

**CAN THO PORT  
JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

No: 58/CCT-TCKT

Can Tho, Date 06 Month 4 Year 2026

Subject: Supplement to the explanation of the  
2025 Financial Statements in comparison  
with 2024

To :

- State Securities Commission of Vietnam;
- Hanoi Stock Exchange,

Organization Name: CanTho Port Joint Stock Company;

Stock Code: CCT;

Head Office Address: No, 2 Phu Thang Area, Hung Phu Ward, Can Tho City;

Telephone: +84 2926 516483,

Pursuant to Circular 96/2020/TT-BTC of the Ministry of Finance dated November 16, 2020, on Guiding Information Disclosure on the Securities Market, Can Tho Port Joint Stock Company would like to provide a supplement to Official Dispatch No. 27/CCT-TCKT dated February 25, 2026, regarding the explanation of issues related to the 2025 Financial Statements in comparison with the same period in 2024, as follows:

**+ Qualified Opinion:**

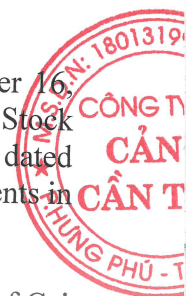
As at 31 December 2024, the company is monitoring the value of the Construction of Cai Cui Port, Phase I under "Construction in progress" on the Balance Sheet (note number 13) with an amount of VND 39.4 billion (as at 01 January 2024 was VND 42.4 billion). In which, the "Ground leveling, embankment protection along the Hau River and embankment protection along the Cai Cui" belonging to the Cai Cui Port Project Phase I consist a value of VND 5.7 billion and has been executed on the area currently designated by the Can Tho City People's Committee. As at the audit date the Company is still in the process of finalizing these costs with the Can Tho City People's Committee. Consequently, we are unable to determine the necessary adjustments, if any, to these items and related accounts in the Financial Statements for the fiscal year ended December 31, 2024.

**+ Emphasizing matters:**

We draw attention to Note No. 12 – Construction in Progress, which discloses that the Phase I Construction Project of Cai Cui Port commenced in 2002 with an initial estimated investment of VND 230.3 billion, covering a total area of 23.4 hectares. Subsequently, the Phase II Construction Project of Cai Cui Port was initiated in 2009 with an initial estimated investment of VND 829.8 billion. As of the audit date, Phase I of the Cai Cui Port Project has been partially completed and is operational over an area of 9.5 hectares. However, for the remaining land area, the project has only completed land leveling and embankment construction, while necessary infrastructure for port operations has not yet been developed. The investments in these projects have significantly exceeded the initially anticipated timeline and remain incomplete. The Company is continuing its investment efforts to finalize the outstanding project components and bring them into operational use for business activities.

**+ Explanation:**

Phase I of the Cai Cui Port Project is currently underway, with a total recorded value of VND 39,493,818,401 as of December 31, 2025. Within this project, Package No. 8: 'Ground leveling, Hau riverbank protection embankment, and Cai Cui bank protection embankment' has an approved budget of VND 30,702,877,000 according to Decision No. 2316/QD-UBND. The finalized settlement value for this package is VND 24,233,015,000, of which VND 17,029,872,849 has been recognized as fixed assets (Hau riverbank protection embankment: VND 14,579,464,043



and Cai Cui canal protection embankment: VND 2,450,408,806). The remaining amount of VND 7,203,142,151 (Ground leveling: VND 5,644,361,928 and a portion of the Cai Cui canal embankment: VND 1,558,780,223) has not yet been settled, as these costs were incurred on the land area intended for port expansion after 2010.

**+ Proposed Resolution:**

Can Tho Port Joint Stock Company (CCT) issued Official Letter No. 214/CCT-KTĐT dated May 24, 2023, and No. 284/CCT-KTĐT dated July 18, 2024, to the Can Tho City Construction Investment Project Management Board, requesting confirmation of the completed workload on the reserve expansion land (15 hectares). This confirmation is intended to serve as a basis for the reasonable allocation of the remaining costs; however, no response has been received from the Board to date.

Subsequently, CCT sent Official Letter No. 298/CCT-KTĐT dated July 29, 2024, to the People's Committee of Can Tho City. This request was forwarded via Referral Slip No. 1262/PC-VPUB dated August 02, 2024, to the Department of Natural Resources and Environment (DONRE) regarding the lease of the reserve land for Cai Cui Port expansion in Tan Phu Ward, Cai Rang District, Can Tho City. DONRE responded via Official Letter No. 2739/STNMT-CCQLĐĐ dated August 13, 2024, stating: 'When the City organizes the land use rights auction for the aforementioned area, if Can Tho Port JSC wishes to invest in the project, the Company shall participate in the auction for the leased land use rights in accordance with regulations.'

On November 27, 2025: CCT received Official Letter No. 4799/STC-TĐĐT from the Department of Finance regarding the coordination and provision of documents for project appraisal.

On December 02, 2025: CCT issued Response Letter No. 322/CCT-KTĐT, detailing current obstacles and proposing solutions to accelerate progress. Specifically, CCT petitioned the Department of Finance to establish a Working Group to re-determine the investment costs of the 15ha project. This serves as a vital legal basis for the Company to recognize costs, thereby explaining and thoroughly resolving the qualified audit opinions on the 2025 Financial Statements.

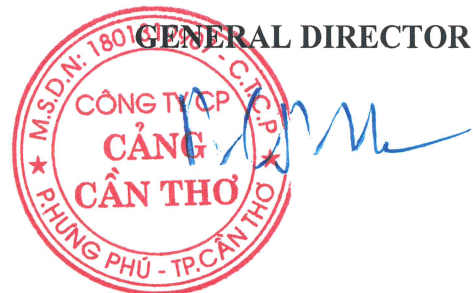
Can Tho Port will continue to work with the People's Committee of Can Tho City to complete the auction procedures for the 15ha land area. Simultaneously, the Company will focus on coordinating the re-verification of the actual completed workload to ensure the sufficiency of documentation and vouchers as a basis for accounting and cost allocation in compliance with current regulations.

This is the explanation of Can Tho Port Joint Stock Company regarding matters related to the 2025 Financial Statements, We hereby report to the State Securities Commission of Vietnam and the Hanoi Stock Exchange for their information.

Sincerely./.

**Distribution:**

- As above;
- Board of Management, Supervisory Board;
- Board of General Directors;
- Filing: Admin, Accounting & Finance, CCT030.



**Nguyen Manh Ha**