.500.000
Others	17.613.500.000	11.742.460.000
Total	50.324.750.000	33.549.960.000

c. Other transaction on equity

	This period	Last period
	VND	VND
- Paid in capital		
+ Beginning of year	33.549.960.000	33.549.960.000
+ Increases	16.774.790.000	
+ End of year	50.324.750.000	33.549.960.000

d. Shares

	Closing balance	Opening balance
	VND	VND
Number of issued stocks	5.032.475	3.354.996
Number of sold stocks	5.032.475	3.354.996
+ Common stocks	5.032.475	3.354.996
Number of redeemed shares (treasury shares)		
Number of outstanding stocks	5.032.475	3.354.996
+ Common stocks	5.032.475	3.354.996

* Par value of outstanding stock: VND 10.000

e. The Company's fund

	Closing balance	Opening balance
	VND	VND
Investment and Development fund	32.354.101.158	32.354.101.158
In which: Investment fund for production development	32.354.101.158	32.354.101.158
Total	32.354.101.158	32.354.101.158

23. OFF-BALANCE SHEET ITEMS

	Closing balance	Opening balance
	USD	USD
a. Foreign currencies		
- United States Dollar (USD)	305.508,21	156.549,33

24. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	This period	Last period
	VND	VND
Net revenue	80.074.929.531	83.234.680.181
Revenue from service providers	80.074.929.531	83.234.680.181

CENTRAL CONTAINER JOINT STOCK COMPANY

No. 75 Quang Trung, Hai Chau ward, Da Nang city

25. COST OF GOODS SOLD	This period VND	Last period VND
The cost of services provided	72.509.559.229	73.511.594.606
Total	72.509.559.229	73.511.594.606
26. REVENUE FROM FINANCIAL ACTIVITIES	This period VND	Last period VND
Interest from deposits, loans	195.960.288	100.155.232
Exchange rate difference	86.615.760	48.849.560
Total	282.576.048	149.004.792
27. FINANCIAL EXPENSES	This period VND	Last period VND
Exchange rate difference	1.735.565	5.519.914
Total	1.735.565	5.519.914
23. OTHER INCOME	This period VND	This period VND
- Others	38.217.226	52.765.371
Total	38.217.226	52.765.371
29. OTHER EXPENSES	This period VND	This period VND
- Others	3.203.151	15.769.468
Total	3.203.151	15.769.468
30. SELLING, GENERAL & ADMINISTRATION EXPENSES	This period VND	Last period VND
a. Selling expenses	1.181.225.833	1.451.976.000
- Employment expenses	532.822.000	1.451.976.000
- Conference expenses	648.403.833	
a. GENERAL & ADMINISTRATION EXPENSES	2.403.221.304	4.222.158.878
- Raw material expenses	189.118.129	33.078.249
- Employment expenses	1.819.800.000	2.559.621.500
- Assets accumulated depreciation expenses	180.974.439	209.064.785
- Tax, fee	47.003.962	36.224.832
- External service expenses	31.918.802	1.110.204.294
- Other expenses by cash	31.179.205	235.654.298
- Provision expenses	103.226.767	38.310.920
	3.584.447.137	5.674.134.878

CENTRAL CONTAINER JOINT STOCK COMPANY

No. 75 Quang Trung, Hai Chau ward, Da Nang city

31. CURRENT CORPORATE INCOME TAX EXPENSES

	This period VND	Last period VND
- Corporation Tax expense calculated on current taxable income this period	959.947.143	1.216.000.752
Adjust the corporate income tax expense of the previous years to the current income tax expense this year	-	-
Total Current corporate income tax expenses	959.947.143	1.216.000.752

Prepared by



Le Thi Hoang Ly

Chief Accountant



Tran Thi Phuoc



Đặng Trần Gia Thoai