

**CENTRAL CONTAINER JOINT
STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 01/2026/BCTN

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Da Nang, March 20th, 2026

ANNUAL REPORT

YEAR 2025

To: - The State Securities Commission of Vietnam
- The Stock Exchange

I. General information

1. General information

- Trading name: CENTRAL CONTAINER JOINT STOCK COMPANY
- Business Registration Certificate No.: 0400424349
- Charter capital: VND 50.324.750.000
- Owner's capital: VND 50.324.750.000
- Address: 75 Quang Trung, Hai Chau Ward, Da Nang City
- Telephone: 02363.3822922
- Fax: 02363.3826111
- Website: www.viconshipdanang.com
- Securities code: VSM

- Establishment and development process

Central Container Joint Stock Company was converted in November 2015 from Central Container Co., Ltd., which was originally established in June 2002, and is a subsidiary of Vietnam Container Joint Stock Company.

With financial support and operational guidance from the parent company, together with the continuous efforts of the Company's management and employees, Central Container Joint Stock Company has achieved steady development over the years. The Company's revenue has grown consistently, its financial position remains stable, and it has generated annual profits for its shareholders. At the same time, the Company has created employment opportunities and contributed to the local state budget.

2. Business lines and locations of the business

- *Business lines:*

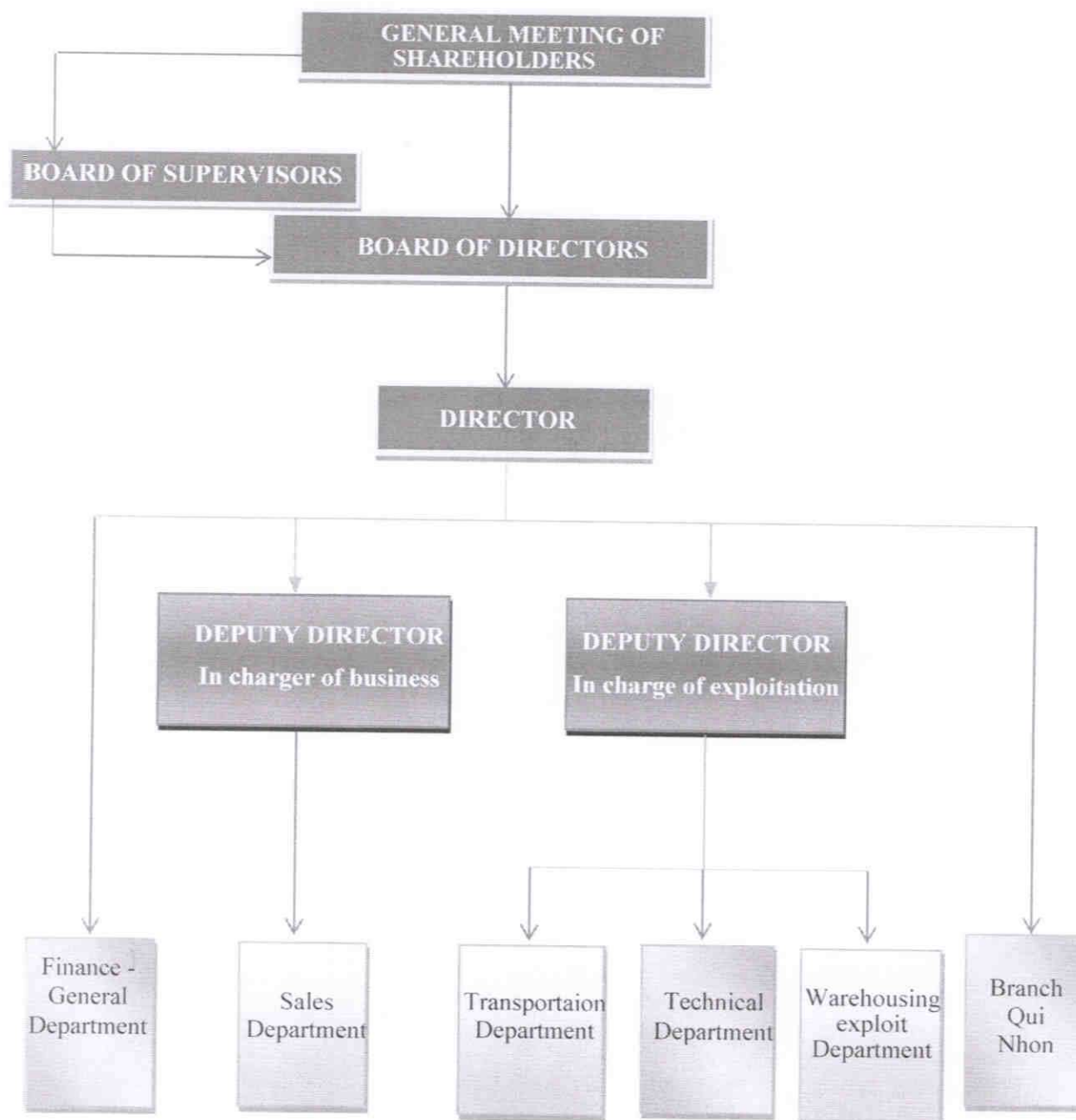
- + Other supporting services related to transportation. Details: Container agency services, shipping agents, multimodal forwarding agents, union organizations transporting import-export goods, goods in transit; International multimodal transport. Airline ticket agent.
 - + Agents, brokers, auctions. Details: Maritime brokerage for domestic and foreign shipping companies;
 - + Manufacture of barrels, tanks and metal containers. Details: Repair and build new containers;
 - + Cleaning houses and other structures. Details: Container cleaning;
 - + Real estate business, land use rights belonging to the owner, user or tenant. Details: Office for rent;
 - + Maintenance and repair of cars and other vehicles. Details: Car repair (Location: Road No. 02, Hoa Cam Industrial Park, Cam Le Ward, Da Nang City);
 - + Motor vehicle rental
 - + Warehousing and storage of goods
 - + Travel agency
 - + Short-term accommodation service
 - + Support services related to promotion and organization of tours
 - + Tour operation
 - + Other road passenger transportation.
- Location of business: Hai Phong, Quang Binh, Quang Tri, Hue, Da Nang, Quang Nam, Quang Ngai, Qui Nhon, Ho Chi Minh City, Central Laos. In which the main business area, accounting for a large proportion, is the Hue, Da Nang, and Central regions.

3. Information about governance model, business organization and managerial apparatus

- Governance model:

The Company's governance model is as follows: General Meeting of Shareholders, Board of Supervisors, Board of Directors, Board of Management; Member units and functional departments.

- Management structure: The Company's organizational structure includes:
 - + Board of Management: 1 Director, 2 Deputy directors và 1 Chief accountant
 - + There are 5 functional departments:
 - + Finance - General Department
 - + Sales Department
 - + Warehousing exploit Department
 - + Technical Department
 - + Transportation Department



Company branches, subsidiaries, affiliated companies:

<i>Business Name</i>	<i>Address</i>	<i>Relations hip</i>	<i>Main business fields</i>	<i>Contributed capital of the company</i>	<i>Rate</i>
BRANCH OF CENTRAL CONTAINER JOINT STOCK COMPANY IN QUI NHON	No. 83 Hai Ba Trung street, Qui Nhon ward, Gia Lai province.	Branch	Transport, loading and unloading		

QUI NHON CONTAINER JOINT STOCK COMPANY	No. 83 Hai Ba Trung street, Qui Nhon ward, Gia Lai province.	Subsidiary company	Transport, loading and unloading	VND 4.609.000.000	83,8%
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4. Development orientations

- Main objectives of the Company:

The main goal of the Company is to expand the service system to satisfy the increasingly diverse needs of customers. On the other hand, the Company constantly improves service quality, meeting better and better the strict requirements of customers. Ensuring sustainable development and improving competitiveness.

- Sustainable development goals (environmental, social and community) and key programs related to the company's short and medium term.

The company ensures that environmental, social and community responsibility issues are an integral part of the business's management system and culture.

- Development strategies in medium and long term:

The Company's medium and long-term development strategy is to consider researching and understanding the market to invest in many potential fields based on existing business strengths, to bring the greatest economic benefits and increasingly bring the Company to a new level of development.

5. Risks:

Due to the impact of the world economic crisis, trade war and armed conflict between major countries, the world and Vietnam economic situation will have many unusual fluctuations. The shipping market is unstable. Competition between units in the same industry is increasingly fierce. The above factors may affect the company's production and business activities.

II. Operations in the Year:

1. Situation of production and business operations

- Results of business operations in the year:

The year 2025 continued to be a period of significant challenges and intense competition for logistics enterprises. Armed conflicts and trade tensions among major global powers, escalating conflicts in the Middle East, new U.S. tariff policies, rising logistics costs, inadequate infrastructure connectivity, and strong competitive pressure on freight rates all created a difficult operating environment. The Central region, which is the company's core market, was heavily affected by natural disasters, storms, and floods. However, thanks to the focused direction and guidance from VSC's Board of Directors, along with the great efforts and determination of the Board of Management and all employees, the Company successfully fulfilled the profit targets assigned by the General Meeting of Shareholders for 2025.

The business performance results for 2025 are as follows:

- Total net revenue reached: 298 billion VND.
- Total pre-tax profit reached: 16,2 billion VND.
- Basic earnings per share achieved: VND 2.484.

Road transport operations are still the main activity, accounting for a large proportion of revenue and profits.

- Implementation situation/actual progress against the plan:

Indicators	Compare with plan (billion VND)			Compare same period (billion VND)	
	<i>Implement</i>	<i>Plan</i>	<i>Rate</i>	<i>Year 2024</i>	<i>Rate</i>
Total revenue	294	322	92,8%	294	101,3%
Profit before tax	16,2	16	100,6%	16,1	100,6%

+ Revenue in 2025 reaches 298 billion VND, a decrease of 2.8% compared to the plan assigned by the General Meeting of Shareholders and an increase of 1.3% compared to 2024.

+ Pre-tax profit in 2025 will reach 16.2 billion VND, an increase of 0.6% compared to the plan assigned by the General Meeting of Shareholders and an increase of 0.6% compared to 2024.

2. Organization and Human resource

– List of the Board of Management:

<u>List</u>	<u>Position</u>	<u>Share ownership ratio</u>
Ms. Dang Tran Gia Thoai	Director	0,83% charter capital
Mr. Ngo Quoc Vu	Deputy director	1,27% charter capital
Mr. Ho Kha Quoc	Deputy director	0,236 % charter capital
Ms. Tran Thi Phuoc	Chief accountant	0,19% charter capital

Resume summary:

Ms. Dang Tran Gia Thoai – Member of the Board of Directors – Director

Date of birth: 17/04/1974

Place of birth: General hospital – Da Nang city

Citizen identification number: 048174007560

Ethnic groups: Kinh

Nationality: Viet Nam

Native place: Hoa Thuan Ward, Hai Chau District, Da Nang City

Permanent address: 17/8 Tran Quy Cap, Hai Chau Ward, Da Nang City

Office phone: (0236) 3822922

Academic standard: 12/12

Professional qualification: Bachelor of Economics in Foreign Trade
Bachelor of English

Current position: Director

Member of the Board of Directors

Mr. Ho Kha Quoc – Deputy Director

Date of birth: 12/07/1977

Place of birth: Thua Thien Hue

Citizen identification number: 046077007105

Ethnic groups: Kinh

Nationality: Viet Nam

Native place: Thua Thien Hue

Permanent address: Group 16, Lien Chieu Ward, Da Nang City

Office phone: (0236) 3822922

Academic standard: 12/12

Professional qualification: Engineer

Current position: Deputy Director of Central Container Joint Stock Company

Mr. Ngo Quoc Vu- Deputy Director

Date of birth: 24/02/1979

Place of birth: Dai Minh – Dai Loc - Quang Nam

Citizen identification number: 049079009406

Ethnic groups: Kinh

Nationality: Viet Nam

Native place: Dai Loc – Quang Nam

Permanent address: 92 Nguyen Cong Tru, An Hai Ward, Da Nang city

Office phone: (0236) 3822922

Academic standard: 12/12

Professional qualification: Bachelor of English

Current position: Deputy Director of Central Container Joint Stock Company

Member of the Board of Directors

Ms. Tran Thi Phuoc – Chief accountant

Date of birth: 13/06/1987

Place of birth: Quang Nam

Citizen identification number: 049187004705

Ethnic groups: Kinh

Nationality: Viet Nam

Native place: Nhuan Son, Duy Phu, Duy Xuyen, Quang Nam

Permanent address: 48 Bau Gia Thuong 2, Cam Le Ward, Da Nang City

Office phone: (0236) 3822922

Academic standard: 12/12

Professional qualification: Bachelor of Economics

Current position: Chief Accountant of Central Container Joint Stock Company

- Number of officers and employees. Policy summary and policy changes for employees:

The Company's total average number of employees in 2025 is: 156 people.

Central Container Joint Stock Company considers people to be the source of strength, so the Company always focuses on policies to ensure the rights and interests of workers.

3. Investment activities

Completed the repair, upgrade, and surface leveling of the depot yard to meet the requirements of MSK and Evergreen shipping lines at GHL Depot. Total value: VND 600 million.

4. Financial situation

a) Financial situation

Indicators	Year 2024	Year 2025	% increase (+)/decrease (-)
Total asset	124.387.558.102	133.080.150.827	6,9%
Net revenue	294.480.746.178	298.497.292.483	3,9%
Profit from business activities	15.895.448.251	16.103.660.284	1,3%

Other profits	255.118.700	183.121.393	-71,7%
Profit before tax	16.150.566.951	16.286.781.677	0,8%
Profit after tax of the parent	12.249.874.740	12.500.543.353	2%
Dividend rate of profit	30% (in shares)	In accordance with the resolution of the 2026 Annual General Meeting of Shareholders	

b) Major financial indicators:

Indicators	Year 2024	Year 2025	Note
1. Solvency ratio			
+ Current ratio: <i>Short term Asset/Short term debt</i>	2,12 times	2,8 times	
+ Quick ratio: <i>Short term Asset - Inventories</i> <i>Short term Debt</i>	2,04 times	2,75 times	
2. Capital structure Ratio			
+ Debt/Total assets ratio:	29%	26%	
+ Debt/Owner's Equity ratio:	71%	74%	
3. Operation capability Ratio			
+ Net revenue/Total Assets	237%	224%	
4. Profitability			
+ Profit after tax/Net revenue Ratio	4%	4%	
+ Profit after tax/total capital Ratio	14%	13%	
+ Profit after tax/Total assets Ratio	10%	10%	
+ Profit from business activities/Net revenue Ratio	5%	5%	

5. Shareholders structure, change in the owner's equity

a) Shares:

Total number of shares: 5.032.475 shares

Total treasury shares: 0 share

Total number of common shares outstanding: 0 shares, of which:

- Number of freely transferable shares: 5.032.475 shares

- Number of shares restricted from transfer: 0 shares

b) Shareholders structure

No	Shareholders	Number of shares hold	Capital contribution ratio (%)
.			

1	Organization	3.281.175	65,2 %
	<i>Of which:</i>		
	Foreign organization	7.050	0,14 %
	Vietnamese organization	3.274.125	65,06 %
	Individual	1.751.300	34,8 %
	<i>Of which:</i>		
2	Foreign organization	58.750	1,17 %
	Vietnamese organization	1.692.550	33,63 %
	Domestic	4.966.675	98,69 %
	<i>Of which:</i>		
	Domestic organization	3.274.125	65,06 %
	Domestic individual	1.692.550	33,63 %
3	Foreign	65.800	1,31 %
	<i>Of which:</i>		
	Foreign organization	7.050	0,14 %
	Foreign individual	58.750	1,17 %
	Other classification		
	Major shareholders own 5% or more shares	3.271.125	65 %
	State shareholders		
	Treasury shares		

- c) Change in the owner's equity: No
- d) Transaction of treasury stocks: No
- e) Other securities: No.

6. Environment-Social-Governance report of the Company

6.1. Management of raw materials:

- a) The total amount of raw materials used for the manufacture and packaging of the products as well as services of the organization during the year

Raw materials used for the Company's production and business are: 8 billion VND.

- b) The percentage of materials recycled to produce products and services of the organization: No.

6.2. Energy consumption:

- a) Energy consumption - directly and indirectly

Energy consumption - directly and indirectly: 47,5 billion VND.

- b) Energy savings through initiatives of efficiently using energy
- c) The report on energy saving initiatives (providing products and services to save energy or use renewable energy); report on the results of these initiatives.

6.3. Water consumption (water consumption of business activities in the year)

- a) Water supply and amount of water used

The company does not consume water for business activities. Consumed water is water used for office activities.

- b) Percentage and total volume of water recycled and reused.: 0%

6.4. Compliance with the law on environmental protection

- a) Number of times the company is fined for failing to comply with laws and regulations on environment: 0 times.
- b) The total amount to be fined for failing to comply with laws and regulations on the environment: VND 0.

6.5. Policies related to employees

- a) Number of employees, average wages of workers

The average number of employees in the year of the Company is: 156 people

Average income: 19,5 million VND/person/month.

- b) Labor policies to ensure health, safety and welfare of workers

Labor norms and salary unit prices are reviewed and adjusted periodically every year to suit production and business realities. Salary and bonus payment regulations are transparent and payments are made on time.

Employees in the company all have labor contracts in accordance with labor law and are fully entitled to benefits according to current provisions of the Labor Law and allowances, bonuses, health insurance, social insurance... The company implements a working regime of 6 working days/week and 48 hours/day.

- c) Employee training

- The average number of training hours per year, according to the staff and classified staff

The company performs well in human resources and labor recruitment, develops long-term training and human resource development plans, and promptly meets development needs. In 2025, the Company will train and develop human resources according to the following contents:

- Continuous learning and skills development programs to support workers in securing employment and developing their careers

- + Occupational safety and hygiene training for all employees
- + Fire prevention and firefighting (PCCC) training for all employees
- + Regular training and professional development in labor and payroll, accounting, and sales & marketing
- + Training on the application of AI in management and marketing
- + Training in customs brokerage operations and certification for shipping agency and customs agency staff

- + Internal human resource development through cooperation with universities and vocational colleges in the region

- + Secondary vocational training: maintenance and repair procedures for vehicles for container truck drivers and crane operators

The company develops and implements human resource development training plans, providing the best support for employees in their work and career development.

Encourage employees to jointly manage and promote technical innovation and savings in production

6.6. Report on responsibility for local community

Responsibility to the local community is always taken care of by the Company. The company actively contributes to gratitude funds, supports charity funds, and supports the poor locally.

6.7 Report on green capital market activities under the guidance of the SSC

The company is having orientations to develop green capital market activities according to the guidance of the State Securities Commission.

III. Reports and assessments of the Board of Management

1. Assessment of operating results

- General analysis of company's operations against the previous operating targets and results:
- + The Central region has been heavily affected by unpredictable natural disasters, storms, and floods.
- + The Company faces significant challenges due to changes in U.S. tax policies impacting import-export activities, as well as intense competition within the industry.
- + The container transportation market, both maritime and road, has experienced considerable volatility due to armed conflicts, trade competition among major powers, and ongoing tensions in the Middle East.

In the face of such fluctuations, the Board of Directors has provided regular and timely instructions, the efforts of the Board of Management and all employees, and the Company's main products and services to maintain market share:

+ Revenue in 2025 reaches 298 billion VND, an decrease of 2.8% compared to the plan assigned by the General Meeting of Shareholders and an increase of 1.3% compared to 2024.

+ Pre-tax profit in 2025 will reach 16.2 billion VND, an increase of 0.6% compared to the plan assigned by the General Meeting of Shareholders and an increase of 0.6% compared to 2024.

- The Company's achievements:

In 2025, the Company continues to maintain its growth and development process:

Financial Situation

a) Assets

Total assets at the beginning of the period VND 124.387.558.102 of which short-term assets are VND 77.429.860.088 and long-term assets are VND 46.957.698.014.

Total assets at the end of the period VND 133.080.150.827 of which short-term assets are VND 95 652.053.536 and long-term assets are VND 37.428.097.291.

During the year, the Company invested in upgrading its warehouse and yard systems. The additional investments have delivered high efficiency in business operations.

Receivables are always actively collected early, thoroughly avoiding cases where customers have long outstanding debts.

b) Debt payable

- Current debts, major changes of debts:

Debt payable at the beginning of the period are VND 36.457.169.525. at the end of the period is VND 34.130.870.565.

- Currently, the Company has no bad debts. Differences in exchange rates do not affect the Company's production and business results

2. Improvements in organizational structure, policies, and management

- Complete the organizational model as well as personnel of the Company's departments to maximize the abilities of managers and workers. Supplement and transfer labor between departments in accordance with the Company's production and business conditions

- Management is strict, scientific, effective, close to actual production and business, flexible, and sensitive to the market.
- Management process and production processes are constantly reviewed, revised and refreshed quarterly to suit the work, operation and application of E-truck, E-depot software...
- Manage business operations and financial activities in accordance with current laws and the Company's governance regulations.
- Improve employees' sense of responsibility and professionalism to increase labor productivity. Encourage workers and managers to promote technical innovation initiatives applied daily in production to improve productivity and save costs.

3. Development plans in future

- Closely following the market, ensuring good maintenance of the Company's main production activities. In 2026, continue to focus on exploiting transport, expanding the market in Laos, finding and developing two-way goods to increase by 10-15%, building transport routes to cut turning trailers and specialized routes for routes with a stable quantity of goods. Developing project cargo, hanging container services, office containers, buying, selling and leasing containers, oversized and super heavy cargo, expanding vehicle and equipment repair services.
- Be consistent with the marketing and market strategy of "maintaining current customers, reaching target customers, finding new customers to use the Company's services".
- Continue to look for investment opportunities to expand production in the Central provinces, choose appropriate investment items, invest in more tractors, upgrade warehouse infrastructure to develop and expand production.
- Improve the quality of human resources, professionalism of workers and management staff, train human resources with a long-term vision, continuously encourage workers to learn foreign languages and acquire a second profession.
- Review processes in accordance with actual conditions, constantly improve service quality and increase labor productivity. Promote the application of technology in management, administration, and provision of effective and economical services.
- Ensure jobs and stable income for workers.
- Manage costs well, thoroughly save, ensure business efficiency, dividend rate reaches 10% -15% and have the necessary accumulation to invest and expand production.

4. Explanation of the Board of Management for auditor's opinions: no.

5. Assessment Report related to environmental and social responsibilities of the Company

- a. Assessment concerning the environmental indicators (water consumption, energy, emissions, etc.).

Environmental targets and environmental responsibility are always guaranteed and given top priority in the sustainable development of the Company.

- b. Assessment concerning the labor issues

Central Container Joint Stock Company considers people to be the source of strength, so the Company always focuses on policies to ensure the rights and interests of workers.

Labor norms and unit prices are reviewed and adjusted annually to suit production and business realities.

Salary and bonus payment regulations are transparent and payments are made on time.

Employees are guaranteed a stable job and income.

c. Assessment concerning the corporate responsibility for the local community

Always be responsible towards the local community. The company actively contributes to gratitude funds, supports charity funds, and supports the poor locally.

IV. Assessments of the Board of Directors on the Company's operation

1. Assessments of the Board of Directors on the Company's operation, including the assessment related to environmental and social responsibilities.

2025 continues to be a year of many changes, difficulties and fierce competition. Armed conflicts and strategic competition between major countries; The impact of natural disasters caused by climate change has negatively affected the global economy, disrupting the global supply chain; The prices of crude oil, food, foodstuffs and many input materials and supplies increased sharply; Inflation increased dramatically in many countries. Logistics businesses face great difficulties in the suddenly high price of fuel and input materials; Fierce competition between businesses in the same industry, the shipping market is very volatile. However, thanks to the direction and focused direction from VSC's Board of Directors, the efforts of the Board of Directors, Board of Directors and all employees in the Company, we have completed the 2025 plan assigned by the General Meeting of Shareholders.

The Company's main business segments such as transportation, warehouses, yards and agents are stable. Marketing work is given special attention by the Company's Board of Directors to adapt to the fluctuating market situation

Financial management, capital preservation and development are carried out in accordance with the State's regimes, policies and regulations on financial management. Manage well the Company's revenue and expenditure sources and fulfill tax payment obligations seriously and fully.

Marketing is given special attention by the board of directors and directly implements service areas that bring in a lot of revenue and profits, while always providing direction from management levels to direct workers with the viewpoint: customers are the existence and development of the Company.

The company continues to develop with stability in scale, revenue and profit growth. The Company's brand is increasingly affirmed in the Central region, relationships with customers, domestic and international organizations are increasingly expanding. Workers are guaranteed jobs and have a stable income. Social and security work and activities of unions are carried out well

2. Assessment of Board of Directors on Board of Management's performance

The Board of Directors highly appreciates the Board of Directors' efforts in managing operations and management in general. In the context of general difficulties of the market economy and the pandemic, the Company still achieved very positive business results, leading the Company to increasingly stable and sustainable growth

The Company's Board of Directors has well implemented the resolutions of the General Meeting of Shareholders and the orientations and directions of the Board of Directors. Carry out assigned rights and duties in accordance with the Enterprise Law, the Company's Charter and legal regulations, ensuring the legitimate interests of the Company and its shareholders.

3. Plans and orientations of the Board of Directors

In the coming time, continue to orient the Company to closely follow the market situation, ensuring the maintenance of stable main production activities; Ensuring service quality and brand value. Select investment categories and investment scale to continue expanding and developing production and business, continuing to bring the Company to sustainable development and strong growth in the future.

V. Corporate governance

1. Board of Directors

a) Members and structure of the Board of Directors:

No	Members of the Board of Directors	Position	Ownership percentage s of voting shares	Form	The number of positions that a member of BOD at other companies
1	Ms. Tran Thi Phuong Anh	Chairwoman of the Board of Directors	0%	Member of the Board of Directors	5
2	Mr. Le The Trung	Member	0.13%	Member of the Board of Directors	0
3	Ms. Dang Tran Gia Thoai	Member	0,83%	Member of the Board of Directors	2
4	Mr. Ngo Quoc Vu	Member	1,27%	Member of the Board of Directors	1
5	Mr. Bui Hung Viet	Member	0%	Member of the Board of Directors	0

b) The committees of the Board of Directors:

Ms. Tran Thi Phuoc is the secretary of the Board of Directors, performing the tasks assigned by the Board of Directors and the Chairman of the Board of Directors.

c) Activities of the Board of Directors:

The Board of Directors meets periodically to summarize production and business activities and provide planning directions. The Company's Board of Directors has 05 members, the current term of each member is 03 years from 2024 - 2027. The Chairman of the Board of Directors is elected by the Board of Directors.

The Board of Directors supervises the implementation of resolutions, business plans and investment plans approved by the Board of Directors and the General Meeting of Shareholders. Supervise the Director's executive activities to ensure that the Company's production and business activities comply with the provisions of law and in accordance with the resolution approved by the General Meeting of Shareholders.

Supervise management and operations, consolidate the organizational model, maximize the capacity of leaders, and give employees opportunities to co-own the Company.

In 2025, the Board of Directors will always stand side by side with the Board of Management, promptly making appropriate and flexible decisions to maintain the market and ensure effective business operations. By the end of 2025, the entire Company has completed the targets set by the General Meeting of Shareholders.

In 2025, the Company's Board of Directors had important meetings:

No.	Resolution/Decision No./Report	Date	Content
1	01/2025/NQ-HDQT	22/01/2025	1/ Agreed to approve the organization of the 2025 Annual General Meeting of Shareholders of Central Container Joint Stock Company as follows: - Last registration date to conduct the right to attend the meeting: February 19, 2025. - Exercise ratio: 1 share – 1 voting right

			<ul style="list-style-type: none"> - Expected time to hold the meeting: expected March 2025 - Venue: in Da Nang (specific location will be announced later) - Agenda: <ul style="list-style-type: none"> + Report on activities of the Board of Directors. + Audited Financial Statements for the year 2024 + Report on production and business activities in 2024 and production and business plan in 2025. + Report on the activities of Board of Supervisors. + Other contents fall under the authority of the meeting. <p>2/ Assign the Company's Director and the Secretary of the Board of Directors to implement this in accordance with the applicable laws and the Company's Charter.</p>
2	02/2025/NQ-HĐQT	01/03/2025	<p>1/ Agreed to approve the organization of the 2025 Annual General Meeting of Shareholders of Central Container Joint Stock Company as follows:</p> <ul style="list-style-type: none"> - Time to hold the meeting: March 28, 2025 - Venue: Song Han Hotel, No. 14, Ly Tu Trong Street, Hai Chau Ward, Da Nang City <p>2/ Approve the set of documents for the 2025 Annual General Meeting of Shareholders (AGM) of Central Container Joint Stock Company (attached documents).</p> <ul style="list-style-type: none"> - Assign the Company's Director and the Secretary of the Board of Directors to implement this in accordance with the applicable laws and the Company's Charter.
3	03/2025/NQ-HĐQT	17/03/2025	<p>1/ Approve the receipt and acceptance of the resignation letter of Mr. Nguyen Viet Trung from the position of Member of the Board of Directors of Central Container Joint Stock Company for the 2024–2027 term, with the resignation effective immediately after being approved by the General Meeting of Shareholders (GMS) of Central Container Joint Stock Company.</p> <p>2/ The resignation of Mr. Nguyen Viet Trung shall be submitted by the Board of Directors to the nearest General Meeting of Shareholders for approval in accordance with the applicable laws and the Company's Charter.</p>
4	04/2025/NQ-HĐQT	19/03/2025	<p>Approval of the supplementary documents for the 2025 Annual General Meeting of Shareholders (AGM) of Central Container Joint Stock Company (attached documents)</p> <p>Assign the Company's Director and the Secretary of the Board of Directors to implement this in accordance with the applicable laws and the Company's Charter.</p>
5	05/2025/NQ-HĐQT	25/03/2025	<p>1/ Approve the investment policy for the acquisition and receipt of shares of Da Nang Port Logistics Joint Stock Company ("DNL") from an existing shareholder of DNL, specifically as follows:</p> <ul style="list-style-type: none"> - Transferor: Ms. Pham Thi Thuy Hang - Number of shares to be transferred: 560,100 shares, equivalent to 13% of the total voting shares of DNL.

			<ul style="list-style-type: none"> - Total transfer value: Based on the exchange trading price on the transaction date as agreed between VSM and the Transferor, or as otherwise mutually agreed by the parties. - Condition for acquisition: The 2025 Annual General Meeting of Shareholders of the Company approves the acquisition of DNL shares. - Security for performance of the acquisition: A deposit of VND 10,000,000,000 (in words: Ten billion Vietnamese Dong), with detailed terms as set out in the draft Principal Agreement attached to this Resolution. The deposit shall be refunded to the Company in the event that the 2025 Annual General Meeting of Shareholders does not approve the acquisition of DNL shares. <p>2/ Assign the Company's Director to discuss and negotiate with the Transferor, and to sign the Principal Agreement and related legal documents in order to implement the matters set out in Article 1 of this Resolution, ensuring compliance with applicable laws, VSM's internal regulations, and the interests of the Company.</p>
6	06/2025/NQ-HDQT	12/04/2025	<p>I/ Approval of the implementation of the share issuance plan to pay 2024 dividends and the share issuance plan to increase charter capital from equity for the existing shareholders of Central Container Joint Stock Company, with the following contents:</p> <p>1. Share issuance plan to pay 2024 dividends</p> <ul style="list-style-type: none"> + Issuing organization: Central Container Joint Stock Company + Name of shares issued: Shares of Central Container Joint Stock Company + Type of shares: Ordinary shares + Par value: VND 10,000 per share + Stock code: VSM + Current charter capital: VND 33,549,960,000 + Number of outstanding shares: 3,354,996 shares + Number of shares to be issued: 1,006,498 shares + Total expected issuance value (at par value): VND 10,064,980,000 + Eligible recipients: Existing shareholders whose names appear on the shareholder list as of the record date for exercising the right to receive share dividends, as certified by the Vietnam Securities Depository and Clearing Corporation (VSDC) in accordance with regulations. + Issuance ratio (new shares/outstanding shares): 30% + Exercise ratio: 10:3 (On the record date, a shareholder owning 10 shares will receive 03 new shares) + Source of capital: Undistributed after-tax profit as stated in the Company's audited separate financial statements for 2024. + Rounding and treatment of fractional shares: Shares issued as dividends shall be rounded down to the nearest whole share. Fractional shares (if any)

		<p>shall be cancelled.</p> <p>+Transfer restrictions: The right to receive share dividends is non-transferable. Shares issued as 2024 dividends to existing shareholders are not subject to transfer restrictions.</p> <p>+ Expected issuance time: After approval by the State Securities Commission. Expected from Q2 to Q4/2025.</p> <p>2/ Share issuance plan to increase charter capital from equity</p> <p>+ Issuing organization: Central Container Joint Stock Company</p> <p>+ Name of shares issued: Shares of Central Container Joint Stock Company</p> <p>+ Type of shares: Ordinary shares</p> <p>+ Par value: VND 10,000 per share</p> <p>+ Stock code: VSM</p> <p>+ Current charter capital: VND 33,549,960,000</p> <p>+ Number of outstanding shares: 3,354,996 shares</p> <p>+ Number of shares to be issued: 670,999 shares</p> <p>+ Total expected issuance value (at par value): VND 6,709,990,000</p> <p>+ Issuance ratio: 20%</p> <p>+ Exercise ratio: 5:1 (On the record date, a shareholder owning 05 shares will receive 01 new share)</p> <p>+ Source of capital: Undistributed after-tax profit as stated in the Company's audited separate financial statements for 2024.</p> <p>+ Rounding and treatment of fractional shares: Shares issued to increase charter capital from equity shall be rounded down to the nearest whole share. Fractional shares (if any) shall be cancelled.</p> <p>+ Transfer restrictions: The right to receive shares issued to increase charter capital from equity is non-transferable. The issued shares are not subject to transfer restrictions.</p> <p>+ Expected issuance time: After approval by the State Securities Commission. Expected from Q2 to Q4/2025.</p> <p>3/ Securities registration and additional listing</p> <p>Shares successfully issued in the dividend share issuance and the share issuance to increase charter capital from equity will be registered additionally with the Vietnam Securities Depository and Clearing Corporation (VSDC) and additionally listed on the Hanoi Stock Exchange (HNX) immediately after completion of the issuance.</p> <p>4/ Amendment of the Charter and change of Enterprise Registration Certificate</p> <p>The Board of Directors shall carry out procedures to amend the Company's Charter and complete enterprise registration procedures in accordance with the increased charter capital immediately after completion of the dividend share issuance and the share issuance to increase charter capital from equity.</p>
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			<p>5/ Plan to ensure compliance with the maximum foreign ownership ratio</p> <p>The maximum foreign ownership ratio at Central Container Joint Stock Company shall comply with Official Letter No. 3571/UBCK-PTTT dated June 10, 2022 of the State Securities Commission, which sets the limit at 49%. The dividend payment in shares and the share issuance to increase charter capital from equity shall ensure that shares issued to foreign investors do not exceed 49% of the outstanding charter capital, thereby complying with the maximum foreign ownership limit at VSM.</p> <p>II/ The Board of Directors agrees to assign the Chairman of the Board and the Board of Management to direct the implementation of the matters approved in this Resolution.</p>
7	07/2025/NQ-HDQT	08/05/2025	<p>I/ Approval of the record date for finalizing the shareholder list to implement the receipt of 2024 share dividends and the receipt of shares issued to increase charter capital from equity, with the following details:</p> <p>1. Record date: May 27, 2025</p> <p>2. Purpose:</p> <ul style="list-style-type: none"> - To receive 2024 dividends in shares; - To receive shares issued to increase charter capital from equity. <p>3. Specific details:</p> <p>3.1 Receipt of 2024 share dividends</p> <ul style="list-style-type: none"> - Exercise ratio: 10:3 (A shareholder owning 10 shares will receive 03 new shares) - Rounding and treatment of fractional shares: Shares issued as dividends shall be rounded down to the nearest whole share. Fractional shares (if any) shall be cancelled. - Place of implementation: <p>+ For deposited securities: Shareholders shall receive share dividends at the Depository Members (DMs) where their securities accounts are maintained.</p> <p>+ For non-deposited securities: Shareholders shall receive share dividends at the Head Office of Central Container Joint Stock Company, No. 75 Quang Trung Street, Hai Chau Ward, Hai Chau District, Da Nang City, Vietnam, and present their Citizen Identification Card/ID card/Enterprise Registration Certificate/other valid identification documents as prescribed, or a valid Power of Attorney (in case of authorization to receive the Share Ownership Certificate).</p> <p>3.2 Receipt of shares issued to increase charter capital from equity</p> <ul style="list-style-type: none"> - Exercise ratio: 5:1 (A shareholder owning 05 shares will receive 01 new share) - Rounding and treatment of fractional shares: Shares issued to increase charter capital from equity shall be rounded down to the nearest whole share. Fractional shares (if any) shall be cancelled. - Place of implementation: <p>+ For deposited securities: Shareholders shall receive the newly issued shares at the Depository Members (DMs) where their securities accounts are maintained.</p> <p>+ For non-deposited securities: Shareholders shall receive the newly issued shares at the Head Office of Central Container Joint Stock Company, No. 75 Quang Trung Street, Hai Chau Ward, Da Nang City, Vietnam, and present their Citizen Identification Card/ID card/Enterprise Registration Certificate/other valid identification documents as prescribed, or a valid Power of Attorney (in case of authorization to receive the Share Ownership Certificate).</p>

			<p>The Chairman of the Board of Directors and the Board of Management are assigned and authorized to direct the implementation of the matters approved in this Resolution.</p> <p>II/ Assign and authorize the Chairman of the Board of Directors and the Board of Management to direct the implementation of the matters approved in this Resolution.</p>
8	08/2025/NQ-HDQT	15/05/2025	<p>Approve the appointment of AAC Auditing and Accounting Co., Ltd. as the service provider to conduct the semi-annual financial statement review and the audit of the 2025 annual financial statements for Central Container Joint Stock Company.</p> <p>Assign the Company's Director to negotiate and sign the audit engagement contract in accordance with the applicable regulations.</p>
9	09/2025/NQ-HDQT	28/05/2025	<p>Promulgate the Information Disclosure Regulation of Central Container Joint Stock Company (the full text of the Information Disclosure Regulation is attached to this Resolution).</p>
10	10/2025/NQ-HDQT	28/05/2025	<p>1/ Approve the receipt of the resignation letter of Mr. Le The Trung.</p> <p>The Board of Directors of Central Container Joint Stock Company shall submit to the nearest General Meeting of Shareholders for consideration and approval the acceptance of the resignation letter and the dismissal of Mr. Le The Trung from the position of Member of the Board of Directors. The effective date of the dismissal shall be the date on which the General Meeting of Shareholders approves it.</p> <p>2/ Approve the dismissal of Mr. Le The Trung from the position of Chairman of the Board of Directors effective from June 1, 2025; and approve the appointment of Ms. Tran Thi Phuong Anh as Chairwoman of the Board of Directors effective from June 1, 2025.</p>
11	11/2025/NQ-HDQT	03/06/2025	<p>I/ Approval of the results of the share issuance to pay 2024 dividends and the share issuance to increase charter capital from equity, with the following details:</p> <p>1/ Total number of shares distributed: 1,677,479 shares, of which:</p> <ul style="list-style-type: none"> - Shares distributed to shareholders as 2024 dividends: 1,006,489 shares to 196 shareholders; - Shares distributed to shareholders to increase charter capital from equity: 670,990 shares to 196 shareholders. <p>2/ Number of remaining undistributed shares: 18 shares (fractional shares).</p> <p>3/ Method of handling fractional shares: Additional shares issued for dividend payment and for increasing charter capital from equity were rounded down to whole shares. Fractional shares were cancelled.</p> <p>4/ Transfer restriction: All distributed shares are not subject to transfer restrictions.</p> <p>5/ Total number of shares after the issuance: 5,032,475 shares, of which:</p> <ul style="list-style-type: none"> - Outstanding shares: 5,032,475 shares; - Treasury shares: 0 shares.

			<p>6/ Total charter capital of Central Container Joint Stock Company after the issuance: VND 50,324,750,000 (In words: Fifty billion three hundred twenty-four million seven hundred fifty thousand Vietnamese Dong).</p> <p>7/ Expected trading date of the newly issued shares: Expected in June 2025.</p> <p>II/ Assign and authorize the Chairman of the Board of Directors and the Board of Management to decide on and implement the necessary procedures, including preparation of documents and signing of relevant papers and documents arising from the share issuance for dividend payment and the share issuance to increase charter capital from equity as stipulated in Article 1 of this Resolution.</p>
12	12/2025/NQ-HĐQT	17/06/2025	<p>I/ Approval of the registration for changes to the Enterprise Registration Certificate due to the change in the Company's charter capital, with the following details:</p> <p>1. Total number of successfully issued shares: 1,677,479 (One million six hundred seventy-seven thousand four hundred seventy-nine) shares, of which:</p> <ul style="list-style-type: none"> - Type of shares: Ordinary shares - Par value: VND 10,000 per share - Total value at par value: 16,774,790,000 VND <p>(In words: Sixteen billion seven hundred seventy-four million seven hundred ninety thousand Vietnamese Dong)</p> <ul style="list-style-type: none"> - Issuance method: Share issuance for dividend payment (1,006,489 shares) and share issuance to increase charter capital from equity (670,990 shares). <p>2. Total number of registered shares before the change: 3,354,996 (Three million three hundred fifty-four thousand nine hundred ninety-six) shares.</p> <p>3. Total number of shares after the change: 5,032,475 (Five million thirty-two thousand four hundred seventy-five) shares.</p> <p>4. Previously registered charter capital: VND 33,549,960,000</p> <p>(In words: Thirty-three billion five hundred forty-nine million nine hundred sixty thousand Vietnamese Dong).</p> <p>5. Increase in charter capital: VND 16,774,790,000</p> <p>(In words: Sixteen billion seven hundred seventy-four million seven hundred ninety thousand Vietnamese Dong).</p> <p>6. Charter capital after the change: VND 50,324,750,000</p> <p>(In words: Fifty billion three hundred twenty-four million seven hundred fifty thousand Vietnamese Dong).</p> <p>7. Effective date of charter capital change: June 16, 2025.</p> <p>8. Form of capital increase: The Company issued shares to pay dividends and issued shares to increase charter capital from equity.</p> <p>9. Implementation of procedures for changes to enterprise registration:</p> <ul style="list-style-type: none"> - Assign Ms. Dang Tran Gia Thoai – the legal representative and Director of the Company – to be responsible for organizing and completing all necessary procedures related to the change in enterprise registration due to the change in charter capital. <p>II/ Approval of the amendment to the Charter of Central Container Joint Stock Company to adjust the charter capital in accordance with the actual new charter capital following the share issuance for dividend payment and the</p>

			<p>share issuance to increase charter capital from equity, as follows:</p> <p>1. Detailed amendments to the Charter:</p> <p>+ Article 6: The charter capital of the Company is VND 50,324,750,000 (In words: Fifty billion three hundred twenty-four million seven hundred fifty thousand Vietnamese Dong).</p> <p>The total charter capital is divided into 5,032,475 (Five million thirty-two thousand four hundred seventy-five) shares with a par value of VND 10,000 (ten thousand Vietnamese Dong) per share.</p> <p>+ Clause 1, Article 59:</p> <p>This Charter consists of 21 chapters and 59 articles, unanimously approved by the General Meeting of Shareholders of Central Container Joint Stock Company on March 28, 2025, and fully effective as of that date. It was subsequently unanimously approved by the Board of Directors on June 16, 2025, to amend the provision regarding charter capital in accordance with the authorization granted by the Annual General Meeting of Shareholders of Central Container Joint Stock Company dated March 28, 2025.</p> <p>2. Assign Ms. Dang Tran Gia Thoai – the legal representative of the Company – to sign and promulgate the consolidated Charter incorporating the amendments specified in Section 1 of this Article.</p>
13	13/2025/NQ-HĐQT	24/12/2025	<p>1/ Approval of the policy on the execution and implementation of contracts and transactions between the Company and related parties in 2026</p> <p>- Contracting and transacting parties: Companies within the Viconship group and other related parties of the Company in accordance with the Company's Charter, the Law on Enterprises, the Law on Securities, and the list of related persons of the Company from time to time.</p> <p>- Value of contracts and transactions: Contracts and transactions with a value of less than 35% of the Company's total assets as recorded in the most recent financial statements at the time of entering into such contracts or transactions, depending on each specific case. The total value of transactions conducted with any of the above-mentioned parties within 12 months from the date of the first transaction shall be less than 35% of the Company's total assets as recorded in the most recent financial statements.</p> <p>2/ Authorization of the Company's Director to authorize the Director of the Company to implement, negotiate, execute, and perform contracts and transactions with related parties in accordance with the Company's Charter and applicable laws.</p>

Non-executive members of the Board of Directors still maintain regular meetings and other written, electronic and direct reporting regimes. Non-executive members of the Board of Directors are aware of the operating situation and ensure timely management and direction of the Company's Board of Directors.

The Board Secretary performs the tasks assigned by the Board of Directors and the Chairman of the Board of Directors.

d) The list of members of the Board of Directors possessing certificates on corporate governance. The list of members of the Board of Directors participating in corporate governance training programs in the year.

All members of the Board of Directors participate in training programs on corporate governance during the year.

2. Board of Supervisors

a) Members and structure of the Board of Supervisors:

The Company's Board of Supervisors currently consists of 3 members, specifically as follows:

Name	Position	Ownership ratio of voting shares
Mr. Truong Ly The Anh	Head of the Board of Supervisors	0,066%
Ms. Nguyen Thi Nhu Ngoc	Member	-
Ms. Dang Thanh Tam	Member	-

b) Activities of the Board of Supervisors:

Pursuant to the provisions of the Company's Charter and the Enterprise Law, the Board of supervisors has assigned members to monitor and supervise the implementation of each aspect of work according to the fields of operation and administration of the Board of Directors and Board of Management regarding production and business activities, regulations, processes, resolutions and decisions. The Company's Board of Supervisors meets 2 times a year with main contents:

- Monitor the situation through resolutions and decisions, control the promulgation and implementation of operating regulations of the Board of Directors, Board of Management, and business processes of the Company and its member units.
- Monitor activities and compliance with the provisions of law and the Company's charter for the Board of Directors, Board of Managements, and managers in the management and administration of the Company.
- Participate in a number of meetings of the Board of Directors on the Company's production and business plans.
- Review the company's financial reports and the audit reports from the auditing firm.

In 2025, the Board of Supervisors did not receive any request requiring an unusual inspection decision on the Company's activities.

3. Transactions, remunerations and benefits of the Board of Directors, Board of Management and Board of Supervisors:

a) Salary, rewards, remuneration and benefits

- Bonuses for the Board of Directors and the Supervisory Board, as approved by the 2025 Annual General Meeting of Shareholders, amounted to VND 200,000,000 and were paid in 2025.
- Bonuses for the Company's Executive Management, as approved by the 2025 Annual General Meeting of Shareholders, amounted to VND 278,000,000 and were paid in 2025.
- Salaries and bonuses of the Board of Management (including the Chief Accountant) paid in 2025 amounted to VND 4,208,028,165

b) Share transactions by internal shareholders: no

c) Contracts or transactions with internal shareholders: no.

d) Implementation of regulations on corporate governance:

The current management model and structure of the management apparatus has met the management, administration, and administration needs of the Board of Directors and ensures the effectiveness of the Board of Directors' management of the executive apparatus.

VI. Financial statements

No 115/2026/BCKT-AAC

INDEPENDENT AUDITORS' REPORT

To: Shareholders, Board of Director, and Management
Central Container Joint Stock Company

We have audited the consolidated financial statements prepared on 02/03/2026 of Central Container Joint Stock Company (the "Company"), as set out on pages 5 to 31, which comprise the consolidated balance sheet as at 31/12/2025, the consolidated income statement and the consolidated statement of cash flows for the year then ended, and the notes thereto.

Management's Responsibility

The Company's Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of consolidated financial statements, and for such internal control as the Management determines is necessary to enable the preparation and presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at 31/12/2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of consolidated financial statements.

AAC Auditing and Accounting Co., Ltd.

Lam Quang Tu – Deputy General Director
Audit Practicing Registration Certificate
No. 1031-2023-010-1

Da Nang, 02 March 2026

Nguyen Quoc Hung – Auditor
Audit Practicing Registration Certificate
No. 4573-2023-010-1

CONSOLIDATED BALANCE SHEET
As at 31 December 2025

ASSETS	Code	Note	31/12/2025 VND	01/01/2025 VND
A. CURRENT ASSETS	100		95,652,053,536	77,429,860,088
I. Cash and cash equivalents	110	5	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	6	200,000,000	-
1 Trading securities	121		-	-
2 Held-to-maturity investments	123		200,000,000	-
III. Short-term receivables	130		51,483,450,830	37,932,791,427
1 Short-term trade receivables	131	7	37,952,234,204	35,849,914,748
2 Short-term prepayments to suppliers	132	8	1,019,310,491	260,408,419
3 Other short-term receivables	136	9.a	13,711,308,343	2,468,310,781
4 Provision for doubtful (short-term) debts	137	10	(1,199,402,208)	(645,842,521)
IV. Inventories	140		1,840,647,677	3,093,958,638
1 Inventories	141	11	1,840,647,677	3,093,958,638
2 Provision for decline in value of inventories	149		-	-
V. Other current assets	150		1,096,828,203	1,377,211,832
1 Short-term prepaid expenses	151	12.a	942,205,209	1,279,343,817
2 Taxes and other receivables from the State	153	17	154,622,994	97,868,015
B. NON-CURRENT ASSETS	200		37,428,097,291	46,957,698,014
I. Long-term receivables	210		300,000,000	480,800,000
1 Long-term trade receivables	211		-	-
2 Other long-term receivables	216	9.b	300,000,000	480,800,000
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
- Cost	222		129,518,809,823	129,555,837,443
- Accumulated depreciation	223		(94,281,361,530)	(85,353,216,025)
2 Intangible fixed assets	227	14	162,890,625	242,578,125
- Cost	228		328,500,000	328,500,000
- Accumulated amortization	229		(165,609,375)	(85,921,875)
III. Investment properties	230		-	-
IV. Non-current assets in progress	240		413,200,000	258,250,000
1 Long-term work in progress	241		-	-
2 Construction in progress	242	15	413,200,000	258,250,000
V. Long-term financial investments	250		-	-
VI. Other non-current assets	260		1,314,558,373	1,773,448,471
1 Long-term prepaid expenses	261	12.b	1,314,558,373	1,773,448,471
2 Deferred income tax assets	262		-	-
TOTAL ASSETS	270		133,080,150,827	124,387,558,102

CONSOLIDATED BALANCE SHEET
As at 31 December 2025
(cont'd)

RESOURCES	Code	Note	31/12/2025 VND	01/01/2025 VND
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 Short-term trade payables	311	16	18,269,437,169	21,609,684,792
2 Short-term advances from customers	312		13,179,464	139,332,563
3 Taxes and other payables to the State	313	17	1,416,099,726	952,318,030
4 Payables to employees	314		12,183,923,969	11,514,592,577
5 Other short-term payables	319	18	2,221,515,448	1,899,734,274
6 Short-term loans and finance lease liabilities	320	19	-	-
7 Reward and welfare fund	322		26,714,789	341,507,289
II. Long-term liabilities	330		-	-
D. EQUITY	400		98,949,280,262	87,930,388,577
I. Owners' equity	410		98,949,280,262	87,930,388,577
1 Share capital	411	20	50,324,750,000	33,549,960,000
- Common shares with voting rights	411a		50,324,750,000	33,549,960,000
- Preferred shares	411b		-	-
2 Other owners' capital	414		1,382,700,000	1,382,700,000
3 Development and investment fund	418	20	32,354,101,158	32,354,101,158
4 Undistributed profit after tax	421	20	12,691,123,440	18,635,270,087
- Undistributed profit up to prior year-end	421a	20	190,580,087	6,385,395,347
- Undistributed profit for the current year	421b	20	12,500,543,353	12,249,874,740
5 Non-controlling interest	429		2,196,605,664	2,008,357,332
II. Other resources and funds	430		-	-
TOTAL RESOURCES	440		133,080,150,827	124,387,558,102

Dang Tran Gia Thoai
Director
Da Nang, 02 March 2026

Tran Thi Phuoc
Chief Accountant

Le Thi Hoang Ly
Preparer

CONSOLIDATED INCOME STATEMENT

For the year ended 31/12/2025

ITEMS	Code	Note	Year 2025 VND	Year 2024 VND
1. Revenue from sales and service provision	01	21	298,497,292,483	294,480,746,178
2 Revenue deductions	2		-	-
3 Net revenue from sales and service provision	10		298,497,292,483	294,480,746,178
4 Cost of goods sold	11	22	266,960,243,873	263,141,177,521
5 Gross profit from sales and service provision	20		31,537,048,610	31,339,568,657
6. Financial income	21	23	714,053,712	616,568,272
7 Financial expenses	22	24	38,701,234	399,162,945
<i>Including: Interest expenses</i>	23		13,808,219	378,475,046
8 Profit (loss) from associates, joint ventures	24		-	-
9 Selling expenses	25	25.a	4,926,381,833	3,473,041,705
10 Administrative expenses	26	25.b	11,182,358,971	12,188,484,028
11 Operating profit	30		16,103,660,284	15,895,448,251
12. Other income	31	26	282,296,894	376,066,198
13 Other expenses	32		99,175,501	120,947,498
14 Other profit	40		183,121,393	255,118,700
15 Accounting profit before tax	50		16,286,781,677	16,150,566,951
16 Current corporate income tax expense	51	27	3,589,889,992	3,799,242,475
17 Deferred corporate income tax expense	52		-	18,611,932
18 Profit after tax	60		12,696,891,685	12,332,712,544
19 Attributable to the parent company's shareholders	61		12,500,543,353	12,249,874,740
20 Attributable to non-controlling interests	62		196,348,332	82,837,804
21 Basic earnings per share	70	28	2,484	2,102

Dang Tran Gia Thoai

Director

Da Nang, 02 March 2026

Tran Thi Phuoc

Chief Accountant

Le Thi Hoang Ly

Preparer

CONSOLIDATED STATEMENT OF CASH FLOWS
For the year ended 31/12/2025

ITEMS	Code	Note	Year 2025 VND	Year 2024 VND
I. Cash flows from operating activities				
1 Profit before tax	1		16,286,781,677	16,150,566,951
2 Adjustments for				
- Depreciation and amortization of fixed assets	2	13,14	9,130,360,625	9,592,642,086
- Provisions	3	10	553,559,687	450,310,920
- Foreign exchange (gains)/losses from revaluation of monetar	y		(50,450,859)	(186,176,896)
- (Profits)/losses from investing activities	5	23,26	(466,917,345)	(466,979,849)
- Interest expenses	6	24	13,808,219	
- Other adjustments	7			378,475,046
3 Operating profit before changes in working capital	8		25,467,142,004	25,918,838,258
- (Increase)/Decrease in receivables	9		(13,963,112,949)	805,212,324
- (Increase)/Decrease in inventories	10	11	1,253,310,961	(1,964,511,624)
- Increase/(Decrease) in payables (excluding loan interest and corporate income tax payable)	11		(2,057,532,424)	1,461,299,515
- (Increase)/Decrease in prepaid expenses	12	12	796,028,706	621,543,460
- Loan interest paid	14		(13,808,219)	(490,394,296)
- Corporate income tax paid	15	17	(3,512,536,548)	(3,638,220,711)
- Other payments for operating activities	17		(1,992,792,500)	(1,891,600,000)
Net cash from operating activities	20		5,976,699,031	20,822,166,926
II. Cash flows from investing activities				
1 Purchase and construction of fixed assets and other non-current assets	21		(240,450,000)	(7,183,935,115)
2 Disposals of fixed assets and other non-current assets	22		25,000,000	65,454,545
3 Cash paid for loans, acquisition of debt instruments	25	6	(200,000,000)	-
4 Loan interest, dividends and profits received	27		416,949,950	518,804,755
Net cash from investing activities	30		1,499,950	(6,599,675,815)
III. Cash flows from financing activities				
1 Repayment of borrowings	34		-	(13,263,157,895)
2 Repayment of finance lease principal	35		-	(4,083,910,200)
Net cash from financing activities	40		-	(17,347,068,095)
Net cash flows for the period	50		5,978,198,981	(3,124,576,984)
Cash and cash equivalents at the beginning of the period	60		35,025,898,191	37,965,257,699
Impacts of exchange rate fluctuations	61		27,029,654	185,217,476
Cash and cash equivalents at the end of the period	70		41,031,126,826	35,025,898,191

Dang Tran Gia Thoai

Director

Da Nang, 02 March 2026

Tran Thi Phuoc

Chief Accountant

Le Thi Hoang Ly

Preparer

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*(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 eight times, with the latest amendment dated 16/01/2025, 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, Thi Nai Ward, Quy Nhon City, Binh Dinh Province	Provision of transportation-related support services	
Qui Nhon Container Joint Stock Company – Subsidiary	83 Hai Ba Trung Street, Thi Nai Ward, Quy Nhon City, Binh Dinh 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

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 fiscal 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.

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 Held-to-maturity investments

Held-to-maturity investments are term deposits intended to earn periodic interest.

Held-to-maturity investments are recorded at book value upon revaluation. Provision for loss of held-to-maturity investments shall be recorded as a decrease directly in the book value of investments.

4.5 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.

4.6 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.

4.7 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.

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	08 - 25
Machinery, equipment	05 - 10
Motor vehicles	05 - 10
Office equipment	04 - 10

4.8 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

4.9 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.

4.10 Payables

Payables include trade payables and other payables.

- 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.

4.11 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.

4.12 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.

4.13 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.

4.14 Recognition of revenue and other income

- 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.

4.15 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.

4.16 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.

4.17 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.

4.18 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.

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.

4.19 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.

4.20 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 31/12/2025, this activity was subject to an 8% VAT rate in accordance with Resolution No.

174/2024/QH15 dated 30/11/2024 and Resolution No. 204/2025/QH15 dated 17/06/2025 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.

4.21 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.

Currency: VND

5. Cash and cash equivalents

	31/12/2025	01/01/2025
Cash on hand	250,416,511	364,125,873
Bank demand deposits	20,780,710,315	17,661,772,318
Cash equivalents	20,000,000,000	17,000,000,000
Total	41,031,126,826	35,025,898,191

6. Short-term held-to-maturity investments

	31/12/2025	01/01/2025
12-month term deposits	200,000,000	-
Total	200,000,000	-

7. Short-term trade receivables

	31/12/2025	01/01/2025
Maersk Logistics & Services Vietnam Co., Ltd	5,318,395,000	6,238,475,000
Carlsberg Vietnam Breweries Ltd	3,962,079,520	6,160,482,036
SAFI Transport Agency Joint Stock Company - Da Nang Branch	3,085,010,105	2,436,902,461
Other customers	25,586,749,579	21,014,055,251
Total	37,952,234,204	35,849,914,748

8. Short-term prepayments to suppliers

	31/12/2025	01/01/2025
Xuan Trung Viet Construction Co., Ltd	500,000,000	-
VETC Electronic Toll Collection Co., Ltd	347,699,557	188,346,759
Other suppliers	171,610,934	72,061,660
Total	1,019,310,491	260,408,419

9. Other receivables

a. Short-term

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
Deposits (*)	10,317,328,000	-	-	-
Advances	528,092,153	-	848,275,023	-
Accrued interest	72,783,835	-	47,816,440	-
Other receivables	2,793,104,355	-	1,572,219,318	-
- Frit Hue JSC	892,007,885	-	191,757,999	-
- Vietnam Container Shipping JSCorp. (Related party)	723,799,213	-	-	-
- Baosteel Can Making Co., Ltd	344,987,166	-	714,216,072	-
- Others	832,310,091	-	666,245,247	-
Total	13,711,308,343	-	2,468,310,781	-

(*) This balance includes a deposit of VND 10,000,000,000 paid to Ms. Pham Thi Thuy Hang for the acquisition of 560,100 DNL shares pursuant to the Principal Agreement No. 01/2025/HĐNT/VSM-PTTH dated 27/03/2025.

b. Long-term

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
Deposits	300,000,000	-	480,800,000	-
Total	300,000,000	-	480,800,000	-

10. Provision for doubtful short-term debts

	Year 2025	Year 2024
Opening balance	645,842,521	195,531,601
Appropriation in the year	553,559,687	450,310,920
Reversal in the year	-	-
Closing balance	1,199,402,208	645,842,521

Bad debts:

	31/12/2025		01/01/2025	
	Cost	Recoverable amount	Cost	Recoverable amount
Total overdue receivables or receivables not yet overdue but unlikely to be recovered	1,304,776,725	105,374,517	1,328,304,931	682,462,410
Tan Thuan Transport Co., Ltd	900,665,840	-	900,665,840	450,332,920
Thua Thien Hue Wood Processing JSC	106,985,331	74,889,732	51,555,985	51,555,985
Thien Phuc JSC	101,615,953	30,484,785	180,573,505	180,573,505
Hai Ha Co., Ltd	36,500,000	-	36,500,000	-
Khanh Huy Private Enterprise	35,705,100	-	35,705,100	-
Truong Vo Co., Ltd	30,986,600	-	30,986,600	-
Other debtors	92,317,901	-	92,317,901	-
Total:	1,304,776,725	105,374,517	1,328,304,931	682,462,410

11. Inventories

	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
Raw materials	1,840,647,677	-	3,093,958,638	-
Total	1,840,647,677	-	3,093,958,638	-

- No inventories were unsaleable, of poor quality, or slow-moving as at 31/12/2025.
- No inventories were pledged as collateral for loans granted to the Company as at 31/12/2025.

12. Prepaid expenses

a. Short-term

	31/12/2025	01/01/2025
ICD Hoa Cam renovation costs	84,771,101	-
Tools and instruments pending allocation	621,297,018	1,279,343,817
Other expenses	236,137,090	-
Total	942,205,209	1,279,343,817

b. Long-term

	31/12/2025	01/01/2025
ICD Hoa Cam land rental expenses	1,245,037,500	1,726,987,500
Tools and instruments pending allocation	39,148,372	46,460,971
Other expenses	30,372,501	-
Total	1,314,558,373	1,773,448,471

13. Tangible fixed assets

	Buildings, architectures	Machinery, equipment	Motor vehicles	Office equipment	Total
Cost					
Opening balance	11,820,769,112	33,000,000	117,489,137,240	212,931,091	129,555,837,443
New purchases	-	-	-	85,500,000	85,500,000
Decreases in the year	-	-	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
Depreciation					
Opening balance	8,248,447,389	33,000,000	76,897,963,425	173,805,211	85,353,216,025
Charge for the year	469,549,656	-	8,550,902,160	30,221,309	9,050,673,125
Decreases in the year	-	-	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
Net book value					
Opening balance	3,572,321,723	-	40,591,173,815	39,125,880	44,202,621,418
Closing balance	3,102,772,067	-	32,040,271,655	94,404,571	35,237,448,293

- No tangible fixed assets were pledged as collateral for loans granted to the Company as at 31/12/2025.
- Cost of tangible fixed assets fully depreciated but still in use as at 31/12/2025 was VND 48,707,731,143.

14. Intangible fixed assets

	Computer software
Cost	
Opening balance	328,500,000
New purchases	-
Decreases	-
Closing balance	328,500,000
Amortization	
Opening balance	85,921,875
Charge for the year	79,687,500
Decreases	-
Closing balance	165,609,375
Net book value	
Opening balance	242,578,125
Closing balance	162,890,625

Cost of intangible fixed assets fully amortized but still in use as at 31/12/2025 was VND 66,000,000.

15. Construction in progress

	31/12/2025	01/01/2025
Transportation management software	413,200,000	258,250,000
Total	413,200,000	258,250,000

16. Short-term trade payables

	31/12/2025	01/01/2025
Evergreen Shipping Agency (Vietnam) Co., Ltd	2,793,173,997	807,103,829
Petrolimex Da Nang One Member LLC	2,203,887,307	1,875,470,897
Marine Connections Vietnam Co., Ltd	1,843,474,110	1,843,474,110
Danang Port JSC	1,481,578,695	2,633,496,723
Hiep Vinh An Co., Ltd	1,475,731,440	1,587,378,600
Other suppliers	8,471,591,620	12,862,760,633
Total	18,269,437,169	21,609,684,792

17. Taxes and other payables to the State

	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&housing tax, land rent	-	-	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 Company's tax returns would be subject to inspection by the tax authorities. The tax amounts reported in these financial statements could be changed later upon final determination by the tax authorities.

18. Other short-term payables

	31/12/2025	01/01/2025
Trade union fees	437,280,048	721,740,702
Short-term deposits received	393,000,000	547,000,000
Other short-term payables	1,391,235,400	630,993,572
Total	2,221,515,448	1,899,734,274

19. Loans and finance lease liabilities – Short-term

	Opening balance	Increases	Decreases	Closing balance
Vietnam Container Shipping JSCorp. (Related party)	-	7,000,000,000	7,000,000,000	-
Total	-	7,000,000,000	7,000,000,000	-

20. Owners' equity

a. Statement of changes in owners' equity

	Share capital	Other owners' capital	Development and investment fund	Non-controlling interests	Undistributed profit after tax
As at 01/01/2024	33,549,960,000	1,382,700,000	26,457,385,910	1,996,946,480	18,045,593,843
Increases	-	-	5,896,715,248	82,837,804	12,249,874,740
Decreases	-	-	-	71,426,952	11,660,198,496
As at 31/12/2024	<u>33,549,960,000</u>	<u>1,382,700,000</u>	<u>32,354,101,158</u>	<u>2,008,357,332</u>	<u>18,635,270,087</u>
As at 01/01/2025	33,549,960,000	1,382,700,000	32,354,101,158	2,008,357,332	18,635,270,087
Increases	16,774,790,000 (*)	-	-	196,348,332	12,500,543,353
Decreases	-	-	-	8,100,000	18,444,690,000
As at 31/12/2025	<u>50,324,750,000</u>	<u>1,382,700,000</u>	<u>32,354,101,158</u>	<u>2,196,605,664</u>	<u>12,691,123,440</u>

(*) This balance represents shares issued for dividend distribution and shares issued to increase share capital from equity to existing shareholders in accordance with the Resolution of the Annual General Meeting of Shareholders No. 01/2025/NQ-DHĐCĐ dated 28/03/2025.

b. Undistributed profit after tax

	Year 2025	Năm 2024
Profit brought forward	18,635,270,087	18,045,593,843
Profit after corporate income tax for the current year	12,500,543,353	12,249,874,740
Distribution of prior year's profit	18,444,690,000	11,660,198,496
- Allocation to the reward and welfare fund	1,191,900,000	1,153,488,048
- Dividends paid in shares for capital increase	16,774,790,000	-
- Bonus fund for the Board of Directors and Supervisory Board	200,000,000	584,000,000
- Bonus fund for the Management	278,000,000	-
- Development and investment fund	-	5,896,715,248
- Dividends paid in cash	-	4,025,995,200
Distribution of current year's profit	-	-
Undistributed profit after tax	<u>12,691,123,440</u>	<u>18,635,270,087</u>

21. Revenue from sales and service provision

	Year 2025	Year 2024
Service revenue	298,497,292,483	294,480,746,178
Total	<u>298,497,292,483</u>	<u>294,480,746,178</u>

22. Cost of goods sold

	Year 2025	Year 2024
Cost of services rendered	266,960,243,873	263,141,177,521
Total	<u>266,960,243,873</u>	<u>263,141,177,521</u>

23. Financial income

	Year 2025	Year 2024
Interest income from bank deposits and loans	441,917,345	401,525,304
Foreign exchange gains	272,136,367	215,042,968
Total	<u>714,053,712</u>	<u>616,568,272</u>

24. Financial expenses

	Year 2025	Year 2024
Interest expenses	13,808,219	378,475,046
Foreign exchange losses	24,893,015	20,687,899
Total	<u>38,701,234</u>	<u>399,162,945</u>

25. Selling expenses and administrative expenses

a. Selling expenses incurred during the year

	Year 2025	Year 2024
Staff costs	4,259,978,000	3,473,041,705
Customer conference expenses	648,403,833	-
Others	18,000,000	-
Total	<u>4,926,381,833</u>	<u>3,473,041,705</u>

b. Administrative expenses incurred during the year

	Year 2025	Year 2024
Raw materials expenses	250,222,153	121,307,287
Staff costs	6,257,886,500	5,448,909,710
Depreciation expenses	727,738,263	685,843,982
Outsourced service expenses	1,941,399,484	2,740,602,969
Provision for doubtful debts	553,559,687	450,310,920
Other cash expenses	1,451,552,884	2,741,509,160
Total	11,182,358,971	12,188,484,028

26. Other income

	Year 2025	Year 2024
Gain on disposal of fixed assets	25,000,000	65,454,545
Fuel discount	95,450,000	110,100,000
Insurance discount	125,056,682	157,263,182
Other income	36,790,212	43,248,471
Total	282,296,894	376,066,198

27. Current corporate income tax expense

	Year 2025	Year 2024
Accounting profit before tax	16,286,781,677	16,150,566,951
Adjustments for taxable income	1,662,668,285	1,553,179,836
- <i>Incremental adjustments</i>	<i>1,712,668,285</i>	<i>1,646,239,483</i>
+ <i>Unqualified expenses</i>	<i>1,712,668,285</i>	<i>1,646,239,483</i>
- <i>Decremental adjustments</i>	<i>50,000,000</i>	<i>93,059,647</i>
+ <i>Adjustment due to consolidation</i>	<i>50,000,000</i>	<i>93,059,647</i>
Total taxable income	17,949,449,962	17,703,746,787
Current corporate income tax expense	3,589,889,992	3,799,242,475
- <i>Current corporate income tax expense for the year</i>	<i>3,589,889,992</i>	<i>3,540,749,357</i>
- <i>Adjustment of prior year's corporate income tax expense recorded in the current year</i>	-	<i>258,493,118</i>

28. Operating expenses by element

	Year 2025	Year 2024
Raw materials expenses	56,799,434,712	59,592,771,608
Labor costs	58,650,545,024	42,754,235,043
Depreciation expenses	9,130,360,625	9,592,642,086
Outsourced service expenses	120,469,724,704	106,445,950,558
Other cash expenses	37,465,359,925	60,417,103,959
Total	282,515,424,990	278,802,703,254

29. Basic / diluted earnings per share

	Year 2025	Year 2024
Profit after corporate income tax	12,500,543,353	12,249,874,740
Adjustments increasing or decreasing profit after tax	-	(1,669,900,000)
- Increasing	-	-
- Decreasing (appropriations to reward and welfare fund, bonus fund for the Board of Directors and the Supervisory Board, bonus fund for the Management)	-	1,669,900,000
Profit or loss attributable to common shareholders	12,500,543,353	10,579,974,740
Weighted average number of common shares outstanding	5,032,475	5,032,475
Basic and diluted earnings per share (*)	2,484	2,102

(*) Basic and diluted earnings per share for 2025 are calculated without deducting allocations to the reward and welfare fund and other bonus funds as the General Meeting of Shareholders and the Company's Charter do not specify a fixed allocation rate for these funds. Depending on the actual business performance, the Management proposes the allocation rate at the end of each year for approval by the General Meeting of Shareholders.

	Year 2025	Year 2024
Common shares issued in the prior year	3,354,996	3,354,996
Effect of common shares issued for dividend payment	1,677,479	1,677,479
Weighted average number of common shares outstanding during the year	5,032,475	5,032,475

The Company has retrospectively adjusted the "basic earnings per share" for the year 2024 as a result of the retrospective adjustment to the "weighted average number of common shares outstanding during the year", arising from the issuance of shares as dividends which had been recognized as an increase in share capital during the year, and the reduction in profit after tax due to appropriations to the reward and welfare fund, the bonus fund for the Board of Directors and the Supervisory Board, and the bonus fund for the Management in accordance with the Resolution of the 2025 Annual General Meeting of Shareholders.

	As previously reported for 2024	2024 adjustment	As restated for 2024
Profit after corporate income tax	12,249,874,740		12,249,874,740
Adjustments increasing/(decreasing) profit after tax	-	(1,669,900,000)	(1,669,900,000)
Profit attributable to common shareholders	12,249,874,740		10,579,974,740
Weighted average number of common shares outstanding during the year	3,354,996	1,677,479	5,032,475
Basic and diluted earnings per share	3,651		2,102

30. Segment reporting

According to Vietnamese Accounting Standard No. 28 and the relevant guidelines, the Company is required to prepare segment reporting. Accordingly, a business segment is a distinguishable component of the Company that is engaged in providing related products or service (business segment) or providing goods or services in a specific economic environment (segment by geographical area) and that is subject to risks and returns that are different from those of other business segment.

Based on the Company's actual operations, the Management assesses that business segments and segments by geographical area have no differences in bearing risks and obtaining returns. Therefore, the Company operates in a single business segment – logistics services – and a primary geographical segment, which is the Central provinces of Vietnam.

31. Risk management

a. Capital risk management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximizing the return to the owners through the optimization of the debt and equity balance.

b. Financial risk management

Financial risks include market risk (including interest rate risk, exchange rate risk, commodity price risk), credit risk and liquidity risk.

Market risk management: The Company's activities expose it primarily to the financial risks of changes in interest rates, exchange rates and commodity prices.

Interest rate risk management

The Company's interest rate risk primarily arises from its existing loan agreements. To mitigate this risk, the Company assesses the impact of interest expenses on its financial performance for each period and conducts analysis and forecasting to determine optimal repayment timing. The Management considers the risk of unexpected interest rate fluctuations to be low.

Exchange rate risk management

Due to transactions involving the provision and receipt of services denominated in foreign currencies, the Company is exposed to the risk of exchange rate fluctuations. However, the Company's foreign currency transactions and balances are not significant. This risk is generally managed through measures such as selecting appropriate timing for foreign currency purchases and settlements, forecasting future exchange rates, and optimizing the use of available funds to balance foreign exchange risk and liquidity risk.

Book value of foreign currency financial instruments is as follows:

	<u>31/12/2025</u>	<u>01/01/2025</u>
Financial assets		
- Cash and cash equivalents (USD)	305,508.21	156,549.33
- Trade receivables (USD)	76,984.96	174,288.58
Financial liabilities		
- Trade payables (USD)	10,846.56	7,789.88

Price risk management

The Company's input materials mainly consist of raw materials, supplies, and fuel used for transportation services. To manage this risk, the Company seeks suppliers offering the lowest possible prices, consolidates large purchase orders to benefit from preferential pricing policies, and closely monitors market fluctuations to ensure a stable supply of materials at the most reasonable costs.

Credit risk management

The Company's credit risk primarily relates to trade receivables and bank deposits. Most of the Company's customers are traditional clients who conduct regular transactions and make timely payments. Therefore, the Management assesses that the Company does not have significant credit risk exposure to its customers.

The Company's short-term deposits are primarily held at large, reputable banks.

Therefore, the Management considers the Company's credit risk to be low.

Liquidity risk management

To ensure the availability of funds to meet present and future financial obligations, the Company manages liquidity risk by regularly monitoring and maintaining sufficient cash reserve, optimizing cash flows, making use of credit from customers and counterparties, controlling maturing liabilities in relative to maturing assets and the amount of funds that can be generated within that period.

The Company's aggregate financial liabilities are categorized in line with their maturity as follows:

<u>31/12/2025</u>	<u>Within 1 year</u>	<u>Over 1 year</u>	<u>Total</u>
Trade payables	18,269,437,169	-	18,269,437,169
Other payables	1,784,235,400	-	1,784,235,400
Total	20,053,672,569	-	20,053,672,569
<u>01/01/2025</u>	<u>Within 1 year</u>	<u>Over 1 year</u>	<u>Total</u>
Trade payables	21,609,684,792	-	21,609,684,792
Other payables	1,177,993,572	-	1,177,993,572
Total	22,787,678,364	-	22,787,678,364

The Management assesses that the Company is currently not exposed to liquidity risk and believes that it has sufficient funds to meet its financial obligations as they fall due.

The Company's available financial assets are drawn up on a net asset basis as follows:

31/12/2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	41,031,126,826	-	41,031,126,826
Held-to-maturity investments	200,000,000	-	200,000,000
Trade receivables	36,752,831,996	-	36,752,831,996
Other receivables	13,183,216,190	300,000,000	13,483,216,190
Total	91,167,175,012	300,000,000	91,467,175,012

01/01/2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	35,025,898,191	-	35,025,898,191
Trade receivables	35,204,072,227	-	35,204,072,227
Other receivables	1,620,035,758	480,800,000	2,100,835,758
Total	71,850,006,176	480,800,000	72,330,806,176

32. Operating lease commitments

The Company has entered into the following land lease agreements and premises lease agreement:

Land lease agreement with the Da Nang Department of Natural Resources and Environment under Land Lease Contract No. 216/HĐ-TĐ dated 21/04/2004, Appendix No. 216-2/PLHĐ-TĐ dated 31/05/2024 and Appendix No. 216-3/PLHĐ-TĐ dated 22/01/2025, with a leased area of 298.5 square meters located at 75 Quang Trung Street, Hai Chau 1 Ward, Hai Chau District, Da Nang City. The land is leased for office use under the annual land rental payment method.

Land lease agreement with Xuan Trung Viet Construction Co., Ltd under Land Use Right Lease Contract No. 001-2024/VSM/HĐTD dated 31/05/2024 and Appendix No. PL02/001-2024/VSM/HĐTD dated 31/08/2024, with a leased area of 10,000 square meters located at Lot B1-2, Tho Quang Fisheries Service Industrial Zone, Tho Quang Ward, Son Tra District, Da Nang City. The land is leased for use as land for production and business facilities.

Premises lease agreement with Apromaco Central Joint Stock Company under Contract No. 10.10.25/APRC-VCSQN dated 10/10/2025 and Appendix No. 01 dated 15/01/2025, with a leased area of approximately 3,000 square meters located at Lot A8, Phu Tai Industrial Zone, Quy Nhon Bac Ward, Gia Lai Province. The premises are leased for warehouse purposes.

33. Information about related parties

a. Related parties

Related party	Relationship
Vietnam Container Shipping JSCorp	Parent company
Da Nang Port Logistics JSC	Common key management personnel
Green Star Lines One Member Co., Ltd	Fellow subsidiary
Viconship Ho Chi Minh Co., Ltd	Fellow subsidiary
Viconship Ho Chi Minh Co., Ltd - Hanoi Branch	Fellow subsidiary
Green Logistics Centre One Member Co., Ltd	Fellow subsidiary
VIP Greenport JSC	Fellow subsidiary
VSC Green Logistics JSC	Fellow subsidiary
Greenport Services One Member LLC	Fellow subsidiary

b. Significant transactions with related parties during the year

	Transactions	Year 2025	Year 2024
Vietnam Container Shipping JSCorp	Service provision	591,507,409	354,731,481
	Dividends paid	-	2,616,900,000
	Loan repayment	7,000,000,000	13,263,157,895
	Loan interest incurred	13,808,219	378,475,071
	Interest payment	13,808,219	490,394,296
	Borrowings during the year	7,000,000,000	-
	Collection on behalf	17,964,167,716	19,400,545,601
Da Nang Port Logistics JSC	Service provision	810,745,447	520,548,183
	Service usage	503,172,753	492,429,686
Green Star Lines One Member Co., Ltd	Service provision	555,555,556	462,962,963
	Service usage	74,260,000	102,691,852
Viconship Ho Chi Minh Co., Ltd	Service provision	21,808,626	101,511,254
	Service usage	161,147,764	642,306,474
Viconship Ho Chi Minh Co., Ltd - Hanoi Branch	Service provision	598,492,675	538,123,902
	Service usage	66,185,556	359,790,068
Green Logistics Centre One Member Co., Ltd	Service provision	583,048,149	344,159,258
	Service usage	5,564,125	-
VIP Greenport JSC	Service provision	2,114,631,872	2,185,942,787
VSC Green Logistics JSC	Service provision	488,953,704	549,074,075
	Service usage	2,314,815	-
Greenport Services One Member LLC	Service provision	1,241,311,111	1,134,185,186
	Service usage	1,505,000	1,707,000

c. Outstanding balances with related parties

	Items	31/12/2025	01/01/2025
Vietnam Container Shipping JSCorp	Other receivables	723,799,213	-
Da Nang Port Logistics JSC	Trade receivables	212,295,000	74,415,000
	Trade payables	30,733,365	108,800,700
Viconship Ho Chi Minh Co., Ltd	Trade payables	38,178,000	4,052,800
	Trade receivables	-	4,830,000
Viconship Ho Chi Minh Co., Ltd - Hanoi Branch	Trade receivables	82,524,799	123,626,069
	Trade payables	9,558,000	244,758,000
Green Logistics Centre One Member Co., Ltd	Trade receivables	10,215,000	-
	Trade payables	-	-
VIP Greenport JSC	Trade receivables	16,850,000	138,150,000
VSC Green Logistics JSC	Trade receivables	23,130,000	14,760,000

34. Income of the key management personnel

The members of the Board of Directors and the Supervisory Board of the Company do not receive remuneration.

Bonuses paid to the members of the Board of Directors and the Supervisory Board from the bonus fund appropriated from profit after tax are as follows:

Transaction	Position	Year 2025	Year 2024
Board of Directors' Bonus			
Ms. Tran Thi Phuong Anh	Chairperson	30,000,000	84,000,000
Mr. Le The Trung	Board Member	36,000,000	87,000,000
Mr. Nguyen Viet Trung	Board Member	30,000,000	84,000,000
Ms. Dang Tran Gia Thoai	Board Member	17,000,000	-
Mr. Ngo Quoc Vu	Board Member	17,000,000	-
Ms. Tran Thi Phuoc	Board Secretary	14,000,000	-
Supervisory Board's Bonus			
Mr. Truong Ly The Anh	Chief Supervisor	22,000,000	52,000,000
Ms. Dang Thanh Tam	Supervisor	17,000,000	39,000,000
Ms. Nguyen Thi Nhu Ngoc	Supervisor	17,000,000	2,000,000

Salaries and bonuses of the Management and the Chief Accountant

	Position	Year 2025	Year 2024
Ms. Dang Tran Gia Thoai	Director	1,366,005,495	1,137,887,246
Mr. Ngo Quoc Vu	Deputy Director	1,386,404,322	801,223,930
Mr. Ho Kha Quoc	Deputy Director	803,271,005	591,566,729
Ms. Tran Thi Phuoc	Chief Accountant	848,347,343	637,093,769

35. Events after the balance sheet date

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the consolidated financial statements.

36. Corresponding figures

Corresponding figures were taken from the consolidated financial statements for the year ended 31/12/2024 which were audited by AAC.

Dang Tran Gia Thoai

Director

Da Nang, 02 March 2026

Tran Thi Phuoc

Chief Accountant

Le Thi Hoang Ly

Preparer

** The audited consolidated financial statements of the Company for the year 2025 are presented on the Company's website at: www.viconshipdanang.com*

**CONFIRMATION OF THE LEGAL REPRESENTATIVE
OF CENTRAL VIETNAM CONTAINER JOINT STOCK COMPANY**



DANG TRAN GIA THOAI

