TRANSLATION
BẢN DỊCH

DONG DO MARINE JOINT STOCK COMPANY

DONG DO

CÔNG TY CỔ PHẦN HÀNG HẢI ĐÔNG ĐÔ

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FINANCIAL STATEMENTS

QUARTER 3, 2026

HANOI, 2026

DONG DO MARINE JOINT STOCK COMPANY

Floor 19, Hoa Binh Tower, 106 Hoang Quoc Viet, Hanoi

STATEMENT OF FINANCIAL POSITION

As of 30 Sep 2026

ASSETS	Code	Notes	September 30, 2026	January 01, 2026
A. Current assets	**100**		**80,631,084,242**	**69,681,408,801**
I. Cash and cash equivalents	**110**	**V.01**	**16,958,978,966**	**2,857,026,188**
1. Cash	111		16,958,978,966	2,857,026,188
2. Cash and cash equivalents	112		-	-
II. Current financial investments	**120**			-
1. Trading security	121		-	-
2. Provision for impairment of trading security (*)	122		-	-
3. Investments held to maturity	123	V.02	-	-
III. Current Receivable accounts	**130**		**27,854,879,288**	**31,623,887,862**
1. Current Trade receivables	131	V.03a	22,220,442,284	22,296,741,321
2. Current Trade advances	132	V.04a	829,285,159	3,004,625,308
6. Other current receivables	135	V.05a	6,596,254,459	8,113,623,847
7. Short-term allowances for doubtful debts (*)	136		(1,791,102,614)	(1,791,102,614)
8. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	**140**	**V.06**	**5,820,966,958**	**4,259,504,702**
1. Inventories	141		5,820,966,958	4,259,504,702
2. Provision for impairment of stocks (*)	142		-	-
V. Other current assets	**160**		**29,996,259,030**	**30,940,990,049**
1. Current prepaid expenses	161	V.07a	323,050,886	391,534,201
2. VAT deducted	162		29,671,216,278	30,547,463,982
3. Taxes and other receivables from government budget	163		1,991,866	1,991,866
4. Government bonds purchased for resale	164		-	-
5. Other current assets	165		-	-
B. Non-current assets	**200**		**247,683,663,532**	**264,360,908,527**
I. Non-current Receivable accounts	**210**		**158,839,296,366**	**158,839,296,366**
1. Non-current Trade receivables	211	V.03b		-
2. Non-current Trade advances	212	V.04b		-
3. Business capital allocated to subordinates	213			-
4. Non-current intra-company receivable	214		-	
5. Other long-term receivables	215	V.05b	158,839,296,366	158,839,296,366
6. Long-term allowances for doubtful debts (*)	216			-
II. Fixed assets	**220**		**60,507,523,438**	**77,097,641,081**
1. Tangible fixed assets	221	V.08	60,507,523,438	77,097,641,081
- *Historical cost*	222		904,217,295,375	904,217,295,375
- *Accumulated depreciation (*)*	223		(843,709,771,937)	(827,119,654,294)
2. Finance lease fixed assets	224		-	-
- *Historical cost*	225			-
- *Accumulated depreciation (*)*	226		-	-
3. Intangible fixed assets	227	V.09	-	-
- *Historical cost*	228		-	-
- *Accumulated depreciation (*)*	229		-	
III. Investment properties	**240**			
- *Historical cost*	241		-	-
- *Accumulated depreciation (*)*	242			-
IV. Non-current assets in progress	**250**	**V.10**	-	-

ASSETS	Code	Notes	September 30, 2026	January 01, 2026
1. Long-term work in progress	251		-	-
2. Construction in progress	252		-	-
V. Non-current financial investments	**260**	**V.02b**	**1,800,000,000**	**1,800,000,000**
1. Investments in subsidiaries	261		1,800,000,000	1,800,000,000
2. Investment in joint-venture	262		55,300,000,000	55,300,000,000
3. Equity investments in other entities	263		-	-
4. Provision for non-current investments in other entities	264		(55,300,000,000)	(55,300,000,000)
5. Investments held to maturity	265		-	-
6. Held-to-maturity investments	265			
VI. Other non-current assets	**270**		**26,536,843,728**	**26,623,971,080**
1. Non-current prepaid expenses	271	V.07b	26,536,843,728	26,623,971,080
2. Deferred income tax assets	272		-	-
3. Long-term equipment and spare parts for replacement	273		-	-
4. Other non-current assets	274		-	-
VII. Goodwill	**275**			-
Total assets	**280**		**328,314,747,774**	**334,042,317,328**

CAPITAL	Code	Notes	September 30, 2026	January 01, 2026
C. LIABILITIES	300		1,053,798,002,726	1,059,622,423,290
I. Current loans	310		538,452,952,476	533,041,453,575
1. Current trade payables	311	V.11a	23,091,234,214	31,313,280,894
2. Short-term prepayments from customers	312	V.12a	1,869,228,113	1,992,311,553
3. Dividends and profits payable	313			
4. Taxes and other payables to State budget	314	V.13	51,218,312	50,516,797
5. Payables to labors	315		7,703,021,359	9,159,792,381
6. Short-term accrued expenses	316	V.14	336,029,118,661	329,443,069,352
7. Current intra-company payables	317		-	-
8. Payables according to construction contract progress billings	318		-	-
9. Short-term unearned revenue	319		3,703,680,335	1,896,914,985
10. Other short-term payables	320	V.15a	1,728,157,059	1,796,128,402
11. Short-term borrowings and finance lease liabilities	321	V.16a	164,276,050,513	157,388,195,301
12. Short-term provisions	322		-	-
13. Bonus & welfare funds	323		1,243,910	1,243,910
14. Price stabilization fund	324			-
15. Government bond repurchase transactions	325		-	-
II. Non current loans	330		515,345,050,250	526,580,969,715
1. Long-term trade payables	331	v.11b		-
2. Long-term repayments from customers	332	V.12b		
3. Long-term taxes and other payables to State budget	333			
4. Long-term accrued expenses	334	V.14		-
5. Intra-company payable for working capital received	335		-	-
6. Long-term internal payables	336		-	
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338	V.15b	291,825,223,510	291,827,808,375
9. Long-term borrowings and finance lease liabilities	339	V.16b	223,519,826,740	234,753,161,340

CAPITAL	Code	Notes	September 30, 2026	January 01, 2026
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred income tax payables	342		-	-
13. Long-term provisions	343			-
14. Science and technology development fund	344		-	-
D. OWNER'S EQUITY	**400**		**(725,483,254,952)**	**(725,580,105,962)**
I. OWNER'S EQUITY	**410**	**V.17**	**(725,483,254,952)**	**(725,580,105,962)**
1. Contributed capital	411		122,444,950,000	122,444,950,000
2. Capital surplus	412		4,621,485,000	4,621,485,000
3. Convertible bond options	413		-	-
4. Contributed capital	414		-	-
5. Treasury shares (*)	415		(30,000)	(30,000)
6. Differences upon asset revaluation	416		-	-
7. Foreign exchange differences	417		-	
8. Development and investment funds	418		9,303,967,442	9,303,967,442
9. Other equity funds	419		-	-
10. Undistributed earnings after tax	421		(861,853,627,394)	(861,950,478,404)
11. Capital expenditure funds	422		-	-
12. Non-controlling interests	429		-	-
II. Other Resources and Funds	**430**		-	-
1. Funding sources	431	V.20	-	-
2. Funds used for fixed asset acquisition	432		-	-
TOTAL CAPITAL	**440**		**328,314,747,774**	**334,042,317,328**

Hanoi, September 30, 2026

Prepared by	Manager of Finance and Accounting Department	General Director
(Signed)	*(Signed)*	*(Signed and sealed)*
Tran Kim En	**Tran Sy Khanh**	**Bui Nhat Truyen**

DONG DO MARINE JOINT STOCK COMPANY

Floor 19, Hoa Binh Tower, 106 Hoang Quoc Viet, Hanoi

INCOME STATEMENT

In 2026

Unit of currency: VND

Items	Notes	Quarter 3 (2026)	Quarter 3 (2025)	Year-to-date (Current period) In 2026	Year-to-date (prior period) In 2025
1. Revenue from sales and rendering	VI.1	56,720,421,329	46,125,476,127	150,098,333,520	166,395,862,756
2. Deductions		-			
3. Net revenue from sales and rendering (10= 01-02)		56,720,421,329	46,125,476,127	150,098,333,520	166,395,862,756
4. Cost of goods sold	VI.2	43,659,235,418	43,426,187,693	131,988,813,729	180,619,574,255
5. Gross profit from goods sold and services rendered (20 = 10 - 11)		13,061,185,911	2,699,288,434	18,109,519,791	(14,223,711,499)
6. Gain/loss from disposal of investment properties					
7. Revenues from financial activities	VI.3	2,473,144,964	1,713,392	2,491,373,172	3,932,041,516
8. Financial expenses	VI.4	3,225,155,246	9,416,863,723	10,126,448,206	21,059,275,898
- *In which: Interest expense*		3,225,155,246	3,075,247,135	9,493,542,445	13,961,943,375
9. Selling expenses	VI.5	-			
10. General & administration expenses	VI.5	4,022,223,259	4,191,902,072	11,122,772,380	11,705,433,038
11. Net profit from operating activities {30 = 20 + (21 - 22) - (24 + 25)}		8,286,952,370	(10,907,763,969)	(648,327,623)	(43,056,378,919)
12. Other incomes	VI.6	152,367	122,764,793,473	2,526,808,669	160,693,714,726
13. Other expenses	VI.7	498,858,385	17,195,806,503	1,781,630,036	17,621,690,281
14. Other profits (40 = 31 – 32)		(498,706,018)	105,568,986,970	745,178,633	143,072,024,445
15. Total net profit before tax (50 = 30 + 40)		7,788,246,352	94,661,223,001	96,851,010	100,015,645,526
16. Current corporate income tax expenses		-			-
17. Deferred corporate income tax expenses		-		-	-
18. Profit after tax (60 = 50 - 51 - 52)	VI.08	7,788,246,352	94,661,223,001	96,851,010	100,015,645,526
19. Profit after tax of the parent company's shareholders		7,788,246,352	94,661,223,001	96,851,010	100,015,645,526
20. Profit after tax of non-controlling interests		-		-	-
21. Basic earnings per share	VI.09			-	

Hanoi, September 30, 2026

Prepared by	Manager of Finance and Accounting Department	General Director
(Signed)	*(Signed)*	*(Signed and sealed)*
Tran Kim En	**Tran Sy Khanh**	**Bui Nhat Truyen**

DONG DO MARINE JOINT STOCK COMPANY

Floor 19, Hoa Binh Tower, 106 Hoang Quoc Viet, Hanoi

CASH FLOW STATEMENT

Indirect Method

For the year ended September 30, 2026

Items	Code	Year-to-date (current period) In 2026	In 2025
I. Cash flows from operating activities			
1. Profit before tax		96,851,010	100,015,645,526
2. Adjustments for:	01	24,569,269,562	13,021,937,559
- Depreciation of fixed assets	02	16,590,117,643	27,165,747,601
- Provisions	03		
- Unrealized foreign exchange (gains)/losses from revaluation of monetary items denominated in foreign currencies	04	(1,494,260,785)	
- (Gains)/losses from investing activities	05	(20,129,741)	(28,105,753,417)
- Interest expense	06	9,493,542,445	13,961,943,375
3. Operating profit before changes in working capital	08	24,666,120,572	113.03 7583085
- (Increase)/decrease in receivables	09	4,645,256,278	20,143,226,841
- (Increase)/decrease in inventories	10	(1,561,462,256)	5,150,792,806
- Increase/(decrease) in payables (excluding accrued interest and corporate income tax payable)	11	(8,064,990,485)	(14,854,165,600)
- (Increase)/decrease in prepaid expenses	12	155,610,667	4,831,992,684
- Interest paid	13	(2,741,382,025)	
- Paid Corporate income tax	14	-	
- Other proceeds from operating activities	15	215,578,047	
- Other cash outflows from operating activities	16		
Net cash flows from operating activities		17,314,730,798	128,309,429,816
II. Cash flows from investment activities			
1. Purchases of fixed assets and other long-term assets	21	-	
2. Proceeds from disposals of fixed assets and other long-term assets	22		44,795,258,592
3. Loans granted and purchases of debt instruments of other entities	23		
4. Proceeds from lending or repurchase of debt instruments from other entities	24		
5. Expenditures on equity investments in other entities	25	-	
6. Proceeds from equity investment in other entities	26		
7. Proceeds from interests, dividends and distributed profits	27	20,129,741	4,307,276
Cash flows from investment activities		20,129,741	44,799,565,868
III. Cash flows from financial activities			
1. Proceeds from issuance of shares and receipt of contributed capital	31	-	
2. Repayment of contributed capital and repurchase of stock issued	32		
3. Proceeds from short-term and long-term borrowings	33	10,000,000,000	
4. Repayments of borrowings	34	(12,600,002,000)	(175,018,725,383)
5. Payments for finance lease liabilities	35		
6. Dividends and profits paid to owners	36		
Cash flows from financial activities		**(2,600,002,000)**	**(175,018,725,383)**
Net increase/(decrease) in cash and cash equivalents	**50**	**14,734,858,539**	**(1,909,729,699)**
Cash and cash equivalents at the beginning of the year	**60**	**2,857,026,188**	**7,470,001,386**
Effect of exchange rate fluctuations	61	(632,905,761)	
Cash and cash equivalents at the end of the year	**70**	**16,958,978,966**	**5,560,271,687**

Hanoi, September 30, 2026

Prepared by	Manager of Finance and Accounting Department	General Director
(Signed)		*(Signed and sealed)*

Tran Kim En *(Signed)* **Bui Nhat Truyen**

Tran Sy Khanh

NOTES TO FINANCIAL STATEMENTS

For the year ended September 30, 2026

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

I. CORPORATE INFORMATION

1. Form of ownership

Dong Do Marine Joint Stock Company was equitized from a state-owned enterprise, Dong Do Marine Joint Stock Company, under Decision No. 2315 dated 30 October 2006 issued by the Minister of Transport, and was granted Business Registration Certificate No. 0103015196 dated 25 December 2006 by the Department of Planning and Investment of Hanoi, with the 4th amendment dated 6 November 2015.

The head office of the Company is located at 19th Floor, Hoa Binh Tower, 106 Hoang Quoc Viet Street, Hanoi, Vietnam.

Scope of business

According to Business Registration Certificate No. 0103015196 dated 25 December 2006 issued by the Department of Planning and Investment of Hanoi and the 4th amendment dated 6 November 2015, the principal business activities of the Company include:

- Inland waterway freight transport;
- Petroleum and technical equipment agency;
- Freight agency;
- Freight brokerage and transport agency;
- Repair, upkeep, and maintenance of motor vehicles and other equipment;
- Operation and maintenance of machinery and equipment for residential buildings and offices;
- Repair, upkeep, and maintenance of other technical equipment for marine and inland transport;
- Port warehouse, yard, and cargo handling services;
- Trading in materials, goods, and equipment;
- Dredging port waters and adjacent areas, combined with the recovery of sand and soil during the dredging process;
- Shipping agency and maritime brokerage;
- Salvage and rescue services;
- Salvage and rescue services;
- Extraction of various construction materials;
- Construction and installation of structural components;
- Construction of civil works, warehouses, and yards (Group C projects);
- Road foundation and pavement construction, excavation, leveling, land reclamation, and other infrastructure construction services;
- Freight transport by road;
- Restaurant services (excluding bars, karaoke lounges, and nightclubs);

- Travel and tour operation services;
- Provision of crew members (excluding recruitment, selection, and supply of labor for labor export businesses);
- Training, instruction, and sending workers abroad;
- Supplementary training, periodic refresher courses, advanced training, and skill updates for crew members;
- Management, operation, and maintenance of residential and office infrastructure;
- Cleaning services;
- Landscape decoration services;
- Landscape decoration services;
  (For conditional business sectors, the Company shall only operate when all legal conditions are fully met).

The Charter Capital of the Company is VND 122,444,950,000 (One hundred twenty-two billion four hundred forty-four million nine hundred fifty thousand Vietnamese Dong).

Par value: VND 10,000 / share, equivalent to 12,244,495 shares.

II. ACCOUNTING PERIOD AND FINANCIAL CURRENCY

1. Accounting period and financial currency

The Company's financial year starts on 1 Jan and ends on 31 December of the calendar year.

The currency used in accounting records is Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

Applied accounting system

The Company applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Statement of compliance with Accounting Standards and Accounting System

The Company has applied Vietnamese Accounting Standards (VAS) and guidance documents issued by the State. The financial statements are prepared and presented in accordance with the provisions of each standard, implementing circulars, and the current applicable accounting system.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Financial instruments

Initial recognition

Financial assets

The Company's financial assets comprise cash and cash equivalents, trade and other receivables, loans, and current and non-current investments. At initial recognition, financial assets are measured at purchase price/issuance cost plus other directly attributable transaction costs.

Financial liabilities

The Company's financial liabilities comprise borrowings, trade and other payables, and accrued expenses. At initial recognition, financial liabilities are measured at issuance price plus other directly attributable transaction costs. Subsequent measurement:

Subsequent measurement:

Currently, there are no regulations on the re-measurement of financial instruments subsequent to initial recognition.

2. Cash and cash equivalents

Cash comprises cash on hand, demand deposits at banks, and monetary gold held as a store of value (excluding gold classified as inventory used as raw materials for production or goods for sale).

Cash equivalents are current investments with maturities not exceeding 3 months, which are highly liquid, readily convertible to known amounts of cash, and subject to an insignificant risk of changes in value.

3. Financial investments

Trading securities are recorded at cost, including purchase price plus directly attributable acquisition costs (if any) such as brokerage fees, transaction fees, information provision fees, taxes, duties, and bank charges. The cost of trading securities is determined based on the fair value of payments at the transaction date.

Held-to-maturity investments comprise term bank deposits (including certificates of deposit and promissory notes), bonds, preference shares which the issuer is bound to repurchase at a specified date in the future, loans held to maturity to collect periodic interest, and other held-to-maturity investments.

The carrying amount of investments in subsidiaries, joint ventures, and associates is recognized at cost.

The carrying amount of investments in equity instruments of other entities where the Company has no control, joint control, or significant influence over the investee is recognized at cost (if contributed in cash) or revalued amount (if contributed in non-monetary assets).

Only the number of additional shares received is updated in quantity; no increase in the investment value or finance income is recognized.

Where dividends are distributed in shares corresponding to declared dividend amounts, finance income and the carrying amount of the investment are increased by the dividend value distributed.

Swapped shares are measured at fair value as at the exchange date. The fair value for listed shares is the closing price on the stock market; for unlisted shares traded on UPCoM, it is the closing transaction price on UPCoM; for other unlisted shares, it is the agreed contract price or book value at the exchange date.

Provisions for financial investments are made at the end of the financial period as follows:

- Trading securities: Provision is made based on the negative difference between the cost recorded on the accounting books and their market value at the provision date.
- Investments in subsidiaries, joint ventures, associates, and other entities: Provision is made based on the financial statements of the investees at the provision date.
- Non-current investments (not classified as trading securities) without significant influence: If the investment is in listed shares or its fair value can be reliably measured, the provision is based on the market value of the shares; if the fair value cannot be determined at the reporting date, the provision is based on the financial statements of the investee at the provision date.
- Held-to-maturity investments: Assessed for recoverability to make provisions for doubtful debts in accordance with relevant laws and regulations.

4. Receivables

Receivables are tracked in detail by maturity, debtor, currency type, and other management criteria of the Company.

Provision for doubtful debts is made for receivables that are overdue under economic contracts, loan agreements, contractual commitments, or debt acknowledgments, and receivables that are not yet due but are unlikely to be recovered. Provision for overdue debts is calculated based on the original payment terms of the contract, regardless of any debt extension between parties. For receivables not yet due, provision is made if the debtor has entered bankruptcy, dissolution proceedings, or is missing/absconded.

5. Inventories

Inventories are stated at cost. Where net realizable value (NRV) is lower than cost, inventories are stated at NRV. Cost includes purchasing costs, processing costs, and other directly attributable costs incurred in bringing the inventories to their present location and condition.

Inventory valuation method: Specific identification method.

Inventory accounting method: Perpetual inventory system.

Work-in-progress valuation method: Direct materials and costs incurred for each incomplete product category.

Provision for decline in value of inventories: Made at the end of the period based on the positive difference between the cost of inventories and their net realizable value.

6. Fixed assets, Finance lease fixed assets, and Investment properties

Tangible and intangible fixed assets are initially recognized at cost. During use, they are presented at cost, accumulated depreciation/amortization, and net book value. Depreciation and amortization are calculated on a straight-line basis.

Finance lease fixed assets are initially recognized at cost, determined as the fair value of the leased assets or the present value of the minimum lease payments (if the fair value is higher than the present value of the minimum lease payments), plus any initial direct costs directly attributable to the finance lease activities (excluding Value Added Tax). During use, they are presented at cost, accumulated depreciation, and net book value. Depreciation is calculated on a straight-line basis over the lease term under the contract and recognized in operating expenses to ensure full capital recovery.

Investment properties are recognized at cost. Held for operating lease, they are presented at cost, accumulated depreciation, and net book value. For investment properties held for capital appreciation, no depreciation is charged.

Depreciation and amortization are calculated on a straight-line basis in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance:

- Management equipment and tools: 3- 10 years
- Machines and equipment: 7- 20 years
- Buildings and structures: 5- 50 years
- Other fixed assets: 2- 20 years
- Computer software: 3- 5 years
- Other intangible fixed assets: 4- 25 years

7. Prepaid expenses

Expenses actually incurred but related to the operating results of multiple accounting periods are recorded as prepaid expenses and amortized into operating results over subsequent accounting periods.

The allocation of non-current prepaid expenses into operating expenses for each accounting period is based on the nature and extent of each expense type to select an appropriate allocation method and criteria. Prepaid expenses are amortized into operating expenses on a straight-line basis.

8. Payables

Payables are tracked in detail by maturity, creditor, currency type, and other management criteria of the Company.

9. Borrowing costs

Borrowing costs are recognized in operating expenses in the period in which they are incurred, except for borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets (capitalized) when all conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. In addition, for specific borrowings dedicated to the construction of fixed assets and investment properties, borrowing costs are capitalized even if the construction period is less than 12 months.

For general borrowings used for the purpose of acquiring, constructing, or producing a qualifying asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined by applying a capitalization rate to the weighted average accumulated expenditure incurred for that asset. The capitalization rate is calculated based on the weighted average interest rate of outstanding borrowings during the period, excluding specific borrowings dedicated to the qualifying asset.

10. Accrued expenses

Payables for goods and services received from suppliers or rendered to customers during the reporting period but not yet actually paid are recognized in operating expenses of the reporting period.

The recognition of accrued expenses into operating expenses during the period is performed in

accordance with the matching principle between revenues and expenses incurred in the period. Accrued expenses shall be settled against actual incurred expenses, and any difference between the provisionally accrued amount and actual expenses will be reversed.

11. Owner's Equity

Owner's contributed capital is recognized at the actual capital contributed by owners.

Share premium reflects the difference between the par value, directly attributable issuance costs, and the issuance price of shares (including re-issuance of treasury shares). It can be a positive premium (if the issuance price is higher than par value and direct issuance costs) or a negative premium (if the issuance price is lower than par value and direct issuance costs).

Conversion options on bonds (equity component of convertible bonds) arise when the Company issues bonds convertible into a specified number of shares as stipulated in the issuance plan. The value of the equity component of convertible bonds is determined as the difference between the total proceeds from the issuance of convertible bonds and the value of the liability component.

Other capital of owners reflects business capital formed from operating results, donations, sponsorships, or asset revaluations (where permitted to increase/decrease owner's capital).

Treasury shares are shares issued and repurchased by the Company, which are not canceled and will be reissued within the time period prescribed by securities laws. Treasury shares are recognized at actual repurchase cost and presented on the Balance Sheet as a write-off in Owner's equity. The cost of treasury shares upon re-issuance or when used for dividend/bonus payments is calculated using the weighted average method.

Asset revaluation differences are reflected in cases such as State decisions on asset revaluation, state-owned enterprise equitization, and other cases as provided by law.

Undistributed post-tax profits reflect the net operating results (profit/loss) after corporate income tax and the profit distribution or loss treatment of the Company. Profit distribution is executed when the Company has undistributed post-tax profits not exceeding the undistributed post-tax profit level on the Financial Statements after excluding the effect of gains recognized from bargain purchases. In case dividend/profit payments to owners exceed the undistributed post-tax profits, it shall be accounted for as a reduction in contributed capital. Undistributed post-tax profits may be distributed to investors based on their capital contribution ratio after approval by the General Meeting of Shareholders / Board of Directors and after making appropriations to funds in accordance with the Company's Charter and Vietnamese legal regulations.

Dividends payable to shareholders are recognized as a payable in the Company's Balance Sheet after the announcement of dividend distribution by the Board of Directors and the notification of the record date for dividend entitlement by the Vietnam Securities Depository (VSD).

12. Revenue

Revenue from sales of goods

- Revenue from sales of goods is recognized when all the following conditions are satisfied:

- The significant risks and rewards of ownership of the products or goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- It is probable that the economic benefits associated with the transaction will flow to the Company;

Finance income

Revenue arising from interest, royalties, dividends, distributed profits, and other financial income is recognized when all the following two (2) conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of revenue can be measured reliably.

Dividends and distributed profits are recognized when the Company's right to receive payment is established.

Bonus shares or stock dividends: No income is recognized when the right to receive bonus shares or stock dividends is established. The quantity of bonus shares or stock dividends received shall be disclosed in the relevant Financial Statements.

(Where dividends are distributed in shares corresponding to declared dividend amounts, finance income and the carrying amount of the investment are increased by the dividend value distributed).

13. Revenue deductions

Revenue deductions from sales of goods and provision of services arising in the period include commercial discounts, sales rebates, and sales returns.

Commercial discounts, sales rebates, and sales returns arising in the same period as the consumption of products, goods, or services are adjusted as a reduction in revenue of that period. In cases where products, goods, or services were consumed in prior periods, and revenue deductions arise in the current period, they are handled as follows: If incurred before the issuance date of the financial statements, they are recorded as a reduction in revenue on the financial statements of the reporting period (prior period). If incurred after the issuance date of the financial statements, they are recorded as a reduction in revenue of the period in which they arise (current period).

14. Costs of goods sold

Cost of goods sold reflects the cost of products, goods, services, and investment properties; the manufacturing cost of construction products (for construction enterprises) sold during the period; and costs directly related to investment property operations.

Cost of goods sold for real estate developers:

Cost of goods sold is recognized in matching with recognized revenue, including provisional

accrual of costs into cost of goods sold for temporary calculation of real estate cost, provided that the following principles are met:

- Accrual is only made for costs included in the investment/construction estimate for which complete documentation for acceptance of work performed is not yet available;
- Accrual is only made for completed real estate units sold during the period that meet the revenue recognition criteria;
- Accrued costs and actual costs recognized in cost of goods sold must correspond to the cost quota calculated based on total estimated costs of the sold real estate area (determined by area).

15. Financial expenses

Expenses recognized in finance expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses on transfer of current securities and trading transaction costs;
- Provision for diminution in value of trading securities, provision for losses on investments in other entities, losses from foreign currency sales, and foreign exchange losses.

The above items are recognized on a gross basis incurred during the period and are not offset against financial income.

16. Profit tax

a) Current corporate income tax (CIT) expense and Deferred corporate income tax expense

Current CIT expense is determined based on taxable income for the year and the applicable statutory CIT rate for the current year.

Deferred CIT expense is determined based on deductible temporary differences, taxable temporary differences, and the applicable CIT rate.

Current CIT expenses and deferred CIT expenses shall not be offset.

17. Related parties

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial and operating decisions. Related parties of the Company include:

- Enterprises that directly or indirectly through one or more intermediaries control, are controlled by, or are under common control with the Company, including parent companies, subsidiaries, and associates;
- Individuals holding, directly or indirectly, voting rights of the Company that give them significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Enterprises directly or indirectly owned by the above-mentioned individuals through a significant voting interest, or over which such individuals exercise significant influence.

In considering each related party relationship, attention is directed to the substance of the relationship rather than merely the legal form.

18. Other accounting principles and methods

Basis of preparation for consolidated financial statements: The financial statements are prepared and presented in accordance with basic accounting principles: accrual basis, going concern, historical cost, matching, consistency, prudence, materiality, non-netting/offsetting, and comparability. The financial statements prepared by the Company are not intended to reflect the financial position, operating results, and cash flows in accordance with accounting standards, systems, or principles generally accepted in countries other than Vietnam.

The consolidated financial statements of the Company are prepared by consolidating the financial statements of the Parent Company and its subsidiaries. Entities are defined as subsidiaries when the Company has the power to govern the financial and operating policies of the investees so as to obtain benefits from their activities.

Entities are defined as subsidiaries when the Company has the power to govern the financial and operating policies of the investees so as to obtain benefits from their activities.

All significant intercompany transactions and balances between entities within the Group are eliminated upon consolidation.

Investments in associates are accounted for in the consolidated financial statements using the equity method. Accordingly, the investment in an associate is presented on the consolidated balance sheet at cost adjusted for post-acquisition changes in the Company's share of net assets of the associate. Losses in the associate exceeding the Company's investment carrying amount are not recognized.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

1. Cash

	September 30, 2026 VND	January 01, 2026 VND
- Cash	855,248,303	689,340,693
- Bank deposits	16,103,730,663	2,167,685,495
Total	16,958,978,966	2,857,026,188

2. Current financial investments

a. Investments held to maturity

	September 30, 2026		Opening balance	
	Cost	Carrying amount	Cost	Carrying amount
Current	-	-	-	
- Term deposits (from 3 months to under 1 year)	-	-	-	-
Total	-			-

3. Trade receivables

	September 30, 2026		Opening balance	
	Amount	Provision	Amount	Provision
a. Current	22,220,442,284	(1,791,102,614)	22,296,741,321	(1,791,102,614)
MAXX VIETNAM JSC	437,200,002		327,200,002	
Vinabrdge Shipping Co., Ltd	9,297,106,590		9,198,198,997	
SIBRUN EDGE FPEIGHT				
Toma International Shipping				
HAI PHAT TRANSPORT TRADE JOINT STOCK COMPANY	907,200,000		907,200,000	
NCL TRADING JOINT STOCK COMPANY				
SITC Shipping Co., LTD				
VIET NAM OCEAN SHIPPING JOINT STOCK COMPANY	3,205,078,064		3,205,078,064	
Other trade receivables	6,300,557,567		6,585,764,197	
ARK SHIPPING CO., LTD	336,960,782		336,960,782	
Dong Do - Hai Phong Port Container Lines Joint Stock Company	797,459,392	(797,459,392)	797,459,392	(797,459,392)
SL Shipping PTE LTD	583,273,658	(583,273,658)	583,273,658	(583,273,658)
Dong Do Marine Development Joint Stock Company	355,606,229	(355,606,229)	355,606,229	(355,606,229)
Viet Nam Ocean Shipping Joint Stock Company	-	-	-	-
Vinabridge Shipping Co., Ltd	-	-	-	-
SIBRUN EDGE FPEIGHT	-	-	-	-
Other trade receivables		(54,763,335)		(54,763,335)
Total	**41,235,806,504**	**(1,791,102,614)**	**41,388,404,578**	**(1,791,102,614)**

c. Trade receivables from related parties		Ending balance	Opening balance
Dong Do Marine Development Joint Stock Company	Under the same corporation	355,606,229	355,606,229
Dong Do - Hai Phong Port Container Lines Joint Stock Company	Under the same corporation	797,459,392	797,459,392
Dong Do Crew Manning Joint Stock Company	Subsidiary		

d. Bad debts

Unit of currency: VND

	September 30, 2026		Opening balance	
	Cost	Recoverable amount	Cost	Recoverable amount
- Total value of overdue receivables or undue receivables with doubtful recoverability	1,972,593,949		-1,972,593,949	-
Details				
Thanh Cuong Transport Co., Ltd	22,912,500	-	22,912,500	-
Dong Do Marine Development Joint Stock Company	355,606,229	-	355,606,229	-
Dong Do - Hai Phong Port Container Lines Joint Stock Company	797,459,392	-	797,459,392	-
Maldives National Shipping Limited	181,491,335	-	181,491,335	-
Mihaud International Co., LTD	10,216,500	-	10,216,500	-
Shui Fong Pte. Ltd	21,634,335	-	21,634,335	-
Shipping Land PTE. Ltd	583,273,658	-	583,273,658	-
Total	**1,972,593,949**		**-1,972,593,949**	-

4. Trade advances

Unit of currency: VND

	September 30, 2026		Opening balance	
	Amount	Provision	Amount	Provision
a. Current	829,285,159	-	3,004,625,308	-
MINH HANG STS CO., LTD		-		-
QUANG MINH MARITIME JOINT STOCK COMPANY		-	187,002,500	-
PHARUNG SHIPYARD COMPANY LIMITED		-		-
Giang Chau Manufacturing Trading and Services Co., Ltd.		-	1,402,409,929	-
Gia Minh Phuc Trading and Services Co., Ltd		-	491,718,750	-
MTB ENGINEERING SERVICE COMPANY LIMITED		-		-
Other suppliers	569,302,049	-	663,511,019	-
D L & F De Saram (Escrow/Deposit for Dong Tho incident)		-		-
China Ocean Shipping Agency Zhoushan Co., Ltd	18,394,675	-	18,394,675	-
Construction Investment and Water Resources Consulting Corporation	60,000,000	-	60,000,000	-
Institute for Building Science and Technology (IBST)	100,000,000	-	100,000,000	-
Zeros Shipping Co., LTD.	81,588,435	-	81,588,435	-
Other suppliers	-	-		-
Total	**829,285,159**	-	**3,004,625,308**	-

5. Other receivables

Unit of currency: VND

	September 30, 2026		Opening balance	
	Amount	Provision	Amount	Provision
a. Current	**6,596,254,459**	-	**8,113,623,847**	-
- Other debit balances in payables	2,523,793,868			
- Prepayment	3,641,587,686		3,455,856,622	
- Current dividends and profits receivable (*)	-			
- Other debit balances in payables	400,872,905		4,627,767,225	
- Current collateral, deposits, and pledges	30,000,000		30,000,000	
b. Long-term	**158,839,296,366**	-	**158,839,296,366**	-
Vinalines - Dong Do Ship Repair Company Limited				
Net book value of Dong Mai Vessel	158,710,066,366		158,710,066,366	
Carrying value of floating dock				
Other long-term receivables	129,230,000		129,230,000	
Total	**165,435,550,825**	-	**166,952,920,213**	-

c. Other receivables from related parties		September 30, 2026 VND	January 01, 2026 VND
Vinalines - Dong Do Ship Repair Company Limited	Associate	1,245,722,926	1,245,722,926

6. Inventories

	September 30, 2026		January 01, 2026	
	VND	VND	VND	VND
	Cost	Provision	Cost	Provision
- Raw materials	5,820,966,958		4,259,504,702	
Total	**5,820,966,958**		**4,259,504,702**	-

7. Prepaid expenses

	Ending balance VND	Opening balance VND
a. Current	**323,050,886**	**391,534,201**
Protection and Indemnity (P&I) insurance fee	323,050,886	391,534,201
Tools and supplies		
b. Long-term	**26,536,843,728**	**26,623,971,080**
Crew personal accident insurance fee		
Major repair expenses - Fleet	26,536,843,728	26,623,971,080
Office expenses		
Other non-current prepaid expenses		
Total	**26,859,894,614**	**27,015,505,281**

8. Movements in tangible fixed assets (Appendix 1)

9. Movements in intangible fixed assets

Unit of currency: VND

Items	Land use rights	Land clearance & compensation costs	Computer software	Other intangible fixed assets	Total
Historical cost					
Opening balance					
Additions during the year					
Reductions during the year					
Ending balance					
Accumulated depreciation					
Opening balance					
Additions during the year					
Reductions during the year					
Ending balance					
Net book value					
At the beginning of the year					
At the end of the year					

10. Non-current assets in progress

	September 30, 2026 VND	January 01, 2026 VND
a. Non-current work-in-progress production and business costs	-	-
b. Construction in progress		
- Dong Phu shipbuilding project expenses		
- VDS plant project	-	-
Total	-	-

11. Trade payables

	September 30, 2026		Opening balance	
	Carrying amount	Amount payable	Carrying amount	Amount payable
	VND	VND	VND	VND
Current trade payables	**23,091,234,214**	**23,091,234,214**	**31,313,280,894**	**31,313,280,894**
Viet Nam Ocean Shipping Joint Stock Company	1,655,897,691	1,655,897,691		-
ATIKO	536,073,038	536,073,038	536,073,038	536,073,038
Kim Viet Import - Export Joint Stock Company	642,499,094	642,499,094	2,163,640,151	2,163,640,151
NGOC MINH ANH CO., LTD	576,685,057	576,685,057	1,062,375,967	1,062,375,967
Green Ocean Technology and Service Company Limited		-	229,610,900	229,610,900
ALBERTA VIET NAM COMPANY LIMITED	1,524,389,760	1,524,389,760	1,668,501,012	1,668,501,012
Dai Minh Trading Investment Services Co., Ltd		-	1,848,674,420	1,848,674,420
PHUONG BAC PETROLEUM GROUP., JSC	2,306,994,680	2,306,994,680		
HALONG SHIPBUILDING ONE MEMBER OF RESPONSIBILITY LIMITED COMPANY	1,597,958,370	1,597,958,370	1,597,958,370	1,597,958,370
HEMISPHERE	4,222,149,750	4,222,149,750	4,222,149,750	4,222,149,750
Other suppliers	10,028,586,774	10,028,586,774	17,984,297,286	17,984,297,286
Total	**23,091,234,214**	**23,091,234,214**	**31,313,280,894**	**31,313,280,894**

Trade payables to related parties	**Relationship**	**September 30, 2026**	**January 01, 2026**
		VND	**VND**
Vinalines - Dong Do Ship Repair Company Limited	Associate	97,685,000	97,685,000

12. Trade advances

	Ending balance		Opening balance	
	Amount	Amount payable	Amount	Amount payable
	VND	VND	VND	VND
Short-term prepayments from customers	1,869,228,113	1,869,228,113	1,992,311,553	1,992,311,553
Kansai Steam Ship Co., Ltd	1,869,228,113	1,869,228,113	1,869,228,112	1,869,228,112
SGM Co., LTD		-		
Other suppliers	-	-	123,083,441	123,083,441
Non-current advances from customers		-	-	
Kansai Steam Ship Co., Ltd		-		-
Other suppliers			-	
Total	**1,869,228,113**	**1,869,228,113**	**1,992,311,553**	**1,992,311,553**

13. Taxes and other payables to the State Budget

a. Payables

Unit of currency: VND

Interpretation	Opening balance	Payable during the year	Paid / Deducted during the year	Additional tax payable	Ending balance
VAT payable	23,852,474	1,977,890,196	1,987,125,154		14,617,516
Corporate Income Tax (CIT)					
Personal Income Tax (PIT),	26,664,323	53,280,128	64,507,208		15,437,243
Housing & land tax, land rental					
PIT on capital investment		24,516,667	16,697,223		7,819,444
Fee & charge & other payables		498,858,385	485,514,276		13,344,109
Total	**50,516,797**	**2,554,545,376**	**2,553,843,861**		**51,218,312**

14. Accrued expenses

	September 30, 2026 VND	January 01, 2026 VND
- Short-term accrued expenses	336,029,118,661	329,443,069,352
- Non-current accrued expenses (Interest expense payable to banks)	-	-
Total	**336,029,118,661**	**329,443,069,352**

15. Other payables

	September 30, 2026 VND	January 01, 2026 VND
a. Current	**1,728,157,059**	**1,796,128,402**
- Surplus assets awaiting resolution	-	-
- Union fees	787,572,094	974,750,694
- Social Insurance	375,425,997	-
- Health Insurance	-	-
- Payables for equitization		-
- Current collateral, deposits, and pledges received	112,460,000	300,000,000
- Other payables and obligations	126,833,042	521,377,708
- Unemployment insurance	-	
- Credit balances in trade receivables accounts	-	-
- Credit balances in advances accounts	325,865,926	-
b. Long-term	**191,825,223,510**	**291,827,808,375**
Temporary PIT withheld	562,737,344	620,161,356
Dividends payable	89,830,000	89,830,000
PJICO insurance advance for embankment incident at Ship Repair Yard		
Principal and interest payable for Dong Mai Vessel	191,030,252,528	291,030,252,528
Others	142,403,638	87,564,491
c. Overdue debts unpaid		
Total	**593,553,380,569**	**293,623,936,777**

15. Borrowings and finance lease liabilities (Appendix 2)

16. Owner's Equity

a. Statement of changes in owner's equity (Appendix 3)

b. Details of owner's contributed capital

	Ending balance		Opening balance	Rate
	VND	Rate %	VND	%
State contributed capital	59,965,730,000	49.0%	59,965,730,000	49.0%
Others	62,479,220,000	51.0%	62,479,220,000	51.0%
Total	**122,444,950,000**	**100.0%**	**122,444,950,000**	**100.0%**

c. Capital transactions with owners and distribution of dividends/profits

	Current year	Previous year
	VND	VND
- Paid-in capital		
+ *Capital contributed at the beginning of the year*	122,444,950,000	122,444,950,000
+ *Capital increased during the year*		
+ *Capital decreased during the year*		
+ *Capital contributed at the end of the year*	122,444,950,000	122,444,950,000

d. Shares

	September 30, 2026	January 01, 2026
	VND	VND
Capital contributed at the end of the year	12,244,495	12,244,495
Number of shares sold to the public:	12,244,495	12,244,495
+ Ordinary shares	12,244,495	12,244,495
+ Preference shares		
Number of repurchased shares (Treasury shares):		
+ Ordinary shares		
+ Preference shares		
Number of outstanding shares:	12,244,495	12,244,495
+ Ordinary shares	12,244,495	12,244,495
+ Preference shares		

*Par value of outstanding shares: VND 10,000

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. Revenue

	September 30, 2026	Previous year
	VND	VND
Total income	150,098,333,520	166,395,862,756
Services sale	150,098,333,520	166,395,862,756
Revenue deductions	-	-
Net income	150,098,333,520	166,395,862,756

2. Cost of goods sold

	September 30, 2026	Previous year
	VND	VND
Cost of services rendered	131,988,813,729	180,619,574,255
Provision / (Reversal of provision) for impairment of inventories		
Total	**131,988,813,729**	**180,619,574,255**

3. Revenues from financial activities

	September 30, 2026	Previous year

	VND	VND
Interest income from deposits and loans	20,129,741	6,020,668
Foreign exchange gains	2,471,243,431	3,926,020,848
Total	**2,491,373,172**	**3,932,041,516**

4. Financial expenses

	September 30, 2026 VND	Previous year VND
Interest expense	9,493,542,445	13,961,943,375
Provision		
Foreign exchange difference under Circular 201		
Loss on Foreign exchange differences		
Other financial expenses	632,905,761	7,097,332,523
Total	**10,126,448,206**	**21,059,275,898**

5. Current corporate income tax expenses

	September 30, 2026 VND	Previous year VND
Current corporate income tax expense calculated on taxable income for the current year	-	-
Adjustments to corporate income tax expense from prior years into current year tax expense	-	-
Total current corporate income tax expense		-

VII. OTHER INFORMATION

1. Transactions and balances with related parties

In addition to the disclosures of transactions and balances with related parties presented in the relevant sections, the Board of General Directors commits that no other transactions with related parties have occurred.

2. Comparative figures

Hanoi, September 30, 2026

Prepared by	Manager of Finance and Accounting Department	General Director
(Signed)	*(Signed)*	*(Signed and sealed)*
Tran Kim En	**Tran Sy Khanh**	**Bui Nhat Truyen**

Appendix 1:

8. Movements in tangible fixed assets

Unit of currency: VND

Items	Buildings and structures	Machines and equipment	Means of transportation	Management equipment & tools	Total
Historical cost					
Opening balance	27,597,899,437	-	875,667,434,020	951,961,918	904,217,295,375
Additions during the year	-	-	-	-	-
- Purchases during the year					-
- Other increases					-
Reductions during the year	-	-	-	-	-
- Disposals, transfers, others					-
Ending balance	27,597,899,437	-	875,667,434,020	951,961,918	904,217,295,375
Accumulated depreciation					
Opening balance	14,214,046,336	-	811,985,922,079	919,685,879	827,119,654,294
Additions during the year	559,061,568	-	16,031,056,075	-	16,590,117,643
- Depreciation for the year	559,061,568		16,031,056,075		16,590,117,643
- Other increases					-
Reductions during the year	-	-	-	-	-
- Disposals, transfers					-
- Other decreases					-
Ending balance	14,773,107,904	-	828,016,978,154	919,685,879	843,709,771,937
Residual value					
At the beginning of the year	13,383,853,101	-	63,681,511,941	32,276,039	77,097,641,081
At the end of the year	12,824,791,533	-	47,650,455,866	32,276,039	60,507,523,438

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

Appendix 2:

16. Borrowings and finance lease liabilities

Unit of currency: VND

	Ending balance		Increased in the year	Decreased in the year	Opening balance	
	Amount	Amount payable	Amount	Amount	Amount	Amount payable
Current borrowings	**5,600,000,000**	**5,600,000,000**	**5,000,000,000**	**6,000,000,000**	**6,600,000,000**	**6,600,000,000**
Individual loans	*5,600,000,000*	*5,600,000,000*	*5,000,000,000*	*6,000,000,000*	*6,600,000,000*	*6,600,000,000*
Current portion of non-current liabilities	**158,676,050,513**	**158,676,050,513**	**11,615,023,758**	**3,727,168,546**	**150,788,195,301**	**150,788,195,301**
VND borrowings:	**47,300,011,800**	**47,300,011,800**	**11,233,334,600**	**1,600,002,000**	**37,666,679,200**	**37,666,679,200**
Vietnam Debt and Asset Trading Corporation (DATC)	*32,100,001,800*	*32,100,001,800*	*11,233,334,600*	*1,600,002,000*	*22,466,669,200*	*22,466,669,200*
Vietnam Development Bank - Transaction Center Branch	*15,200,010,000*	*15,200,010,000*			*15,200,010,000*	*15,200,010,000*
USD borrowings:	**111,376,038,713**	**111,376,038,713**	**381,689,158**	**2,127,166,546**	**113,121,516,101**	**113,121,516,101**
Bank for Agriculture and Rural Development (Agribank)	-	-				-
PvcomBank	*111,376,038,713*	*111,376,038,713*	*381,689,158*	*2,127,166,546*	*113,121,516,101*	*113,121,516,101*
Non-current borrowings:	**223,519,826,740**	**223,519,826,740**	-	**11,233,334,600**	**234,753,161,340**	**234,753,161,340**
VND borrowings:	**223,519,826,740**	-	-	**11,233,334,600**	**234,753,161,340**	-
Vietnam Debt and Asset Trading Corporation (DATC)	*223,519,826,740*	*223,519,826,740*		*11,233,334,600*	*234,753,161,340*	*234,753,161,340*
Vietnam Development Bank - Transaction Center Branch	-	-	-	-	-	-
Bank for Agriculture and Rural Development (Agribank)	-	-	-	-	-	-
USD borrowings:	-	-	-	-	-	-
Bank for Agriculture and Rural Development (Agribank)	-	-	-	-	-	-
PvcomBank	-	-	-	-	-	-
Total	**387,795,877,253**	**593,771,939,566**	**16,615,023,758**	**20,960,503,146**	**580,596,231,142**	**580,596,231,142**

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

Details of VND Borrowings

Lender / Credit Contract No.	Term (years)	Interest rate	Total Loan Amount	Outstanding Principal Balance	In which: Current Portion of Non-current Liabilities	Collateral / Security Method
Vietnam Development Bank						
01/2006/HĐTD	10	7.80%	81,000,000,000	15,200,000,000	15,200,000,000	Mortgaged vessel "Dong Ba"
06/2006/HĐTD	11	7.80%	122,778,000,000	10,000	10,000	Mortgaged vessel "Dong Phu"
Vietnam Debt and Asset Trading Corp (DATC)			**436,055,223,233**	**223,519,826,740**	**32,100,001,800**	
Agribank						
06122006/HĐTD	6	VND 12-month post-paid + 3%/year	56,720,000,000	-		Mortgaged vessel "Dong Phu"
Total			**696,553,223,233**	**238,719,836,740**	**47,300,011,800**	

Details of USD Borrowings

Lender / Credit Contract No.	Term (years)	Interest rate	Total Loan Amount	Outstanding Principal Balance	In which: Current Portion of Non-current Liabilities	Collateral / Security Method
Agribank						
2903/2004/SGD	10	USD 12-month post-paid + 2.5%/year	5,200,000			Mortgaged vessel "Dong Phong"
2308/2004/SGD	10	6-month SIBOR + 2.5%/year	5,675,000			Mortgaged vessel "Dong An"
1200LAV200901434	10	USD 12-month post-paid + 2.8%/year	14,705,000			Mortgaged vessel "Dong Thanh"
PVC bank						
	0 9	6-month SIBOR + 2.2%/year	6,332,500	4,288,642.23	4,288,642	Mortgaged vessel "Dong Du"
Total			**39,987,500**	**4,288,642.23**	**4,288,642.23**	

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

Appendix 3:

17. Owner's Equity

a. Statement of Changes in Owner's Equity

	Paid-in capital	Capital surplus	Contributed capital	Development and investment funds	Treasury shares	Foreign exchange differences	Undistributed earnings after tax	Non-controlling interests	Total
Balance as at beginning of prior year	**122,444,950,000**	**4,621,485,000**		**9,303,967,442**	**(30,000)**		**-951,152,686,019**		**(814,782,313,577)**
- Capital increase in prior year									-
- Profit for prior year							89,202,207,615		89,202,207,615
- Fund appropriation									-
- Other increases									-
- Loss for the year									-
- Dividends paid									-
- Reclassification under Circular 200									-
- Other decreases									-
Balance as at the beginning of the current year	**122,444,950,000**	**4,621,485,000**		**9303.967.442**	**(30,000)**	**-**	**(861,950,478,404)**		**-(725,580,105,962)**
- Increase in the year									-
- Profit for the year							96,851,010		- 96,851,010
- Fund appropriation									-
- Other increases									-
- Loss for the year									-
- Profit distribution									-
- Dividends									-
- Other decreases									-
Ending balance	**122,444,950,000**	**4,621,485,000**	**-**	**9303.967.442**	**(30,000)**	**-**	**(861,853,627,394)**		**-(725,483,254,952)**

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

Tôi, Đinh Thị Hòe, CCCD số: 040192044082 Cục Cảnh sát Quản lý Hành chính về Trật tự Xã hội cấp ngày 09/12/2022; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**
I, Dinh Thi Hoe, Citizen ID Card No. 040192044082 issued on 09/12/2022 by Police Department for Administrative Management of Social Order, commit that I exactly translated the content of this document from ***Vietnamese to English****.*

Ngày 27 tháng 10 năm 2026
October 27, 2026
Người dịch ký và ghi rõ họ tên
Signature and full name of the translator

Đinh Thị Hoè
Dinh Thi Hoe

Ngày 27 tháng 10 năm 2026 (Bằng chữ: Ngày hai bảy, tháng mười, năm hai nghìn không trăm hai mươi sáu)
October 27, 2026 (On the twenty seventh of October, two thousand and twenty-six)
Tại Văn phòng Công chứng Nguyễn Huệ, địa chỉ tại số 165 Giảng Võ, phường Ô Chợ Dừa, thành phố Hà Nội.
At Nguyen Hue Notary Office, address at No. 165 Giang Vo, O Cho Dua ward, Hanoi city.
Tôi, Vũ Mạnh Hùng là Công chứng viên, Văn phòng Công c hứng Nguyễn Huệ, thành phố Hà Nội.
I am, a Notary Public, Nguyen Hue Notary Office, Hanoi city.

CHỨNG THỰC/ *HEREBY CERTIFY THAT*

- Bà Đinh Thị Hòe là người đã ký vào từng trang bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Văn phòng Công chứng Nguyễn Huệ, thành phố Hà Nội.
- *Ms. Dinh Thi Hoe signed each page of this translation. The notary public has compared the translator's signature on the translation and found it to be consistent with the sample signature of the translator registered at Nguyen Hue Notary Office, Hanoi City.*

Văn bản chứng thực này được lập thành 2 bản gốc (mỗi bản gốc gồm 29 tờ, 29 trang), lưu 01 (một) bản gốc tại Văn phòng Công chứng Nguyễn Huệ, thành phố Hà Nội.
This certified document is made into 2 original (each original includes 29 sheets, 29 pages), 01 (one) original is kept at Nguyen Hue Notary Office, Hanoi city.

Số chứng thực: 159853 **Quyển số: 01/2026 - SCT/CKND**
Certification No.: ***Book No.: 01/2026 - SCT/CKND***

Người thực hiện chứng thực
Ký, ghi rõ họ, tên và đóng dấu
Certified by
Signature, full name and seal
CÔNG CHỨNG VIÊN
NOTARY PUBLIC

S.Đ.K.H.Đ.D-C.T.H.D
VĂN PHÒNG CÔNG CHỨNG NGUYỄN HUỆ
P. Ô CHỢ DỪA - T.P HÀ NỘI

Vũ Mạnh Hùng